

Monroe County Board of Appeals January 4, 2022

The Monroe County Zoning Board of Appeals met January 4, 2022, in the Monroe County Court House, Waterloo, Illinois, with the following members present: Dennis Rodenberg, Vicki Taake, and Mike Kovarik. George Obernagel and Russell Gregson attended remotely. Also, present: Chris Voelker and Laura Henry.

Dennis Rodenberg opened the Public Hearing concerning Cory and Tracy Phipps, 7127 Robert Lane, Waterloo, Illinois, who is requesting an Area/Bulk Variance to place a 384 sq. ft. Cardinal Buildings Storage shed less than 10 feet away from the garage of the principal building. The property is located at 7127 Robert Ln, Waterloo Illinois. Parcel #07-29-200-006. The parcel is zoned A-1.

Denise Buettner read the correspondence from the Planning Commission meeting:

1. Letter of Intent:

We are kindly requesting an area/bulk variance for the above address to place a 384 sq. ft Cardinal Buildings storage shed less than ten feet (but no less than two feet) away from the garage of the main living structure of the property. Unfortunately, this is the only flat surface available on our property for this much needed storage. We have only two neighbors who would have a view of the shed- The Cruikshank and Tutor families. We have spoken to both families and neither have any objection to the addition of this shed. Additionally, we have confirmed that the shed would not violate any of our HOA covenants, conditions, and/or restrictions.

2. Health Department: no comment

3. Soil and Water Conservation Report: no comment

4. Effect on Comprehensive Plan: minimal

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: minimal

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: minimal

7. Present Use of Property: Residential

8. Comments:

- Cory Phipps – Showed area on the map of where they are asking for the variance. 15’ between the two – the landscape and the grade prevents for the portable shed they are looking for.
- House is on the left and a permanent shed on the right.
- Dan Davis – How much room will there be?
- Cory Phipps – 3 feet on one side – 5-6 on the other.
- Carlyle Mueller – Will it be a temporary structure?
- Cory Phipps – yes.

- Dan Davis – How would fire fighters get to the back of the building if there was an emergency?
- Cory Phipps - Around the side of the pole barn (picture was shown).
- Dan Davis – How much space is there?
- Cory Phipps- Over 50 feet.
- Dan Davis – Do you need water or electric?
- Cory Phipps – Building permit was submitted and would have electric but not water.
- Carlyle Mueller – Does he have to have fire proofing on the garage?
- Chris Voelker – Technically there is still fire proofing on there because of the structures next to it.

Motion by Dan Davis to recommend to approve an Area/Bulk Variance to place a 384 sq. ft Cardinal Buildings Storage shed less than 10 feet away from the garage, second Tim Berg. Yes – 9, No – 0. Motion passed

DENNIS RODENBERG gave the oath to those wishing to speak.

Cory and Tracy Phipps were sworn in to speak. Dennis Rodenberg asked if they had anything to add to help the board decide on the petition.

Cory and Tracy Phipps stated that they didn't have anything else to add.

Mike Kovarik – Asked if the building that is currently in the picture was the building that they were seeking a variance on?

Tracy Phipps – Yes, it was delivered in between Planning Commission and Board of Appeals meetings. There is nothing in it.

Mike Kovarik – What do you plan on storing in it?

Tracy Phipps – My parents moved into the lower level of our house, and we need the building for storage.

The Board had no other questions or comments.

Mike Kovarik motioned to approve, second Vicki Taake to grant an Area/Bulk Variance to allow Cory and Tracy Phipps, 7127 Robert Lane, Waterloo, Illinois to place a 384 sq. ft. Cardinal Buildings Storage shed less than 10 feet away from the garage of the principal building. The property is located at 7127 Robert Lane, Waterloo, Illinois. Parcel #07-29-200-006, zoned A-1. Yes – 5, No – 0. Motion Passed.

Dennis Rodenberg opened the Public Hearing concerning Rachel Russell, 8377 D Road, Waterloo, Illinois, who is requesting an Area/Bulk Variance to vary the front and rear setback to allow for a 40' x 60' outbuilding. The property is located at 8377 D Road, Waterloo, Illinois. Parcel #07-07-400-006. The parcel is zoned A-1.

