

DRAFT

**City of Marion, Illinois
Zoning Board
Public Hearing Meeting Minutes
Thursday, November 17, 2022**

Council Chambers
City of Marion City Hall
1102 Tower Square Plaza
Marion, IL 62959

**CALL TO
ORDER:** 5:30 PM

ROLL CALL: Three members present

PRESENT: Members Doug Peebles; Bill Nielsen, Greg Johns-Quorum met.

ABSENT: Chairman Greg Stettler, member Tamie Rix

STAFF: Building & Code Service Director, Tim Stotlar

OTHERS PRESENT:

APPROVAL OF MINUTES

Minutes from August 30, 2022, Zoning Board meeting were approved by unanimous vote of members present.

PUBLIC HEARINGS

PERMIT# 202201717: A petition has been submitted by Mr. James C. Smith seeking a Zoning Change for a property owned by CCS Real Estate Holdings, LLC located at PIN# 06-17-200-033 from R-A Rural Agricultural to C-1 General Commercial.

PETITIONER COMMENT

Mr. Craig Smith is a member of CCS Real Estate Holdings LLC. Mr. Smith has requested a change of classification of a lot his LLC owns at the northeast corner of Meadowland Parkway and Boulder Drive. If the request is approved, he plans to develop the property into lots and install utility services to said lots. He hopes these lots will be developed for commercial businesses. He suggested that the commercial buildings constructed might possibly have residences built above the business areas located on the ground floor.

He said that the lot currently has covenants in effect but did not bring specific documentation to the hearing.

He commented that the businesses would not generate excessive traffic in the area.

CCS Real Estate Holdings LLC currently owns a veterinary business located at the northwest adjacent corner of the lot being considered for rezoning. Mr. Smith works at the facility as a veterinarian.

COMMUNITY COMMENT

No members of the community attended the hearing.

BOARD COMMENT

Board member Doug Peebles asked Mr. Smith to clarify his thoughts on possible residences located on a second floor above businesses located on the ground floor. Mr. Peebles asked Mr. Stotlar if an arrangement such as this could be an option. Mr. Stotlar indicated that it could indeed be a future option and that future developers would need to request a variance.

Board member Bill Nielsen indicated that the area would be appropriate for future commercial development and spoke highly of Mr. Smith's adjacent veterinary facility.

Board member Greg Johns expressed much appreciation for the very detailed documentation that Mr. Smith had supplied to board members. The documentation included a detailed drawing of the proposed lots, setbacks and access roads. His documentation also included notes of certification for the Marion City Clerk, Williamson County Clerk, Plat Officer, legal description, Certification of Ownership, Drainage Certificate, Surveyor's Certification. Mr. Johns commented that documentation such as this seems to be uncommon at most zoning change hearings.

MOTIONS

Board member Bill Nielsen proposed a motion with respect to **PERMIT# 202201717** and the petitioner's submittals that the request made by Mr. Craig Smith seeking a change in zoning at PIN# 06-17-200-033 from R-A Agricultural to C-1 General Commercial be approved.

Seconded by Greg Johns

AYE: Board members Bill Nielsen, Greg Johns, Doug Peebles

NAY: None

Motion to approve Zoning Change petition passed. Vote 3-0.

MOTION TO ADJOURN

The meeting was adjourned at 5:47 PM upon motion by board member Bill Nielsen. Second to motion by Greg Johns

AYE: Board members Greg Johns, Bill Nielsen, Doug Peebles

NAY: None

Motion to adjourn passed. Vote: 3-0.