

**City of Marion, Illinois  
Zoning Board  
Public Hearing Meeting Minutes  
Tuesday, March 19, 2024**

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

**CALL TO ORDER:** 5:30 p.m. by Doug Peebles

**ROLL CALL:**

PRESENT: Tamie Rix, Bill Nielson, Doug Peebles

ABSENT: Matt Lee, Jerry Ross

STAFF: Tim Stotlar, Kathy Spicer

**APPROVAL OF MINUTES**

Minutes for the March 5, 2024, meeting were approved by a unanimous vote.

**PUBLIC HEARINGS**

**REQUEST 1**

A 2-foot variance on the north & south sides of the property, making the setback 8 feet instead of the required 10 feet at 902 N. Highland Street, Parcel #06-13-259-005. Applicant: Steve Huey

**COMMENTS/QUESTIONS**

Mr. Huey stated he plans to build a 1568 square foot house for his family to live in on the 70'x140' property. Since the lot is narrow, extra space is needed to accommodate the structure. The driveway is to be at the front of the house, so the 8' setback on each side will be clear of any pavement or structure.

Mike Malone expressed concerns about the builders being able to get equipment onto the site without damaging the adjacent property. Mr. Malone owns a duplex to the south of Huey's property. The duplex was built after the 1982 tornado. There is only about a 4' setback from the adjoining property line with the Huey property.

There was discussion about using an alley at the rear (west end) of the property. Mr. Malone said he was told he couldn't use the alley. Tim Stotlar stated the alley has not been vacated & can be used. It was suggested that Mr. Huey place stakes and tape to mark the north & south property lines and instruct the builder, Gary Wilkinson, to avoid crossing onto the adjoining properties. As much as possible, equipment will enter and operate from the street (east) side and alley. Mr. Huey and Mr. Malone both agreed to the plan.

### **MOTION/VOTE**

Bill Nielson made a motion to approve the request. Tamie Rix seconded the motion.

The request was approved unanimously.

### **REQUEST 2**

A 10-foot variance on the west side of 1203 E. Reeves Street, Parcel #07-18-284-005. Applicant: Ricky Joe Lane, Lane Erectors, Inc.

### **COMMENTS/QUESTIONS**

The property is a 50'x173' corner lot facing Reeves Street on the north & Taft Street on the west. Mr. Lane stated that he is currently constructing a home on the adjoining lot (1205 E Reeves) to the east that is the same size. He would like to use the same plan for the house he plans to build on the 1203 lot. Since the west side borders Taft Street, it would require a 20' setback. In order to accommodate the house, Mr. Lane needs to have a 10' setback on the west side.

Mr. Lane stated the house would face Reeves Street with a 25' setback. The water line is along Reeves Street, the sewer line is in the back (south) alley. This utility

access fits the configuration of the house. It would cost approximately \$30,000 to change the utility access if the house faced Taft Street.

Taft is a small street with little traffic. The neighborhood is a low-traffic area.

### **MOTIONS/VOTE**

Tamie Rix made a motion to approve the request. Bill Nielson seconded.

The request was approved unanimously.

### **REQUEST 3**

A 4' variance on the front setback at 1408 W. Walnut Street, Parcel #06-24-132-010, for a porch built without a permit. Applicant: Elmer & Carolyn Vachata

### **COMMENTS/QUESTIONS**

Mr. & Mrs. Vachata stated they had begun construction of a porch without being aware they needed to request a variance. The porch, which is set close to the ground, is to be covered by a roof, but have no railing or walls.

Board members noted there are structures in the area with much less than a 20' setback. The Vachata's porch is small and unimposing.

### **MOTIONS/VOTE**

Bill Nielson made a motion to approve the request.

Tamie Rix seconded the motion.

The request was approved unanimously.

### **ADJOURNMENT**

The meeting was adjourned at 5:54 pm.

Minutes compiled by Tamie Rix