Denise Buettner read the correspondence from the Planning Commission meeting:

1. Letter of Intent:

I am requesting a variance to the setback rule stating that accessory buildings be located 105 ft from the road centerline in areas that are zoned as A-1 Agricultural on D Road. My property, 8377 D Road is mostly wooded karst topography and/or bluff rock. The only area available to construct an outbuilding is located on the north corner. If I were to build a 40' x 60' outbuilding, 20' off the neighboring property line on the rear of building, that would put the northeast corner of the building approximately 58' from the road centerline, therefore needing a variance of approximately 47'. The southeast corner of the building would be approximately 70' from the road, requiring a variance of 35'. This building is necessary for storage of my camper, boat, other recreational vehicles, and lawn care equipment. This section of my property is not usable for any other application, and I believe putting a residential storage shed on this area would be good use of the land and would increase my property value.

2. Health Department: no comment

3. Soil and Water Conservation Report: no comment

4. Effect on Comprehensive Plan: minimal

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: minimal

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: minimal

7. Present Use of Property: residential

8. Comments:

- Rachel Russell – 40x60 pole barn for storage – only place on the property that would allow for it. Showed on map and pictures where it would be. With the 105' setback it would be hard to fit there. The neighbor to the west side signed a letter that it can go 10 foot from his property.
- Dan Davis – Would the entrance from the shed go on to D road?
- Rachel Russell – yes

- Dan Davis – how much dirt work would be needed to level it out?
- Rachel Russell –quite a bit.
- Carlyle Mueller – Clarification regarding the letter
- Rachel Russell– The letter says she can go 10 feet rather than 20 feet from his property.
- Dan Davis– Asked Aaron Metzger if there are any issues.
- Aaron Metzger – Can’t say at this time without a building permit.
- Carlyle Mueller – Looking at a building that is right on a curved road. Curves tend to be a bad spot.
- Dan Davis– Will there be electric services to the shed?
- Rachel Russell – eventually.
- Dan Davis – There are two sink holes?
- Rachel Russell – There is technically only one. But the ground is very unlevel.
- Carlyle Mueller – Will there be sufficient ground left if there was an expansion of D Road?
- Aaron Metzger– The board has granted variances on D road in the past. There was one in the front yard and the board asked for a right of way.
- Robert Schlegel– What is the normal set back off a road?
- Chris Voelker – It depends on the road, but this is 105’.
- James Agne – Is it feasible to put the structure closer to the house?
- Dan Davis– no.
- Carlyle Mueller- Are there property markers?
- Rachel Russell – There are some property markers.
- Dan Davis – Read the letter from Edwin and Sue Davis – neighbors – allowing the setback reduced from 20 to 10 on their property line.
- “Hi, our name is Edwin & Sue Davis; We live at 8425 D Road north of Rachel Russel. Rachel would like to build a Pole Shed on the front of her land alongside our common property line and requesting a variance from Monroe County Zoning Office. My understanding is that the building should be 105 feet from the center of D Road and 20 feet from our property line. We would hope your office will grant her this request, and if needed we would propose the 20 feet setback from the property line be reduced to 10 feet to make your decision easier. Thank you for your time, Ed Davis.
- Brian Coats – Looking at the map there are several other structures along D Road that are 52 to 75 feet from D Road. So, this wouldn’t be unprecedented for other structures along that road.

9. Motion by Dan Davis to recommend granting building of the structure with the setback on the back property line to 10 feet and that the building cannot be closer than 58 feet from Northeast corner to the center line of the road, and a minimum of 70 feet from the Southeast corner to the centerline of the road, and with an additional county right of way of 10 feet. second Tim Berg. Yes – 9, no – 0. Motion passed.
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DENNIS RODENBERG gave the oath to those wishing to speak.

Rachel Russell was sworn in to speak.

Dennis Rodenberg asked if there was anything that she would like to add to help the board make this decision.

Rachel Russell had nothing to add at this time.

