

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

January 24, 2024

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 Acting Chairman Bob Scott, Kimberly Kilgore, Jim Kuehn, Dean Smith, and Dean Henke.

ABSENT

Don Taylor, Rich Fuess.

ALSO PRESENT

City Manager Cody Hawkins, Planning & Zoning Administrator Tiffany Barrows, property owner Laura Kaffeezeit.

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the April 26, 2023, Zoning Board of Appeals were approved as presented. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 24-01, 1300 West Main Street, Sign Variance

Scooter's Coffee contractor, Alicia Walton of Springfield Sign, is requesting to allow 12 ft. tall monument sign for commercial property located at 1300 West Main Street. The property is zoned GC, General Commercial.

Commission member Jim Kuehn asked if the 12ft. measurement was the tallest point of the sign. It was confirmed that 12 ft. was the tallest point of the sign. The current sign is not visible. The neighboring 6ft fence is blocking it.

Commission members stated that the abutting property, although zoned general commercial, is

residential occupied according to St. Clair County. The fence benefits that property owner.

Scooter's property owner, Laura Kaffeezeit, confirmed the placement would be in the same spot, illuminated only during hours of operation.

Commission members pointed out neighboring Scott Credit Union has a much larger sign.

The City Manager, Cody Hawkins, read the sign code regulation for monument signage from the staff report. He pointed out that sign frontage is what is triggering the need for a variance.

Commission member, Dean Henke, asked if the existing sign is increasing in square footage. It was confirmed that the square footage would increase to a 79.28 total sq. ft. monument sign.

There was no further comment.

Motion passed. AYE's –5– Scott, Kilgore, Kuehn, Smith, and Henke. NAY's – none. Absent – Taylor, Fuess.

ZBA 24-02, 845 N Jefferson Street, Setback Variance

David Elkan of Glenwood Equities LLC, developer of DG Market, is requesting a 15ft. rear building setback for 845 North Jefferson Street to accommodate the proposed 12,480 square foot commercial building. The property is zoned GC General Commercial District. The property is surrounded by GC zoning to the north, south and east, and RS-8 zoning (Single Family Residential) to the west.

There was no representative online or in person.

The City Manager explained that the reason for the variance is due to the placement of the building with a front facing entrance. If they adjusted the driving lane, which is an option, it would affect the truck turning capabilities as well as the parking. Hawkins also pointed out that there is a fence behind the building.

Commission members pointed out that this is a new Dollar General building. It was asked if they are abandoning the old building.

Planning and Zoning Administrator, Tiffany Barrows, confirmed that the development contact stated that this project is called a relocation package. Barrows also stated that it is supposed to be a market concept.

The old building is a leased property.

Jim Kuehn asked why the building is sitting greater than 115ft from Route 4.

Barrows stated that IDOT required the entrance to be at least 115ft. distance from Route 4.

Barrows also pointed out that the code requires a 25ft. setback/buffer from Route 4 to project. There will also be a mixed-use path along that side of Route 4.

Commission members asked why the fence is a factor. They asked if the fence would hinder the Fire Department to get to the building.

Hawkins stated that the fence was more of a screening.

Commission members stated 15ft. should be enough room for the Fire Department.

Dean Henke asked if the setback approval would limit what the neighboring property owner can develop.

Barrows confirmed there is approximately 78ft. between boundary line and Brightly so there is room for expansion if they desire.

No opposition was received from buffer zone regarding this setback allowance.

There was no further comment.

Motion passed. AYE's –5– Scott, Kilgore, Kuehn, Smith, and Henke. NAY's – none. Absent – Taylor, Fuess.

MISCELLANEOUS

Commission members asked Cody Hawkins about Boeing opening in 2025.

Hawkins stated that the production goal date is early 2025.

Barrows stated that MidAmerica has received Site Plan approval for an expansion project.

Hawkins stated that the Metrolink project should be completed in 2025.

ADJOURNMENT

The Board adjourned at 7:19 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.