

**VILLAGE OF MILLSTADT  
ZONING BOARD MEETING  
FEBRUARY 26, 2019  
7:30 P.M.**

The meeting was called to order by Chairman Pro-Tem Ron Krick, with the following board members answering to roll call: Ron Krick, Wayne Muskopf, Mark Germann, Dave Graf, Charlie Butzinger and Mike Capell. Chairman Mike Wegescheide was absent. Steve Muskopf, the Zoning Administrator, was present.

A motion was made by Mike Capell and seconded by Dave Graf to approve the October 23<sup>rd</sup> minutes. The motion carried unanimously.

Ron Krick announced that there was one hearing on the agenda and the annual review of the Zoning Maps.

Hearing A-46 for a Zoning Amendment change to the 2<sup>nd</sup> addition to Alpine Trails on Old Urbana Road

Crissy Pipik swore in all citizens wishing to speak.

JL SCHAEFER HEARING: Ron Krick asked Jim Schaefer to explain what he was asking for and why. Mr. Schaefer stated he is a builder and is asking for the zoning change so that he has smaller lots to build smaller houses on. He doesn't want to necessarily build cheaper houses, just smaller ones. He could build a 1,700 square foot house and sell it for \$280,000. He would like to sell to seniors and singles. There isn't anything in the old part of town for them. He is not planning on building junk houses. He plans on keeping the 25-foot front setback and 10-foot side setback that is required in an R2 district so it wouldn't look so different from the Alpines or Stonebridge. Resident Brett Anderson asked why change the code if Mr. Schaefer is planning on keeping the same setbacks. Steve Muskopf answered that the minimum lot width in an R2 district is 90 feet; in an R1 district he could go down to 65 feet. He could be restricted to stay with the R2 setbacks which would be enforceable in court. He wouldn't be able to change them to 50-foot lots once it is recorded. Mr. Anderson asked if it was worth it to do all this just for that little change. Mr. Schaefer answered it makes a big difference to single and older people. Resident Michelle Rist asked if those types of people would be able to afford a \$280,000 house. Mr. Schaefer answered that not all the houses would be at that price. He stated that the cost is higher now than when they bought their houses. The houses he is wanting to build will raise the value of their homes. Resident Luci Washburn asked if there is a law that stated what size houses would have to be built on those lots.

Steve answered that if it is on record how Mr. Schaefer is building the houses, then that is how it will be. Resident Jim Barganier stated that the map that is being displayed is a concept plan; once the zoning is changed and it is recorded at the county courthouse, Mr. Schaefer can change the lots to 50 feet instead of the 65 feet he says he wants. Steve stated that he wouldn't be allowed to do that. Discussion followed. Ron stated if the Zoning Board recommended the zoning change with a 65 foot limit, and the Village Board approved it, it would stay at 65 feet and wouldn't be able to be changed. Mr. Barganier asked why a new zoning district couldn't be created. Ron answered it won't happen. Mr. Barganier stated the residents don't want this change. All of Alpine Trails and Alpine Meadows would be affected. He requested that the Board wait until the next meeting to make a decision so that the property owners could have time to discuss this change. Discussion followed. Mr. Anderson asked if there would be an age limit for the homes Mr. Schaefer is proposing. Mr. Schaefer answered there are people who want a new home but don't want the larger size. Mr. Anderson replied Mr. Schaefer is trying to guilt them by specifying the type of person who will purchase these houses. Ron clarified that Mr. Schaefer is gearing these houses towards those types of people. Resident Gary Gansmann asked what size lot Mr. Schaefer would put the \$280,000 house on. Mr. Schaefer answered he could put it on any size lot. Mr. Gansmann asked if it would be a one-story house. Mr. Schaefer answered yes. Resident George Aplin stated that if things would financially go downhill for Mr. Schaefer, he could sell out to someone else and what would keep them from throwing up little crappy houses. Mr. Aplin added that he and his family have enjoyed living in this community and seeing the value of their home appreciate over the last 10 plus years but this kind of situation makes him want to run away to a neighboring community and find something comprehensible where the taxes aren't so high; he doesn't want to walk away but this makes him think about it. Mr. Gansmann asked what amount of brick would be on these houses. Steve answered the Village passed a masonry ordinance which requires a certain percentage of brick. Mr. Gansmann asked if this proposed addition would be tied into Stonebridge or use Adderly Lane as an exit. Steve answered this addition wouldn't be tied into Stonebridge yet, therefore Adderly Lane would be the main road used. Resident Charles Branum asked if that would mean more people coming down Adderly Lane. Steve answered yes, it would be an increase of 12 proposed lots. The subdivision addition has already been plotted so it has already been designed for Adderly Lane to be used. Resident Ashley Muendlein asked why Mr. Schaefer couldn't build on the lots that are already available. Mr. Schaefer answered not everyone wants the bigger home. Resident Jennifer Boyer stated that because of the size of the homes in the Alpines it has kept lower income people out of the community and that is why people live in Millstadt. They don't want it turning into Belleville and don't want to see these houses turning into rental properties or Section 8 housing. Resident Deanna Campo asked that the Board consider the additional traffic that would be introduced onto roads without sidewalks. Resident Brad O'Donnell stated that the residents purchased their houses knowing the additional plots were already platted in the field. He asked the Board to do their research to find out if rezoning the addition would change the value of the homes around it; will the smaller property size drop the existing property values. Mr. O'Donnell stated the residents live in Millstadt because of the quality of people and that is why there are regulations about the types of houses that are built. Discussion followed. Mr. Schaefer stated he is just trying to get people here

