

**City of Marion, Illinois
Zoning Board
Public Hearing Meeting Minutes
Thursday, August 1, 2024**

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

CALL TO ORDER: 5:33 p.m. by Bill Nielson

ROLL CALL:

PRESENT: Tamie Rix, Bill Nielson, Jerry Ross

ABSENT: Matt Lee, Doug Peebles

STAFF: Tim Stotlar

APPROVAL OF MINUTES

Approval of July 11 minutes by unanimous vote.

PUBLIC HEARINGS

REQUESTS

Castellano Properties

Request of a Special Use Permit at 608 N. Madison St., Parcel# 07-18-309-007, to build a multi-family dwelling in a C-1 General Commercial Zone.

Request for a Setback Variance of 9' 8" instead of the required 20' setback, and a 7' instead of the required 10' setback at 608 N. Madison St., Parcel# 07-18-309-007, to build a tri-plex.

Request for a Land Variance at 608 N. Madison St., Parcel# 07-18-309-007, to build a tri-plex that does not meet the required 3,000 sq. ft. per unit.

Request for smaller parking spots at 2-10'x20' instead of the required 2-10'x24'.

COMMENTS/QUESTIONS

Tammy Castellano stated that in the process of purchasing the parcel at 608 N. Madison St., she discovered that the adjoining property she also planned to purchase is in a trust and will require a good amount of time and effort to locate and contact the owners in order to complete the purchase of property. She would like to move forward in building a tri-plex on the parcel she has already purchased. However, due to not yet owning the adjacent property, this would require smaller setbacks, less square footage (2800 sq ft), and shorter parking spaces.

The 7' setback is next to the property that is to be purchased. The 9'8" setback is next to Madison Street, which is not a high traffic area. Overall, the construction of the tri-plex would be a great improvement to the area and will help fulfill the need for additional apartments in Marion.

MOTION/VOTE

Tamie Rix made a motion to approve the request. It was seconded by Jerry Ross.

The request was unanimously approved.

ADJOURNMENT

The meeting was adjourned at 5:43 p.m.

Minutes compiled by Tamie Rix