

ZONING DEPARTMENT Joe Clark, Director
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Date: June 2023

The Zoning department continues to issue building permits, mowing notices, junk and debris notices, ordinance violations, rental inspections, solar panel permits and follow up on all open projects.

GRANTS

At the present the city has a list of additional houses for demolition.

The application for round two of the Strong Communities Program (S.C.P.) was submitted and we are awaiting an award amount to proceed with demolitions 2023-March 2025.

OPEN PROJECTS

Monmouth College: Stockdale Student Center: Renovations continue throughout the building.

Monmouth Town Homes LP: Certificate of Occupancy received upon completion of hydrant relocation for all 44 units. Also, due to the disruption and damage during the building process, they have agreed to resurface Miller insurance parking and a portion of their drive and completed the parking area of the club house.

Monmouth Community Childcare: 120 South Sunny Lane, completed inspections for above ceiling and preparations continue for the floor coverings.

Dollar General: 1105 West Broadway, Demolition is completed, and permit issued for new construction and some tree removal and trimming is underway prior to the pier placements for the footings of the new store location.

JUNK & DEBRIS & MOWING NOTICES

Per the request of the city council, we have started tracking notices to ensure that this department is accountable and justified in response to inquiries about notices being sent out and follow-up.

Unfortunately, these numbers do not reflect daily phone conversation or interactions with citizens throughout the City where a notice has not been sent out and present condition or concern, weather junk or mowing is resolved saving postage and additional follow-up. As has been stated before the process that must be followed by an ordinance and judicial system in place:

- They must receive a notice certified and delivered by the police department and once delivered they have 5 days to clean up or mow.
- The mowing notice ordinance reads grass/weeds must be 12” tall before a notice can be sent.

Not knowing the length of turnaround for delivery of notice, a phone call or interaction with the owner tends to get results quicker, unless an abandoned property or lot is in question.

As a last resort, once the grass/weeds are more than 12” tall, we will have the city mow or subcontract a third party and put a lien on the property at the end of the season. These properties are normally abandoned houses or lots. All others are invoiced monthly.

Please see the notice numbers for the month of June below.

Junk and Debris Notices Issued - 23

Pending Notices - 13

Resolved Notices - 7

Tickets Issued - 3

Grass and Weeds Notices Issued - 14

Pending Notices - 7

Resolved Notices - 7

ZONING BOARD OF APPEALS

Also, in the Month of June the Zoning Board of Appeals held a meeting for a setback variance of 1' from the South property line where previously a detached garage stood. The board took into consideration the height and runoff restrictions, intended removal of foundation of previous garage, as well as all other setbacks which were met or exceeded.

This department and the Zoning Board of Appeals would ask for favorable consideration and the approval of the 1' setback variance to build a new detached garage at 321 North 3rd Street by the city council.

Respectfully,

Director of Zoning

MONMOUTH ILLINOIS

City of Monmouth
Monthly and current year-to-date
building permit construction cost totals

June 2023

Residential Construction Total	\$ 113,152.00
Year-to-date Residential Construction Total	\$ 599,348.90
Business Construction Total	\$ 944,333.00
Year-to-date Business Construction Total	\$ 3,168,607.00
Public Service Construction Total	\$ 0.00
Year-to-date Public Service Construction Total	\$ 1,295,000.00
Residential EZ Construction Total	\$ 0.00
Year-to-date Residential EZ Construction Total	\$ 34,138.00
Business EZ Construction	\$ 0.00
Year-to-date Business EZ Construction Total	\$ 108,200.00
Plumbing Inspections Total (0)	\$ 0.00
Electrical Inspections Total (3)	\$ 450.00

