

**St. Clair County Zoning Board of Appeals
Minutes for Meeting
At the Courthouse – 7:00 P.M.
November 9, 2020**

Members Present: Chairman Scott Penny, George Meister, Alexa Edwards, Steven Howell and Marcy Deitz.

Members Absent: Kent Heberer & Patti Gregory

Staff Present: Anne Markezich, Zoning Department
David Schneidewind, Zoning Attorney

**County Board
Members Present:** None

Pledge of Allegiance

Call to Order

The meeting was called to order by Chairman Pro-tem, George Meister. Chairman Meister stated the Zoning Meeting is operating under special rules for the COVID-19 Pandemic which limits the number of individuals present in the room on behalf of the applicants and participants. Chairman Meister stated the meeting is also available for the public to listen via telephone, however, such persons on the telephone cannot give testimony due to the inability to swear them in or verify their identity.

Roll Call and Declaration of Quorum

Roll was called, and a quorum declared present.

Approval of Minutes

MOTION by Meister to approve Minutes of October 5, 2020. Second by Howell. Motion carried.

Public Comment

There were no persons present for public comment. There were also no persons present for public comment via telephone.

***Chairman Penny arrived at the meeting.**

New Business – Case #1

Subject Case #2020-09-PD, Paragon Land Living TR, 805 West Hwy 50, O'Fallon, Illinois, owner and Tracy Export Inc., 31467 Bellevue Drive, Bellevue, IA, Applicant. This is a request for a Special Use Permit for a Planned Building Development pursuant to Section 40-9-3(H)(3) to allow a Log Export Business in an "A" Agricultural Industry Zone District on property known as 2327 Park Road, Belleville, Illinois in St. Clair Township. (Parcel #08-32.0-400-009)

Matt Tracy, President of Tracy Export Inc.–Owners/Applicants

- Mr. Tracy stated they would like to operate their log export business from this site.
- Mr. Tracy stated his company accepts logs into their facility.
- Mr. Tracy stated explained they sort logs in preparation for shipment via sea containers or by the truckload to domestic customers.
- Mr. Tracy stated he is a 3rd generation owner of this company with three other facilities. He stated the headquarters is in East Dubuque, Illinois with other facilities in White Pigeon, MI, and Cahokia, IL.
- Mr. Tracy stated he is looking to move from Cahokia to Belleville due to seven floods in the last nineteen-years. He explained the property in Cahokia is in the flood plain.

Discussion

- Chairman Penny asked how many cargo trailers would be on the property at a given time. (The applicant stated there could be anywhere from one to ten at any given time. He explained the season runs from September to July and within that time the average is 400 to 500 containers. He stated they accept 900 – 1,000 truck loads of logs per year.)
- Chairman Penny asked how far away is residential property to this location. (The applicant stated this property is bordered by an agricultural field and a landfill.)
- Mr. Meister asked if this business would conflict with the proposed solar farm at the landfill. (Ms. Markezich stated she does not feel this would be a conflict.)

