

**AGENDA
PLANNING COMMISSION MEETING
CITY OF SALEM
MARCH 13, 2018 – 6:00 PM**

- I. Call to Order**
- II. Approval of Minutes – February 13, 2018**
- III. Staff Recommendations**
- IV. Questions by Committee Members**

- V. Commission Action:**
 - a) Special Use Permit – Double-Wide Manufactured Home**

Edward Smalley, 310 N. Washington St., Salem, IL is petitioning the Planning Commission for a Special Use Permit to construct a double-wide manufactured home at 315 W. Lake, Salem, IL. The legal description of the property is Lots 2, 3, and 4 in Block 2 in Porter Place Subdivision.

 - b) Special Use Permit – Construction Sales and Service**

Justin Matthews of Alpha & Omega, Inc. is petitioning the Planning Commission for a Special Use Permit to operate a Construction Sales and Service business in the NU Non-Urban district at 2442 W. Main, Salem, IL. This property is located at the northeast corner of W. Main St. and Hoots Chapel Road.

- VII. New Business**
- VIII. Old Business**
- XI. Public Comments**
- X. Adjournment**



**Bev Quinn, CMC
City Clerk/Zoning Administrator**

PUBLIC NOTICE

The Planning Commission of the City of Salem will meet at 6:00 p.m. on Tuesday, March 13, 2018 in the Council Chambers of Salem City Hall, for the purpose of considering the following petitions:

Special Use Permit – Double-Wide Manufactured Home

Edward Smalley, 310 N. Washington St., Salem, IL is petitioning the Planning Commission for a Special Use Permit to construct a double-wide manufactured home at 315 W. Lake, Salem, IL. The legal description of the property is Lots 2, 3, and 4 in Block 2 in Porter Place Subdivision.

Special Use Permit – Construction Sales and Service

Justin Matthews of Alpha & Omega, Inc. is petitioning the Planning Commission for a Special Use Permit to operate a Construction Sales and Service in the NU Non-Urban district at 2442 W. Main, Salem, IL. This property is located at the northeast corner of W. Main St. and Hoots Chapel Road.

The City Council Chambers are accessible to physically challenged individuals. Individuals requiring other ADA accommodations should contact Bev Quinn, City Clerk/Zoning Administrator, at least 10 days before the scheduled public hearing date.

Bev Quinn
City Clerk/Zoning Administrator

Legal Section:
February 23, 2018

pd
\$100.00
2/16/18
b8

Fee: \$100.00

CITY OF SALEM

APPLICATION FOR SPECIAL USE PERMIT

Name and address of applicant: Edward Smalley
310 N. Washington St. Salem, IL 62881

Name and address of owner or operator of building or property if different from applicant:

Nature of proposed use, including type of activity, manner of operation, and similar matters:

Vacant site to be used for home construction
or double wide set up.

Location of property, and its relationship to existing adjacent uses or structures:

315 West Lake, Salem, IL
Vacant lot between 2 houses.

Area and dimension of property (please attach legal description of site):

135' Frontage X 150' Deep

Note: See attached legal description

Existing topography of site, and proposed grade:

Level w/ several trees.

Existing Zoning District: Current zoning RS-Z

Edward Smalley 2-16-18
Signature of Applicant

Signature of Property Owner
(if different than applicant)

**CITY OF SALEM
PLANNING COMMISSION**

OFFICIAL NOTICE OF HEARING

To Whom It May Concern:

The Planning Commission, in acting upon petitions for special use permits and amendments, hears all such cases at public hearings at which neighboring property owners have a right to give testimony.

This meeting will provide you an opportunity to fully express your opinion, either in objection to or support of, the proposed use of property described below.

If you cannot attend the meeting, you may file your comments by letter, giving your name, street address, lot, block number, and subdivision name. Also, state fully your support of or objection to said petition, and why.

You are, by this letter, notified that the matter stated below will be heard at a public hearing in the Council Chambers, Salem City Hall, 101 South Broadway, Salem, Illinois.

Date and Time of Hearing: **Tuesday, March 13, 2018 – 6:00 pm**

Addresses of Premises: **315 W. Lake, Salem, IL**

Description of Proposed Land Use: **Edward Smalley, 310 N. Washington St., Salem, IL is petitioning the Planning Commisison for a Special Use Permit to erect a double-wide home at 315 W. Lake.**

ALL WRITTEN CORRESPONDENCE SHOULD BE DIRECTED TO THE SALEM PLANNING COMMISSION, SALEM CITY HALL, 101 S. BROADWAY, SALEM, ILLINOIS 62881. INQUIRIES MAY BE MADE BY TELEPHONING CITY CLERK/ZONING ADMINISTRATOR BEV QUINN AT SALEM CITY HALL AT 618-548-2222, EXT. 20.

