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Public Health & Safety

AGENDA FOR August 30, 2022 Marion Zoning Board Meeting
Marion City Hall at 5:30 PM

CALL TO ORDER

1. ROLL CALL

OLD BUSINESS

NEW BUSINESS

A. MINUTES

- B. Request a Special Use Permit at Champ St., PIN# 07-18-478-005 to build two (2) duplexes in a C-1 General Commercial zone. (Castellano)
- C. Request a Variance at 612 Valmar Dr., PIN# 07-19-276-010 to place a fence 2'-3' ft. from the front property line. (Harley)
- D. Request for a Special Use Permit at 1008 W Main St., PIN# 06-13-456-004 to convert back to a duplex. (Couty)

2. MOTION FOR ADJOURNMENT



ZONING CHANGE, VARIANCE,

SPECIAL USE APPLICATION

BUILDING & CODE SERVICES

1102 Tower Sq. Plz., Marion, IL 62959

Phone 618-993-2422 Fax 618-997-9577

STATE LAW REQUIREMENT: YOU SHALL SUBMIT YOUR PROPOSAL TO WILLIAMSON COUNTY SOIL & WATER CONSERVATION DISTRICT 618-993-5396 BEFORE APPLYING FOR A SPECIAL USE, VARIANCE, OR ZONING CHANGE. 70 ILCS 405/22.02A

MUST BE FULLY COMPLETED AND INFORMATION REQUESTED ATTACHED BEFORE A ZONING BOARD MEETING WILL BE SCHEDULED.

REQUEST:

☒ Special Use

☐ Variance NOTE: VARIANCE REQUEST INVOLVES A USAGE OF LAND NOT OTHERWISE PERMITTED IN THE EXISTING ZONE

☐ Zoning Change From: ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

To: ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

Abutting zoning designations:

North RA South RA East CI West CI

BUILDING OWNER NAME: ENRICO CASTELLANO

ADDRESS: 308 N. WHITNEY LN CITY: MARION STATE: IL

ZIP CODE: 62959 PHONE: (618) 922-1590

EMAIL: ECASTELLANO2@HOTMAIL.COM

BUSINESS OWNER NAME: SAME

ADDRESS: SAME CITY: SAME STATE: SAME

ZIP CODE: SAME PHONE: SAME

EMAIL: SAME

BUILDING REQUEST LOCATION ADDRESS

103 & 105 CHAMP ST. ?? ^{1201 E Main} PARCEL# 07-18-478-005
(WILL BE REPLATED)

DESCRIPTION OF PAST 5 YEAR USE:

RAW LAND

DESCRIPTION OF CURRENT USE:

RAW LAND

DESCRIPTION OF PROPOSED USE:

BUILD TWO DUPLEXES

SQUARE FOOTAGE OF BUILDING:

APPROX 1800 PER BLDG.

NUMBER OF PARKING SPACES AVAILABLE

4 PER BLDG.

ANY PRIOR OR CURRENT PROPERTY OR BUILDING VIOLATIONS? ☐ YES ☒ NO

IF YES, EXPLAIN:

OCCUPANCY TYPE:

☐ RESIDENTIAL USE

☐ SINGLE FAMILY ☒ MULTI-FAMILY NO. OF APARTMENTS 2 DUPLEXES

☐ COMMERCIAL USE N/A

☐ RETAIL ☐ RESALE ☐ RESTAURANT ☐ SERVICE ☐ OFFICE ☐ RELIGIOUS

☐ INDUSTRIAL ☐ OTHER: _____

☐ NEW OCCUPANCY ☐ RELOCATION FROM: _____

☐ TEMPORARY/SEASONAL

NUMBER OF EMPLOYEES: _____

WILL THE OCCUPANCY INVOLVE ANY OF THE FOLLOWING (CHECK ALL THAT APPLY) N/A

☐ FOOD SALES ☐ POISONOUS OR HAZARDOUS CHEMICALS/ACIDS ☐ OUTDOOR SEATING

☐ OUTDOOR STORAGE ☐ ALCOHOL SALES ☐ COMPRESSED GASSES

☐ FLAMMABLE OR COMBUSTIBLE LIQUIDS

WILL YOU BE MAKING STRUCTURAL INTERIOR OR EXTERIOR CHANGES TO THE SITE? ☐ YES ☐ NO

IF YES, LIST THE CHANGES:

