



**ZONING BOARD OF APPEALS AGENDA  
City of Monmouth  
January 12, 2022**

**Call to Order**

**Roll Call**

**Approval of Minutes from meeting on November 10<sup>th</sup>, 2021**

**Old business (as needed)**

**New Business**

**Request:** A special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street presently a R-2 Medium Density Residential

N ½ Lot 9, Lot 10 & 11 Block 6 Sunset View Addn Lot size 125X132

Otherwise known as: 209 South H. Street

Pin # **09-536-008-00**

**Roll Call for approval**

**Adjournment**



Zoning Board of Appeals Official Minutes  
January 12th, 2022  
Monmouth City Hall

**Attendance:**

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

Chairman Rankin called the Zoning Board of Appeals to order at 5:32 p.m., in the City Council Chambers. A roll call was performed. A motion was made by Helms and seconded by Fillman to approve the minutes from the last meeting which was held on November 10<sup>th</sup>, 2021. The motion was approved by the board.

**First Request:**

A special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street. This location is presently a R-2 Medium Density Residence. The Warren County Pin number for this location is 09-536-008-00.

Doug Rankin asked Danielle to explain to the board about the intended use. Applicant Danielle Cox spoke to the board about her intended use. Dennis Rhoades asked if all neighbors were okay with this intended use. Danielle Cox advised that she has a good relationship with her neighbor's, and no one has voiced a concern to her.

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

**Roll Call for vote:**

Dennis Rhoades	Yes
Donald Fillman	Yes
Doug Rankin	Yes
Brian Helms	Yes
Jeff Uddin	Yes

**5-0 Pass**

Chairman Rankin state that the ZBA is only an advisory board, and the final decision will rest with the City Council. The next City Council meeting is Monday, January 17<sup>th</sup>, 2022.

There was no other business for the meeting.

Fillman made a motion to adjourn and seconded by Uddin. Meeting adjourned at 5:39 p.m.

Respectfully submitted,  
Joe Clark, Director of Zoning



## ZONING BOARD OF APPEALS NOTICE

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 January 12, 2022, 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 special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street presently a R-2 Medium Density Residential

N ½ Lot 9, Lot 10 & 11 Block 6 Sunset View Addn Lot size 125X132

Otherwise known as: 209 South H. Street  
Pin # **09-536-008-00**

Dated December 17, 2021

Zoning Board of Appeals  
City of Monmouth



## ZONING BOARD OF APPEALS NOTICE

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 February 9th, 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 reduction of the front yard setback from 25 feet to 23 feet and rear yard setback from 25 feet to 24 feet.

**LEGAL:** Lot 1 in Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021, as Document No. 2021R-2344

Otherwise known as: E. Jackson Ave (Subdivision)  
Pin # Lot 1 09-044-184-10

Dated 1/12/22

Zoning Board of Appeals  
City of Monmouth



Zoning Board of Appeals Official Minutes  
February 9th, 2022  
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 Danielle Cox	Present

Secretary Danielle Cox called the Zoning Board of Appeals to order at 5:30 p.m., in the City Council Chambers. A roll call was performed. A motion was made by Rankin and seconded by Helms to approve the minutes from the last meeting which was held on January 12th, 2022. The motion was approved by the board.

**First Request:**

A reduction of the front yard setback from 25 feet to 23 feet and rear yard setback from 25 feet to 24 feet at Monmouth Townhomes. The Warren County Pin number for this location is 09-044-184-10.

Zoning Director Joe Clark advised that any additions to the property of Monmouth Townhomes will have to follow current setbacks or come before the Zoning Board of Appeals. Noel made mention that the petitioner should be present for meetings. Fillman questioned if this setback included the front porch and steps according to the picture. Clark corrected and advised it was a garage and not front porch and steps. Clark offered to show aerial photographs to better understand setbacks. Clark also discussed the description of the property.

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

**Roll Call for vote:**

Dennis Rhoades	Yes
Donald Fillman	Yes
David Noel	Yes
Doug Rankin	Yes
Brian Helms	Yes

**5-0 Pass**

Noel state that the ZBA is only an advisory board, and the final decision will rest with the City Council. The next City Council meeting is Monday, February 21st, 2022.

There was no other business for the meeting.

Fillman made a motion to adjourn and seconded by Helms. Meeting adjourned at 5:37 p.m.

Respectfully submitted,  
Danielle Cox, Secretary of Zoning



**ZONING BOARD OF APPEALS AGENDA**

**City of Monmouth**

**February 9, 2022**

**Call to Order**

**Roll Call**

**Approval of Minutes from meeting on January 12, 2022**

**Old business (as needed)**

**New Business**

**Request:** A reduction of the front yard setback from 25 feet to 23 feet and rear yard setback from 25 feet to 24 feet.

