

MINUTES OF THE MONTICELLO PLANNING AND ZONING BOARD

July 15, 2019

The meeting of the Planning and Zoning Board was held on July 15, 2019, in the City Council Chambers of the Municipal Building in Monticello, Piatt County, Illinois. Meeting convened at 7:00 pm.

Chairman Hawkins called the meeting to order at 7:00 pm.

Roll Call was taken by Jill Potts, City Clerk.

MEMBERS PRESENT:

Gerald Day, Marthaan Riegel, Shawn Spillman, Amber Goebel, Michael Hawkins, Michael Beem, Elaine Yoon

Also present: City Administrator Terry Summers

Chairman Hawkins welcomed Elaine Yoon, who was appointed by Mayor Stoner on July 8, to the Planning and Zoning Board.

PUBLIC PARTICIPATION: None

APPROVAL OF MEETING MINUTES:

June 17, 2019 Planning and Zoning Board Meeting Minutes

Chairman Hawkins asked if there were any corrections or additions to the June 17, 2019 minutes. Chairman Hawkins noted that one correction was needed – Gerald Day was listed twice on the ‘Members Present’ section, and his name under ‘Staff Present’ needed to be removed. City Clerk Potts will make this correction. A motion was made by Michael Beem, and seconded by Marthaan Riegel, to approve the June 17, 2019 Meeting Minutes (with correction made). An all-in-favor vote was taken and the motion carried with all present voting yes.

NEW BUSINESS:

Introduction of Conditional Use Permit Request – 220 W Washington/101 N Market

Project Overview - The following project overview was given by Terry Summers:

Ella Property Management, LLC, owner of 220 W Washington/101 N Market St has applied for a conditional use permit to allow for an additional main building on the same parcel, in respect to §153.018. Ella Property Development LLC is the owner of the property which contains 220 -

216 W. Washington Street, and 101 N. Market Street. The two main structures are existing non-conforming structures, requiring any reconstruction to conform with the current zoning ordinance provisions (§153.053). §153.018 (D) requires one main building per lot, unless a conditional use permit has been issued. As the owner plans to reconstruct the two buildings to allow for a separate use, a conditional use permit has been requested to allow two main structures on one parcel.

Questions and Discussion from the Planning and Zoning Board –

Chairman Hawkins requested that Christy Swing (owner) and her architect, Guy Hampel, be seated at the table to take questions from Board members. Mr. Hampel reported that there has been a change in plans – the 101 N Market building was originally going to be torn down completely. Now the walls will be repaired and the building will get a total new roof. He stated that the 220 W Washington portion is coming down well. Chairman Hawkins questioned what type of wall will go up at 220? Mr. Hampel replied it will be masonry to the first floor, with the remaining portion covered with siding. In regard to 101, it will be block and painted brick, and the courtyard will remain. The balcony will be removed, and it will have a mono-pitched roof. Chairman Hawkins questioned if 220 will keep the basement below it, with Mr. Hampel answering that it will be partial basement and partial crawlspace. Marthaan Riegel questioned if the existing steps will remain, with the answer being that they will. Amber Goebel asked if the 110 building will be the same footprint, and Mr. Hampel replied yes. He pointed out that there will be one entrance door at the alley. Gerald Day questioned if the impending City Streetscape project on Washington will require this project to wait on that for completion, to which the answer was no. Mr. Hampel stated that the only work being done on the South side will be clean-up, and they will work in conjunction with the City/Streetscape Project.

Public Testimony –

Chairman Hawkins opened Public Testimony, with the only comment being from Steve Shreffler, who stated he was glad to see the City work with the property owner, and that this is a good asset to the community. With no further testimony, a motion was made by Amber Goebel, and seconded by Michael Beem, to close Public Testimony.

Action -

A motion was made by Michael Beem, and seconded by Shawn Spillman, to approve the Conditional Use Request for 220 W Washington and 101 N Market. Roll call for vote was taken by City Clerk Potts, and the motion passed 7-0.

A motion was made by Michael Beem to adjourn the meeting at 7:14 pm, and was seconded by Marthaan Riegel.

Respectfully Submitted,

Jill Potts
City Clerk

