



## ***NOTICE OF PUBLIC HEARING***

The City of Troy Zoning Board of Appeals will hold a public hearing on Thursday, February 6, 2020 at 7:00 p.m. in City Council Chambers at the Troy Municipal Building, 116 E. Market St., Troy, Illinois for the purpose of hearing testimony from the public for the following petition: Petitioner Lerch Homes, developer, is planning a new building and is requesting a variance to the required minimum number of car holding spaces in the drive up area. Code of Ordinances Section 154.87 requires 6 spaces but the petitioner is proposing 4 car holding spaces at the drive through on the east side of the building. This is located in C-2 General Commercial at **2111 Troy Boulevard**.

All interested persons may attend this public hearing of the City of Troy Zoning Board of Appeals in person, in writing, or by counsel. The public hearing is an opportunity for public comment.

Linda Taake  
Administrative Coordinator  
Building & Zoning Department

Public Notified: January 13, 2020

Media Notified: January 13, 2020



## APPLICATION FOR BULK/AREA VARIANCE

**Notice to Applicants:** All information requested on this application must be completed before a hearing will be scheduled. A deposit of \$300 must accompany this application with all expenses associated with this request deducted from the deposit. After all expenses are deducted, any remaining balance will be refunded to the applicant. A notice of the hearing will be published in the local newspaper at least 15 days before the hearing. The applicant/owner will be notified by certified mail of the time and place of the hearing. The applicant, applicant's attorney or duly-authorized agent should appear at the hearing to present this case to the Zoning Board of Appeals.

A variance provides relief to a property owner when the strict enforcement of the zoning regulations would result in great practical difficulties or hardship to the applicant. More specifically, the Board of Appeals shall not decide upon a variance unless they determine, based upon the evidence presented to them, that: (1) The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; (2) The plight of the applicant is due to peculiar circumstances; (3) The peculiar circumstances engendering the variance request are not applicable to other property within the district, and therefore, that a variance would be a more appropriate remedy than an amendment; (4) The variance, if granted, will not alter the essential character of the area where the premises in question are located, nor materially frustrate implementation of this municipality's Growth Management Plan; and (5) The variance, if granted, will not be detrimental to the public health, safety, and welfare.

The burden of providing substantiating evidence rests with the applicant. Applicants are encouraged to contact the Building & Zoning Department if they have any questions.

Applicant's name: Lerch Homes- Forrest Lerch/Matt Bruhn Phone: Lerch - 618.781.3465  
Bruhn - 618.779.4040

Mailing address: 3028 Keebler Road, Collinsville, IL 62234

Applicant's interest in property:

Owner  Contract purchaser  Lessee  Other Developer

Owner's name: Osborn Development, LLC Phone: 618.346.7878  
*(if other than applicant)*

Mailing address: 100 Regency Centre, Collinsville, IL 62234

Address of property: 2111 Troy Blvd

Building & Zoning Dept.  
116 E. Market Street  
Troy, Illinois 62294

(618) 667-8734 ext. 4  
[buildingzoning@troyil.us](mailto:buildingzoning@troyil.us)  
[www.troyil.us](http://www.troyil.us)

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Current zoning of property: C-2 General Commercial

Present use of property: *(Single-family home, multi-family home, commercial, vacant, etc.)*

Vacant

Planned use of property/Reason for the variance: Commercial building / Drive through stacking requirement

See attached Site Plan (C2.0). Vehicle stacking highlighted in red.

**Variance Request:** *(Specify using maps, pictures, site plans with dimensions, written explanations and any other information necessary in obtaining approval of the variance.)*

1. Which unique characteristics prevent reasonable use for any of the permitted uses in that zoning district?  
Describe the items checked, giving dimensions where appropriate.

Too narrow

Topography

Soil

Too small

Drainage

Subsurface

Too shallow

Slope

Other The proposed building is too shallow to provide adequate space for stacking at the east drive through without utilizing space in front of the building.

2. How do the above site conditions prevent any reasonable use of property? For the entrances to the site to line up with the entrances to the site directly to the east, the width between the entrances is too narrow to allow for an adequately loaded drive through on both ends of the building. Not aligning the entrances with the property to the east creates a safety hazard for vehicles entering and leaving the property.
3. Are these site conditions peculiar only to the property described in the application?  Yes  No

If no, how many other properties are similarly affected? \_\_\_\_\_

4. What is the "minimum" modification (variance) from the area and bulk regulations that will permit a reasonable use of the property? *(Attach additional sheets, if necessary.)*

The developer is requesting a variance for the required vehicle stacking on the east drive through of the proposed commercial building. In the proposed condition, the current layout allows for 4 vehicles to stack in the drive through area before encroaching into the parking lot. The proposed use of the east tenant is a sit down restaurant, with carry out/pickup window drive through. There is no intended ordering from the drive through. Traffic generated by the drive through, will be for pickup/payment only therefore minimizing the amount of vehicles staking/waiting in line for the window.

