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ORDINANCE NO. 16-015

AN ORDINANCE GRANTING THE CHANGE OF ZONING FROM R2 RESIDENTIAL TO PUBLIC SERVICE AND THE CONSTRUCTION OF A PARKING LOT OF THE THREE LOTS LISTED BELOW.

WHEREAS, the question of granting the following described ordinance for the construction and of a new parking lot in a residential area was referred to the Plan Commission to hold a public hearing thereon; and

WHEREAS, such a public hearing was held, after due public notice, in the manner provided by law; and

WHEREAS, the said Plan Commission has recommended the granting of said construction and of the new PARKING LOT.

Now, therefore, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONMOUTH, ILLINOIS, as follows:

Section 1: approve the changing of the zoning from R2 Residential to Public Service and the construction of a parking lot on the three as listed below:

Commonly known as 232 North Sixth Street: All of Lot One (1) and Ten (10) Feet off of the East Side of Lot Two (2); both in Block Two (2) of the Subdivision of Block Twenty-four of Quinby & Lawrence's Addition to the City of Monmouth, situated in the County of Warren, in the state of Illinois.

Commonly known as 617 East Boston Street: All of Lot 2 in Block 2 of a subdivision of Block 24 in Quinby & Lawrence's Addition except a 10 Foot strip off the East Side thereof and also the East ½ of Lot 3 of Block 2 of the Subdivision of Block 24 of Quinby & Lawrence's Addition to the City of Monmouth, County of Warren, State of Illinois.

Commonly known as 605 East Boston Street: The West One-Half of Lot Three and all of Lot Four in Block Two of the Subdivision of Block Twenty-Four of Quinby and Lawrence Addition to the City of Monmouth, situated on the City of Monmouth, Warren County, Illinois

Section 2. The findings and recommendations of the Plan Commission on the question of granting change of zoning from R2 Residential to Public Service and the construction of a parking lot are hereby accepted and adopted and made a part of this ordinance.

PASSED this _____ day of _____, A.D., 2016.

APPROVED this _____ day of _____, A.D., 2016.

MAYOR

ATTESTED:

CITY CLERK

Ayes: _____

Nays: _____

Absent or not Voting: _____



Plan Commission
August 29, 2016

The Plan Commission met on Monday, August 29, 2016 with the following votes cast on the following requests:

Monmouth College requesting the Change of Zoning from R2 Residential to Public Service and the construction of parking lot on the three lots listed below

Commonly known as 232 North Sixth Street:

All of Lot One (1) and Ten (10) Feet off of the East Side of Lot Two (2); both in Block Two (2) of the Subdivision of Block Twenty-four of Quinby & Lawrence's Addition to the City of Monmouth, situated in the County of Warren, in the state of Illinois.

Commonly known as 617 East Boston Street:

All of Lot 2 in Block 2 of a subdivision of Block 24 in Quinby & Lawrence's Addition except a 10 Foot strip off the East side thereof and also the East ½ of Lot 3 of Block 2 of the Subdivision of Block 24 of Quinby & Lawrence's Addition to the City of Monmouth, County of Warren, State of Illinois.

Commonly known as 605 East Boston Street:

The West One-Half of Lot Three and all of Lot Four in Block Two of the Subdivision of Block Twenty-Four of Quinby and Lawrence Addition to the City of Monmouth, situated in the City of Monmouth, Warren County, Illinois.

Property Owner: Monmouth College

The following votes were cast on the approval of the change in zoning: 6 yea, 1 nay, 1 abstain, 1 absent. Motion carried.

The following votes were cast on the approval of the construction of a parking lot on the above lots with connection to the storm sewer: 7 yea, 1 abstain, 1 absent. Motion carried.

Wade Woodward
Director of Building and Zoning

PLAN COMMISSION
CITY OF MONMOUTH
August 29, 2016

Chairman Tim Narkiewicz called the Plan Commission meeting to order at 5:30 p.m. in the Council Chambers at City Hall. Roll call was done with the following members present: Tim Narkiewicz, Pamela Lybarger, Steve Pearson, Buster Kellogg, Jevanie Gillen, Eddie Burton, Joe Clark, and Al McGuire. Also present was Lowell Crow City Administrator and Paul Schuytema Community Development Director.

First order of business was to approve minutes from 4/25/2016. Al McGuire moved to approve the minutes seconded by Pamala Lybarger All Yea. Motion carried by voice.

