



**ZONING BOARD OF APPEALS AGENDA
City of Monmouth
April 12th, 2023**

Call to Order

Roll Call

Approval of Minutes from meeting on 02/08/23

Old business (as needed)

New Business

Notice is hereby given that a Public Hearing will be held by the Zoning Board of Appeals of the City of Monmouth, Illinois on Wednesday April 12th, 2023, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

Request: A parking variance from 60 spaces to 35 spaces is required for the proposed Dollar General store, which is sufficient for the proposed use based on experience with other locations.

LOT S30 T11 R2 68' E & W X 250' N & S PT NE COR S PT E ½ SW TRACT I PLAT #485636
LOT S30 T11 R2 131.9' E & W X 250' N & S PT NE COR S PT E ½ SW TRACT II PLAT #485636

Otherwise known as: 1105 West Broadway
Pin# 09-044-201-10 & 09-044-201-00

Roll Call for approval

Adjournment

Zoning Board of Appeals
Votes Cast
04/12/23

The Zoning Board of Appeals met on Wednesday April 12th, 2023 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

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Dated April 12th, 2023

The following votes were cast: 5 yea, 0 nay **Motion Carried.**

Heather Santos
Zoning Secretary



Zoning Board of Appeals Official Minutes
April 12, 2023
Monmouth City Hall

Attendance:

Dennis Rhoades	Present
Donald Fillman	Present
David Noel	Present
Doug Rankin	Present
Brian Helms	Present
Jeff Uddin	Absent
Director Joe Clark	Present
Secretary Heather Santos	Present

Chairman Noel called the Zoning Board of Appeals to order at 5:30 p.m., in the City Council Chambers. A roll call was performed. Chairman Noel motioned to approve the minutes from the last meeting which was held on February 8, 2023. The motion was approved by the board.

First Request:

A parking variance from 60 spaces to 35 spaces is required for the proposed Dollar General store, which is sufficient for the proposed use based on experience with other locations.

Ty Eshleman from Overland Engineering was present. Eshleman explained that he has been a part of over 300 similar store openings and that he has found that 35 is an adequate number of parking spaces. He went on to say that the lower number of spaces allows the concrete to be impervious and will allow for better drainage. Eshleman also stated that he observed there are only 33 spaces at the Dollar General store located on the north side of town and that 60 spaces would simply be too many. Rhoades asked if this parking lot will be facing the east side. It was determined that the parking lot will in fact be facing east. The floor was then opened to citizens' inquiries. A Monmouth citizen wanted to know if the store will have down lighting in the parking lot as she is concerned the light will bother her at night. Mr. Eshleman reassured the citizen that the Dollar General store will have downlighting and the light will not cast on its neighbors.

A motion was made by Rankin and seconded by Helms. Motion was carried.

Roll Call for vote:

Dennis Rhoades	Yes
Donald Fillman	Yes
David Noel	Yes
Doug Rankin	Yes
Brian Helms	Yes
Jeff Uddin	Absent

5-0 Pass

Chairman Noel advised that the Zoning Board of Appeals is only an advisory board, and the final decision will rest with the City Council. The next city Council meeting is Monday, April 17th, 2023. There was no other business for the meeting. Fillman made a motion to adjourn and seconded by Helms. The meeting was adjourned at 5:38 p.m.

Respectfully submitted,
Heather Santos, Secretary of Zoning



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Pin# 09-044-201-10 & 09-044-201-00

Dated March 27th, 2023.

Zoning Board of Appeals
City of Monmouth