

FOR UNDERGROUND UTILITY LOCATIONS, CALL JULLIE TOLL FREE 1-800-852-0125 BEFORE STARTING CONSTRUCTION

SITE DATA SUMMARY:
 SITE AREA: 41.331 AC
 ZONING CLASSIFICATION: I-C PLANNED INDUSTRIAL/COMMERCIAL
 BUSINESS AND PERSONAL SERVICE USE, RESTAURANT & OFFICE
 TOTAL BUILDING COVERAGE: 11%
 IMPERVIOUS COVERAGE ADDED: 0.84 ACRES
 TOTAL IMPERVIOUS COVERAGE: 6.32%

PARKING SUMMARY:
 PARKING REQUIRED ON SITE: 61 SPACES
 PARKING PROVIDED ON SITE: 47 REGULAR SPACES, 3 HANDICAPPED SPACES
 PARKING OFF SITE: 24 SPACES
 TOTAL PARKING PROVIDED: 71 SPACES

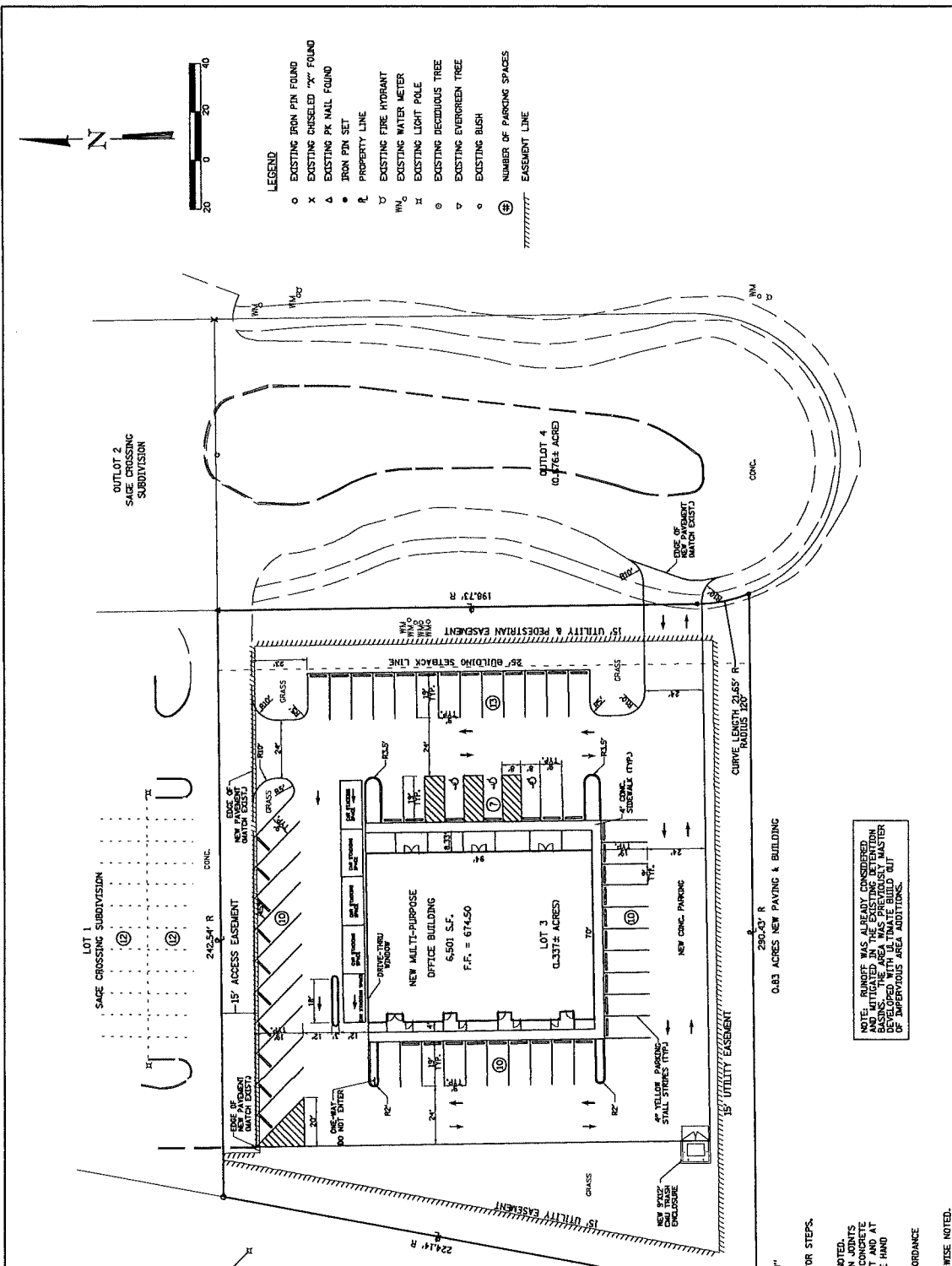
NOTE: DIMENSIONS ARE SHOWN TO FACE OF CURB

