

Zoning Board of Appeals Notice

Date: January 12, 2026

Time: 6:00 p.m

To: Zoning Board Meeting

From: Building & Zoning

Public Hearing:

- Public Hearing – #2 Executive Plaza Ct. Maryville, IL 62062

Agenda Items:

- Approval of minutes
- #2 Executive Plaza Ct Maryville, IL 62062 Car Wash- Request for Variance on Parking
- Public Comments:

Please attend this meeting if possible. If you are unable to attend, please call Shane Fulton at 618-900-4358

618-900-4358. This meeting is important, and quorum must be present. Hope to see you there.

MARYVILLE PLANNING COMMISSION
October 27, 2025

The regular meeting of the Maryville Planning Commission was called to order at 6:30 PM on October 27, 2025 by R. Covarrubias.

Roll Call:

Members in Attendance: K. Flaughner, M. Floyd , R. Covarrubias, C. Keplar, J. Watson, C. Vincent

Members Absent: T. Nemsky

Additional Attendees: S. Fulton, Wayne White, Larry Gullledge, Gary Kukla, Bob Massa

R. Covarrubias called for a review and approval of the minutes from the September 22, 2025 meeting of the Planning Commission. M. Floyd motioned to approve the minutes and K. Flaughner seconded. Motion carried, all ayes.

Zoning has hired a full-time assistant. Staff report will be given to the Planning Commission going forward to prep the members. S. Fulton will try and get packets delivered approximately one week ahead of the planned meeting date.

Final Plan Review for Over the Moon Estates 19 Northwood Ave. Maryville, IL 62062

Comments and discussions were held between members of the planning commission regarding the final plans being proposed. The final plans were not included for approval by the Planning Commission. The greenspace shown in the improvement plans is currently on private properties with the stormwater retention area is not clearly defined.

C. Vincent motioned to table the Plan Review until a later meeting when final plans can be submitted. The motion was seconded by M. Floyd.
Motion carried all ayes.

Final Development Plan Review for Anthony Townhomes 2521 N. Center St. Maryville, IL 62062

Owner to apply for new addressing. Comments and discussions were held between members of the planning commission regarding the final plans being proposed. The owner of the property was in attendance to discuss plans with the Planning Commission. B. Massa confirmed that the plans have been reviewed by the village engineering firm and all comments have been picked up.

C. Vincent made a motion to recommend to the Village Board to approve the final development plans for Anthony Townhomes contingent upon the landscaping plan meeting Maryville's Landscaping ordinances. The motion was seconded by K. Flaughner. Roll call: Flaughner-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

Final Development Plan for 2958 N. Center St. Maryville, IL 62062

Comments and discussions were held between members of the planning commission regarding the preliminary plan being proposed. The owner of the property was in attendance to discuss plans with the Planning Commission.

K. Flaughner made a motion to recommend to the Village Board to approve the final building elevations for the development at 2958 N. Center St. Maryville, IL 62062. The motion was seconded by C. Vincent. Roll call: Flaughner-aye, Floyd-aye, Covarrubias-Aye, Keplar-aye, Watson-aye, Vincent-aye. Motion carried all ayes.

Other Business / Public Comment

R. Covarrubias called for comments from the public. Some comments from those in attendance were discussed with the Planning Commission. Next Meeting planned for November 24, 2025.

With no further agenda items, C. Vincent motioned to adjourn the meeting at 7:18 PM. The motion was seconded by M. Floyd. Motion carried, all ayes.

EXECUTIVE PLAZA CT

CAR WASH

Public Hearing Notice

The Maryville Planning Commission will hold a public hearing at 6:00 p.m.
January 12, 2026 at the Maryville Village Hall, 2520 N. Center Street, Maryville, Illinois.

