

**City of Marion, Illinois
Zoning Board
Public Hearing Meeting Minutes
Tuesday, June 2, 2026**

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

CALL TO ORDER: 5:35 p.m. by Doug Peebles

ROLL CALL:

PRESENT: Tamie Rix, Bill Nielson, Doug Peebles, Matt Lee
ABSENT: Jerry Ross
STAFF: Tim Stotlar, Kathy Spicer

PUBLIC ATTENDANCE: ETHAN GRIDER, JULIE NELSON, JOSE HERRERA

APPROVAL OF MINUTES

Approval of April 30 minutes by unanimous vote.

PUBLIC HEARINGS

REQUESTS

Request for zoning change from R-2 to PUD at parcel # 06-24-327-054-055, 06-24-326-034-035, 06-24-326-032-033, 06-24-326-030-031, 06-24-326-028-029, 06-24-326-025-027, 06-24-326-051-052, 06-24-326-016-017, 06-24-326-002-003, 008-009, portion of parcel# 06-24-327-056-57, 06-24-401-004, 001, 003, 009, 06-24-326-044-46,48, 06-24-326-040-041, 06-24-326-024, 019, 013 for housing development (Midway Ct. project-Concord Villas). Multiple buildings on a lot. Some setbacks will be 6' foot 6" inches instead of the required 10' foot.

COMMENTS/QUESTIONS

Homeowners adjacent to the proposed development, Jore' Hemenez and Ethan Grider, expressed concerns about the new properties being rentals rather than purchased by individual owners. They stated that the area was previously made up of rental properties that were allowed to deteriorate and that the neighborhood became a high crime area. They fear the same thing will happen again over time. Also, the two men are concerned that their property's value will decrease if the nearby area is made up of rentals. They said they would like to see affordable housing individuals could purchase, as owners are much more likely to take care of their property and keep the neighborhood safe. The homeowners asked what standards the proposed renters would have to meet, if there would be

background checks, and the amount of the starting rent.

Julie Nelson, property manager for Freedom Development Company, said the company has been working with the city on this project for about four years. She explained that the housing would not be subsidized, background checks would be run on all renters, and starting rent for a three-bedroom residence would be \$675-\$820 per month. The company has personal and financial vested interest in the development and a 30-year extended agreement that requires the properties to be properly maintained. She added that if someone with a criminal background moved in with a resident, he/she would be removed, and the resident would be evicted if he/she continued to allow unqualified people to cohabitate.

The Zoning Board reviewed and approved plans of the proposed project.

MOTION/VOTE

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

Bill Nielson:	Yes
Matt Lee:	No
Doug Peebles:	Yes
Tamie Rix	Yes

The request was approved.

ADJOURNMENT

The meeting was adjourned at 6:03 pm

Minutes compiled by Tamie Rix