

Monroe County Zoning Board of Appeals

November 10, 2025

To Whom It May Concern:

The Monroe County Zoning Board of Appeals will hold a Public Hearing on Monday, November 24, 2025, beginning at 7:30 p.m. in the Monroe County Court House, Meeting Room #200, Waterloo, Illinois. Items on the agenda will be as follows:

- 7:30 Public Hearing concerning Randall Cooley who is requesting an Area/Bulk Variance from building setbacks detailed in Schedule 2A Area/Bulk Regulations, the property is located at 7325 Deer Hill Rd, Waterloo, Illinois, 62298. Township 2 South, Range 10 West, Monroe County, Illinois, Parcel #07-19-400-003. The present zoning classification is A-1 (Agricultural).
- 7:30 Public Hearing concerning Mary VanArsdale who is requesting an Area/Bulk Variance from building setbacks detailed in Schedule 2A Area/Bulk Regulations, the property is located at 2642 Schrader Drive, Waterloo, Illinois, 62298. Township 2 South, Range 10 West, Parcel #07-06-400-006. The present zoning classification is A-1(Agricultural).
- 7:30 Public Hearing concerning Richard Brinkmann who is requesting a Special Use Variance to build a single-family dwelling in a B-2 (Business)Zone. The property is located at 950 Floraville Road, Waterloo, Illinois,62298. Township 2 South, Range 9 West, Parcel # 08-20-200-002. The present zoning classification is B-2 (Business)
- 7:30 Public Hearing concerning Gregory & Diane Bakes who are requesting a Special Use Variance to construct a building for landscaping operations for their company Premier Turf LLC. The property is located at 5168 Kern Road, Waterloo, Illinois, 62298. Township 3 South, Range 9 West, Parcel #11-21-200-001. The present zoning classification is A-1 (Agricultural)

Any other business to come properly before the Board will be discussed.

Respectfully Submitted,

Vicki Taake, Secretary

cc: Chris Voelker
Planning Commission
County Board

VT:dm