

Monroe County Zoning Board of Appeals

April 7, 2025

The Monroe County Zoning Board of Appeals met on April 7, 2025 in the Monroe County Court House, Waterloo, Illinois, with the following members present: George Obernagel, Vicki Taake, Mike Kovarik, Brian Coats and Russell Gregson. Also present: Chris Voelker, Dawn Mavers and Laura Kipping.

George Obernagel opened the Public Hearing concerning Kirby Vogt request for a Special Use Exception to operate an in-home dog training business at 5323 KK Road, Waterloo, Illinois, Parcel #11-17-300-009, present zoning classification A-1.

Laura Kipping read the correspondence:

1. Letter of Intent

I am writing this letter in regard to the Monroe County Zoning Department in order to become approved for opening my own in-home dog training business. I have been training dogs as a certified dog trainer for 6 years now and absolutely love what I do. I currently do private lessons in my client's homes but would like to further expand my business by offering a board and train service to help owners boost their dog's obedience with the help of a more consistent program. This requires me to be a licensed kennel operator in Illinois, although I do not wish to become a boarding facility. My goal is for training alone, which still requires the proper licensing in which I need to be zoned properly for.

We live on 10.5 acres in a large newly built shed house, where we have a 40x80 shed that is heated and cooled where I would like to run my business out of. We have a very large fenced in area for my own personal dogs to play in, and where I do some training lessons. I plan to have no more than two training dogs at a time and stay very small scale. We have 4 large, clean dog runs in a very safe, and temperature-controlled shed with adequate storage and space. We also live in this same building, so are on premises almost 24/7.

I hope that I can live out my passion by working with dogs from home, and assist more people of Monroe County and surrounding areas with the help of in-home consistent dog training by a professional. Thank you so much for your time and consideration.

2. Health Department:

Kirby Vogt reached out to our department regarding a request to allow dog training at 5323 KK Road, Waterloo. She stated that no additional structures will be added and no additional employees will be hired. The residence is serviced by an aerobic treatment unit that was permitted and inspected by our department. We have no issues with this request. Please feel free to reach out with any questions.

3. Soil and Water Conservation Report: No comment
4. Effect on Comprehensive Plan: NA
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: NA
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: None
7. Present Use of Property: Agricultural

George Obernagel gave the oath to anyone wanting to speak.

Kirby and Evan Vogt came to the table to answer any questions that the Board might have. George Obernagel asked if they had anything else that they wanted to add. Kirby Vogt stated that they had poured the concrete pad and the added lever door handle to be ADA compliant.

Mike Kovarik asked for clarification on if there were going to be two dogs or four dogs. Kirby said that there would only be two training dogs at a time, and they would keep dogs that had she had trained previously for boarding purposes.

Mike Kovarik asked if the facility was going to be for boarding or enhanced training purposes.

Kirby Vogt stated that it would be for enhanced training.

Mike Kovarik asked what the timeframe would be for the dogs to be on the property.

Kirby Vogt said that the training dogs will probably be kept for two weeks. The boarding would be for dogs that she had trained in the past and she did not anticipate them staying longer than a week.

There was some confusion as to whether this was a boarding facility or a training facility, but Kirby stated that it was a training facility mainly and that she would board dogs that she had previously trained since she was familiar with the dogs and she could do some refresher training during their stay.

Mike Kovarik – you will not advertise on social media.

Kirby Vogt said that she would not be advertising on social media. Most of her business is with people she knows and is familiar with their dogs. It would be mainly a training facility.

Stacey Spickard was in the audience and said that she had talked to Kirby and Evan Vogt about her concerns for lighting and noise.

There was brief discussion about the process if there were neighbors that complained. If it happened, it would go back before the boards again so that any issues could be resolved.

George Obernagel asked if anyone else on the board had any additional questions. There were no additional questions.

Motion by Brian Coats, second Vicki Taake to recommend to approve the Special Use Exception requested by Kirby and Evan Vogt to allow a dog training business, with one hard surface parking spot, lever door handle on main entrance, no more than four adult dogs, not family owned on the property located at 5323 KK Road, Waterloo, IL for 3 years, Parcel #11-17-300-009. All aye by roll call vote, 5-yes, 0-No. Motion passed.

Motion by Mike Kovarik, second Brian Coats to approve February 10, 2025 minutes. All aye by voice vote. Motion passed.

Discussed the petitions coming up in the next couple of months. Chris read Denise Marshall's resignation letter. The Zoning Office will try to do the work associated with the Planning Commission and Board of Appeals in-house for a while and see how it goes.

The May meeting was scheduled for May 5th and the June meeting was scheduled for June 2nd.

Motion to adjourn by Russel Gregson, Second, Vicki Taake, All aye by voice vote. Motion passed.