**LEGAL:** Lot 1 in Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021, as Document No. 2021R-2344

Otherwise known as: E. Jackson Ave (Subdivision)

Pin # Lot 1 09-044-184-10

**Roll Call for approval**

**Adjournment**

# ZONING BOARD OF APPEALS NOTICE

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 13, 2022, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

**1st Request:** A front setback variance of 8ft instead of 25ft to install a permanent elevated sign for Tin Cup Express located at 1023 N. Main St. Monmouth, IL

S20 T11 R2\_ LOTS 18, 19 EX W 10' &  
20 EX W 10' BLOCK 2 OAK PARK  
ADDN SW\_ LOT SIZE: .58 AC\_

Otherwise known as: 1023 N. Main St.  
Pin # **09-044-183-00**

**2nd Request:** A height variance for installing a 6ft vinyl privacy fence instead of a 4ft fence per fence ordinance located at 401 W. 2nd Avenue.

E 1/2 LOT 1 BLOCK 6 WEBSTER &  
HOLLOWAY ADDN\_ LOT SIZE: 66' X  
82.5'\_

Otherwise known as 401 W. 2nd Ave.  
Pin# **09-226-001-00**

Dated March 25, 2022

Zoning Board of Appeals  
City of Monmouth



## ZONING BOARD OF APPEALS NOTICE

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 13, 2022, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

**1<sup>st</sup> Request:** A front setback variance of 8ft instead of 25ft to install a permanent elevated sign for Tin Cup Express located at 1023 N. Main St. Monmouth, IL

S20 T11 R2\_LOTS 18, 19 EX W 10' & 20 EX W 10'\_BLOCK 2 OAK PARK ADDN SW\_LOT SIZE: .58 AC\_

Otherwise known as: 1023 N. Main St.  
Pin # **09-044-183-00**

**2<sup>nd</sup> Request:** A height variance for installing a 6ft vinyl privacy fence instead of a 4ft fence per fence ordinance located at 401 W. 2<sup>nd</sup> Avenue.

E 1/2 LOT 1 BLOCK 6\_WEBSTER & HOLLOWAY ADDN\_LOT SIZE: 66' X 82.5'\_

Otherwise known as 401 W. 2<sup>nd</sup> Ave.  
Pin# **09-226-001-00**

Dated March 25, 2022

Zoning Board of Appeals  
City of Monmouth



# ZBA

**Date & Time**

4/13/2022

**Other Business:**

**Roll Call**

Dennis Rhoades \_\_\_\_\_  
donald Fillman \_\_\_\_\_  
David Noel \_\_\_\_\_  
Doug Rankin \_\_\_\_\_  
Brian Helms \_\_\_\_\_  
Jeff Uddin \_\_\_\_\_  
Director Joe Clark \_\_\_\_\_  
Sec. Danielle Cox \_\_\_\_\_

**Motion to Adjourn**

Time \_\_\_\_\_

Motion \_\_\_\_\_

Second \_\_\_\_\_

**Approval of Minutes**

Motion \_\_\_\_\_ Second \_\_\_\_\_

**1st Request** Tin Cup

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call Vote**

Dennis Rhoades \_\_\_\_\_  
donald Fillman \_\_\_\_\_  
David Noel \_\_\_\_\_  
Doug Rankin \_\_\_\_\_  
Brian Helms \_\_\_\_\_  
Jeff Uddin \_\_\_\_\_

**NEXT COUNCIL MEETING: 04/18/22**

Also Present:

**2nd Request** Avalos

Motion \_\_\_\_\_ Second \_\_\_\_\_

**Roll Call Vote**

Dennis Rhoades \_\_\_\_\_  
donald Fillman \_\_\_\_\_  
David Noel \_\_\_\_\_  
Doug Rankin \_\_\_\_\_  
Brian Helms \_\_\_\_\_  
Jeff Uddin \_\_\_\_\_

Also Present:

