

**City of Salem
Zoning Board of Appeals
Special Meeting
May 29, 2018 – 6:00 pm**

I. Call to Order

II. Approval of Minutes – March 20, 2018

**a. Variance Request – Glenwood Equities, LLC
Site Address: 1234 W. Main, Salem, IL**

Glenwood Equities, LLC is petitioning the City of Salem Zoning Board of Appeals for a variance from Sec 23-278 – Front Setback Requirement to permit construction of a new Dollar General store eight (8) feet from the front property line at 1234 W. Main, Salem, IL, which is a forty-two (42) foot variance. Also requested is a variance from Sec. 23-402 - Required Parking Spaces to allow 32 parking spaces instead of 36 spaces.

IV. Other Business

V. Public Comments

VI. Adjournment



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

**ZONING BOARD OF APPEALS
MINUTES OF THE MEETING
March 20, 2018
6:00 p.m.**

- Call to Order** The City of Salem Zoning Board of Appeals met in regular session on Tuesday, March 20, 2018 in the Council Chambers of Salem City Hall. The meeting was called to order by Chairman Mike Molenhour, in the presence of the following Board Members: Joan Kless, Luke Purcell, Frank Addison, and Gretchen Douglas. Zoning Board Member absent: Judy Wheeler. Also present: Bev Quinn, Zoning Administrator, Cindy Eller, Recording Secretary and members of the public.
- Election of Vice-Chairman** *Motion was made by Gretchen Douglas and seconded by Luke Purcell to elect Frank Addison Vice-Chairman for the upcoming year. Roll call vote: AYES: Frank Addison, Joan Kless, Gretchen Douglas, Luke Purcell and Chairman Mike Molenhour. NAYES: None. Motion Carried.*
- Approval of Minutes** Minutes of the November 21, 2017 meeting were presented for action. Motion was made by Joan Kless and seconded by Frank Addison to approve the minutes as written. Roll call vote: AYES: Luke Purcell, Frank Addison, Joan Kless, Gretchen Douglas and Chairman Mike Molenhour. NAYS: None. Motion carried.
- Petition – Variance
Alpha-Omega Const
2442 W Main** Justin Matthews of Alpha and Omega Construction is petitioning the Zoning Board of Appeals for a variance from Sec. 23-138 – One Dwelling (or primary structure) per lot.
- City Clerk Bev Quinn told the Board that this was an unusual variance as this is the last property inside the city limits. Quinn stated that Alpha – Omega Construction did not know it was a conflict to have more than one dwelling per lot or to permit a residential use and commercial use on the same lot and now need zoning code amended and the special use permit granted to bring into code.
- Motion was made by Frank Addison and seconded by Joan Kless to approve a variance from Sec. 23-138 – One Dwelling (or primary structure) per lot with the following stipulations: 1) This is an exception and does not set precedence 2) any future expansion needs approved thru Planning Commission. Roll call vote: AYES: Frank Addison, Joan Kless and Chairman Mike Mobley. NAYES: Luke Purcell. Abstained: Gretchen Douglas. Motion carried.*
- Other Business** Luke Purcell told the board that this will be his last meeting as he is moving to the Historical Board.
- City Clerk Quinn stated board member Sam Lay is also leaving. Quinn asked that if any member would like to recommend someone to fill these positions to please let Mayor Barbee know.
- Adjournment** As there was no further business to discuss, *motion was made by Joan Kless and seconded by Frank Addison that the meeting be adjourned at 6:25 p.m. Roll call vote: AYES: Gretchen Douglas, Frank Addison, Joan Kless, Luke Purcell and Chairman Mike Molenhour. NAYS: None. Motion carried.*

Cindy Eller
Recording Secretary

PUBLIC NOTICE

The Zoning Board of the City of Salem will meet in special session at 6:00 p.m. on Tuesday, May 29, 2018 at Salem City Hall for the purpose of considering the following petition. Interested or affected persons may give written or oral testimony regarding same.

Variance Request – 1234 W. Main, Salem, IL - Glenwood Equities, LLC (as purchaser) is petitioning the City of Salem Zoning Board of Appeals for a variance from Sec. 23-278 – Front Setback Requirement to permit construction of a new Dollar General store eight (8) feet from the front property line, which is a forty-two (42) foot variance. Also requested is a variance from Sec. 23-402 Required Parking spaces to allow 32 parking spaces instead of the required 36. This is a four space variance.

The property is legally described as: ALL OF LOT 35 AND PART OF LOT 34 OF SURVEYOR'S ADDITION NO. 4 TO THE CITY OF SALEM, ILLINOIS AND PART OF LOT 1, BLOCK 2 OF BROOKSIDE ADDITION TO THE CITY OF SALEM, ILLINOIS PART OF THE NORTHWEST QUARTER, AND SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE 3RD P.M., CITY OF SALEM, MARION COUNTY, ILLINOIS.

