



CITY COUNCIL MEETING MEMORANDUM

ITEM: Resolution 2019-45; 2015 E. Washington Street Conditional Use Permit Request	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: August 20, 2019

BACKGROUND:

Applicant- MCUSD #25 & Clean Energy Design Group, Inc., for a project at 2015 E. Washington Street, zoned Single Family Residential (RE-1).

Monticello Community Unit School District #25 has partnered with Clean Energy Design Group, Inc. (CEDG), to construct a ground-mounted array of solar panels to serve the Middle School facility, at no cost to the school district. The structures would be approximately 6' in height and considered low-profile. The area for the panels would take up 4.7 acres and be constructed on the southeast portion of the property, surrounded by a 6' fence. After taking into consideration the concerns from the adjacent property owners from the initial hearing in June, the site for the solar array has been moved to the southeast corner of the property, 500' from the front property line (Washington Street), and over 1000' from the west property line and the residential subdivision adjacent (Ridgepointe Subdivision). CEDG plans to install bee habitat friendly ground planting to be continuously operated and maintained by them, surrounding the panels. The sound generated at from the site would be 30db from 20m away from the transformer. If the budget allows, CEDG would also relocate the baseball and soccer fields which currently are in the place of the proposed location.

§153.020 (C2) of the City of Monticello Municipal Code states that a Conditional Use permit is required for additional or other accessory structures (not listed) in a Single Family Residential (RE-1) zone.

A public notice was published in the July 31, 2019 edition of the Piatt County Journal Republican, and notice was sent to all adjacent property owners by certified mailing, as per state statute. The Planning & Zoning Board held a hearing at the August 19, 2019 Planning & Zoning Board meeting. During the public hearing, individuals spoke in opposition of the program, questioning the cost savings to the school district, as well as drainage impacts. After further discussion, the Planning & Zoning Board voted to recommend approval of the conditional use permit request, 7-0.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and take action on Resolution 2019-45..