All who wish to be heard at this meeting should attend . The purpose of this hearing is to hear the petition of TMEG INC, owner of record, requesting variance from the required 55 parking space requirements for the new retail building to 43 parking spaces. The building is 6840 SF parcel # 13-2-21-02-04-401-052

PARCEL # 13-2-21-02-04-401-052

Lot 4 of “Executive Plaza” A Subdivision of Part of the Southeast Quarter of section 2, Township 3 North. Range 8 West of the Third Principal Meridian Villag of Maryville, Madison County, Illinois

The Purpose of the request for the Variance

We are requesting variance on parking requirements for the new retail building. It is our opinion that the parking we have shown is adequate for proposed users. The building is 6840 SF, and there are 43 parking spaces for these office. For 6840 square feet 55 spots are currently required per the village code.

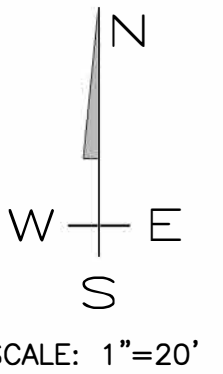


68' x 122'
5 units 234 x 60' 15438

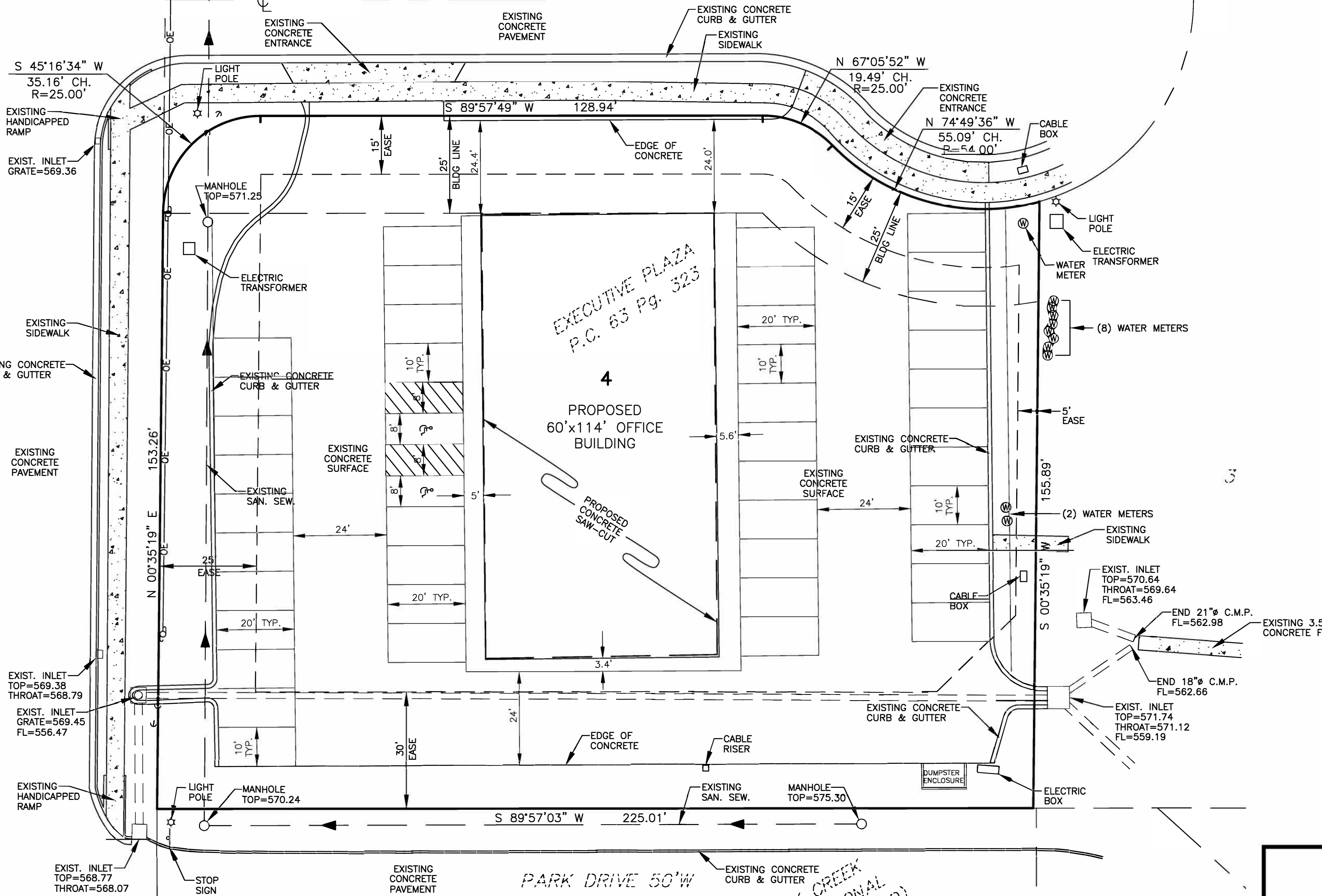
(S.B.I.) ILLINOIS ROUTE 159 (100'W.)

