

Village of Maryville – Zoning Board of Appeals

Meeting Minutes

Date: September 4, 2025

Location: Village of Maryville

Public Hearing – Anderson Hospital

Location: 6800 State Rt. 162, Maryville, IL 62062

Opened at: 6:01 PM

Anderson Hospital Representative spoke on behalf of the property owner and discussed the project overview and needs for variance. Parking supply has been observed to be within current capacity. Landscaping variance is also being asked to limit trees in line with the flight paths of the helicopter pad.

- Approval of variances related to landscaping requirements and parking requirements associated with a new 25,000 sq. ft. emergency department building.
- The new building is a replacement, not an addition, for the existing emergency room.

Discussion Highlights

- The project is a replacement facility; existing emergency room space will remain vacant until a future use is determined.
- Landscaping concerns raised about tree placement near the helicopter pad.
- Clarification that landscaping plan is in place, but six trees cannot be planted in the original location.
- Parking code requires one space per 125 sq. ft.; request seeks relief due to existing conditions.
- Members noted that many communities are shifting from minimum to maximum parking standards.
- Concern raised that future uses of the old ER space could require additional parking.

Motions & Decisions

- Landscaping Variance: Motion by C. Short, seconded by G. Collins. Approved unanimously with condition that the six displaced trees be planted elsewhere on Anderson property, in coordination with Village staff.
- Parking Variance: Motion by C. Short, seconded by G. Collins. Approved unanimously with condition that if the old ER space is repurposed in the future, the Village of Maryville will review parking needs at that time.

No further comments were received from the public and the hearing was closed.

Public Hearing – 1026 Oberfell Dr.

Location: 1026 Oberfell Dr., Maryville, IL 62062

The property owner spoke on behalf of the proposed project. The owner is asking for a variance to move the home closer to the property line than the required minimum setback distance.

The property developer shared house plans for the site with the Zoning Board of Appeals.

Public Comments

- David Oberfell: No issue with the build; noted the 7ft is the narrowest point as it sits at an angle.
- Marsha Oberfell: No issue at all with the build.
- Mike ("Joe") from 300 Bauer Lane: Each variance should be taken on its own merit. He is all for the build.
- Rhonda: Plenty of fire hydrants and all for the build.

No further public comments were received and the hearing was closed.

Roll Call

- M. Fuller
- D. Johnson
- S. Clark
- C. Short
- G. Collins

Variance Request – 1026 Oberfell Dr.

- Variance to allow construction of a residence with a side-entry garage that would reduce the required 10 ft side setback to 7 ft.

Applicant's Statement

- Side garage is needed due to business and lot layout.
- Property is irregularly shaped, with wider rear yard and narrow front.

Planning Commission Recommendation

- Previously voted 6–1 to deny the variance due to precedent concerns and lack of information at the time.

Board Discussion

- Members acknowledged unique lot shape and hardship created by design needs.
- Recognized that additional information provided during this hearing changed the context from the Planning Commission review.
- Consensus that variance would not negatively affect neighborhood character.

Decision

- Motion to approve made by C. Short, seconded by G. Collins. Variance approved unanimously.

Public Comments (General)

- Members of the public were invited to speak on non-agenda items.

Adjournment

- Meeting adjourned following completion of all agenda items.