

BENTON ZONING AND PLANNING COMMISSION
PUBLIC HEARING MINUTES
WEDNESDAY, DECEMBER 4, 2019

The Benton Zoning and Planning Commission's public hearing was called to order by Chairman Shockley at 6:00 pm on Wednesday, December 4, 2019 at 1403 at the Benton Municipal Building at 1403 South Main Street.

Roll Call: Shockley, McGuire, Cockrum, Clark, Payne-Hubler, Neal, Collier

The advisory board took into evidence regarding a special use application, submitted by Laura Montgomery of 10549 Sam Pyle Bridge Rd, Benton, IL, to own and operate a home occupation business: Nail Salon with Retail Boutique at 900 N. DuQuoin Street, Benton, IL (Parcel No.: 08 18 101003) to the City of Benton.

Mr. Garavalia stated that the property, in question, was split into both R1 and R3 zoning districts. He also advised that there could be issues regarding retail items, which are presently prohibited under home-occupation permits as they are restricted to goods manufactured on-site.

Ms. Montgomery addressed the committee stating that she has been in business for over 30 years, in her current location and wishes to open a nail salon and retail boutique, in-town, but had aspirations of converting the business to a wholesale business model. Mr. Garavalia state that the proposed property appeared to have sufficient space for parking and would not cause traffic issues.

No adjacent residents appeared at the hearing; no letters were provided via Zoning Administrator, in response to registered letters mailed out.

A member of the audience stated that she felt the business would be a win-win for the city as it would increase tax dollars to the city.

Ms. Montgomery added that she has clientele that travels from neighboring counties who patronize other businesses, as well.

Having no further business, a motion to adjourn was made by Payne-Hubler and seconded by Neal.

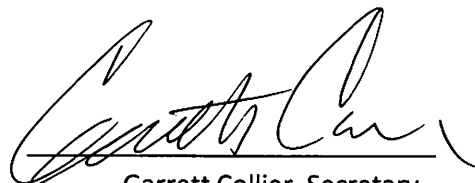
Ayes: Shockley, McGuire, Cockrum, Clark, Payne-Hubler, Neal, Collier

Nays:



Victor Shockley, Chairman

MICHAEL L. MCGUIRE, VICE CHAIRMAN



Garrett Collier, Secretary