BUILDING OWNER SIGNATURE:  DATE: 7/26/22

BUSINESS OWNER SIGNATURE:  DATE: 7/26/22

REQUIRED APPLICATION ATTACHMENTS

1. DRAWING DESIGN OF THE BUILDING INCLUDING INTERIOR DESIGN OF BUSINESS SET-UP
2. PROPERTY LEGAL DESCRIPTION



The Hub of the Universe

Sold To: Enrico Castellano

Receipt

July 29, 2022

Receipt No. 14636

<u>Payment</u>	<u>Check No.</u>	<u>Subtotal</u>
Check	1552	\$50.00

<u>Item</u>	<u>Description</u>	<u>Price</u>
Miscellaneous Income	Special Use Permit	\$50.00

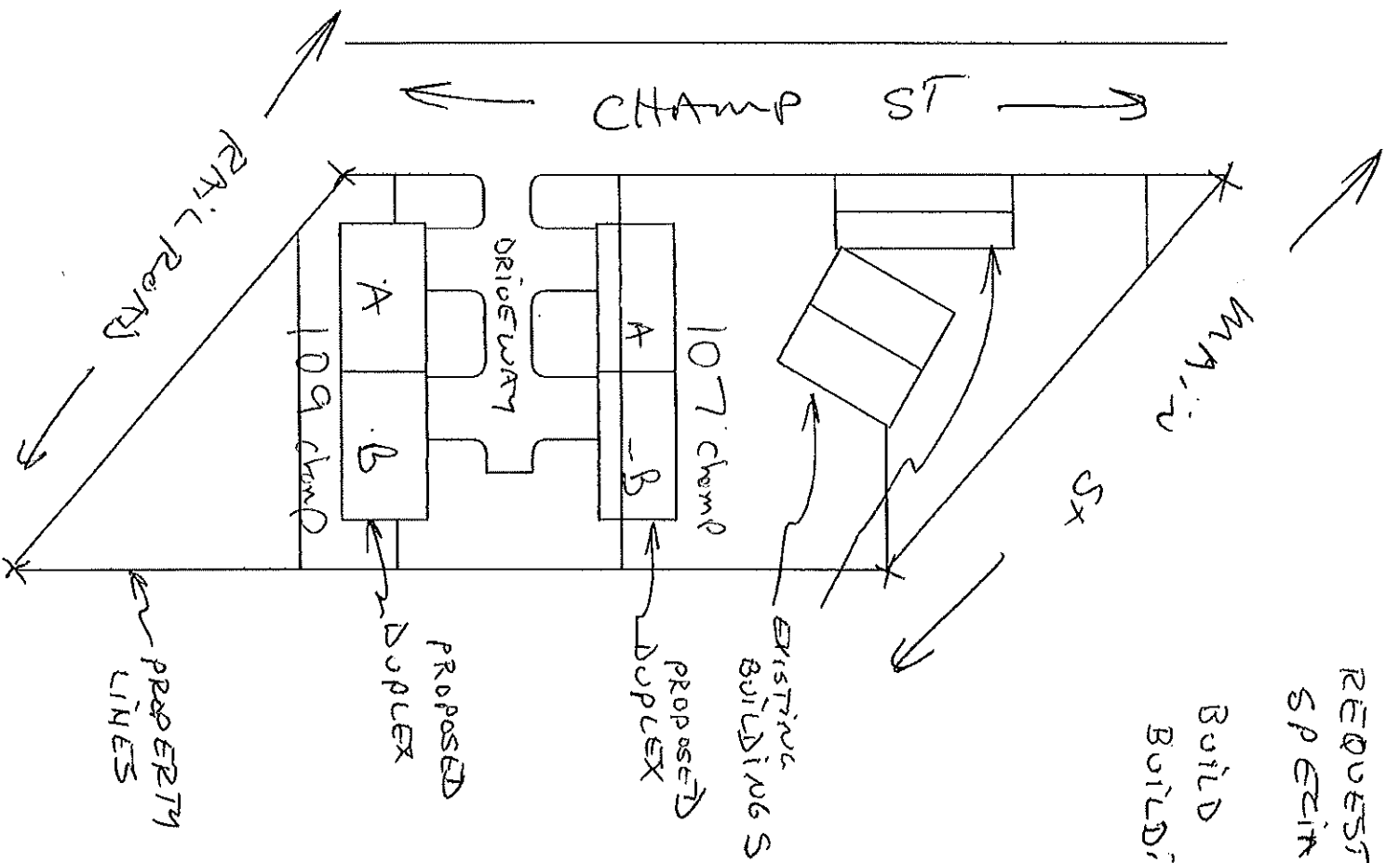
Number of Items: 1	Grand Total: \$50.00
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Thank you for your business!

1102 Tower Square, Marion, Illinois 62959 Phone: (618) 997-6281 Fax: (618) 997-2028 Email: cityclerk1@cityofmarionil.gov

REQUEST for
SPECIFIC USE PERMIT

BUILD (2) DUPLEX
BUILDING ON CHAMP ST.



