

**PLANNING COMMISSION  
MINUTES OF THE MEETING  
March 30, 2021 – 6:00 PM**

**CALL TO ORDER**

The City of Salem Planning Commission met in regular session on March 30, 2021 at Salem City Hall. The meeting was called to order at 6:00 p.m. by Chairman Rick McCullum. Members present were: Sandie Phillips, Kathy Matthews, Jim Milano, Jim Davis, Harold Hunzicker and Brad Heaton. Members absent: None. Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

**ELECTION OF OFFICERS**

**Motion was made by Sandie Phillips and seconded by Brad Heaton to re-elect current Chairman Rick McCullum and current Vice Chairman Jim Milano as officers for the current year. AYES: Sandie Phillips, Brad Heaton, Kathy Matthews, Harold Hunzicker, Jim Milano, Jim Davis and Chairman Rick McCullum. NAYS: None**

**APPROVAL OF MINUTES**

Minutes of the October 13, 2020 and November 10, 2020 meetings were presented for action. **Motion was made by Harold Hunzicker and seconded by Jim Davis to approve the minutes of both meetings as presented. Roll call vote: AYES: Sandie Phillips, Jim Milano, Brad Heaton, Kathy Matthews, Harold Hunzicker and Chairman Rick McCullum. NAYS: None. Abstained: Jim Davis Motion carried.**

**STAFF RECOMMENDATIONS**

None

**QUESTIONS BY COMMITTEE MEMBERS**

None

**SPECIAL USE - TEMPORARY USE CRESCENDO PROPERTIES LLC**

Crescendo Properties, LLC, by Rebecca L. Timmerman, 217 W. Main, Salem, IL, is petitioning the City of Salem for a Special Use – Temporary Use Permit to hold a Farmers’ Market on her parking lot at 217 W Main, and allow vendors to set up booths and sell their wares to the public on Saturdays from 8:00 am to noon, May through September.

Legal description of the property is: O.T. all lots 1 & 2, N2/3 of Lots 5-6, Block 1, Square 3, Salem, Marion County, Illinois.

Chairman Rick McCullum noted there was nobody in attendance either for or against this special use. McCullum stated that this Farmers’ Market would not be competing with the Farmers’ Market that is held in the park because it is held on Thursday afternoon.

City Clerk Bev Quinn told the Commission that she had received no correspondence either for or against the Special Use, then read into the minutes the Finding of Facts for review as follows:

- (1) Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety and welfare and the physical environment:** The proposed special use will have no adverse impact on the public health, safety and welfare or on the physical environment.
- (2) Whether the proposed special use is consistent with this municipality’s comprehensive plan:** The comprehensive plan calls for this area to be commercial and the zoning and use would not change. The proposed Special Use, would be consistent with the Comprehensive Plan.

- (3) **The effect the proposed special use would have on the value of neighboring property and on this municipality's overall tax base:** No impact, as the zoning is not changing, and the use is temporary in nature.
- (4) **The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:**  
The proposed use will have no adverse impact on public utilities, but will increase traffic in the downtown area, specifically on S. Maple and W. McMackin Streets.
- (5) **Whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection:** There are no facilities near the proposed special use that would require special protection.

**Motion was made by Jim Milano and seconded by Brad Heaton to recommend the City Council approve the Special Use – Temporary Use to have a Farmers' Market on Saturdays from 8:00 am to noon, May thru September, in the parking lot at 217 W. Main. AYES: Kathy Mathews, Jim Milano, Sandie Phillips, Jim Davis, Brad Heaton, Jim Davis and Chairman Rick McCullum. NAYES: None. Motion Carried.**

**SPECIAL USE –  
TEMPORARY USE  
ORCHARD SHOPPING  
CENTER**

Keith McNeil, owner of The Orchard Shopping Center located at 1300 S Broadway, Salem, IL, is petitioning the City of Salem for a reissuance of his Special Use – Temporary Use Permit to have food truck and vendors on their lot on Friday and/or Saturday nights from 5:30 pm to 9:00 pm. (*Special use – Temporary Use Permits are good for one year from date of issuance*). In addition to the vendors, there may be some live music, primarily provided by local talent or tenants of the shopping center. The current permit expires June of 2021 and the new permit, if approved, will be effective July 1, 2021 – June 30, 2022.

Legal description of the property: Lots 1-19 of Southern Gardens Shopping Center Subdivision, Marion, County, IL.

City Clerk Bev Quinn told the Commission that she had received no correspondence either for or against the Special Use, then read into the minutes the Finding of Facts for review as follows:

- (1) **Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety and welfare and the physical environment:** The proposed special use will have no adverse impact on the public health, safety and welfare or on the physical environment.
- (2) **Whether the proposed special use is consistent with this municipality's comprehensive plan:** The comprehensive plan calls for this area to be commercial and the zoning and use would not change. The proposed Special Use, would be consistent with the Comprehensive Plan.
- (3) **The effect the proposed special use would have on the value of neighboring property and on this municipality's overall tax base:** No impact, as the zoning is not changing, and the use is temporary in nature.
- (4) **The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:**  
The proposed use will have no adverse impact on public utilities, and should have minimal impact on traffic circulation on nearby streets primarily because the shopping center is located on a State Highway.

**(5) Whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection:** There are no facilities near the proposed special use that would require special protection.