# ZBA

**Date & Time**

5/11/2022

**Other Business:**

**Roll Call**

Dennis Rhoades \_\_\_\_\_

donald Fillman \_\_\_\_\_

David Noel \_\_\_\_\_

Doug Rankin \_\_\_\_\_

Brian Helms \_\_\_\_\_

Jeff Uddin \_\_\_\_\_

Director Joe Clark \_\_\_\_\_

Sec. Danielle Cox \_\_\_\_\_

**Motion to Adjourn**

Time \_\_\_\_\_

Motion \_\_\_\_\_

Second \_\_\_\_\_

**Approval of Minutes**

Motion \_\_\_\_\_

Second \_\_\_\_\_

**1st Request**

Ryan Millard

Motion \_\_\_\_\_

Second \_\_\_\_\_

**Roll Call Vote**

Dennis Rhoades \_\_\_\_\_

donald Fillman \_\_\_\_\_

David Noel \_\_\_\_\_

Doug Rankin \_\_\_\_\_

Brian Helms \_\_\_\_\_

Jeff Uddin \_\_\_\_\_

**NEXT COUNCIL MEETING: 05/16/22**

Also Present:

ALL IN FAVOR SAY I

**The ZBA is only an advisory board, and the final decision will rest with the City Council. The next City Council meeting is Monday, May 16, 2022.**

**ZONING BOARD OF APPEALS NOTICE**

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 February 9th, 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 reduction of the front yard set back from 25 feet to 23 feet and rear yard setback from 25 feet to 24 feet.

LEGAL: Lot 1 in Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021, as Document No. 2021R-2344

Otherwise known as: E. Jackson Ave (Subdivision)  
Pin # Lot 1 09-044-184-10

Dated 1/12/22

Zoning Board of Appeals  
City of Monmouth

AFFP  
ZONING BOARD OF APPEALS

CITY OF MONMOUTH  
100 E BROADWAY  
MONMOUTH, IL 61462

ZONING BOARD OF APPEALS NOTICE

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 February 9th, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

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LEGAL: Lot 1 in Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021, as Document No. 2021R-2344

Otherwise known as: E. Jackson Ave (Subdivision)  
Pin # Lot 1 09-044-184-10

Dated 1/12/22

Zoning Board of Appeals  
City of Monmouth

**Affidavit of Publication**

STATE OF ILLINOIS  
COUNTY OF KNOX

I, said Legal Clerk, being duly sworn, says:

That I am the Legal Clerk of the Galesburg Register-Mail, a daily newspaper of general circulation, printed and published in Galesburg, Knox County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper in the issues dated:

January 26, 2022

That said newspaper was regularly issued and circulated on those dates.

SIGNED:

*Linda Tuttle*  
Legal Clerk

Subscribed to and sworn to me this 26th day of January 2022.

*Amy Kokott*  
Notary Public, State of Wisconsin, County of Brown

My commission expires: 6/30/2025  
00020707 00099578

AMY KOKOTT  
Notary Public  
State of Wisconsin

# ZONING BOARD OF APPEALS NOTICE

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 May 11, 2022, 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 special use permit to groom dogs at 719 N. 5th St. presently a R-2 Medium Density Residential.

Lot 3 block 8 Quinby & Lawrence Addn  
lot size 66' X 132'

Otherwise known as: 719 N. 5th St.

Pin# 09-280-061-00

Dated April 26, 2022

Zoning Board of Appeals

City of Monmouth

**Zoning Board of Appeals**  
**1/12/2022**

The Zoning Board of Appeals met on Wednesday, January 12<sup>th</sup>, 2022 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

**Request:** A special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street presently a R-2 Medium Density Residential

N ½ Lot 9, Lot 10 & 11 Block 6 Sunset View Addn Lot size 125X132

Otherwise known as: 209 South H. Street  
Pin # 09-536-008-00

The following votes were cast: 5 yea, 0 nay, 1 Absent      **Motion Carried.**

Joe Clark  
Building and Zoning Director

**Zoning Board of Appeals**  
**Votes Cast**  
**2/9/22**

The Zoning Board of Appeals met on Wednesday, February 9th, 2022 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

**Request:** A reduction of the front yard setback from 25 feet to 23 feet and rear yard setback from 25 feet to 24 feet.

**LEGAL:** Lot 1 in Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021, as Document No. 2021R-2344

Otherwise known as: E. Jackson Ave (Subdivision)  
Pin # Lot 1 09-044-184-10

The following votes were cast: 5 yea, 0 nay, 1 Absent      **Motion Carried.**

Danielle Cox  
Secretary Zoning

**Zoning Board of Appeals**  
**Votes Cast**  
**4/13/22**

The Zoning Board of Appeals met on Wednesday, February 9th, 2022 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

**1<sup>st</sup> Request:** A front setback variance of 8ft instead of 25ft to install a permanent elevated sign for Tin Cup Express located at 1023 N. Main St. Monmouth, IL

S20 T11 R2\_LOTS 18, 19 EX W 10' & 20 EX W 10'\_BLOCK 2 OAK PARK ADDN SW\_LOT  
SIZE: .58 AC\_

Otherwise known as: 1023 N. Main St.  
Pin # **09-044-183-00**

The following votes were cast: 5 yea, 0 nay, 1 Absent **Motion Carried.**

**2<sup>nd</sup> Request:** A height variance for installing a 6ft vinyl privacy fence instead of a 4ft fence per fence ordinance located at 401 W. 2<sup>nd</sup> Avenue.