DENNIS RODENBERG – Does the board have any questions for the petitioner, Rachel Russell?

Mike Kovarik– Chris, this is for residential use; it couldn't be converted to public storage?

Chris Voelker– It's not zoned for it, so no it could not.

Vicki Taake – When they asked Aaron Metzger if he had any issues, nothing came up as far as line-of-sight?

Chris Voelker– Before the entrance gets approved there would be some work that needs to be done. The owner has some options, either clear the trees, slope the road bank, move the entrance. He also wants more right-of-way if the county is going to give up front setback. It is in the motion asking for more right-of way.

The board asked to see pictures of what Chris was talking about. He showed the site on pictures. There was discussion about the hillside and how it would be shaved down to improve

Dennis Rodenberg – Would that be an expense to the county or is that at her expense?

Chris Voelker – I'm not sure about.

Chris Voelker – Showed on the map that there really isn't another site on her property. She will have to get approval from Aaron Metzger. He won't approve this entrance until he approves the line-of-sight.

Rachel Russell – Yes. He has come out and looked at the distances. We are fine with it.

Vicki Taake motioned to approve, second Mike Kovarik to grant an Area/Bulk Variance to vary the front and rear setbacks so that the building cannot be closer than 58 feet from the northeast corner to the centerline of the road and a minimum of 70 feet from the southeast corner to the centerline of the road and subsequent to the applicant granting an additional 10 feet of right-of-way along the property line. Yes – 5, No -0. Motion passed.

Dennis Rodenberg opened the Public Hearing concerning Andrew O’Guin and Richard and Mary Mackeen, who are requesting a Zoning Ordinance Amendment to rezone parcel #07-33-233-019 (2.51 acres) located at 6630 Lee Drive and parcel #07-33-200-001 (32.93 acres) adjacent to it from R-1 (Residential) to A-2 (Agriculture). Andrew O’Guin is also requesting a Special Use Exception to install a 320 sq. ft. container farm/greenhouse on the property located at 6630 Lee Drive, Waterloo, Illinois. Parcel #07-33-233-019.

Chris Voelker – Before we go on, I would like to explain why there were two petitions filed at the same time. A commercial greenhouse is not allowed in a residential district, so he must rezone into an agricultural district, but he doesn’t have enough acreage for that. That is why there are two parcels included in this rezoning – to meet the acreage requirement. That is one part. The special use is needed because it is a special use in an A-2 district and that is what his (Andrew O’Guin) parcel is zoned. The special use can be passed, but if the County Board rejects it, he will not be able to proceed with the special use because it would not be allowed in a residential district.

Denise Buettner read the correspondence from the Planning Commission for the rezoning.

1. Letter of Intent:

I, Andrew K. O’Guin reside at 6630 Lee Drive in Waterloo, Illinois. My property is 2.51 partially wooded acres with a private driveway that terminates at my home. Parcel number is 07-33-233-019-000.

My intent with consent and permission of Richard P. and Mary M. MacKeen, owners of adjacent parcel number 07-33-200-001-000 of 32.93 mostly wooded acres is to seek to rezone both of our properties for agricultural use. I intend, with a co-filed **Petition for Special Use Exception**, to install a 40’L x 8’W x 9.5’H, 320 sq. ft. Controlled Environment Agriculture (CEA)

"Container Farm" purchased from Freight Farm, Inc.,

www.freightfarms.com. The container farm example pictured below at Maryville, University is a fully automated, fully enclosed hydroponic farm to be used to grow up to 500 varieties of lettuces, herbs and root vegetables to be sold at local Farmer's Markets, restaurants and grocery stores in the Monroe County and surrounding area as a source of extremely high quality, fresh, locally grown produce.

The Container Farm, unlike a traditional greenhouse is fully enclosed in that there are no windows. As fully enclosed system, all lighting and crops within the farm are not visible from the outside. The Container Farm is not a permanent structure and simply needs to be placed on a flat, level surface.

Thank you for your consideration.