8/8/2022

Zoning Board
City of Marion
1102 Tower Square Plaza
Marion, IL 62959

Dear Zoning Board,

My wife, Stephanie and I are the owners of the property located at 1201 E Main St in Marion, IL. We are requesting a "Special Use Permit" to allow us to build two (2) duplex buildings on the southern portion of this property per the attached site plan drawing.

Each duplex building will have four bedrooms, two bathrooms and two individual garages. Approx 1500 sq ft per building (750 living sq ft per unit). As designed, both buildings will face each other and will have access from Champ St.. Once both buildings are completed a privacy fence will be installed on the north and east sides of the property.

Please let me know if you need any additional information and thank you for the opportunity.

Thank you,

Enrico and Stephanie Castellano



ZONING CHANGE, VARIANCE,

SPECIAL USE APPLICATION

BUILDING & CODE SERVICES

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Phone 618-993-2422 Fax 618-997-9577

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REQUEST:

☐ Special Use

☒ Variance NOTE: VARIANCE REQUEST INVOLVES A USAGE OF LAND NOT OTHERWISE PERMITTED IN THE EXISTING ZONE

☐ Zoning Change From: ☐ R-1 ☒ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

To: ☐ R-1 ☒ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

Abutting zoning designations:

North R2 South R2 East R2 West R2

BUILDING OWNER NAME: Regina Harley

ADDRESS: 612 Valmar Dr. CITY: Marion STATE: IL

ZIP CODE: 62959 PHONE: 618-964-4283

EMAIL: regina-harley@yahoo.com

BUSINESS OWNER NAME: _____

ADDRESS: _____ CITY: _____ STATE: _____

ZIP CODE: _____ PHONE: _____

EMAIL: _____

BUILDING REQUEST LOCATION ADDRESS

612 Valmar Dr. PARCEL# 07-19-276-010

DESCRIPTION OF PAST 5 YEAR USE:

Residential

DESCRIPTION OF CURRENT USE:

Residential

DESCRIPTION OF PROPOSED USE:

SQUARE FOOTAGE OF BUILDING:

NUMBER OF PARKING SPACES AVAILABLE

ANY PRIOR OR CURRENT PROPERTY OR BUILDING VIOLATIONS? ☐ YES ☒ NO

IF YES, EXPLAIN:

OCCUPANCY TYPE:

☒ **RESIDENTIAL USE**

☒ **SINGLE FAMILY** ☐ **MULTI-FAMILY** NO. OF APARTMENTS _____

☐ **COMMERCIAL USE**

☐ **RETAIL** ☐ **RESALE** ☐ **RESTAURANT** ☐ **SERVICE** ☐ **OFFICE** ☐ **RELIGIOUS**

☐ **INDUSTRIAL** ☐ **OTHER:** _____

☐ **NEW OCCUPANCY** ☐ **RELOCATION FROM:** _____

☐ **TEMPORARY/SEASONAL**

NUMBER OF EMPLOYEES: _____

WILL THE OCCUPANCY INVOLVE ANY OF THE FOLLOWING (CHECK ALL THAT APPLY)

☐ **FOOD SALES** ☐ **POISONOUS OR HAZARDOUS CHEMICALS/ACIDS** ☐ **OUTDOOR SEATING**

☐ **OUTDOOR STORAGE** ☐ **ALCOHOL SALES** ☐ **COMPRESSED GASSES**

☐ **FLAMMABLE OR COMBUSTIBLE LIQUIDS**

WILL YOU BE MAKING STRUCTURAL INTERIOR OR EXTERIOR CHANGES TO THE SITE? ☐ **YES** ☐ **NO**

IF YES, LIST THE CHANGES:

BUILDING OWNER SIGNATURE: Regina Harley **DATE:** 7/29/2022

BUSINESS OWNER SIGNATURE: _____ **DATE:** _____

REQUIRED APPLICATION ATTACHMENTS

1. **DRAWING DESIGN OF THE BUILDING INCLUDING INTERIOR DESIGN OF BUSINESS SET-UP**
2. **PROPERTY LEGAL DESCRIPTION**

7/29/2022

I need to have this fence for safety

Concerns on my residential property. The neighbors have a German Shepherd full grown that is tied close to my property line. He comes into our yard and poops, gnashes and growl at the appearance of us to the point that I cannot walk on the east side of our property of ~~our~~ my house. We have discussed this with the neighbors and they continually put the dog on the leash near the property line. I need this extended fence so that I can walk comfortably around my home without being afraid of the dog. I have grandchildren who are very young and I am unsure of what could happen if the dog breaks the chain and get loose off the chain. This fence would be a wooded privacy fence 6ft that would look very nice ~~on~~ with decorative end post ~~with decor~~ at the end of the property line front.











