

Meeting Minutes from El Paso Zoning Board Meeting 09/21/2017

Zoning Board members present:

James Crump, Kim Kearney, Kevin Laden, Nancy Johnson and Chris Gentes, Wes Ooms

Absent: None

Other attendees: Jack Hickok, Deanna Harrell and Chris Harrell

The meeting was called to order at 6:04 PM.

The Zoning board was asked to consider a request from Deanna Harrell for a Special Use Permit for the property at 37 East Front Street, El Paso Illinois 61738. Legal description T26N-R2E-505PT. Lot 9 BLK43 Original Town. Parcel # 16-05-404-026. Deanna Harrell requests the Special use Permit to allow her to utilize the property as a Residential Unit. The Requirements for this request are outlined in The El Paso Code 315-61 Section A-3. Documentation has been provided of attempts to sell or rent the property over the last two years with no success. Mrs. Harrell has talked to adjoining owners and has written or verbal statements from them that they have no problem with this request. Council members asked several questions to clarify the intent of the owners. They intend to make minor interior changes but no changes to the outside appearance. The Zoning Board discussed the fact and also clarified with the Harrell's that this was a special use permit for them as owners and is non-transferrable to any new owner if sold.

The Board noted that the East block area of downtown is not as likely to attract business and is slowly deteriorating. The Harrells stated that they would be able to keep up with maintenance better if there was an income from the property.

No physical structure additions are planned, only interior upgrades as needed. The Council asked about parking space and determined it is adequate.

Motion to approve the request made by James Crump, Seconded by Nancy Johnson. Voice vote taken. All voted to approve the request except Kim Kearney who voted no. Wes Ooms made a motion to adjourn, seconded by Chris Gentes. All voted to adjourn.

Meeting adjourned at 6:55 PM

Meeting notes respectfully submitted by Jack Hickok, Director of Public Service, El Paso Illinois.