

## Monroe County Zoning Board of Appeals

June 2, 2025

The Monroe County Zoning Board of Appeals met on June 2, 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, Aaron Metzger Dawn Mavers and Eric Sutton

George Obernagel:

The first hearing is a public hearing concerning James Miller who is requesting an Area/Bulk Variance from building setback, details in schedule 2 area/bulk regulation. The property is located at 3621 Kaskaskia Road, Fults, IL, 62244 Parcel # 15-01-400-004. The current classification is A-1

Dawn Mavers read the correspondence:

1. Letter of intent.

I am writing to formally express my intent to place a building on my property. After consulting with Monroe County building inspector, it has been confirmed that the designated location is the only suitable area where the shed can be placed on the property. The purpose of this building will be added for added workspace and storage, and all necessary guidelines and regulations will be followed to ensure compliance with local zoning and building requirements.

Please let me know if you have any additional documentation or steps are required to move forward with this process. I appreciate your time and assistance and look forward to your confirmation.

2. Health Department Miller called on April 1. Health Department no plumbing permits required, since the building has no plumbing and not near existing system.

3. Soil and water conservation report: Miller called and Cindy said nothing is required from them, since there is no rezoning involved.

4. Effects on school, traffic, streets, shopping, public utilities and adjacent properties. Streets shed will be in the front setback. Aaron Metzger is asking for an additional right of way. He is not concerned with the building proposal. Aaron said future road improvement will move center of the road further east.

Present use of property: Residential.

Motion by Dan Davis, second by Gene Stumpf to recommend granting a 46-foot variance with the understanding that Mr. Miller will give the county an additional 20 feet easement for the right of way along front of his property line 8-yes, 0- no. By roll call, vote motion passed,

George Obernagel:

Whoever is going to speak on this, please stand and raise your right hand. Do you solemnly swear and affirm that the testimony your about to give shall be the truth, the whole truth, nothing but the truth, so help me God?

Jim Miller:

I do

George Obernagel:

Mr. Miller is there anything you want to tell us

Jim Miller:

No, I think you pretty much covered everything

Mike Kovarik:

Are the easement concerns taken care of?

Aaron Metzger:

Yes. We do have a plan for the road project. It's in the Comprehensive Plan. The center of the road will move slightly; it won't get closer to where he is purposing. We will have wider shoulders and ditches. We will be needing additional right of way which Mr. Miller said he will grant. The additional 20-foot right of way will cover anything we will need in the future.

Russell Gregson:

And that will be for the full extent of the property and not just in front of the house?

Aaron Metzger:

Yes

George Obernagel:

Any other questions? Would somebody like to make a motion?

Vicki Taake:

What is being asked? Is it the difference in the setback? Number of feet?

Chris Voelker:

It was 46-foot variance, because technically the county road is 105 feet from the centerline. Due to the line of property, he doesn't have many options. It's still up to you guys for the front setback variance. The pond sticks out further than the shed. It's supposed to be 105 feet. It will be 59 from the center of the road to the building.

Vicki Taake:

That was my question. Is it supposed to be 105?

I will make a motion to recommend granting a 46-foot variance with the understanding that Mr. Miller will give the county an additional 20-foot easement for the right of way along the entire front property line.

George Obernagel:

Would somebody like to second that? Brian? You want to second that? Brian seconds it. Roll call.

Dawn Mavericks:

Brian Coates? Yes. Mike Kovorak? Yes. George Obernagel? Yes. Vicki Taake? Yes. Russell Gregson? Yes

George Obernagel:

Motion carried. Would someone like to approve the minutes?

Vicki Taake:

I would like to make a change. The name of the neighbor is Caine Hoeffft.

George Obernagel:

Mike made a motion to approve the minutes with changes made. Motion seconded and minutes approved. This is a public hearing concerning Adam Stumpf who is requesting an area/bulk variance for a second sign. The property is located at 8787 Rickhouse Road, Columbia, IL 62236 Parcel # 07-02-100-003. The present classification is MB-2.

Dawn Mavericks read the correspondence:

1. Letter of Intent.

This correspondence serves as our letter of intent submitted in conjunction with our petition for an area of bulk variance for permit number MC-2023-7, at 8787 Rickhouse rd. Columbia, IL 62236. While the county code allows for up to 100 square feet of signs at a single business, it only allows for one free standing monument sign.

We currently have a 13.3-square-foot monument sign at the entrance to our driveway and are requesting a variance to add a second 13.3 square foot monument sign in the circle drive at the front of our building.

As the attached site plan shows, there is a significant distance between the building and the driveway entrance, promoting need for another sign, as you may have gathered from your inspection visits, the site, visibility from the road is minimal. One sign indicating building location is not enough for the public to know where they are going.

As the attached sign drawings indicate. The second sign is esthetically pleasing and located at the center of the property, nearly a quarter mile from the first sign, with the total requested square footage of signs on the property being less than 30% of the county's maximum limit. We are hopeful our request for a second tasteful sign will be permitted.

2. Health Department: N/A. soil and water conservation: N/A.

3. Effect on comprehensive plan, minimal effect proposal would have on health, welfare, safety and morals and comfort of surrounding area: Minimal.

4. Effects on schools, traffic, streets, shopping, public utilities and adjacent properties: Minimal.

Present use of property, highway business.

Motion by Dan Davis to approve the variance on Section 40-6-14 (F), which says no more than one free standing sign, and to allow Mr. Stumpf to have a second sign placed as his plans within 50 feet of the building. 6- yes, 2- present, 0- no. By roll call. Vote motion passed.

George Obernagel:

Adam raise your right hand. I do solemnly swear the testimony I'm about to give be the truth, the whole truth, nothing but the truth so help me God?

Adam, is there anything you want to add to what was read?

Adam Stumpf:

I do not, other than that this sign is illuminated.

Mike Kovarik:

has there been any correspondence with the neighbors? or opposition? any pros or cons?

Dawn Mavericks:

No, I think I had one call, and they just asked how big it was going to be, if it's going to be eliminated. They were fine with that

Mike Kovarik:

And the sign will be 6 inches off the ground?

Russell Gregson:

I've been out there a couple of times, and you have a nice place. I agree you need something. Have you thought about putting something on the first sign that says 400 yards ahead or something, so they know it's the right road?

Adam Stumpf:

Yes. We applied for the blue highways signs and were turned down because we are adjacent to the highway.

Discussion:

There was a discussion about putting up additional road signage.

George Obernagel:

Would someone like to make the motion?

Russell Gregson

I will make the motion to approve a variance on section 40-6-14(F). He may have a second sign placed as per his plans within 50 ft of the building.

Vicki Taake:

I'll second it

Dawn Mavericks:

Brian Coates? Yes, Mike Kovarik? Yes, George Obernagel? Yes, Vicki Taake? Yes, Russel Gregson? Yes

Discussed if there were any upcoming petitions in the next couple of months. The July meeting was scheduled for June 30th, and the August meeting was set for August 4<sup>th</sup>.

Motion by Brian Coates, second by Mike Kovarik to adjourn. All aye by voice vote. Motion passed.