

SMITHTON ZONING BOARD

ZONING BOARD HEARING MINUTES

December 16th, 2021

7:30pm

Sprengel – 3011 S Illinois St

Chairman Rodriguez called the meeting to order at 7:30pm.

Zoning Board members present were: Tom Incrocci, Dale Becherer, Tom Schanherr, Leo Simbuger, Julie York and Jesse Carlton. Also present were Zoning Administrator and Engineer Scott Saeger, Chairman Lori Rodriguez, Deputy Zoning Administrator Michelle Schlarman and Attorney Carmen Durso.

Chairman Rodriguez asked for a motion to approve the meeting minutes from October 20, 2021, Houghlan – 226 N Julia and SAA/Park – 67 Memorial Drive. A motion was made by Dale Becherer and seconded by Tom Incrocci to approve the minutes from the hearings on October 20, 2021. All members were in favor. Motion was granted.

Deputy Zoning Administrator Michelle Schlarman read the notice as published in the Freeburg Tribune.

Chairman Rodriguez read the letter sent to surrounding residents and the list of those residents.

The applicants were sworn in by Deputy Administrator Michelle Schlarman.

Jason Sprengel explained to the Board that he opened his custom painting business 9 years ago and then opened an indoor storage business 4 years later. He is now asking for a Variance for a 16-foot wall height and 22-foot roof peak on a new storage building for Campers/RVs, and a Special Use Permit to expand the existing storage business. He stated that his storage buildings are full, and he has been turning away business. He thinks that there is a need for Camper/RV storage in the area.

Questions and discussion with the Zoning members revealed the following information: There is currently a 7-foot chain link fence in between the existing buildings and the field to the West. He would be amenable to adding fencing to discourage entrance/exit along the North edge and also on the NW corner. The existing storage buildings face each other, with the entrance doors to the East. There are two video surveillance camera security systems in place. The new indoor

storage building will be the same size as the existing storage buildings. The new Camper/RV building will be 45-feet by 210-feet. Storage building lease agreements will prohibit any outside parking, dumping or filling any liquids, or working on the Campers/RV's. There will be lighting on the front of the buildings and inside, but no electric outlets inside the buildings. Solar battery tenders might be allowed. The floor of the Camper/RV building will be gravel. There will be 15 units with 12ft high doors with pipe bollards at the entrances. The units will be 14ft wide and he is willing to install chain link fence between the stalls to prohibit indoor entrance from one stall to another. Installation of fire extinguishers was discussed since the Campers/RV's may have propane tanks on the trailers. There is enough space on the lot to allow the Campers/RV's enough room to navigate and back into the building. The driveway will not cross over any utilities. Sprengel might widen the driveway apron at the entrance from the highway.

Surrounding neighbor Bob Feder confirmed with Sprengel that the buildings will be at least 25-feet from the northern property line.

Zoning Administrator Saeger confirmed that there are no Village rules prohibiting rock flooring in buildings. Saeger stated that Commercial building plans must follow the International Building Code. He will be doing inspections throughout the project and there will be electrical inspections done as well. He will check that special requirements are met.

Sprengel stated that he would consider it a hardship if his Variance and Special Use Permit was denied because he would be unable to expand his business.

Tom Incrocci made a motion which was seconded by Tom Schanherr to recommend to the Village Board approval of the Variance request for a 16-foot wall height and 22-foot roof peak for the proposed Camper/RV storage shed, contingent with approval of the Special Use Permit for the two new storage buildings at 3011 S Illinois Street, Belleville, IL 62220, as identified and presented at the December 16, 2021, Smithton Zoning Board Hearing. Additional requirements for the Special Use Permit include that the Special Use Permit for buildings 3 & 4 cannot be transferred to new owners upon sale of the property; new owners wishing to continue operating the facility for vehicle storage will have to apply for a new Special Use Permit; no outside storage or overnight parking in or around the two new proposed buildings; the new storage facilities will be at least 25 feet off the property lines; operation of these buildings for storage is contingent on placement of at least a 6 foot tall fence to be erected between the two north side buildings (existing small storage building and the proposed Camper/RV storage building) and in the northwest corner by the two new buildings; fire extinguishers must be placed in each unit of the Camper/RV building; a 7-10 foot chain link fence must separate each unit in the Camper/RV building; no electric outlets should be installed in the Camper/RV building. Roll call was taken: Tom Incrocci, yes; Tom Schanherr, yes; Dale Becherer, yes; Leo Simburger, yes; Julie York, yes; Jesse Carlton, yes. Motion was granted.

Dale Becherer made a motion which was seconded by Leo Simburger to adjourn. All were in favor. Motion was granted and meeting adjourned at 8:28pm.