

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

FEBRUARY 27, 2018

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

CALL TO ORDER

Meeting was called to order at 7:01 p.m.

PRESENT

Board members Bob Scott, Harry Friederich, Dean Smith, Charles Jefferson, Jim Kuehn & Alison Gauch.

ABSENT

Chairman Don Taylor

ALSO PRESENT

Jay Vasquez, Phyllis McNeil, Brenda Ogden

ESTABLISHMENT OF A QUORUM

A quorum of Zoning Board of Appeals members was present.

MINUTES

Minutes of the September 27, 2017 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing – ZBA 18.01 –

Mike Bolt presented report explaining the applicants reason for this request. He stated that a variance application requires a public hearing before the Zoning Board.

Jay Vasquez, owner of New Energy Fitness, is analyzing the costs and financial commitment to build an expansion to his existing business located at 602 W. Main. His goal is to combine 2 existing Mascoutah locations into one. Exercise classes currently occur at 2 E. Main Street, and these would then potentially move to the new addition at 602 W. Main. The owners believe this will increase efficiency and sustainability of their current offerings.

When analyzing this request, City Staff concluded a variance request on required # of bathrooms would need to be submitted thru the State of Illinois, not the City of Mascoutah. This is due to the fact that City Building Code utilizes and has adopted the Illinois Plumbing Code

2004. Mr. Vasquez will need to request the variance thru the State of Illinois Department of Public Health – Plumbing Division.

With that being said, Mike explained how this Zoning Board of Appeals case will focus solely on the variance request for required number of parking spaces. After this ZBA Hearing, Mr. Vasquez then has intentions to submit an application for a Site Plan & possible rezoning request with the City’s Planning Commission.

Applicant Jay Vasquez gave background info on location, lots and parcels, include addresses of 602 & 606 W. Main, & 605 W. State St, Mascoutah IL 62258. Per attachments, New Energy owns 3 lots in this immediate area, all connected to each other. The existing gym and parking lot is on parcel # 10310134009. A rental house is to the northwest, on 10310134013, and a vacant grassy lot is on 10310134014, adjacent to the gym, to the west. This is the location of a possible future expansion. The owners are currently having engineered surveys done, and working with St. Clair County on consolidation/SQF of Lots, as well as working with a General Contractor on building construction. According to the owner, they would be experiencing a “hardship if required to abide by every City Building Code, and the costs would be ballooned well beyond its cost/benefit ratio.”

Current SQF of building is 3500 SQF. New addition would bring the total to 7000 SQF. City Code Chapter 34, states 1 parking space per 300 SQF of floor area in regards to this type of business. The Current building and business within Code. New expansion would require a total of 23 parking spaces, or 3 additional. To summarize, New Energy owners are asking for a variance to avoid installing 3 additional parking spaces.

Typical parking spaces are 9’x19’. The vacant lot, off of State Street, parcel # 10310134014, is about 60’ feet wide.

Motion

Gauch moved, seconded by Smith that the Zoning Board of Appeals approve a variance so that no additional parking spots are needed.

Motion passed. AYE’s – 6 – Jefferson, Gauch, Friederich, Smith, Scott, Kuehn. NAY’s – none. Abstentions – none.

MISCELLANEOUS

None.

ADJOURNMENT

The Board adjourned at 7:35p.m. ***Motion passed.*** Passed by unanimous yes voice vote.