THE CITY COUNCIL CHAMBERS OF SALEM CITY HALL ARE ACCESSIBLE TO PHYSICALLY CHALLENGED INDIVIDUALS. INDIVIDUALS REQUIRING OTHER ADA ACCOMMODATION SHOULD CONTACT BEV QUINN, CITY CLERK/ZONING ADMINISTRATOR, AT LEAST 10 DAYS BEFORE THE SCHEDULED PUBLIC HEARING.

JOHN W. LARIMER 1866-1930

D.W. LARIMER 1907-1967

DWIGHT W. LARIMER, JR. 1947-2009

MARK W. LARIMER

MEMBERS
ILLINOIS LAND TITLE
ASSOCIATION
AND



LARIMER ABSTRACT & TITLE

ABSTRACTERS OF TITLES

104 - 106 NORTH WASHINGTON AVE.

PHONE 548-1121

FAX 548-8940

SALEM, ILLINOIS 62881

November 27, 2017

Mr. Ed Smalley
310 North Washington
Salem, Illinois 62881

Dear Mr. Smalley:

We have made a search of the records and files in the offices of the County Clerk and Recorder, the Circuit Clerk and the County Treasurer of Marion County, Illinois relative to

Lots 2, 3 and 4 in Block 2 in Porter Place, a Subdivision of the City of Salem, which is part of the W. $\frac{1}{2}$ of the N.E. $\frac{1}{4}$ of Section 14, T2N.R2E., of the 3rd P.M., which lies West of the State Highway #142, now known as State Highway No. 37, situated in the County of Marion, in the State of Illinois;
EXCEPT 15 feet of even width off the entire East side of said Lot 2.

Property Index No.: 61-11-11-00-022-715

and find:

1. The last deeds of record to said property are:

- a) Quit Claim Deed from Doris Collard, fka Doris Grayson, divorced and not since remarried, to Derald Lee Grayson, dated July 20, 1992, filed July 21, 1992 and recorded as Document NO. 1992R5424.
- b) Warranty Deed from Derald Lee Grayson and Sharon Grayson, husband and wife, to Rose Mary Gibson, dated July 15, 1992, filed July 21, 1992 and recorded as Document No. 1992R5425.
- c) Tax Deed from Steven A. Fox, County Clerk to Marion County, as Trustee, dated November 15, 2017, filed November 20, 2017 and recorded as Document No. 2017R05836.

2. Mortgage from Rose Mary Gibson to Pfaff, Garner & Terlizzi, dated July 17, 1992, filed July 21, 1992 and recorded as Document No. 1992R5426, to secure the principal sum of \$8,000.00.

3. Application for Order Authorizing Demolition of Unsafe Building, filed in the Circuit Court of Marion County, Illinois, August 21, 2014, as Case No. 2014-MR-104, entitled "The City of Salem, Illinois vs. Rose Mary Gibson, and Pfaff, Garner & Terlizzi." Order Authorizing Demolition entered September 29, 2014, filed September 29, 2014.

Parcel Number	Owner	Owner Address	City State Zip
1100019215	MCELROY, LORI L & KYLE C BRADDY	1226 S COLLEGE	SALEM, IL 62881
1100019175	SCOTT, BILLY R	1157 N FRANKLIN	SALEM, IL 62881
1100019235	COLWELL, CARRIE A	222 WEST LAKE	SALEM, IL 62881
1100019165	DODSON, CARL R	302 WEST LAKE STREET	SALEM, IL 62881
1114000069	BROOKS MANUFACTURED AND MODULAR HOUSING LTD	125 MISSOURI LANE	SALEM, IL 62881
1100019221	DENZIK, MITCHELL R	1225 S MAPLE	SALEM, IL 62881
1100016860	MYERS, JERRY L	8868 U S HWY 50	iuka, IL 62849
1100016855	JEAN, LINDA K	1261 S COLLEGE AVE	SALEM, IL 62881
1114000056	DAVIS, TONI L	401 W LAKE ST	SALEM, IL 62881
1114000004	WATSON, PETER R & MONICA	825 W WARMOUTH	SALEM, IL 62881
1114000062	DAGG, CHERYL J	1309 S COLLEGE ST	SALEM, IL 62881
1100016865	SPENCER, CHRISTOPHER D & COURTNEY M	800 W WELLS ST	SALEM, IL 62881
1100022715	MARION COUNTY AS TRUSTEE	PO BOX 96	EDWARDSVILL, IL 62025
1100022710	WAGONER, GARY L ET AL	3713 CHITWOOD ROAD	SALEM, IL 62881
1114000055	BUTTS, PATRICIA G	1303 S COLLEGE ST	SALEM, IL 62881
1100019245	JENO PROPERTIES LLC	PO BOX 911	SALEM, IL 62881
1100022720	SCOTT, BILLY R	1157 N FRANKLIN	SALEM, IL 62881
1100022695	STINSON, KEITH E & BILLY R SCOTT	1157 N FRANKLIN	SALEM, IL 62881
1114200004	SALEM LITTLE LEAGUE BASEBALL, B. BANNING	4364 RADIO TOWER ROAD	SALEM, IL 62881
1114000057	DAGG, CHERYL J	1309 S COLLEGE ST	SALEM, IL 62881
1100019180	SCOTT, BILLY R	1157 N FRANKLIN	SALEM, IL 62881
1100019240	MCGEE, STEPHEN M	226 W LAKE	SALEM, IL 62881
1100022706	KINCAID, TERRY R & MARILYN	227 W LAKE ST	SALEM, IL 62881
1100019170	PIERCE, DANNY D & LINDA	310 W LAKE	SALEM, IL 62881
	EDWARD SMALLEY	310 N WASHINGTON	SALEM, IL 62881
	SOIL AND WATER CONSERVATION DIST.	1550 E. MAIN	SALEM, IL 62881

