

ALTON ZONING BOARD OF APPEALS MINUTES  
CITY COUNCIL CHAMBERS  
OCTOBER 12, 2016, AT 1:15 P.M.

MEMBERS PRESENT: Philip Hamilton (Chairman), Maxine Caldwell, Joe Brice

ABSENT: Earl Brown, Todd Harpole

OTHERS PRESENT: Matt Asselmeier (Deputy Director of Development and Housing), and Micky Jones (Secretary)

Bax Engineering Company, on behalf of Gutu, LLC, is requesting a zoning variance of the required street side yard setback from 15 feet to 10 feet per City of Alton Code, Zoning Ordinance Section 11-5-10 (F) and for a waiver for required parking, Section 11-9-5 C (17) reducing the required number of parking spaces from 46 to 30 for a proposed Dollar General at 2901 Homer Adams Parkway, Alton, Illinois.

Chairman Hamilton called the meeting to order at 1:27 p.m.

Larry Walker, Bax Engineering, and Tim O'Brien, GD Partners, were present. Mr. Walker stated this property is 9.73 acres and was a former drive thru restaurant (vacant since 2007). The site will be a new Dollar General Store, 9,100 square feet, 2 accesses, 30 parking stalls. The Alton City Code requires 46 parking stalls. Mr. Walker showed the plat and explained. The site cannot accommodate more than 30 parking stalls. Also, they would like a variance of the required street side yard setback from 15 feet (city code requirement) to 10 feet.

Questions:

- Discussed the grassy area to the side of the proposed building.
- Some trees to be removed, but new trees will be planted.
- Plans should be submitted in a week or so.
- MCT had a request. Yes, the sidewalk connections and bus stop will be addressed.
- Contract to buy property? Will purchase after Zoning Board of Appeals approval and construction review.
- All utilities in place.
- Should open mid-April if everything remains on schedule.

Motion was made by Joe Brice and seconded by Maxine Caldwell to grant the requested zoning variance of the required street side yard setback from 15 feet to 10 feet per City of Alton Code, Zoning Ordinance Section 11-5-10 (f) and for a waiver for required parking, Section 11-9-5 C (17) reducing the required number of parking spaces from 46 to 30 for a proposed Dollar General at 2901 Homer Adams Parkway, Alton, Illinois.

Vote was 3 to 0 in favor

Adjourned 1:35 p.m.  
attachments

## MEMORANDUM

**TO:** The Alton Zoning Board of Appeals

**FROM:** Matthew H. Asselmeier, MPA, AICP, Deputy Director of Development and Housing

**DATE:** October 5, 2016

**RE:** Street Side Yard Setback Variance and Parking Variance Request at 2901 Homer Adams Parkway (P.I. #: 23-2-08-06-16-403-006).

Bax Engineer Company, on behalf of Gutu, LLC, is requesting a zoning variance of the required street side yard setback from 15 feet to 10 feet and for a variance reducing the required number of parking spaces from 46 to 30 for a proposed Dollar General Store at the property identified by parcel ID number 23-2-08-06-16-403-006 also known as 2901 Homer Adams Parkway.

### Background

In May 2016, Bax Engineering Company requested that City Staff review a preliminary site plan for a proposed Dollar General Store at 2901 Homer Adams Parkway. The proposal called for the demolition of the existing former restaurant, the construction of an approximately nine thousand, one hundred square foot (9,100 sq. ft.) Dollar General store, and the reconstruction of the parking lot at the subject property. The existing Dollar General store located at 2982 Homer Adams Parkway would be relocated to the subject property. A copy of the preliminary site plan is included as Exhibit A. A copy of the preliminary site plan placed over the aerial of the site as it presently exists is included as Exhibit B.