E 1/2 LOT 1 BLOCK 6\_WEBSTER & HOLLOWAY ADDN\_LOT SIZE: 66' X 82.5'\_

Otherwise known as 401 W. 2<sup>nd</sup> Ave.  
Pin# **09-226-001-00**

The following votes were cast: 5 yea, 0 nay, 1 Absent **Motion Carried.**

Danielle Cox  
Secretary Zoning



**Zoning Board of Appeals**  
**Votes Cast**  
**5/11/22**

The Zoning Board of Appeals met on Wednesday May 11, 2022 at 5:30 p.m. in the Council Chambers at City Hall, 100 East Broadway with the following votes cast on the following request:

**Request:** A special use permit to groom dogs at 719 N. 5<sup>th</sup> St. presently a R-2 Medium Density Residential.

Lot 3 block 8 Quinby & Lawrence Addn lot size 66' X 132'

Otherwise known as: 719 N. 5<sup>th</sup> St.  
Pin# 09-280-061-00

Dated April 26, 2022

The following votes were cast: 6 yea, 0 nay      **Motion Carried.**

Danielle Cox  
Zoning Secretary

# ZONING BOARD OF APPEALS NOTICE

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 January 12, 2022, 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: Request:** A special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street presently a R-2 Medium Density Residential

N 1/2 Lot 9, Lot 10 & 11 Block 6 Sunset View Addn Lot size 125X132

Otherwise known as: 209 South H. Street

Pin # 09-536-008-00

Dated December 17, 2021

Zoning Board of Appeals  
City of Monmouth



**ZONING BOARD OF APPEALS AGENDA**  
**City of Monmouth**  
**May 11, 2022**

**Call to Order**

**Roll Call**

**Approval of Minutes from meeting on 4/13/22**

**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 May 11, 2022, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

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Lot 3 block 8 Quinby & Lawrence Addn lot size 66' X 132'

Otherwise known as: 719 N. 5<sup>th</sup> St.

Pin# 09-280-061-00

**Roll Call for approval**

**Adjournment**



Zoning Board of Appeals Official Minutes  
DATE, 2022  
Monmouth City Hall

**Attendance:**

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

Chairman \_\_\_\_\_ called the Zoning Board of Appeals to order at \_\_\_\_\_ p.m., in the City Council Chambers. A roll call was performed. A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_ to approve the minutes from the last meeting which was held on \_\_\_\_\_, 2022. The motion was approved by the board.

**First Request:**

A special use permit to work, sell and repair sporting equipment and retail goods at a garage at 209 South H. Street. This location is presently a R-2 Medium Density Residence. The Warren County Pin number for this location is 09-536-008-00.

Doug Rankin asked Danielle to explain to the board about the intended use. Applicant Danielle Cox spoke to the board about her intended use. Dennis Rhoades asked if all neighbors were okay with this intended use. Danielle Cox advised that she has a good relationship with her neighbor's, and no one has voiced a concern to her.

A motion was made by \_\_\_\_\_ and seconded by \_\_\_\_\_. Motion was carried.

**Roll Call for vote:**

Dennis Rhoades	Yes
Donald Fillman	Yes
Doug Rankin	Yes
Brian Helms	Yes
Jeff Uddin	Yes

**5-0 Pass**

Chairman \_\_\_\_\_ state that the ZBA is only an advisory board, and the final decision will rest with the City Council. The next City Council meeting is Monday, \_\_\_\_\_, 2022.

There was no other business for the meeting.

\_\_\_\_\_ made a motion to adjourn and seconded by \_\_\_\_\_. Meeting adjourned at \_\_\_\_\_ p.m.

Respectfully submitted,  
Danielle Cox, Secretary of Zoning



## ZONING BOARD OF APPEALS NOTICE

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 May 11, 2022, at 5:30 p.m., in the City Council Chambers, City Hall 100 East Broadway, at which time and place the board will consider:

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Lot 3 block 8 Quinby & Lawrence Addn lot size 66' X 132'

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Pin# 09-280-061-00

Dated April 26, 2022

Zoning Board of Appeals  
City of Monmouth