2. Health Department: no comment

3. Soil and Water Conservation Report:

6.0% 507982 Menfro silt loam karst 2-5% slopes, eroded 47.4%

5079D3 Menfro silt loam karst 12-25% slopes, severely eroded

46.6% 5079G Menfro silt loam karst 25-60% slopes

EcoCat: in vicinity of following
Pautler Class III Groundwater site
Pautler-Annbriar Karst System INAI Site
Pautler Nature Preserve
Illinois Cave Amphipod
Indiana Bat

4. Effect on Comprehensive Plan: Minimal

5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: Minimal

6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: minimal

7. Present Use of Property: Residential, agricultural, conservation

8. Comments:

- Andrew O'Guin – Wants to go from R-1 to A-2 – present property is 2.51 and Richard and Mary Mackeen's is 32.93 acres. Combining the two would give him enough acres to have the container farm.
- Chris Voelker – A greenhouse is not allowed in an R-1 district therefore he needs the rezoning.
- Andrew O'Guin – It is not a traditional greenhouse. It is all enclosed, the lights are inside. Does not want retail on the property. He would distribute out the product. It will not be a retail location.
- James Agne – Will you be expanding if it is successful?
- Andrew O'Guin – You can, but I don't have plan to. They can be stacked. If it was successful, he would find a different location.
- Dan Davis – Read letter from Vera Moore –
 - I am unable to attend the meeting tonight, but I would like to be involved in this decision and future meetings. My neighbor Vern will be attending the meeting and communicating the information from this meeting back to me. Vern and I have discussed this and our feelings are mutual. I would like to note that my property was the first home built on Deer Hill Estates. All the other homes were built much later.
- Vern Knobloch – Concerned what it would do to the value of his property and the traffic.

- Dan Davis– Zoning change doesn't affect the traffic. As far as the property value can't really say what the assessor is going to say.
 - Carlyle Mueller – It is not changing the zoning on any other property.
 - Richard Mackeen – Has never had any desire to develop their property. Going to agriculture should give more assurance as far as traffic because if it was developed into lots more traffic would occur.
 - Dale Haudrich – The whole parcel is residential, but you are farming.
 - Richard Mackeen – That is why we are excited about this because he will be able to produce 500 different types of vegetables.
 - Carlyle Mueller – How wide is Lee Drive?
 - Aaron Metzger – Not sure, it is private.
 - Dan Davis – Is there an HOA?
 - Vern Knobloch – Everyone is responsible for their own maintenance.
 - Andrew O'Guin - There is no HOA.
9. Motion by Dan Davis to grant the petition for rezoning of the subject properties, parcel #07-33-233-019 and parcel #07-33-200-001 to be changed from the current zoning of R-1 to agricultural zoning of A-2, second by Tim Berg. Yes – 9, no – 0. Motion passed.

Denise Buettner read the correspondence from the Planning Commission for the special use exception.

1. Letter of Intent:

I, Andrew K. O'Guin reside at 6630 Lee Drive in Waterloo, Illinois. My property is 2.51 partially wooded acres with a private driveway that terminates at my home. Parcel number is 07-33-233-019-000.

My intent is to seek a **Petition for Special Use Exemption** to install a 40'L x 8'W x 9.SH, 320 sq. ft. Controlled Environment Agriculture (CEA) "Container Farm" purchased from Freight Farm, Inc., www.freightfarms.com. The container farm example pictured below at Maryville University in the St. Louis area is a fully automated, fully enclosed hydroponic farm to be used for to grow up to 500 varieties of lettuces, herbs and root vegetables to be sold at local Farmer's Markets, restaurants and grocery stores in the area.

The Container Farm, unlike a traditional greenhouse is fully enclosed in that there are no windows. A fully enclosed system, all lighting and crops within the farm are not visible from the outside. The Container Farm is not a permanent structure and simply needs to be placed on a flat, level surface.

