

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Kirby Medical Center (Owner) - Proposed Lot 1, Sage Crossing

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and

WHEREAS, Kirby Medical Center, owner of property legally described as:

Proposed Lot 1 - Sage Fields Subdivision. A part of the Southeast Quarter of Section 31, Township 19 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, more particularly described as follows: Beginning at the Northeast Corner of Lot 1 in Jefferson Parkway I recorded in Book 14, Page 193 as Document No. 347720 in the Piatt County Recorder's Office. From said Point of Beginning, thence southerly 269.68 feet along the East Line of said Lot 1; thence east 362.54 feet along a line which forms an angle to the right of 78°-52'-25" with the last described course; thence north 279.60 feet along a line which forms an angle to the right of 89°-47'-54" with the last described course to the South Right-of-Way Line of Medical Center Drive; thence west 278.22 feet along said South Right-of-Way Line which forms an angle to the right of 87°-19'-07" with the last described course to a Point of Curvature; thence west 31.66 feet along said South Right-of-Way Line being the arc of a curve concave to the north with a radius of 845.00 feet and the 31.66 foot chord of said arc forms an angle to the right of 181°-04'-24" with the last described course to the Point of Beginning, in the City of Monticello, Piatt County, Illinois, containing 2.09 acres, more or less.

Has requested two zoning action items as they relate to proposed plans to construct a 4-unit medical office building; and

WHEREAS, the owner is seeking a Conditional Use Permit to be granted under the terms of the Monticello Zoning Regulations to allow the use of a clinic, and future potential uses of a drug store, restaurant, professional office and retail in a Planned Industrial-Commercial (IC) zoned parcel; and

WHEREAS, the owner is seeking a Conditional Use Permit to be granted under the terms of the Monticello Zoning Regulations to allow for multiple main uses on one parcel, to operate within the proposed four-unit office building; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for Conditional Use permit and Variance, and has submitted the petition and supporting documents to the Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on January 22, 2019 concerning these matters and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 22nd day of January, 2019, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has determined whether the applicant meets the following criteria

regarding the requested Conditional Use Permits;

1. The establishment, maintenance, or operation of the Conditional Use Permit will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The Conditional Use Permit will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;
3. The establishment of the Conditional Use Permit will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. Adequate utilities, access, drainage, parking, right-of-way easements and/or other necessary facilities are available;
5. Adequate measures do existing to provide ingress and egress, so designed as to minimize traffic congestion in the public streets; and
6. The Conditional Use permit will in all other respects conform to the applicable regulations of the district in which it is located.

The Planning & Zoning Board hereby recommends (*circle one*) *Approval Denial* of the Conditional Use Permit requests for Proposed Lot 1, Sage Crossing Commercial Subdivision, to allow for the uses of clinic, and potential uses of drug store, restaurant, professional office and retail; and to allow multiple main uses on one parcel.

Chairman, Planning & Zoning Board
City of Monticello