

EDWARDSVILLE ZONING BOARD OF APPEALS

Meeting Minutes

1/28/19

7:00 PM

Approved: Robert D. Hotz 2/25/2019

I. ROLL CALL:

Present

A. Robertson, Vice Chairman

C. McCaskill

M. Pierceall

J. Krebs

J. Zimmerman

E. Fultz, Staff

C. Porter, Staff

T. Kehrer, Staff

J. Stack, Ward 3 Alderman

A. Niebur Sharp, 2105 S. Wiggins, Springfield, IL

Absent

B. Hotz, Chairman

II. APPROVAL OF MINUTES

Minutes of the regular meeting for November 26, 2018 are hereby approved and passed.

III. ZONING CASES

A. Case 2019-01 – Special Use Permit

Applicant: Corner Tavern

Location: 1013 N. Main St.

SUP Request: Use of the second floor for one dwelling unit

Existing Zoning: B-2 Commercial / Business District

2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this property area as “Special Interest Planning Area”.

Direction	Zoning Classification	Current Land Use
North	B-2 Commercial / Business	Non-conforming Apartments
East	B-2 Commercial / Business	Main Street Community Center
South	B-2 Commercial / Business	Business Use
West	R-2 Multiple Family	Non-conforming single-family dwellings

CONSIDERATIONS FOR CASE:

1) Existing use(s) and zoning of the property and relationship to Edwardsville's Comprehensive Plan.

The parcel in question is currently zoned B-2 Commercial / Business District and the proposed use is aligned with the adopted Comprehensive Plan.

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 submitted by petitioner.

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

Staff anticipates no negative effect to the public health, safety, morals, or general welfare as a result of the project.

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

The Special Use Permit would allow one (1) dwelling unit on the second floor of a building currently used for commercial / business purposes on the first floor.

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

The proposed dwelling units on the second floor is suitable for the subject property.

Ashley Niebur Sharp was present to speak on behalf of the applicant. She stated for the past 175 years, the building has contained the main floor commercial space and additional square footage on the second floor which is appropriate for residential use. She said they are seeking to ensure that the building is properly zoned and in compliance with City ordinances. They are wanting to fully utilize the space. She said there is ample parking to accommodate this request.

Mike Pierceall asked what the upper floor is currently being used as. Sharp responded it is mostly used for storage.

Justin Zimmerman asked about the parking and if there would be any signs put up. Sharp stated that signs would be a reasonable request to ensure ample parking for tenants.

Mike Pierceall asked how many units it would be. Sharp responded it would be one unit.

Staff Discussion

- Parking – A gravel lot is provided in the rear of the property, accessible via West Union Street

Staff Recommendation

Staff recommends approval of the request for the Special Use Permit with the following condition:

1. Two (2) off-street parking spaces are dedicated for the dwelling unit and marked as such.

Motion to approve as presented with the conditions as outlined by staff (Pierceall), seconded (McCaskill).

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

IV. OLD BUSINESS: None

- V. NEW BUSINESS:** Emily Fultz discussed the zoning code update process the City is going through. Right now, they are focusing on two areas. One is the downtown area and the other is the mixed use area just outside of the downtown core. Drafts of the code are available on the City's website. There will be an open house regarding this on Monday, February 11th at 7:30 pm at City Hall in Council Chambers. They are interested in feedback about this.

VI. ADJOURNMENT: Motion to adjourn (McCaskill), seconded (Zimmerman).