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Please attach the following to this application:

- A site plan that includes:
  - 1) The size and location of: Lot; All structures – existing and proposed; Access from streets; Parking spaces – existing and proposed;
  - 2) Distance between: buildings and front, side and rear property lines; Principal building and accessory buildings;
  - 3) Location of any signs, easements, underground utilities, etc.
- Any additional information as may reasonably be required by the Building & Zoning Administrator and applicable sections of the Zoning Ordinance.
- \$300 hearing fee deposit.

**PLEASE NOTE:** *In the consideration of the requested variance, the Zoning Board of Appeals base their findings and decisions on the City of Troy Code of Ordinances **ONLY**. In the event the requested variance(s) is/are granted by the Board, the City of Troy does not warrant or guarantee that these variance(s) will conform to any restrictions which may be described in the applicant's deed or subdivision restrictions. The City of Troy may not have authority to grant variances for those restrictions, if they exist.*

*The Zoning Board of Appeals requests the applicant provide, at least ten days prior to the hearing, a list of witnesses and/or an attorney who may present evidence at the hearing.*

I certify that I have read the notice to all applicants and that all of the above statements and the statements contained in any papers or plans submitted herewith are true and accurate. I consent to the entry in or upon the premises described in this application by any authorized official of the City of Troy for the purpose of inspecting or of posting, maintaining, and removing such notices as may be required by law.

Applicant's Signature

Date

  
Owner's Signature

1-2-20

Date

For more information, visit Section 154.157 Variances in the Code of Ordinances on our website at [www.troyil.us](http://www.troyil.us)

**KEYED NOTES**

- 1 MATCH NEW CONCRETE PAVEMENT INTO EXISTING PAVEMENT
- 2 TYPICAL HANDICAP PARKING STRIPING PER CITY OF TROY STANDARDS. SEE TYPICAL PARKING DETAIL.
- 3 TYPICAL PARKING STRIPING PER CITY OF TROY STANDARDS. SEE TYPICAL PARKING DETAIL.
- 4 DRIVE THROUGH PAVEMENT MARKING HATCH BY OWNER.
- 5 TYPICAL PAVEMENT MARKING ARROWS, BY OWNER.
- 6 TYPICAL "DRIVE THRU" PAVEMENT MARKING, BY OWNER.
- 7 CURVED PAVEMENT MARKING ARROW, BY OWNER.
- 8 B-6.12 CONCRETE CURB & GUTTER. SEE DETAIL.
- 9 B-6.18 CONCRETE CURB & GUTTER. SEE DETAIL.
- 10 TRANSITION CURB FROM 6" TO 6" OVER 10 LINEAR FEET.
- 11 DEPRESSED CURB AND GUTTER. SEE DETAIL.
- 12 CONCRETE WHEEL STOP. SEE DETAIL.
- 13 SIDEWALK IS FLUSH WITH PAVEMENT.
- 14 TRANSITION CURB FROM 6" TO 6" OVER 3LF.
- 15 TRASH ENCLOSURE. SEE DETAIL.
- 16 CONCRETE SIDEWALK. SEE DETAIL.
- 17 CROSSWALK. SEE DETAIL.
- 18 IDOT TYPE "A" SIDEWALK RAMP. SEE IDOT STANDARD SPECIFICATION 424001-04.
- 19 CONCRETE SIDEWALK AT BUILDING ENTRANCE. SEE DETAIL.
- 20 CONCRETE CURB TURNOUT. SEE DETAIL.
- 21 TURNOVN SIDEWALK. SEE DETAIL.
- 22 FLARED ACCESSIBLE SIDEWALK RAMP. SEE DETAIL.

**LEGEND**

- CONCRETE PAVEMENT SEE DETAIL.
- ACCESSIBLE PATH

**NOTES**

SEE SHEET C0.1 FOR SYMBOLOLOGY LEGEND

ALL WORK COMPLETED WITHIN CITY RIGHT-OF-WAY SHALL FOLLOW STANDARD IDOT TRAFFIC CONTROL GUIDELINES. COORDINATE WITH CITY PRIOR TO BEGINNING WORK WITHIN RIGHT-OF-WAY.

ALL TRAFFIC SIGNS SHALL BE MOUNTED PER MUTCD AND CITY OF TROY STANDARDS.

ACCESSIBLE PARKING AND PATH SHALL MEET 2018 ILLINOIS ACCESSIBILITY CODE STANDARDS.

