

EDWARDSVILLE ZONING BOARD OF APPEALS

Meeting Minutes

8/26/19

7:00 PM

Approved: Robert D. Hotz 9/23/2019

I. ROLL CALL:

Present

B. Hotz, Chairman
A. Robertson, Vice Chairman
C. McCaskill
T. Butts
M. Pierceall
C. Porter, Staff
T. Kehrer, Staff
M. Ward, 2217 Log Cabin Ln., Maryville, IL

Absent

J. Krebs
J. Zimmerman

II. APPROVAL OF MINUTES

Minutes of the regular meeting for July 22, 2019 are hereby approved and passed.

III. ZONING CASES

A. Case 2019-28 – Special Use Permit

Applicant: Bank of Hillsboro

Location: 2496 Troy Rd. and identified as PID 14-2-15-23-00-000-063.

Special Use Permit: Allow five drive-through lanes for a financial institution

Existing Zoning: B-2 Commercial / Business District

2010 Comprehensive Plan: The 2010 Comprehensive Plan Future Land Use Map identifies this property area as “Commercial.”

Jurisdiction	Zoning Classification	Proposed Land Use
None	B-2 Commercial/Business District	Automobile Fuel Sales and Convenience Store
None	B-2 Commercial/Business District	Ingress/Egress to site for access to bank property and Home Depot
None	B-2 Commercial/Business District	Lumber Yard/Home Improvement Store
None	B-2 Commercial/Business District; Unincorporated, and Village of Glen Carbon Zoning Jurisdiction	Commercial strip shopping center, Madison Transit Bicycle Trail System and Sam's

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.

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. Staff anticipates no change to nearby property values as a result of issuing a special use permit to the new owner in this instance.

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

The proposed continued use will neither alter nor promote the public health, safety, morals, or general welfare of the community.

- 4) The relative gain to the general 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 five drive-through lanes in conformance with the B-2 Commercial Business Zoning District regulations.

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

It is suitable. The site was utilized as a financial facility until winter of 2018.

Mike Ward of the Bank of Hillsboro was present to speak on behalf of applicant. They will be vacating their current location at 2200 Troy Road and selling it to a developer. They will be applying for permits to add offices but nothing to the exterior will be changing at the new location.

Mike Pierceall verified that there is not really any change from the way it was previously used.

Bob Hotz asked if there was ever any record of having issues with the drive-through. Cheryl Porter responded there was not.

STAFF RECOMMENDATION:

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

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

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

IV. OLD BUSINESS: None

V. NEW BUSINESS: There is one case for the month of September so there will be a meeting next month.

VI. ADJOURNMENT: Motion to adjourn.