1st Request – Requesting a change in zoning from R2 Residential to PS Public Service

- 1) **Commonly known as 232 N. 6th Street**
All of Lot One (1) and Ten (10) Feet off the East side of Lot Two (2); both in Block Two (2) of the Subdivision of Block Twenty-four of Quinby & Lawrence's Addition to the City of Monmouth, situated in the County of Warren, in the State of Illinois.
- 2) **Commonly known as 617 E. Boston Avenue**
All of Lot 2 in Block 2 of a subdivision of Block Twenty-four in Quinby & Lawrence's Addition except a 1- Foot strip off the East side thereof and also the East ½ of Lot 3 of Block 2 of the Subdivision of Block 24 of Quinby & Lawrence's Addition to the City of Monmouth, County of Warren, State of Illinois.
- 3) **Commonly known as 605 E. Boston Avenue**
The West ½ of Lot Three and all of Lot Four in Block Two of the subdivision of Block Twenty-four of Quinby & Lawrence's Addition to the City of Monmouth, situated in the City of Monmouth, Warren County, Illinois.

Property owner: Monmouth College

Chairman Narkiewicz asked if there was anyone to speak for or against the request. Richard Marshall, Monmouth College VP of Finance, and Mark Lee, Klingner & Associates, were present to speak for the request.

Mr. Marshall reviewed the location – off N. 5th Street and E. Boston Ave. He discussed what they were going to do with the water run-off as well as the ponding on Boston Avenue and 5th Street. To manage and comply with requirements, there will be a utility extension storm sewer, across 6th Street to the College's storm sewer.

Mr. Lee stated they were going to double the capacity of the pipe inlets to handle the run-off.

Administrator Lowell Crow reported that the project has been reviewed by Woodard Curran hydraulic engineers and that the measures being planned will alleviate the issues we currently have as well as meet the IEPA requirements for drainage control.

Al McGuire asked about the pitch of the flat surface of the parking lot. Mr. Lee discussed that as well as pointing out there will two drains in the parking lot.

Chairman Narkiewicz asked if there was anyone to speak for or against the request.

Troy Merry, 618 E. Boston Avenue

He stated he lives across from the proposed parking lot and has concerns with how trash will be deposited and handled. He also experienced vandalism and theft when college students used to park in the area (before residential parking) and has concerns about the re-sale value of his property.

Mr. Marshall said he was not aware of the issues Mr. Merry experienced. They are trying to alleviate traffic issues and the shortage of parking. The area will be well-lighted, have trash cans, they will monitor the area for trash, etc. and they will continue to work with the students to be good neighbors.

Mr. Merry was also concerned about limited parking in the area for the residents but was told it will remain residential parking on the streets with student parking in the lot only. Chairman Narkiewicz explained there would be limited loss of parking on the street as there would only be two entrances.

Ann Morath, 514 E. Archer Avenue

Ann Morath asked how far to the south the lot would go and was told it would be 10' from the wooded area. She also explained her concerns about college students creating additional issues as they walk on Archer to and from their destinations as well as speeding while children are in the area.

Administrator Crow said the City would have to look at their safety concerns, particularly about speeding and the enforcement of the limits.

Joe Clark asked if it would be prudent to add a retaining wall to reduce further erosion. Mr. Lee pointed to the topography sheet and explained they would be creating a more gently slope with the addition of fill and it best to have the gentle slope and leave the rest undisturbed.

Mr. Merry asked if they were creating more of a blind corner as visibility at the corner of 6th and Boston is already challenging. Mr. Lee explained it actually would be lower and more visible than it was.

There was discussion on sidewalk placement. Ann Morath asked if there were any plans for a sidewalk between Archer and Boston. Administrator Crow explained that it would be the city's responsibility to evaluate putting a sidewalk between those two avenues.

Buster Kellogg moved to recommend approval for rezoning from R-2 to PS, Pam Lybarger seconded. To the roll call – Yea: Tim Narkiewicz, Pamela Lybarger, Steve Pearson, Buster Kellogg, Jevanie Gillen, and Joe Clark; Nay: Eddie Burton; Abstain: Al McGuire. Motion carried 6-1.

Steve Pearson moved to approve the construction of the parking lot on these lots with connection to the storm sewer, Pamela Lybarger seconded. To the roll call – Yea: Tim Narkiewicz, Pamela Lybarger, Steve Pearson, Buster Kellogg, Jevanie Gillen, Joe Clark and Eddie Burton; Abstain: Al McGuire. Motion carried 7-0.

Administrator Crow reported the results of the Plan Commission meeting would be presented at the September 6th Council meeting.

There was no other business to discuss. Eddie Burton moved to adjourn, seconded Pam Lybarger
Motion carried by voice.

Jan Helms
Executive Administrative Assistant