ZONING CHANGE, VARIANCE, SPECIAL USE APPLICATION

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MUST BE FULLY COMPLETED AND INFORMATION REQUESTED ATTACHED BEFORE A ZONING BOARD MEETING WILL BE SCHEDULED.

ONCE THIS APPLICATION HAS BEEN RECEIVED BY THE BUILDING AND CODE SERVICE DEPT IT WILL BE FORWARDED TO THE ZONING BOARD FOR A HEARING. YOU MUST SUBMIT ALL DETAILED INFORMATION WITH THIS APPLICATION. AFTER THE ZONING BOARD HAS RULED, IT WILL GO TO COUNCIL FOR FINALIZATION. IF YOU HAVE NEW INFORMATION THAT WAS NOT PRESENTED AT THE ZONING BOARD MEETING THE COUNCIL WILL REFER BACK TO THE ZONING BOARD FOR REVIEW.

REQUEST:

☒ Special Use

☐ Variance NOTE: VARIANCE REQUEST INVOLVES A USAGE OF LAND NOT OTHERWISE PERMITTED IN THE EXISTING ZONE

☐ Zoning Change From: ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

To: ☐ R-1 ☐ R-2 ☐ C-1 ☐ C-2 ☐ R-A ☐ M-H

Abutting zoning designations:

North CI South CI East CI West CI

BUILDING OWNER NAME: Chris Couty

ADDRESS: 1009 west main CITY: Marion STATE: IL

ZIP CODE: 62959 PHONE: 618-889-2714

EMAIL: print@psink.net

BUSINESS OWNER NAME: Chris Couty

ADDRESS: 1004 west main CITY: marion STATE: IL

ZIP CODE: 62959 PHONE: 618-889-2714

EMAIL: print@psink.net

BUILDING REQUEST LOCATION ADDRESS

1004 west main, marion Illinois 62959 PARCEL# 06-13-456-004

DESCRIPTION OF PAST 5 YEAR USE:

graphic design and printing studio

DESCRIPTION OF CURRENT USE:

vacant

DESCRIPTION OF PROPOSED USE:

Proposed buyers plan to convert back to residential duplex.

SQUARE FOOTAGE OF BUILDING:

2017

NUMBER OF PARKING SPACES AVAILABLE

8 +

ANY PRIOR OR CURRENT PROPERTY OR BUILDING VIOLATIONS? ☐ YES ☒ NO

IF YES, EXPLAIN:

OCCUPANCY TYPE:

☐ RESIDENTIAL USE

☐ SINGLE FAMILY ☒ MULTI-FAMILY NO. OF APARTMENTS _____

☐ COMMERCIAL USE

☐ RETAIL ☐ RESALE ☐ RESTAURANT ☐ SERVICE ☐ OFFICE ☐ RELIGIOUS

☐ INDUSTRIAL ☐ OTHER: _____

☐ NEW OCCUPANCY ☐ RELOCATION FROM: _____

☐ TEMPORARY/SEASONAL

NUMBER OF EMPLOYEES: _____

WILL THE OCCUPANCY INVOLVE ANY OF THE FOLLOWING (CHECK ALL THAT APPLY)

☐ FOOD SALES ☐ POISONOUS OR HAZARDOUS CHEMICALS/ACIDS ☐ OUTDOOR SEATING

☐ OUTDOOR STORAGE ☐ ALCOHOL SALES ☐ COMPRESSED GASSES

☐ FLAMMABLE OR COMBUSTIBLE LIQUIDS

WILL YOU BE MAKING STRUCTURAL INTERIOR OR EXTERIOR CHANGES TO THE SITE? ☐ YES ☐ NO

IF YES, LIST THE CHANGES:

General restoration back to residential duplex. No changes to the current footprint of the building planned.