Several Innovations make the container farm a benefit to the Monroe County Community:

1. All crops are grown vertically rather than a traditional greenhouse which uses horizontal space for crops. Vertical farming enables the Container Farm to produce the equivalent of 3 acres of traditional farming in a footprint of 320 sq. ft. (40" x 8')
2. The Container Farm has a very high R28 insulation rating and can be used in external environments ranging in temperature from -40F to 140F
3. Daily water usage is 5 to 10 gallons for up to 13,000 plant sites owing to the extreme efficiency of fully enclosed vertical hydroponic farming and its use of a gravity assisted drip system
4. The Container Farm uses an internal dehumidifier to control the humidity level and collects the distilled water in a reserve tank. This means that in our humid Midwest climate, the Container Farm will not use any external water the majority of days of the year.
5. When the external temperature is lower than the Container Farm temperature, the unit simply pulls in external air to cool the unit.
6. Owing to its extreme efficiency, the Container Farm produces a maximum external noise level of 60dB which is the equivalent of a conversation between two people. It's worth noting, 60dB is at maximum cooling on a hot summer day in full sun. The location of the Container Farm will be mostly shaded by trees to the East, South and West during the Summer months.
7. The Container Farm controlled by fully automated software and can be monitored and controlled 24/7 by a smartphone application as well as a PC. All internal environmental conditions and problems, should they arise are sent to a smartphone.
8. Cameras within the container farm allow the interior environment to be viewed 24/7
9. All crops are started from seed until maturity at 3 to 7 weeks dependent on maturation time.
10. Given the current national supply-chain problems, a Container Farm located in Monroe County capable of producing up 1,000 mature, edible crops per week and 2-4 tons of produce per year is an obvious benefit to Monroe and surrounding area residents.
11. The only waste produced by the container farm are trimmed crop leaves which will be composted locally at my residence.
12. Due to the efficiency of the Container Farm, it requires 20 hours of manual work per week

The Container Farm's location meets all setback distances and height requirements in the **Setbacks for Accessory Buildings, Schedule 2A: Area and Bulk Regulations Document**

The Container Farm will have no permanent water or plumbing requirement but will require a 150 Amp bi-phasic electrical supply which if permission is granted will be done after all Electrical Permit Applications have been approved. Lastly, I will be the sole employee and will not need nor require employees as owing to the Container Farm's efficiency and innovations requires only 20 hours/week of labor. There will be no retail business done at the Container Farm as all weekly deliveries to my customer base will be performed by me.

In summary, I'm seeking a Petition for Special Use Exemption to install a Container farm approximately 105 feet in front of my home on an existing gravel pad with the entrance facing North toward my home. Relative to my neighbor's view from the East, the Container Farm sits approximately 7 feet below grade from their property with a wooded area approximately 50 feet wide which will obscure view of the Container Farm. Relative to my neighbor to the South, approximately 300 feet of my heavily wooded property will obscure the view of the container Farm. There are no residences to the West and North of my property which are both heavily wooded. I have 19 years of hydroponic experience in the growth of produce for my family and includes, Nutrient Film Technique (NFT), Ebb and Flow and Aeroponics.

2. Health Department: no comment
3. Soil and Water Conservation Report: no comment
4. Effect on Comprehensive Plan: minimal
5. Effect proposal would have on health, welfare, safety, morals & comfort of surrounding area: minimal
6. Effect on schools, traffic, streets, shopping, public utilities and adjacent properties: minimal
7. Present Use of Property: R-1
8. Comments:
Request for use of commercial green house in A-2 zoning, Section 40-2-74
 - Motion by Robert Schlegel, that since the Zoning Code/Ordinance does not mention containers that as the Land Use Committee, we determined that containers, vertical or hydroponic farms are the same as a greenhouse or a nursery, Tim Berg, second. Yes – 9, no – 0. Motion passed.
 - Andrew O'Guin – This is a huge leap in technology. Container farming is much more efficient, LED lights, water usage. Does not require water supply.

- Chris Voelker – Health department is good with it.
- Dan Davis – Where is the fertilizer stored?
- Andrew O’Guin – Inside the container – no additional storage container.
- Dan Davis – Retail will be strictly off site?
- Andrew O’Guin– Yes - subscription services, farmer’s markets, local restaurants, etc.
- Brain Coats – Have you talk to the neighbors?
- Andrew O’Guin – The letters went out and the spoke to some of the neighbors.
- Brain Coats – Are there any setback concerns?
- Carlyle Mueller – No.

