

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

MAY 22, 2019

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 Chairman Don Taylor, Bob Scott, Kimberly Kilgore, and Dean Smith

ABSENT

Richard Fuess, Harry Friederich, and Jim Kuehn.

ALSO PRESENT

Jay Vasquez of New Energy Fitness, 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 November 28th, 2018 Zoning Board of Appeals were approved. All were in favor.

AMEND AGENDA

None.

BOARD BUSINESS

Public Hearing

ZBA 19.01- 602 W. Main St.- New Energy Siding Variance

Jay Vasquez and Jason Schneider, property owners of 602 W. Main Street in Mascoutah, have plans to expand their gym with a new commercial construction 3,900 square foot facility in the vacant grassy lot to the west of the existing building. City Staff has been reviewing their plans and noticed these plans included metal siding, which is not permitted by City code, thus a variance request was initiated. The existing building/gym has metal siding, the new addition would have the exact same colored siding, and the same contractor and supplier will be used. For aesthetics, conformity, and consistency, City Staff recommends approval of this variance request.

Notices were sent out to property owners within 250 feet of the subject property, and City Staff did not receive any phone calls, questions, or complaints regarding the proposed variance.

Jay Vasquez spoke and stated that everything in the vacant lot has been torn down and is ready to be built on. Scott asked if he has addressed the plumbing issue as far as ensuring enough bathroom stalls, to which Vasquez stated he had not. He is in compliance with the previously granted variance with parking lot stalls, which he had to add three to make a total of 20, with one being a handicapped parking spot.

Vasquez stated he chose to go with the contractor Cleary because they can provide the exact same material as the current building. The only difference will be from any sun fading that has taken place. Essentially they will be two identical buildings, side by side, that are separated by about 5 feet in between. The owners will be moving some cardio equipment around inside to make it more user friendly and will plan on moving the group exercise facility from its current location on East Main to the new building as well.

Currently, the building appears slightly askew on the lot from Main Street, but Taylor pointed out that it may have always been crooked or the lot/corner may have been reconfigured over the years. Vasquez stated that to use masonry on the second building would make it appear as an afterthought and it would not look uniform with the existing building.

Scott moved, seconded by Smith, that the Zoning Board of Appeals approve the requested siding material variances.

Motion passed. AYE's – 4 – Taylor, Scott, Kilgore, Smith. NAY's – none. Abstentions – none.

MISCELLANEOUS

None

ADJOURNMENT

The Board adjourned at 7:14 p.m. ***Motion passed.*** Passed by unanimous yes voice vote.