Upon review of the preliminary site plan, on May 23, 2016, Staff sent Bax Engineering Company a letter identifying the need for variances to the street side yard setback and the parking regulations if they chose to develop the site as proposed on the preliminary site plan. A copy of this letter is included as Exhibit C. Upon consultation with the owner of the property and Dollar General Corporation, Bax Engineering Company requested variances to the street side yard setback and parking requirements. A copy of Bax Engineering Company's request for variances is included as Exhibit D. A copy of the letter authorizing Bax Engineering Company to represent Gutu, LLC is included as Exhibit E. A copy of the letter from Dollar General Corporation explaining their reasons for the parking variance is included as Exhibit F.

Bax Engineering Company was the engineering firm that prepared the plats for the DanMar Subdivision in 2015; the Dollar General located at 1822 E. Broadway is located in this subdivision. As part of the subdivision process, the City Council approved a similar parking variance for the E. Broadway Dollar General store, reducing the required number of parking

spaces from forty-six (46) to thirty (30). The proposed Dollar General store at the subject property would look similar to the newly constructed store in the 1800 block of E. Broadway. Pictures of the store in the 1800 block of E. Broadway are included as Exhibit G.

### **Findings**

The subject property is zoned C-2 (General Commercial District) and is currently the site of a former restaurant; no business license has been issued at this property since 2007. All of the adjoining properties share this zoning classification. The purposed use is a permitted use within this zoning classification.

Mart Drive, an approximately fifty foot (50') wide right-of-way, runs to the west of the subject property and connects the K-Mart and Tractor Supply parking lots with Bloomer Drive and Homer Adams Parkway (State Routes 3 and 111). Pursuant to Title 11, Chapter 5, Section 10 (F) of the City Code, a fifteen foot (15') street side yard setback is required. The petitioners believe a ten foot (10') setback would allow them maximize the usage of the site. Pictures of the street side yard area of the property are included as Exhibit H. As noted in the pictures, several trees and a Madison County Transit bus stop could be impacted by the proposed reconfiguration of the site.

Based on the information provided in the preliminary site plan and the requirements of Title 11, Chapter 9, Section 5 (C)(17)(d), a retail store of this size would be required to install forty-six (46) off-street parking spaces. As noted in Exhibit F, Dollar General believes that thirty (30) off-street parking spaces would adequately serve the needs of patrons at this store.

Staff's main concerns regarding the street side yard setback request was lines of sight for motorists on Mart Drive and that Public Works' ability to maintain Mart Drive would not negatively be impacted by the proposed variance. Public Works expressed no objection to the proposed street side yard setback variance.

If the street side yard setback variance was granted as requested, the new setback would run the entire length of the Mart Drive side of the property. If the proposed Dollar General were not constructed or demolished in the future, the variance would remain with the property and future buildings could be constructed up to the new setback line.

Staff's main concerns regarding the parking variance was the ability of first responders to navigate the parking lot and access the building. The Police and Fire Departments expressed no concerns regarding the proposed parking layout provided that the future occupants of the building did not block fire escapes.

If the parking variance was granted as requested, any new retail operating in the same size building would be eligible to use this variance.

CORRESPONDENCE RECEIVED

Favorable: None as of the date of this Memo.

Unfavorable: None as of the date of this Memo.



CITY OF ALTON  
ILLINOIS

DEPARTMENT OF  
DEVELOPMENT AND HOUSING

101 E. THIRD ST.  
ROOM 202  
ALTON, IL 62002

October 12, 2016

Bax Engineer Company  
Attn: Larry Walker PE  
221 Point West Blvd  
St Charles, MO 63301

Re: Variance Request

To Whom It May Concern:

The Zoning Board of Appeals met on October 12, 2016, to review your request for a zoning variance of the required street side yard setback from 15 feet to 10 feet and for a variance reducing the required number of parking spaces from 46 to 30 for a proposed Dollar General Store at 2901 Homer Adams Parkway, Alton, Illinois.

The Board voted 3 to 0 in favor of the variance.

Thank you for your cooperation.

Sincerely,

Matthew H. Asselmeier  
Deputy Director of  
Development and Housing