who don't need the bigger house. He is looking for empty nesters and younger people who have the money but don't want the huge yard to take care of. Resident Kevin Juhas stated there is no way to determine who will move into these houses. Mr. Schaefer answered that was true, but Section 8 people wouldn't be able to live there. Mr. Juhas stated there are other options for places to build because Stonebridge and Parkview Manor have open areas. Dave Graf asked that since the amendment proposal is for a certain parcel number, would it apply to just the second addition or the rest of the proposed development. Mr. Schaefer answered the parcel number does pertain to the whole thing but the 3<sup>rd</sup> addition won't get a new parcel number until the property is split. Dave stated the Board needs to be careful that the change wouldn't take over the whole area. Mr. Schaefer stated if the Village Board approved the change, he would get another parcel number for the 3<sup>rd</sup> addition. Mr. Gansmann asked why Mr. Schaefer couldn't develop an R1 subdivision somewhere else in the Village. Mr. Schaefer answered because he wants a property that is already set up for sewer and water. Steve clarified the infrastructure isn't in place yet. Mr. Branum stated that the residents came into this community knowing there would be expansions but expecting that everything that makes Alpine Trails, Alpine Trails would still be there. Mike Caponi added that the residents of Stonebridge know that they will end up connected to the Alpines and be a thoroughfare. Ron added there was a similar issue when the strip mall was put in in front of Regency Place even though the area was already zoned commercial. Ron reiterated that this meeting was to hear the residents' opinion and no decision had been made yet. Resident Ken Firestone stated that someone else could come in and build \$150,000 houses that would be worse than what is being proposed without changing the zoning because there isn't a limit. Mr. Gansmann asked how many different home styles Mr. Schaefer planned on building. Mr. Schaefer answered he had six or seven different models. Mr. Branum asked if each expansion would have different restrictions. Steve answered that each addition has a separate restrictive covenant. Steve added that if Mr. Schaefer hadn't asked for the zoning change, he could have submitted his plans to the Planning Commission and, if it was approved, he could have begun building without any of the residents being notified. Ms. Rist asked why the Board would allow someone else to purchase the property and build cheaper houses. Mr. Schaefer answered that anyone can purchase the property from Mr. Vollmer. There are no restrictions on the type of house that can be built there besides the zoning requirements and the masonry ordinance. Mr. Anderson stated that it's obvious that Mr. Schaefer will not buy the land if he can't split up the lots to sell cheaper homes on smaller lots. Ms. Rist stated Mr. Schaefer doesn't have any problems selling homes. Mr. Schaefer answered he can't sell homes in Millstadt because of the types of homes people want in the Village. Mr. Anderson stated that wasn't their problem. Mike Capell stated that it seemed like there was a lot of information for the Board to consider. Mike Capell made a motion to table Hearing A-46 until March. Wayne Muskopf seconded the motion. The motion carried unanimously. Ron stated they will look more into it and maybe the home owners would also have a meeting. They will discuss it again at the Zoning Board meeting on Tuesday, March 26<sup>th</sup> at 7:30pm at Village Hall. Mr. Juhas asked what the procedure was for meeting notification because he only found out by word of mouth. Steve Muskopf stated that notices go out to the properties that live within 250 feet of the property being discussed. Steve added that there

will not be a notice put out for the meeting in March because this discussion is considered the notice.

MAP REVIEW HEARING: Ron Krick stated the Board needed to recommend approval of the 2019 Zoning maps. Steve Muskopf explained that there were two small changes. The north side of Parkview Drive from North Polk Street to the swimming pool was changed to an R2 district. A small parcel on West Gooding Street that was changed to a P district for Village Park land. Wayne Muskopf made a motion to recommend approval of the 2019 Zoning maps as presented. Mike Capell seconded the motion. The motion carried unanimously.

OLD BUSINESS: none

NEW BUSINESS: Ron Krick stated there will be a Zoning Board meeting in March.

A motion was made by Dave Graf and seconded by Ron Krick to adjourn the meeting. The motion carried unanimously.

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Crissy Pipik, Clerk

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Ron Krick, President Pro-Tem