

Motion for Preliminary Plan by  
City of Monticello Planning and Zoning Board

**Sage Crossing Commercial Subdivision**

WHEREAS, the City Council of the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for subdivisions within the Corporate Limits of the City and within one and one-half miles thereof; and

WHEREAS, the owners and/or owner's representatives of the proposed Sage Crossing Commercial subdivision have submitted necessary documents, including the Preliminary Plan of Sage Crossing Commercial subdivision for review and approval by the City; and

WHEREAS, the Planning and Zoning Board has met and reviewed the Preliminary Plan and various other subsidiary documents and has found that they are, with only possible minor modifications, generally satisfactory and in the prescribed form.

BE IT THEREFORE RESOLVED this 22<sup>nd</sup> day of January, 2019 by the Planning and Zoning Board of the City of Monticello, Illinois, that:

1. The Planning and Zoning Board does hereby approve the Preliminary Plan of Sage Crossing Commercial subdivision and does hereby authorize the Chairman to sign the Certificate of said Plan indicating approval upon completion of any minor modifications needed.
2. Recommendation is hereby contingent upon approval of a Conditional Use Permit to allow for potential future uses of this parcel. Additionally, the zoning ordinance allows only one main use per parcel, and the structure to be constructed on proposed Lot 1 will be a 4 unit commercial structure within a Planned Industrial/ Commercial Zone (IC).
3. The approval recommended in Item 1 above is subject to compliance with the requirements as outlined in "A Manual of Practice for the Design of Public Improvements in the City of Monticello"
4. The approval recommended in Item 1 above is subject to incorporation of modifications, if any, of any minor nature to the Preliminary Plan Sage Crossing Commercial subdivision identified by City staff.

5. In the event any minor modifications to the Preliminary Plan of Sage Crossing Commercial subdivision are not completed within 60 days from the date of approval by the Planning and Zoning Board of the City of Monticello, the approval recommended herein shall be null and void.

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Chairman, Planning and Zoning Board  
City of Monticello