

**CITY OF MASCOUTAH
ZONING BOARD OF APPEALS
#3 WEST MAIN STREET
MASCOUTAH, IL 62258-2030**

APRIL 28, 2021

The minutes of the virtual regular meeting of the Zoning Board of Appeals of the City of Mascoutah.

CALL TO ORDER

Meeting was called to order at 7:00 p.m.

PRESENT

Board members Jim Kuehn, Dean Smith, Kimberly Kilgore, Bob Skeen, and Chairman Don Taylor.

ABSENT

Bob Scott and Rich Fuess.

ALSO PRESENT

City Manager Brad Myers and Executive Assistant Julia Biggs.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the January 27, 2021 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 21.02- Northbrooke Commons Apartments, Douglas Ave., Carport Variance

The applicant, NC Apartments, LLC is requesting a variance for building materials allowed to allow an 8-stall metal carport to be constructed in the middle of the center parking spots within the apartment complex. The property is zoned RM, Multiple Family Residential.

Per Section 34-7-16, - Customary accessory uses- Materials for accessory buildings in residential districts: Portions of garages and similar sized accessory buildings in residential zoning districts that face the street shall be constructed of building materials that are similar to or consistent with the building materials of the principal building on the lot. The apartments (principal building) are wood framed with vinyl siding and asphalt shingled roof. The accessory building (carport) has a metal frame and metal roof.

Mike Reiter, representing NC Apartments LLC, attended the meeting via Zoom. Kilgore asked why the request did not go before an Architectural Review Board for the variance per City ordinance. Taylor stated that typically variances will come before the Zoning Board as the City does not have an Architectural Review Board. Kilgore stated the definition of a carport as a structure attached to a house.

Taylor stated he does not know why the Planning Commission states no metal carports in the ordinance. Many older residents are unable to afford the construction of a garage, yet can afford a metal carport. The Planning Commission wants to let the Zoning Board make the decisions on a case by case instance, and they can make sure that the metal carports are aesthetically pleasing and within guidelines.

Kuehn asked if an Architectural Review Board would have the authority to approve a metal carport or would it be a step in the process. Taylor stated it would still have to come to the Zoning Board. Taylor asked what the Architectural Review Board is or is the Zoning Board the Architectural Review Board. Taylor stated the City does not have an Architectural Review Board.

Taylor asked Reiter if they are only doing an 8-unit carport. Reiter stated they will only be installing an 8-unit carport to serve some residents. Some tenants want covered parking and will pay extra for the service. Reiter stated they will monitor demand and if demand is up they will seek adding more.

Taylor stated that they look nice. Reiter stated they are a strong design, have less columns, and give a nicer, cleaner look.

Myers asked what the footing depth of the carport will be. Reiter stated they will be at least 36 inches deep. Reiter stated this company exclusively makes and manufactures carports. Skeen asked if the color would blend with the complex siding, which Reiter stated it would blend with the complex.

Kuehn asked for confirmation that metal carports were not allowed, which Taylor stated correct per the Planning Commission, but they come to the Zoning Board for a variance. Kuehn asked if the Zoning Board has made someone remove a metal carport, which Taylor stated they did, however that carport was in the front of the home, in the setback, and was constructed without a permit.

Smith asked if they were discussing the metal issue again. Kilgore stated there should be a review process and notice to the community. Decisions must be uniform. Smith stated that if it was a wood carport, it would not come to the Zoning Board. He feels these are probably safer and will last longer. Taylor agreed it will look better and be safer. Kuehn confirmed these carports will not have metal roofs and will match the siding of the complex.

Smith asked if the Zoning Board has denied any requests before. The precedence that is being set says others got it, why not us? Taylor stated if the ordinance changes, no one will require authorization to install it. Kuehn asked what is the precedent? Taylor stated currently these are

approved on a case by case basis. Smith stated that people can install wood carports, so this is about the materials being used. Metal appears to be safer and looks nicer. Myers stated this issue is more of an ordinance issue. Smith reiterated that if it was wood, it would be acceptable. Reiter stated this property is considered a commercial property, which makes it a little different than being in a different environment.

Taylor suggested meeting with the Planning Commission to discuss further.

Smith moved, seconded by Kilgore, that the Zoning Board of Appeals approve a variance for a metal carport to be located in the middle of the center parking spots within the apartment complex parking lot in a multiple-family residential zoning district within the Northbrooke Commons Apartments complex at 280 Douglas Avenue.

Motion passed. AYE's – 5 – Kuehn, Smith, Skeen, Kilgore, Taylor. NAY's – none.
Abstentions – None.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:34 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.