

**PLANNING COMMISSION
MINUTES OF THE MEETING
May 11, 2021 – 6:00 PM**

CALL TO ORDER

The City of Salem Planning Commission met in regular session on May 11, 2021 at Salem City Hall. The meeting was called to order at 6:00 p.m. by Vice Chairman Jim Milano. Members present were: Sandie Phillips, Kathy Matthews, Harold Hunzicker and Brad Heaton. Members absent: Chairman Rick McCullum and Jim Davis. Also present was Cindy Eller, Recording Secretary, Bev Quinn, Zoning Administrator and members of the public.

APPROVAL OF MINUTES

Minutes of the March 30, 2021 meetings were presented for action. **Motion was made by Harold Hunzicker and seconded by Brad Heaton to approve the minutes as presented. Roll call vote: AYES: Sandie Phillips, Brad Heaton, Kathy Matthews, Harold Hunzicker and Vice - Chairman Jim Milano. NAYS: None. Motion carried.**

STAFF RECOMMENDATIONS

None

QUESTIONS BY COMMITTEE MEMBERS

None

**ZONING AMENDMENT
RTKS PROPERTIES, LLC**

RTKS Properties, LLC, 504 Foxville Rd., Kell, IL, by Tina Sager, is petitioning the City of Salem to amend the zoning of property commonly known as 622 N Marion St. (former site of Reaching for the Stars Daycare) from RS-2 Single Family Residential to RM-2 Multi-Family Residential in order to rehab the existing building into three residential apartments. The property is legally described as: Oak Park Add 2, Lot 7, and 34 feet side of Lot 8, Block 24, Salem, Marion County, Illinois.

Tina Sager, owner of RTKS Properties, LLC told the Planning Commission that she would like to purchase the property at 622 N Marion and convert it into 3 units; 1) Studio Apartment 2) Two Bedroom Apartment 3) Three Bedroom Apartment with a mini loft. Sager stated that this property has been vacant for over 2 years and feels this would be an improvement to this neighborhood.

City Clerk Bev Quinn read one letter that was received in opposition of the zoning amendment (see below).

To City of Salem Planning Commission,
Regarding the Zoning Amendment for the proposed use of property at 622 N. Marion St. (former site of Reaching for the Stars Daycare), Donald and Julie Kuhl object to amending the zoning of said property from RS-2 Single Family Residential to RM-2 Multi-Family Residential in order to rehab the existing building into three residential apartments. The reason why we object is it will change everything about our neighborhood. It will change the character of our neighborhood, leading to more people and to more traffic. Plus it will create more safety issues and more noise. It will also lead to a reduction in property values. I have discussed this with my neighbors and they object to it also. We would rather it stay a Single Family Residential, and not a Multi-Family Residential-Apartment Building in our neighborhood. Thankyou for allowing us the opportunity to express our opinion,
Donald & Julie Kuhl
Donald and Julie Kuhl 4-27-21
617 N. Marion - Salem, IL 62881 - Marion County
Hill Crest Addition - Lot 21

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

- (1) **Existing use and zoning of the property in question:** The property is currently zoned RS-2 Single Family Residential and is vacant. The property formerly had a Special Use Permit to be used as a day care center.
- (2) **Existing use and zoning of other lots in vicinity of the property in question:** All properties directly north, south, east and west are zoned RS-2 Single-Family Residential and contain single-family homes, with the exception of the burned-out church directly east.
- (3) **Suitability of the property in question for uses already permitted under existing regulations:** The property is suitable for its former use as a day care center, but has been modified so that it may no longer be suitable for use as a single-family home.
- (4) **Suitability of the property in question for proposed use:** The property would be suitable for multi-family use, if converted, as it contains a large structure and adequate off-street parking.
- (5) **The trend of development in the vicinity of the property in question, including changes (if any) which may have occurred since the property was initially zoned or last rezoned:** This neighborhood is an older, established neighborhood and there has been no development for many years.
- (6) **The effect the proposed rezoning would have on implementation of this municipality’s comprehensive plan:** The Comprehensive Plan calls for this area to remain low density residential.

City Clerk Bev Quinn recommended this property to be rezoned as there is a lot of decline in the neighborhood and this would be an improvement.

Motion was made by Harold Hunzicker and seconded by Brad Heaton to recommend the City Council approve the Zoning Amendment on the property known as 622 N. Marion from RS-2 Single Family Residential to RM-2 Multi Family Residential. AYES: Kathy Mathews, Sandie Phillips, Brad Heaton, Harold Hunzicker and Vice Chairman Jim Milano. NAYES: None. Motion Carried.

NEW BUSINESS	None
OLD BUSINESS	None
PUBLIC COMMENTS	None
ADJOURNMENTS	As there was no further business to discuss, <i>the meeting was adjourned 6:15 p.m.</i>

Cindy Eller, Recording Secretary