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

Bev Quinn
City Clerk/Assistant to the City Manager

Legal Section:
May 11, 2018

**CITY OF SALEM
REQUEST FOR VARIANCE**

Name: Glenwood Equities, LLC, as Proposed User (Purchaser)

Address: 1415 Elbridge Payne Rd. Suite 285, Chesterfield, MO 63017

Telephone: (636) 534-5900

Legal Description of Property:

ALL OF LOT 35 AND PART OF LOT 34 OF SURVEYOR'S ADDITION NO. 4 TO THE CITY OF SALEM,
ILLINOIS AND PART OF LOT 1, BLOCK 2 OF BROOKSIDE ADDITION TO THE CITY OF SALEM,
ILLINOIS PART OF THE NORTHWEST QUARTER, AND SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE 3RD P.M., CITY OF SALEM, MARION COUNTY,
ILLINOIS

Relationship of said structure or use to existing structure or uses on adjacent

lots: Proposed commercial building on the southwest corner of the lot. To the southeast - B-3
Highway Business. To the northeast - RS-2 Single Family Residential. To the north - RS-2
Single-Family residential. To the northwest - RM-1 Multi-Family Housing. To the southwest -
B-3 Highway Business. To the south - B-3 Highway Business

Specific sections of this ordinance:

Sec. 23-278 & Sec. 23-402

Would there be a hardship if variance were not granted? If so, describe in detail:

Yes, we would not be able to build this project due to the cost of relocating the electric poles. We are
requesting an 8 foot front yard setback in stead of the required 50' setback due to existing power lines
to the north of the proposed building. We are also requesting 32 parking spaces instead of the required
36 spaces due to the lack of room on the property.

Patricia E. Baerlein

Signature Purchaser

[Signature]
Signature of Property Owner
(if different than above)

Dollar General, Salem, IL – Legal Description
BFA Project No. 4739
March 13, 2018 C.R.H.

A tract of land being part of the Northwest Quarter of the Southwest Quarter of Section 11, Township 2 North, Range 2 East of the 3rd P.M., City of Salem, Marion County, Illinois to wit;

Beginning at a power pole at the northwest corner of said northwest quarter; thence along the west line of said northwest quarter N01°-16'-45"E 115.00 ft. to a set iron rod; thence leaving said section line S89°-24'-55"E 145.16 ft. to a set iron rod; thence S10°-32'-24"E 40.76 ft. to a set iron rod; thence S89°-24'-55"E 46.39 ft. to a set iron rod; thence S01°-06'-35"W 239.70 ft. to a found iron rod on the north right of way line of West Main Street; thence along said right of way line N88°-40'-49"W 198.74 ft. to a found iron rod at the intersection of said right of way line and said west section line; thence leaving said right of way line along said section line N00°-37'-31"E 162.15 ft. to the point of beginning, containing 1.23 acres. Subject to any and all easement, restrictions, conditions, etc. of record.

**CITY OF SALEM
ZONING BOARD OF APPEALS**

OFFICIAL NOTICE OF HEARING

To Whom It May Concern:

The Zoning Board of Appeals, in acting upon petitions for variances and amendments, hears all such cases at public hearings at which neighboring property owners have a right to give testimony.

If the proposed use of property, as stated below, is thought by you to be objectionable, you will have an opportunity to fully express your objections.

If you cannot attend the meeting, file your objection by letter, giving your name, street address, lot, block number, and subdivision name. Also state fully what the objection is and the reason for such objection.

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 of Hearing: **Tuesday, May 29, 2018 – 6:00 pm**

Address of Premises: **1234 W. Main, Salem, IL 62881**

Legal Description: **ALL OF LOT 35 AND PART OF LOT 34 OF SURVEYOR'S ADDITION NO. 4 TO THE CITY OF SALEM, ILLINOIS AND PART OF LOT 1, BLOCK 2 OF BROOKSIDE ADDITION TO THE CITY OF SALEM, ILLINOIS PART OF THE NORTHWEST QUARTER, AND SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 2 NORTH, RANGE 2 EAST OF THE 3RD P.M., CITY OF SALEM, MARION COUNTY, ILLINOIS.**

Present Zoning Classification: **B-3 Highway Business**

Description of Proposed Land Use: **Glenwood Equities, LLC (*purchaser*) is petitioning the City of Salem Zoning Board of Appeals for a variance from Sec. 23-278 – Front Setback Requirement to permit construction of a new Dollar General store eight (8) feet from the front property line, which is a forty-two (42) foot variance. Also requested is a variance from Sec. 23-402 Required Parking Spaces to allow 32 parking spaces instead of the required 36. This is a four space variance.**

NOTE: All written correspondence should be directed to the Zoning Board of Appeals, Salem City Hall, 101 S. Broadway, Salem, Illinois 62881. Inquiries may be made by telephoning Bev Quinn, City Clerk/Assistant to the City Manager, at 618/548-2222, ext. 20.

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