

Ordinance # 2021-20
An Ordinance Amending the Zoning of a Parcel of Property Upon Annexation
1690 N. State Street (The Heritage 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 the use of land and zoning within the jurisdiction of the City of Monticello, Illinois; and,

WHEREAS, the petitioner, Julia Atkins, (owner), has requested a rezoning of the parcel, described as follows, following annexation of the property:

A part of the Northwest Quarter of Section 7, Township 18 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois being more particularly described as follows, with bearings based on Illinois State Plane (East) datum:

Commencing at the Northwest Corner of said Section 7, proceed North 90° 00' 00" East 1227.61 feet; thence South 00° 00' 00" East 558.69 feet to the Northeast corner of Lot 1 of Bond's Addition of Out Lots to Monticello, Illinois recorded in Deed Record 9 at page 89 in the office of the Recorder for Piatt County, Illinois and for the True Point of Beginning; thence South 02° 10' 34" West 338.75 feet along the East line of said Lot 1 and the West Right-of-Way line of State Street to the Northeast corner of Williamsburg Court Subdivision recorded in Plat book 4 at page 203 in said office of the Recorder and also being on the South line of Ferry Street as shown on said Bond's Addition; thence South 89° 49' 22" West 366.55 feet along the North line of said Williamsburg Court Subdivision and South line of Ferry Street as monumented and occupied to the Northwest corner of said Williamsburg Court and the East line of Apple Street as shown on said Bond's Addition; thence South 02° 10' 00" West 280.29 feet along the West line of said Williamsburg Court and said East line of Apple Street as monumented and occupied to the North line of Sycamore Street as shown on said Bond's Addition; thence South 89° 39' 19" West 425.45 feet along the North line of Hettinger Estates as recorded in Plat Book 5 at page 71 in said office of the Recorder and also being the South line and an Easterly extension of the South line of said Lot 5 to the Southwest corner of said Lot 5 and the East line of Willow Street as shown on said Bond's Addition; thence North 02° 10' 48" East 617.04 feet along the West line of said Lot 5 and Lot 2 and also being the East line of said Willow Street of said Bond's Addition to the Northwest corner of said Lot 2 and the South line of Piatt County Forest Preserve Park as monumented and occupied; thence North 89° 35' 18" East 792.00 feet along said South line and the North line of said Lots 1 and 2 of Bond's Addition as monumented and occupied to the True Point of Beginning, encompassing 8.86 acres, more or less.

Property commonly known as 1690 N. State Street, Monticello, Piatt County, Illinois.

The Petitioners are requesting that said parcel be rezoned upon annexation from a designation of Urban Residential (RD) to the designation of Suburban Residential (RS).

WHEREAS, a Public Hearing concerning the proposed rezoning was held on April 19, 2021, and evidence was solicited and testimony given by the public; and

WHEREAS, the Planning and Zoning Board has recommended approval of the proposed rezoning, 7 yes, 0 no; and

WHEREAS, the City Council has met and reviewed the evidence and testimony submitted thus far and has considered all of the available factual evidence concerning the requested action;

BE IT THEREFORE ORDAINED this 26th day of April, 2021 by the City Council of the City of

Monticello that:

- A. The City Council does hereby rezone the subject property to Suburban Residential (RS).
- B. The City Council does hereby further set forth the following findings of fact concerning the rezoning:
 1. The procedural requirements for zoning establishment have been met.
 2. The proposed zoning does generally conform with the intent of the City Comprehensive Plan.
 3. The proposed zoning will be generally compatible with the established land use pattern in the vicinity and would not create an isolated, unrelated zoning district.
 4. The site is suitable for the proposed use.
 5. The proposed zoning is consistent with the existing City Zoning designations in the area and would not be contrary to the original intent of the Zoning Ordinance.
 6. The proposed zoning will not be injurious to nor diminish the value of adjacent properties and will promote the orderly development of the site and surrounding properties.
 7. The proposed zoning will not significantly adversely impact existing traffic patterns.
 8. Adequate facilities for municipal sanitary sewage disposal and water supply will be available for the site.
 9. Adequate provisions for storm water drainage will be available for the site.
 10. The proposed zoning will not adversely impact police protection, fire protection, schools, or public facilities.
 11. The proposed zoning will not conflict with existing public commitments for planned public improvements.
 12. The proposed zoning will not adversely influence living conditions in the immediate vicinity and will preserve the essential character of the neighborhood in which it is located.
 13. The proposed change will not significantly alter the population density pattern or adversely impact public facilities.
 14. If denied, the petitioners will suffer deterioration to their property value. If so, this deterioration will not promote the health, safety, morals or general welfare of the public.
 15. If denied, any hardship imposed on the property owners will not be offset by relative gain to the public.
- C. The rezoning is subject to the understanding that the petitioners will submit to the City of Monticello a building site plan and other evidence to demonstrate adequate parking, if applicable.
- D. The City Council does hereby direct that revision be made to the Official Zoning Map of the City of Monticello to reflect the rezoning.

E. The rezoning action is contingent upon approval of the annexation and subdivision requests affiliated with this property.

This ordinance shall be in full effect upon its passage, approval, and publication as provided by law.

PASSED this 26th day of April, 2021, by the City Council of the City of Monticello, Illinois.

AYES:

NAYS:

ABSENT:

Approved:

Mayor

Date

ATTESTED:

City Clerk

Date

CERTIFICATE OF PUBLICATION

I, Jill Potts, City Clerk of the City of Monticello, Piatt County, Illinois do hereby certify that the

foregoing and attached “**An Ordinance Amending the Zoning of a Parcel of Property- 1690 N. State Street (The Heritage Subdivision)**” is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th of April, 2021, by the following roll-call vote: ayes ; nays ; absent ; and that the same was published by publication in pamphlet form on the 27th day of April, 2021.

City Clerk of the City of Monticello, Piatt County, Illinois