- Ms. Edwards asked if the business receives 1,000 truck loads a season, how many trucks in a season would go out. (The applicant stated whatever goes in, will go out.)
- Ms. Edwards asked what the weight limit on the road would be. (The applicant stated the weight limit is 80,000 lbs. and they are not allowed to travel East due to weight limit restrictions.)
- Ms. Markezich stated she spoke with the Highway Commissioner and they have no concerns with the proposed business, if they come in only one direction.
- Mr. Meister stated they can go the other direction. (The applicant stated employees will follow the weight restrictions on the roads and going West would take them to the Highway and his staff abides by weight limit restrictions.)
- Mr. Howell asked if the property is fenced. (The applicant stated the property is not completely fenced. He stated they will have a survey done on the property. He stated he believes this property was scraped of its topsoil at one time and put on the landfill. He explained this property is lower than the landfill about 8 or 9 ft. and there is a ditch between the properties.)
- Ms. Markezich stated the structure will be set back at least 400 ft. (The applicant stated that is correct, he doesn't believe the building will be visible from the road.)
- Ms. Dietz asked what the name of the business is in the Cahokia. (The applicant stated Tracy Export has been at the Cahokia location for 19-years.)
- Ms. Dietz asked if there were any complaints filed on that business in the past 19-years. (The applicant stated he has not had any complaints filed against his business.)
- Ms. Edwards asked if the applicants are purchasing the property or is this a land lease. (The applicant stated they are purchasing the property.)
- Chairman Penny asked if the Director has received any correspondence in this case. (Ms. Markezich stated she has been in correspondence with the County Engineer in regard to stormwater runoff and the applicants will have to get the construction approved by the County Engineer.)
- Chairman Penny asked if she has had any correspondence from the County Board Member. (Ms. Markeich stated she has not spoke to the County Board Member.)
- Mr. Schneidewind asked the hours of operation and numbers of employees. (The applicant stated he currently has 6 employees that work Monday through Friday, 8:00 AM to 5:00 PM and sometimes on Saturdays.)
- Ms. Edwards asked after the season, is everything removed from the property. (The applicant stated equipment will remain on the site, but there will be no logs left, possibly some firewood.)

- Mr. Schneidewind asked if there will be a business sign. (The applicant stated they would like to have a business sign.)
- Ms. Edwards asked who would come to his business. (The applicant explained they go out in the field and buy the logs and have their own trucking company go get the logs. He stated there are ten buyers that search approximately 9 states for high quality hard wood logs and they purchase from loggers, sawmills and some landowners, and then they go and bring them back to their facility.)
- Ms. Edwards confirmed the Highway Commissioner has no concerns with all of this weight with over 1,000 trucks up and down that road and the weight. (Ms. Markezich confirmed the Highway Commissioner has no concern regarding this business.)
- Mr. Meister stated some of those old roads are built very well.
- Ms. Markezich stated the applicant also spoke with James Hursey, Township Supervisor and the County Highway Department.
- Mr. Schneidewind asked if the application is approved, what is the timeline for construction of the building. (The applicant stated he would like to be operational by September, 2021.)
- Chairman Penny asked the applicant about the building. (The applicant stated the building will be part shed and part office and will have a loading dock. The proposed building will encompass 80 x 100 ft. and is a pole barn style building.)

Public Testimony

There were no persons present for public testimony in this case.

Further Testimony

MOTION by Edwards.

The Comprehensive Plan calls for Agriculture. This business is consistent with Agriculture. The proposed design, location, development and operation of this proposed Special Use Permit adequately protects the public's health, safety and welfare and physical environment. The Special Use is consistent with the Comprehensive Plan; the Special Use Permit will have no adverse effect on the adjacent properties or on the County's overall tax base; the proposed Special Use Permit will have no effect on traffic; the Highway Commissioner was notified of the business and has no concerns regarding heavy truck traffic of up to 1,000 trucks per season with the current weight limits; the proposed business is compatible with adjacent uses; hours of operation will be from 8:00 AM to 5:00 PM, Monday through Friday; the applicant will build an office building and will have up to six employees; the County Board representative has no issue with the

proposed business; the applicant stated he will follow all county Stormwater regulations as directed by the County Engineer and this Special Use Permit will be for the applicant only. Recommend this case be granted.

Second by Gregory.

Dietz - Aye
Edwards - Aye
Meister - Aye
Howell - Aye
Chairman Meister-Aye

This case has been granted by this board and will now go to the County Board for final consideration.

New Business - Case #2

Subject Case 2020-02-SP was postponed by the applicant.

New Business - Case #3

Subject Case #2020-05-PD – Helix Property Redevelopments LLC, 9506 Ainslie Downs Street, Charlotte, NC, Owners and Paul E. Mann, III, 9506 Ainslie Downs Street, Charlotte, North Carolina, Applicant. This is a request for a Special Use Permit for a Planned Building Development pursuant to Section 40-9-3(H)(3) to allow a Duplex with modifications to Sections 40-3-7(C), (D) & (H) in a “SR-2” Single-Family Residence Zone District on property known as 1815 West Boulevard, Belleville, Illinois in St. Clair Township. (Parcel #08-23.0-200-046)

This case has been continued from October 5, 2020.