**Motion was made by Jim Milano and seconded by Harold Hunzicker to approve the renewal of the Special Use – Temporary Use for The Orchard Shopping Center as presented. AYES: Kathy Mathews, Jim Milano, Sandie Phillips, Jim Davis, Brad Heaton, Jim Davis and Chairman Rick McCullum. NAYES: None. Motion Carried.**

**SPECIAL USE –  
DOUBLE-WIDE MOBILE HOME:  
PATRICIA BLAIR**

Patricia Blair, Kinmundy, IL, is petitioning the City of Salem for a Special Use Permit to erect a 2005 Redman Extreme modular double-wide on a fixed foundation to a lot she is desiring to purchase from the City of Salem on West Warmouth St. (formerly part of the Salem National Guard Armory site.)

Legal description of the property is: Lot 2 Armory Subdivision, Salem, Marion County, Illinois.

Patricia Blair, petitioner, told the Commission that she has a modular home that is located in Kinmundy now and wanting to purchase the lot from the City of Salem and moving this modular home on it. Blair stated that if she was approved to relocate this modular home, she would be building a deck on it as well as adding a garage.

James Hoffmann, resident at 531 N College, told the Commission that he purchased the 2 front lots on College Street from the City and is in the process of building a home that is assessed at \$264,000.00. Hoffmann stated that he didn't know the City would even consider putting a modular home on this property. Hoffmann told the Commission that he feels this would not be good for the neighborhood and would take the neighborhood in a different direction.

Jason Weber, resident at 612 Lovell, stated that he had spent considerable time and money on his property with the intention of staying in this neighborhood. Weber stated he felt if a modular home is allowed at this property, it will decrease the property values in their neighborhood. Weber also said he was concerned what's next if this is approved....other neighborhoods to follow?

City Clerk Bev Quinn stated she had received 2 letters regarding this petition as follows:

Date: March 3, 2021

To: Mayor Farley and City Council Members

City of Salem, IL

Re: .35 Acre lot known as 500 Block W. Warmouth Front St., Salem, IL.

Gentlemen:

It is our understanding that the City has received a bid on the above referenced tract of land, along with a request to construct a modular home on said tract. This is to advise that the southwest corner of this tract abuts our property located at 612 W. Lovell. Accordingly, we strongly object to any granting of zoning variance to allow the construction of a modular home on this tract.

Since we purchased our home in 2018, we have spent considerable time and money in refurbishing our property with intention of staying in this neighborhood. Allowing a modular home to be constructed in a residential area that is not zoned for modular homes will most likely decrease the value of the homes in that neighborhood. This does nothing more than to contribute to the decline of small-town America. What's attractive to one seeking housing located in this City? Zoning ordinances are put in place for very good reasons, and variances can be made for very good reasons. However, one would have to question the value of making a variance for this tract. Making variances such as this one may only set a precedent for future requests, not only in this neighborhood, but in others.

We would strongly hope that you would give this matter some serious thought and consideration before making a decision to accept this bid and the request for constructing a modular home.

Very Truly Yours,



Jason & Deana Weber  
612 W. Lovell  
Salem, IL. 62881

3/28/2021

To Salem Planning Commission


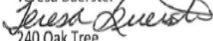
I want to thank you for contacting us about the zoning request for Lot 2, Armory Subdivision on West Warmouth Street, Salem, IL

Over the years we have received several zoning change requests, due to the properties that my wife and I own in the city of Salem, we have never objected to previous zoning requests. We feel that this zoning request is out of perspective with the surrounding area, considering the type of existing housing and current investments that are taking place in the neighborhood.

We Frank and Teresa Buerster own the property located at 611 N. College (Lot #11 Hull Subdivision #1) and the property located at 615 N. College (Lot#12 Hull Subdivision #1).

We are asking you to vote no to Patricia Blair's zoning request.

Sincerely yours,

Frank Buerster  
  
Teresa Buerster  
  
240 Oak Tree

Salem, IL 62881

City Clerk Bev Quinn then read into minutes the Finding of Facts for review as follows:

- (1) Whether the proposed design, location, and manner of operation of the proposed special use will adequately protect the public health, safety and welfare and the physical environment:** The proposed special use will have no adverse impact on the public health, safety and welfare or on the physical environment.
- (2) Whether the proposed special use is consistent with this municipality's comprehensive plan:** The comprehensive plan calls for this area to remain zoned RS-2 Single Family Residential. The use would be consistent with the Comprehensive Plan.
- (3) The effect the proposed special use would have on the value of neighboring property and on this municipality's overall tax base:** Although the zoning is not changing, allowing an older double-wide in the neighborhood could have some impact on the value of neighboring properties.
- (4) The effect the proposed use would have on public utilities and on traffic circulation on nearby streets:** The proposed use will have no adverse impact on public utilities or traffic circulation.
- (5) Whether there are any facilities near the proposed special use (such as schools or hospitals) that require special protection:** There are no facilities near the proposed special use that would require special protection.

**Motion was made by Jim Davis and seconded by Kathy Matthews to recommend to the City Council to approve the Special Use request to erect a 2005 Redman Extreme modular double-wide on Lot 2 Armory Subdivision, Salem, Marion, County, Illinois. AYES: None NAYES: Kathy Mathews, Jim Milano, Sandie Phillips, Jim Davis, Brad Heaton, Jim Davis and Chairman Rick McCullum. Motion Denied.**

**NEW BUSINESS**

None

**OLD BUSINESS**

City Clerk Bev Quinn told the Commission that the zoning amendment for 515 E McMackin was approved by the City Council.

**PUBLIC COMMENTS**

None

**ADJOURNMENTS**

As there was no further business to discuss, ***the meeting was adjourned 6:45 p.m.***

Cindy Eller, Recording Secretary