CITY OF SALEM

Fee: \$100.00
pd 2/26/18

APPLICATION FOR SPECIAL USE PERMIT

Name and address of applicant: Alpha and Omega Construction
2442 West Main St. Salem, IL

Name and address of owner or operator of building or property if different from applicant:
N/A

Nature of proposed use, including type of activity, manner of operation, and similar matters:

Construction Sales and Service

Location of property, and its relationship to existing adjacent uses or structures:

2442 West Main Street Salem, IL

Area and dimension of property (please attach legal description of site):

195 x 185
E 195 FT X 185 FT N PT S 1/2 SW (Parcel #1108000033)

Existing topography of site, and proposed grade:

Level

Existing Zoning District: NU Non-Urban

Just Matthews
Signature of Applicant

Lindsey Matthews
Signature of Property Owner
(if different than applicant)

**CITY OF SALEM
PLANNING COMMISSION**

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You are, by this letter, notified that the matter stated below will be heard at a public hearing in the Council Chambers, Salem City Hall, 101 South Broadway, Salem, Illinois.

Date and Time of Hearing: **Tuesday, March 13, 2018 – 6:00 pm**

Addresses of Premises: **2442 W. Main St., Salem, IL 62881**

Description of Proposed Land Use: **Justin Matthews of Alpha & Omega, Inc. is petitioning the Planning Commission for a Special Use Permit to operate a Construction Sales and Service business in the NU Non-Urban Zoning District.**

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Parcel Number	Owner	Owner Address	City Stte Zip
1108000034	EXECUTIVE PROPERTY MANAGEMENT LLC SERIES OF 2434 W MAIN ST SALEM	521 MEADOWBROOK	CENTRALIA, IL 62801
1108000035	EXECUTIVE PROPERTY MANAGEMENT LLC SERIES OF 2434 W MAIN ST SALEM	521 MEADOWBROOK	CENTRALIA, IL 62801
1107000014	BURKETT, THELMA R & KATHY L COLLUM	4007 HOOTS CHAPEL RD	ODIN, IL 62870
1107400006	DAVIS, DALE R	4031 HOOTS CHAPEL RD	ODIN, IL 62870
1108000051	4018 HOOTS CHAPEL SERIES OF RBA INVESTMENTS, LLC	20841 NORTH TINSLEY LANE	DIX, IL 62830
1108300003	A-1 SERIES OF HIDDEN RIVER PROP DEV LLC	PO BOX 871	SALEM, IL 62881
1107400009	1554 STATE ROUTE SERIES JENO PROPERTIES LLC	5131 US HWY 50 PO BOX 911	SALEM, IL 62881
1108000088	HERLEY, DAVID F	4030 HOOTS CHAPEL RD	ODIN, IL 62870
1108000036	EXECUTIVE PROPERTY MANAGEMENT LLC SERIES OF 2434 W MAIN ST SALEM	521 MEADOWBROOK	CENTRALIA, IL 62801
1108000050	HERLEY, DAVID F c/o CAROLYN HERLEY	4030 HOOTS CHAPEL RD	ODIN, IL 62870
1108000037	EXECUTIVE PROPERTY MANAGEMENT LLC SERIES OF 2434 W MAIN ST SALEM	521 MEADOWBROOK	CENTRALIA, IL 62801
1107000026	JAMES, NANCY ELLISTON ET AL C/O IRA J GARNIER III	PO BOX 4013	CASPER, WY 82604
1108000033	EXECUTIVE PROPERTY MANAGEMENT LLC SERIES OF 2442 W MAIN ST SALEM	521 MEADOWBROOK LANE	CENTRALIA, IL 62801
1108000052	MATTHEWS, KEVIN & SANDRA c/o MARTIN A HOKEL	4024 HOOTS CHAPEL RD	ODIN, IL 62870
1108000027	JAMES, NANCY ELLISTON ET AL	PO BOX 4013	CASPER, WY 82604
1107400005	BARNES, NICOLE DEAN	4023 HOOTS CHAPEL RD	ODIN, IL 62870
1107400010	BURKETT, ROBERT & THELMA	4007 HOOTS CHAPEL RD	ODIN, IL 62870
	SOIL AND WATER CONSERVATION DISTRICT	1550 E MAIN	SALEM, IL 62881