BUILDING OWNER SIGNATURE: _____ DATE: _____

BUSINESS OWNER SIGNATURE: _____ DATE: _____

REQUIRED APPLICATION ATTACHMENTS

1. DRAWING DESIGN OF THE BUILDING INCLUDING INTERIOR DESIGN [See County GIS map attached](#)
2. PROPERTY LEGAL DESCRIPTION
3. REQUEST LETTER DESCRIBING PROJECT DETAIL

[#2. DUNCANS, J SUB B VICK PLAT N 57' 8 1/2" & E 35.5' OF S12 OF N 69' 8 1/2" \(EX N 38'\) \(EX W 8.55'\)](#)

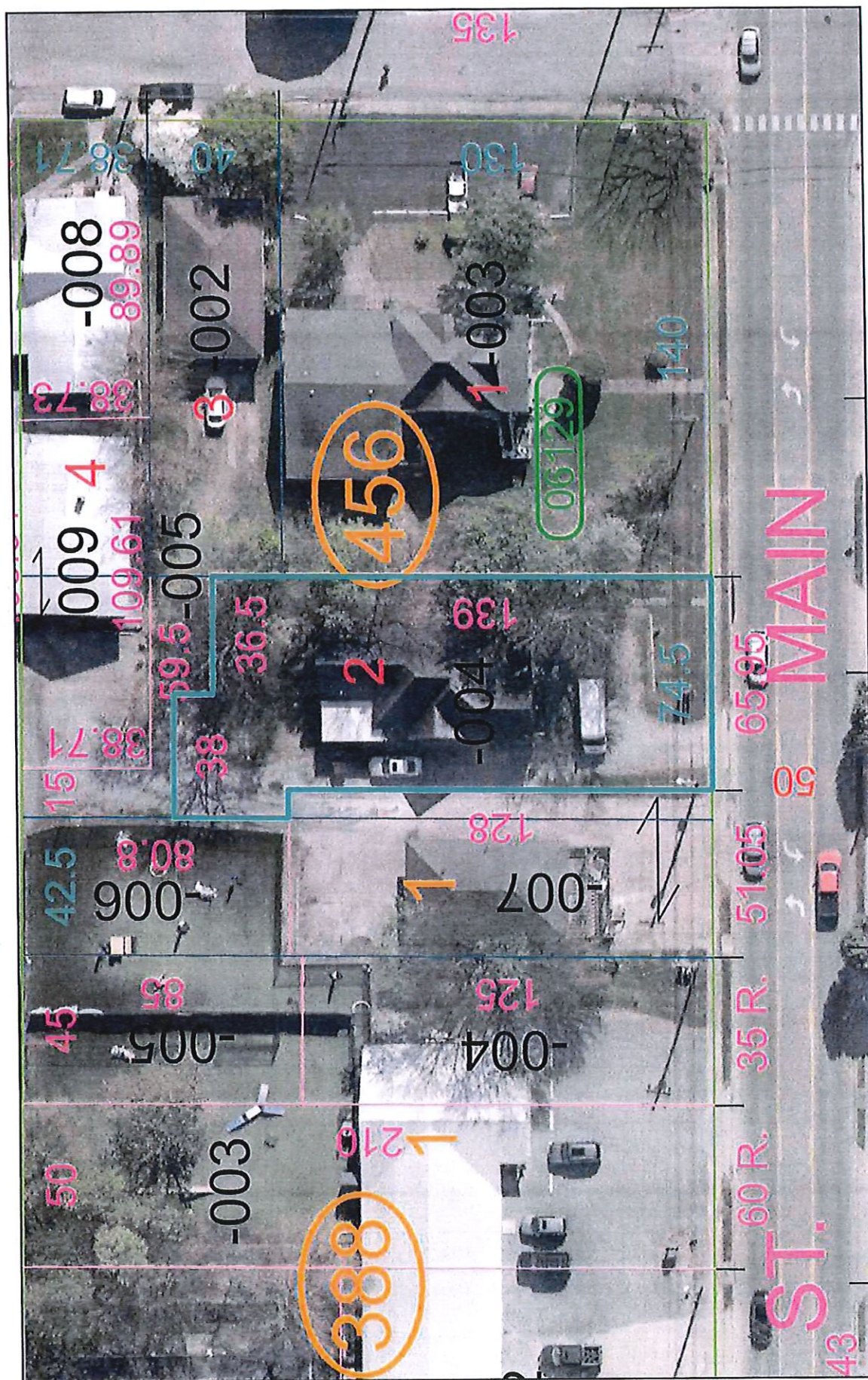
[#3. The property is under contract to purchase, and the proposed new owner \(Aacardi properties - Stuart Arnold III, 1001 Horizon Drive, Marion.\) wishes to restore the building back to its former use as a residential duplex.](#)

[This property had been used as a residential duplex until the business, PS Ink, took occupancy and later ownership of the property.](#)

[No additions to the existing structure are planned. Just a restoration inside and out of the existing building.](#)

[There are currently other multi-family properties immediately on the east side and the north side of the property, as well as in the surrounding area.](#)

Williamson County Parcels



August 9, 2022

Disclaimer: This map is prepared strictly for tax purposes only. It should not be used for any conveyance, as the boundary lines may not be exact.