

EDWARDSVILLE ZONING BOARD OF APPEALS

Meeting Minutes

7/22/19

7:00 PM

Approved: Robert A. Hotz 8/26/2019

I. ROLL CALL:

Present

B. Hotz, Chairman

J. Zimmerman

C. McCaskill

J. Krebs

M. Pierceall

E. Fultz, Staff

T. Kehrer, Staff

M. Garrett, 821 St. Louis St., Edwardsville, IL

G. Drexelius, 239 S. Kansas St., Edwardsville, IL

G. Drexelius, 239 S. Kansas St., Edwardsville, IL

Absent

A. Robertson, Vice Chairman

T. Butts

II. APPROVAL OF MINUTES

Minutes of the regular meeting for June 24, 2019 are hereby approved and passed.

III. ZONING CASES

A. Case 2019-24 – Special Use Permit

B. Applicant: Plocher Construction on behalf of Schwarz Street Plaza, LLC

Location: The site is addressed as 209 E. Schwarz Street and identified as PID 14-2-15-11-15-403-009.

Request: Utilize two existing drive-through lanes at 209 E. Schwarz St.

AREA LAND USE AND ZONING:

The subject site is zoned B-1 Central Business District.

Direction	Zoning Designation	Existing Land Use
North	B-1 Central Business District	Parking Lot
East	B-1 Commercial Business District	Commercial/Business Use
South	B-1 Commercial Business District & R-1 Single Family Residential District	Commercial Business Use & Vacant Lot
West	R-1 Single Family Residential District	Single Family Residences

COMPREHENSIVE PLAN DESIGNATION:

The 2010 Comprehensive Plan shows this property as Downtown Central Business District. The subject site is on the outer fringe of the Downtown District.

Downtown District Policies

1. Within the pedestrian core, drive-through facilities are generally discouraged but may be appropriate as an accessory use to banks and financial institutions if it can be demonstrated that the design and operation of the facility is compatible with the pedestrian environment.

APPLICABLE SECTION OF ZONING ORDINANCE

Sec. 1244.02.2(i) – A SUP is issued for a specified zoning lot or lots and shall not be moved from that location and is non-transferable to another occupant / owner.

ZONING BOARD OF APPEALS STANDARDS FOR SPECIAL USE PERMIT:

- 1) Existing uses and zoning of nearby property and relationship to Edwardsville's adopted comprehensive plan.

As previously noted.

- 2) Extent to which property value diminishes adjacent to the zoned parcels. Value decrease to be supplied by the petitioner and made by professional appraiser.

No property value information provided by petitioner.

- 3) Extent to which the proposed change alters or promotes the public health, safety, morals or general welfare.

None noted

- 4) The relative gain to the public as compared to the hardship imposed upon the property owners, and there is a need for the proposed special use.

The Special Use Permit would allow the proposed reuse of the two drive-through lanes in conformance with the B-1 Central Business Zoning District regulations.

- 5) The suitability of the subject property for the zoned purposes indicated by ordinance.

It is suitable. The site was previously utilized as a financial institution.

Section 1244.02.2

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- (e) Conditions: The Board may provide such conditions or restrictions upon the construction, location and operations for a special use, including, but not limited to: provisions for the protection of adjacent property, the expiration of such special use after a specified period of time, off-street parking and loading, as may be deemed necessary to secure the general objectives of this Zoning Code, and to reduce injury to the value of the property in the neighborhood.
- (f) Expiration: In the event the Board establishes no time limitation within which the proposed use is to be exercised, then the permit shall expire in one year. Nothing shall preclude an applicant from reapplying for the same special use permit upon expiration.

Mike Garrett of Plocher Construction was present to speak on behalf of the applicant. They are going to revamp the bank for a similar use. The remodel will mainly be confined to the building. The parking and entrances will remain the same.

Bob Hotz asked if the building footprint will remain the same. Garrett stated the east wall will be adjusted out to add a couple offices.

Mike Pierceall asked if there would be any changes to the exterior lighting. Garrett responded all perimeter lighting will remain as is.

Greg Drexelius was present to speak regarding this. He lives across the street from there. He expressed concern with some of the previous businesses that had been there. He would like to see the new bank be a good neighbor. He asked if there was going to be an ATM. Garrett responded there would be.

STAFF RECOMMENDATION:

Staff recommends approval of the Special Use Permit for a drive-through.

Motion to approve as presented (Pierceall), seconded (Zimmerman).

VOICE ROLL CALL: 5 Ayes, 0 Nays, 0 Abstain.

IV. OLD BUSINESS: None

V. NEW BUSINESS: The next meeting is scheduled for Monday, August 26, 2019 at 7:00pm.

VI. ADJOURNMENT: Motion to adjourn.