Paul Mann, Applicant

- Mr. Mann explained since the last Zoning Board he took it upon himself to go and get a cost estimate of the home plans.
- Mr. Mann explained he had the designer come up with two plans, one was to keep the original design with brick façade on the front and add brick along the sides anywhere from half the distance of the wall or maybe lower. The second plan was to keep the brick façade in the front and brick the sides all the way up to the vents on the sides.

- Mr. Mann stated 50% of the homes in Belleville average less than \$100,000.00. He stated these units would be worth approximately \$200,000.00 for each side. The goal is to increase investment in this area.

Discussion

- Chairman Penny asked if the applicant is still talking about building a duplex. (The applicant stated he would call them townhomes, since each unit and property will be owned by the occupants.)
- Chairman Penny asked if the townhomes would be for rental or homeownership. (The applicant stated the homes would be for ownership.)
- Chairman Penny asked how many square feet each side of the townhome would have. (The applicant stated each side would be approximately 1,300 to 1,500 per unit with 3 bedrooms, 2 baths and a 2-car garage with a driveway that will accommodate parking for 2 vehicles.)
- Ms. Edwards asked the applicant if he has a site plan. Ms. Edwards would like to see the layout of the driveways and how the vehicles back up on to West Boulevard. (The applicant stated they would have to back out onto West Boulevard.) Ms. Edwards stated the traffic is significant on that road and the Villas across the street have a common area where you don't have to back up onto the street.
- Ms. Edwards stated her biggest concern for this project would be backing up onto that roadway.
- Ms. Deitz asked if the home will be on a crawlspace or slab. (The applicant stated the home will be on a crawl space to provide the homeowner the ability to do repairs and such.)
- Ms. Deitz asked if each side of the home is owned, will there be two separate parcel numbers and two separate tax bills. (Ms. Markezich stated that is correct.)
- Ms. Deitz asked if there is an HOA. (The applicant stated there will be something set up where the homeowners pay a small assessment toward external structure repairs.)

Public Testimony

- Doris Mueller, 1845 Spruce Hill Drive stated just this year there have been two homes sold for around \$180,000 in this area and stated she feels either proposition would be nice with the brick on the front and partially on the sides. (Chairman Penny asked Ms. Mueller if she feels this project would be compatible.) Ms. Mueller stated she feels the project as described sounds compatible with the area. She stated there is a similar project nearby.

- Craig Miller, 1814 West Boulevard stated he lives right across the street and he has to look at this house every day. Mr. Miller asked if St. Clair County will finalize the plans for this building. (Ms. Markezich stated her office will approve the building permit and the inspectors will check the progress of the construction.)
- Mr. Miller stated West Boulevard is a very busy road and if there was some place for the tenants to turn around it would be better and he feels like this project is going to stick out like a sore thumb in this area.

Further Testimony

Chairman Penny asked if the applicant were to trade the brick on the sides of the home for a circle driveway. (Ms. Edwards stated she feels public safety should come first.)

Ms. Edwards showed the board members and applicant a picture of the driveways across the street at the condominiums where they have room to turn around and pull out onto West Boulevard.

Chairman Penny stated the board has an overhead schematic of the proposal. He stated he feels the board would be willing to forgo the brick on the sides to allow for driveway adjustments to allow the residents to do a 3-point turn and drive headfirst out into the traffic. (Board Members agreed to brick on the front and no brick on the sides, if the applicant can address the parking issues.) The applicant committed to the driveway provision.

Mr. Schneidewind stated whichever board members makes the motion they will need to include the revised stipulations that were not included on the site plan, if approving.

MOTION by Edwards.

