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BOARD OF ADJUSTMENT AGENDA  
FEBRUARY 6, 2012

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BOARD OF ADJUSTMENT:

Dr. James Hood, Chair  
Edmund Johnson, Vice-Chair  
Nancy Corbin, Secretary  
Lou Cariffe  
William Otto  
Don Garrison, Jr., Alternate  
Mark Fenton, Alternate  
Brian Andrzejewski, Alternate

The St. Charles Board of Adjustment will meet on Monday, February 6, 2012, at 6:00 p.m. on the fourth floor of City Hall in the City Council Chambers to consider the following matters:

*Call to Order and Call the Roll*

1. Case No. BOA-24-11. Address: 3820 West Clay Street (Big St. Charles Motorsports). Three (3) Requests. 1<sup>st</sup> - Request to decrease the required parking lot setback along an interior property line (north and east) from five (5) feet to zero (0) feet §156.119(J)(3)(a), 2<sup>nd</sup> – Request to decrease the required number of trees along an interior parking lot perimeter from two (2) trees to zero (0) trees along the north side and from five (5) trees to zero (0) trees along the east side as regulated in §156.119(J)(3)(b), and 3<sup>rd</sup> - Request to decrease the required number of shrubs along an interior parking lot perimeter from nineteen (19) shrubs to zero (0) shrubs along the north side and from forty-four (44) shrubs to zero (0) shrubs along the east side as regulated in §156.119(J)(3)(c) of the City of St. Charles Code of Ordinances. The zoning for the subject property is C-3 Highway Business District. (Ward 6) STAFF REQUESTS THAT THIS ITEM REMAIN ON THE TABLE. AT SUCH TIME THE APPLICATION IS TAKEN OFF THE TABLE, THE APPLICANT WILL BE REQUIRED TO SEND NEW NOTICES TO PROPERTY OWNERS WITHIN 300 FEET AT LEAST 15 DAYS PRIOR TO THE HEARING.

2. Case No. BOA-01-12. Address: 902-904 South Main Street (Russell T. Schwarz). Seven (7) Requests. 1<sup>st</sup> - Request to increase the maximum number of principal buildings on a commercial lot from one (1) to two (2) as regulated in §400.110(A) (*formerly §156.011(A)*), 2<sup>nd</sup> – Request to decrease the required width of a two-way driveway from twenty-six and a half (26.5) feet to ten point three (10.33) feet as regulated in §400.700(B) (*formerly §156.119(B)*), 3<sup>rd</sup> – Request to reduce the required landscape buffer between the right-of-way line and adjacent parking lot from fifteen (15) feet to zero (0) feet along McDonough Street and fifteen (15) feet to six and a half (6.5) feet along Riverside Drive as regulated in §400.700(J)(2)(a) (*formerly §156.119(J)(2)(a)*), 4<sup>th</sup> – Request to reduce the amount of landscaping along a parking lot adjacent to McDonough Street and Riverside Drive from two (2) trees and eighteen (18) shrubs to zero (0) trees and zero (0) shrubs as regulated in §400.700(J)(2)(a) (*formerly §156.119(J)(2)(a)*), 5<sup>th</sup> – Request to reduce the required landscape buffer between an interior property line and a parking lot perimeter from five (5) feet to zero (0) feet as regulated in §400.700(J)(3)(a) (*formerly §156.119(J)(3)(a)*), 6<sup>th</sup> - Request to reduce the amount of landscaping along an interior parking lot perimeter from two (2) trees and twenty (20) shrubs to zero (0) trees and zero (0) shrubs as regulated in §400.700(J)(3)(b)&(c) (*formerly §156.119(J)(3)(b)&(c)*) and 7<sup>th</sup> – Request to decrease the front yard setback along Riverside Drive from ten (10) feet to five and a half (5.5) feet for a new trash enclosure structure as regulated in §400.200(D)(5)(a) (*formerly §156.031(D)(5)(a)*) of the City of St. Charles Code of Ordinances. The zoning for the subject property is HCD Historic Commercial District. (Ward 2)

#### Adjournment

The next meeting of the Board of Adjustment is scheduled for Monday, March 12, 2012.

Posted at 11:00 A.M. 2/2/12 by dot