9. Motion by Dan Davis to recommend granting the Special Use Exception to Andrew O’Guin, 6630 Lee Drive, parcel #07-33-233-019 to allow a container/greenhouse for wholesale purposes only for produce, limited to one container and subject to the County Board approving the rezoning from R-1 to A-2, Tim Berg second. Yes – 9, no – 0. Motion passed.

DENNIS RODENBERG gave the oath to those wishing to speak.

Andrew O’Guin and Mary Mackeen were sworn in to speak.

Dennis Rodenberg reminded that this board makes a recommendation to the County Board who has the final say in rezoning. Do you have anything to add to what has already been said?

Andrew O’Guin – Thinks it will be good for the surrounding area. Hopes the Board will consider their efforts.

Mike Kovarik – Is livestock allowed on A-2?

Chris Voelker – Yes.

Mike Kovarik - Do you have any intent to have livestock or poultry?

Andrew O’Guin – No.

Mike Kovarik - The rezoning stays with the property. Concerned because it has been an issue in the past.

Vicki Taake - We would be putting agricultural in the middle of residential.

Mike Kovarik - Is there a different agricultural zoning that would allow a greenhouse but prohibit livestock?

Chris Voelker – No, but there is a requirement that for an accessory building for livestock shall not be located closer than 200 feet from any residential dwelling on a neighboring property or 50 feet from a property line, whichever is greater. Similar to the McLean variance.

George Obernagel – Once we zone this agricultural, if they would discontinue the business could that revert back to residential?

Chris Voelker – No.

Dennis Rodenberg – Mike brought up the question – if they would sell the property, there would be nothing keeping the new owners from bringing in 50 to 100 head of livestock. Then you would have a farm in the middle of a residential area.

Vicki Taake – Can there be limitations on this?

Andrew O’Guin – Stated that his property isn’t large enough to abide by those setbacks to put a livestock structure on it. It is too narrow.

Mike Kovarik – But the 32 acres next to you - I know it looked a little wooded, but there is always that possibility. Does it have to go to agricultural?

Chris Voelker – It is not allowed in residential without adding a text amendment to the allowed uses in a residential district.

Dennis Rodenberg – Is there a way to rezone it and if they sell the property, it could go back to residential?

Chris Voelker – No. Showed the two parcels on the map. The larger parcel is already adjacent to A-1 and there is also A-2 nearby.

Mike Kovarik – What is the difference between A-1 and A-2?

Chris Voelker – A-1 is 10-acre zoning and A-2 is 2.5-acre zoning. A-2 doesn’t have as many permitted uses as A-1. Same for Special Uses.

Mike Kovarik – Could we expose the county to some sort of liability if somewhere down the road a new owner does something on the larger parcel that is not as attractive to the neighbors?

Mary Mackeen – We are not planning on selling our property.

Andrew O’Guin – Showed on the map the areas that may be of concern. Most of the surrounding area is all farmland, so if someone was to put livestock on the Mackeen parcel it would mostly affect me.

Chris Voelker – Understands everyone’s concern and realizes we are thinking about the future, but the neighbors were notified of the meetings and if they had concerns, they would be here to voice their concerns.

Dennis Rodenberg – Have we ever done this before? Put residential zoning back to agricultural zoning? I have been on the board quite a few years and I don’t remember that we ever did this.

Chris Voelker – No, but there was an instance where you allowed Commercial back to Residential. The property across from the Co-op.

Mike Kovarik – I am totally for your idea, but if it could cause problems down the road and that is what we as board try to avoid. The County Board will have legal representation to help them out with the decision.

Chris Voelker – I understand your thought process, but this has not developed. If you would allow A-2 it would allow animals, but it would allow smaller parcels similar to R-districts.

Laura Henry – The other thing to consider is that the parcel with the 32 acres is land-locked. In order for them to divide it into something smaller they will have to do a subdivision plat.