**SITE INFORMATION**

ADDRESS - 2111 TROY BOULEVARD

EXISTING ZONING - C-3 GENERAL COMMERCIAL

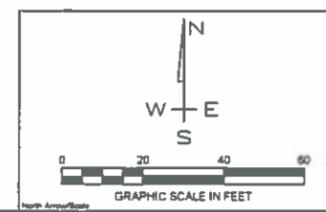
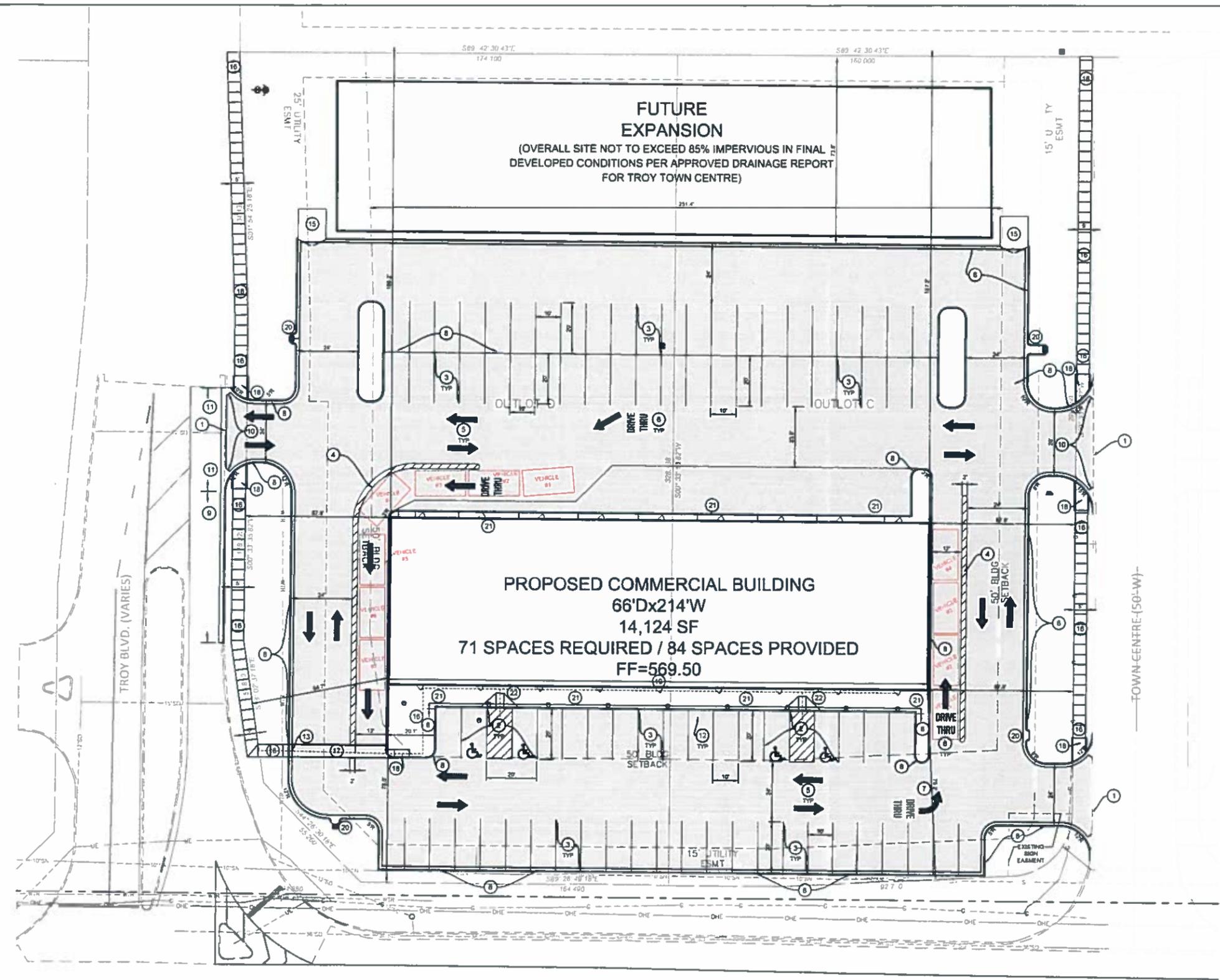
PROPOSED ZONING - C-2 GENERAL COMMERCIAL

TOTAL SITE AREA - 100,760 SQ FT (2.45 ACRES)

SETBACK REQUIREMENTS  
 FRONT - 50'  
 LEFT SIDE - 50'  
 RIGHT SIDE - 50'  
 MAXIMUM STRUCTURE COVERAGE 35%  
 PROPOSED BUILDING AREA - 15% (12,800 SF)  
 PROPOSED PAVEMENT/SIDEWALK AREA - 53% (56,648 SF)  
 PROPOSED LAWN/LANDSCAPING AREA - 32% (37,314 SF)

BUILDING DATA  
 214x90'  
 14,124 SQ FT

PARKING DATA  
 REQUIRED - 71 SPACES  
 PROPOSED - 83 SPACES



DEVELOPER:  
 Lerch Properties  
 2921 North Center Street  
 Maryville, Illinois 62063  
 www.lerchproperties.net

**Troy Commercial**  
 2111 Troy Blvd  
 Troy, Illinois

DATE	REVISION
8.18.19	IMPROVEMENT PLAN SUBMITTAL - CITY OF TROY
12.4.19	APPROVEMENT PLANS - COMMENT REVISIONS

ENGINEER:	VOLKERT	1500 Eastport Plaza Drive, Suite 200 Callowville, Illinois 62234
DRAWN BY:	CTB	DATE: 12.4.19
PROJECT ENGINEER:	JW	PROJECT #: 1034700
APPROVED BY:	JW	

**C2.0**  
 Site Plan