

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

**MARCH 28, 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 7:01p.m.

**PRESENT**

Board members Bob Scott, Harry Friederich, Charles Jefferson, Alison Gauch, and Jim Kuehn.

**ABSENT**

Chairman Don Taylor, Dean Smith

**ALSO PRESENT**

Mayor Gerald Daugherty, City Manager Cody Hawkins, Assistant City Manager Mike Bolt, City Engineer Tom Quirk, Executive Assistant Melissa Schanz, Executive Assistant Julia Biggs

**ESTABLISHMENT OF A QUORUM**

A quorum of Zoning Board of Appeals members was present.

**MINUTES**

Minutes of the February 27, 2018 Zoning Board of Appeals were approved. All were in favor.

**AMEND AGENDA**

None.

**BOARD BUSINESS**

**Public Hearing – ZBA 18.02 –**

The reason for this request is because Speedway LLC is proposing to build a 4,600 SQF Convenience Store and Fueling Station on 7 acres, located near Perrin Road and IL Route 4, on Parcel # 10060400022. They are currently in the process of getting their site plan approved and working with IDOT and St. Clair County on road access and traffic circulation. Mike Bolt explained changed staff report due to front of building now facing Perrin Road instead of Route 4.

Five requests to be voted on as one variance:

1. First variance request pertains to sign frontage. After calculations, and by City Code, they are allowed 1,078 linear feet frontage. They are requesting 1,466, or a variance for 388.
2. Second variance request is for a 100' high rise sign. City Code allows for 20'. The

Zoning Board has approved similar variances in the past.

3. Third variance request is for a 29.42' Goal Post Sign. City Code allows 20'.
4. Fourth variance request is for canopy signage. City Code allows 10%, where the request is for 28% on the north side and 23% on the south side.
5. Fifth variance request is for directional signage & two signs. City Code allows 3 SQF and 3' height. The request is for 32 SQF & 5.83' height, and 5 SQF & 3.5' height.

Eric Carter, Speedway developer, presented a standard sign package for this type of development and showed examples of each type of sign they are requesting variances for.

Jim Kuehn requested clarification regarding the linear sign frontage. Linear sign frontage is based on frontage off of Route 4 and Perrin Road.

Mike Bergman explained that this standard sign package is to allow way finding for customers and promote safety. These signs are the standard signs they use at all of their facilities.

Jim Kuehn reminded the Board that these are all contingent on approval from Scott Air Force Base and Mid America Airport.

Kuehn confirmed with City Staff that notices were sent out to all property owners within 250 feet of the proposed location and no feedback had been received regarding the hearing.

Gauch motion, Second by Friederich to end public hearing at 7:15

Open meeting at 7:16

### **Motion**

**Motion by Scott, second by Friederich to approve all five variance requests.**

***Motion passed.*** AYE's – Scott, Friederich, Jefferson, Gauch. NAY's – None. Abstentions – None

### **MISCELLANEOUS**

Scott inquired how long does the work need to start after a variance has been passed. Timeline says six months, but Kuehn says that as long as we see that work is progressing, we can grant extensions on a six month basis as needed.

### **ADJOURNMENT**

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