Russell Gregson – Voices the same concerns. Once we go back to agriculture, there is a potential for problems even if they aren’t very likely to happen.

Dennis Rodenberg – If the county ok’s this, it could open more up more situations of people wanting to do the same.

Chris Voelker – It could, but don’t know how many would. When people apply for a permit in an agricultural district, directly on the application is a phrase that says they are aware there may be sights, smells or sounds of agricultural business. That would be for people in the A districts not the R districts.

Andrew O’Guin – To do what I am wanting to do; they must have 15 acres to rezone to A-2. Two people would have to agree to rezone.

Vicki Taake – But the people in the R districts have been notified?

Andrew O’Guin – All letters were mailed out. Talked to Vern and is on board with the plan.

Chris Voelker – Animals are permitted. I don’t know how you could restrict it when its permitted. The County Board gets the minutes of the meetings.

Dennis Rodenberg – The County Board has the final say. They will know that we discussed it and had concerns.

Mike Kovarik – It makes sense to protect the residences 50 years from now.

Chris Voelker – Limitations can be put on Special Use but not rezoning.

Vicki Taake – I am looking at this as this as its a residential area in an agricultural larger picture. We are talking about reverting back to agriculture for the back side of those residential lots.

Mike Kovarik – How many acres does he need?

Chris Voelker – He needs 15 acres to go A-2.

Andrew O’Guin – Showed on the map where there are homes facing agricultural already. Livestock could be placed on other nearby areas.

Mike Kovarik – Are their residence west of the larger parcel.

Andrew O’Guin – Pointed to homes near the larger parcel.

Dennis Rodenberg – How many acres are open on your parcel? It looks like it is mostly all wooded. How many open acres do you have?

Mary Mackeen – Not many. There is part of it that we have had farmed before but its mostly wooded.

Andrew O’Guin – There is nothing on it except sinkholes and some trails. Jason Drive is the only access to it. If you were to walk that property, it’s basically all sinkholes. You could maybe put a couple of homes back there.

Dennis Rodenberg – So if anybody would want to put livestock – there is only the two open areas and right across the road there is agriculture.

Chris Voelker – Pointed out all the sinkholes that are mapped on the GIS parcel.

Dennis Rodenberg – It would be hard to build there, wouldn’t it? Knows we are putting agricultural in residential, but it’s not really feasible to build on it.

Andrew O’Guin – There are horses as I turn into my property. It is zoned correctly. In terms of livestock, it in the proximity already.

There was discussion between Mike Kovarik and Dennis Rodenberg about having the county board making the final say. The County Board has legal representation with the State’s Attorney being present at the meetings. Dennis Rodenberg stated that it will be in the minutes that this was discussed at length and that there were some concerns.

Russell Gregson motioned, second Vicki Taake to rezone parcel #07-33-233-019 (2.51 acres) owned by Andrew O’Guin and parcel #07-33-200-001 (32.93 acres) owned by Richard and Mary Mackeen, from R-1 (Residential) to A-2 (Agriculture). 5 - yes, 0 – no. Motion passed.

Discussion of Andrew O'Guin's Special Use Exception

Dennis Rodenberg – This is just on Andrew O'Guin's parcel, if the rezoning doesn't pass, the Special Use will not proceed.

Mike Kovarik- Is it just one container?

Andrew O'Guin – It is only for one container. Containers can be stacked, but the limitation was already placed on it at the Planning Commission meeting.

George Obernagel motioned to approve, second Vicki Taake to grant a Special Use exception to allow Andrew O'Guin, 6630 Lee Drive, Waterloo, Illinois to install one 320 sq. ft. container farm/greenhouse for wholesale purposes only of produce, subject to the County Board approving the rezoning to A-2. Parcel #07-33-233-019. Yes – 5, No – 0. Motion Passed.

Mike Kovarik motioned, second George Obernagel to approve the minutes of October 6, 2021. All aye by voice vote.

Russell Gregson to adjourn, second Vicki Taake. All aye by voice vote.

Next meeting – February 1, 2022 – 7:30 pm