Case #2020-05-PD – This property has public water and public sewer; the Comprehensive Plan calls for residential use. The applicant has agreed to revise his application to include full brick on the front; and in lieu of requiring brick on the sides, the applicant will revisit the site plan to include parking that will allow the applicants to turn around in their driveway with a bump out that will accommodate at least 2 cars pulling in and pulling out without having to back out onto the road; the homes will be 1,300-1,500 square feet; there will be an HOA that will take care of the common ground and the maintenance of the roof and structure; the applicant also agreed to asphalt or concrete the driveways; there is also a detailed summary for the Special Use Permit that will be entered into the file. Prior to building permit approval, the applicant will submit his plans to the

Zoning Director for review, to ensure the applicant meets the driveway standards and setback and building codes. The request is highest and best use of the property, a derelict home is being removed from the property that is an eyesore and based on the above stipulations, this request should be approved.

Second by Howell.

A roll call vote:

Edwards -	Aye
Dietz -	Aye
Meister -	Aye
Howell -	Aye
Chairman Penny-	Aye

Motion carried.

This case has been granted by this board and will now go to the County Board for final consideration.

Old Business – Case #4

Case #2018-06-SP -Request from Sunvest Solar Inc. to extend the Special Use Permit granted by the County Board on July 30, 2018 to allow a 4MW Solar Farm Energy System in an "A" Agricultural Industry Zone District on property known as XXXX Mulligan Lane, Belleville, Illinois. (Parcels 13.04.0-400-002 & 13.0-4.0-402-002).

The following case is on the docket for the purpose of renewing its Special Use Permit for one additional year.

Mr. Schneidewind stated one of the conditions was removed by the County Board that the applicants re-apply and so with that condition being removed as a limitation, therefore they only had to apply to the Zoning Director for an extension of the Special Use Permit request. Due to the COVID pandemic the Zoning Director has extended their request to re-apply. The Special Use Permit was good for two years which took them to July, 2020.

Ms. Markezich explained there have been no Solar Farm Energy projects approved by the State of Illinois at this time, so the applicants could possibly be back.

Mr. Howell asked if there is a limit on how many times the applicant can extend their request. (Mr. Schneidewind stated the Ordinance reads "not to exceed one year

each, if the plan stays initially the same". He stated there are no changes to the plan at this time.)

MOTION by Dietz.

Motion to approve request for an extension.

Second by Meister.

Edwards -	Aye
Dietz -	Aye
Meister -	Aye
Howell -	Aye
Chairman Penny-	Aye

Motion carried. This extension has been granted.

Subject Case #2018-07-SP – Request from Sunvest Solar, Inc. to extend the Special Use Permit granted by the County Board on July 30, 2018 to allow a 4MW Solar Farm Energy Farm System in an "A" Agricultural Industry Zone District on property known as XXXX S. Illinois Street, Belleville, Illinois. (Parcel #13.03-.0-300-004 & 008)

The application has not changed from what was previously approved. The applicants are asking to extend until July 30, 2021.

Motion by Dietz.

MOTION to approve request for an extension.

Second by Meister.

Edwards -	Aye
Dietz -	Aye
Meister -	Aye
Howell -	Aye
Chairman Penny-	Aye

Motion carried. This extension has been granted.

Subject Case #2018-08-SP – Request from Sunvest Solar, Inc., to extend the Special Use Permit granted by the County Board on July 30, 2018 to allow a 4MW Solar Farm

Energy System in an "A" Agricultural Industry Zone District on property known as XXXX S. Illinois Street, Belleville, Illinois. (Parcel #13-03.0-100-024)

The application has not changed from what was previously approved. The applicants are asking to extend until July 30, 2021.

Motion by Dietz.

MOTION to approve request for an extension.

Mesiter seconds.

Edwards -	Aye
Dietz -	Aye
Meister -	Aye
Howell -	Aye
Chairman Penny-	Aye

Motion carried.

MOTION to adjourn by Dietz, second by Howell. Motion carried.