SITE PLAN

LOT 4 OF "EXECUTIVE PLAZA," A SUBDIVISION OF
PART OF THE SOUTHEAST QUARTER OF SECTION 2,
TOWNSHIP 3 NORTH, RANGE 8 WEST OF THE THIRD
PRINCIPAL MERIDIAN, VILLAGE OF MARYVILLE,
MADISON COUNTY, ILLINOIS



EXECUTIVE COURT 60'W.



LEGEND	
N/F	DENOTES "NOW OR FORMERLY"
○	DENOTES SET IRON PIN (#5 RE-BAR)
●	DENOTES FOUND IRON PIN OR PIPE
■	DENOTES FOUND CONC. MONUMENT
M	DENOTES MEASURED DISTANCE
R	DENOTES RECORD DISTANCE
>	DENOTES STEEL FENCE T-POST
+	DENOTES PROPOSED CONCRETE SURFACE
+422.00	DENOTES GROUND SPOT ELEVATION
422.00X	DENOTES PROPOSED SPOT ELEVATION
---	DENOTES RIGHT-OF-WAY LINE (PUBLIC STREET)
---	DENOTES EASEMENT LINE
---	DENOTES CENTER LINE
SF	DENOTES SILT FENCE
DO-DC	DENOTES PROPOSED DITCH CHECK

IT IS NOT WARRANTED THAT THIS PLAT
CONTAINS COMPLETE INFORMATION REGARDING
EASEMENTS, RESERVATIONS, RESTRICTIVE
COVENANTS, BUILDING SET-BACK LINES,
RIGHTS OF WAY, LAND USE REGULATIONS OR
OTHER ENCUMBRANCES. FOR COMPLETE
INFORMATION A TITLE OPINION, COMMITMENT
FOR TITLE INSURANCE, AND/OR AN ALTA/NSPS
LAND TITLE SURVEY SHOULD BE OBTAINED.

THIS DRAWING DOES NOT SHOW ALL
UNDERGROUND FACILITIES, STRUCTURES, AND
UTILITIES. TO VERIFY THE LOCATIONS OF ANY
UNDERGROUND UTILITIES WHICH MAY EXIST,
CONTACT J.U.L.I.E. (1-800-892-0123).



OAK CREEK
PROFESSIONAL
PARK (AMENDED)
P.C. 59 Pg. 66

SITE PLAN

LOT 4 EXECUTIVE PLAZA
2 EXECUTIVE PLAZA CT. MARYVILLE, IL 62062

SHERBUT-CARSON-CLAXTON, LLC
#4 MEADOW HEIGHTS PROFESSIONAL PARK
COLLINSVILLE, IL 62234
(618) 345-5454
info@sherbutpc.com

PROJECT NO. 2040-L4
SCALE: 1"=20'
DATE: APR. 30, 2025

DRAWN BY:
CHECKED BY:
DATE CHECKED:
REVISIONS:

SHEET 1 OF 1

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