BUILDING CORNERS	
P.C.	EXISTING
NE 1-255.00-41	201.716-49
SE 1-255.00-40	203.846-49
SW 1-255.00-41	204.871-41
EW 1-255.006-48	204.117-41

PAVEMENT NOTES

- PAVEMENT SHALL BE CONSTRUCTED IN ACCORDANCE WITH PLANS AND DOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION" IN ILLINOIS, LATEST EDITION AND SHELBYVILLE LOCAL ORDINANCES.
- SEE ARCHITECTURAL PLANS FOR DIMENSIONS AT BUILDING ENTRANCES FOR STEPS, RAMPS, AND RETAINING WALLS.
- P.C.C. SIDEWALK SHALL BE 4" WIDE AND 6" THICK UNLESS OTHERWISE NOTED. CROSS SLOPES SHALL BE 1/4" PER FOOT. INSTALL 3/4" P.F. EXPANSION JOINTS AT 20' INTERVALS. CURB SHALL BE 4" HIGH AND 6" THICK. CURB JOINTS SHALL BE EITHER SIDE OF BUILDING ENTRANCES. CONTRACTION JOINTS ARE TO BE HAND TOoled AT 1/2" NOMINAL DEPTH AND AT 5'-0" CTRS. (MAX).
- JOINT SEALER SHALL BE POLYURETHANE SELF-LEVELING SEALER IN ACCORDANCE WITH FED. SPEC. TT-5-00220C. COLOR TO MATCH NEW CONCRETE.
- ALL PARKING LOT STRIPING SHALL BE 4" SOLID YELLOW UNLESS OTHERWISE NOTED.

REVISIONS		DESIGN	PROPOSED
NO.	DATE	REMARKS	



SITE PLAN
 2 SAGE COURT
 MONTICELLO, ILLINOIS
 61856

BWC BLANK, WESSELINK, COOK
 ENGINEERS & ASSOCIATES, INC.
 CONSULTANTS
 8623 EAST PRESBURG ROAD
 BLOOMINGTON, IL 62224-2910
 217-498-8973
 FAX 217-498-8934

**PRELIMINARY
 NOT FOR
 CONSTRUCTION**

REVISIONS

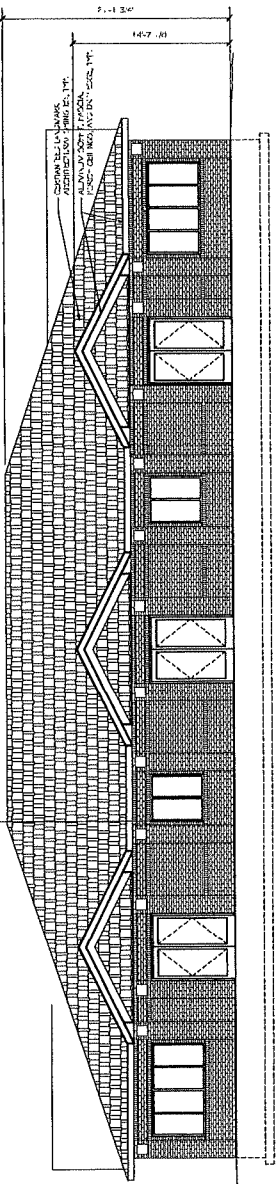
NO.	DATE	REMARKS	DESIGN	PROPOSED

DRAWING OF: ELEVATIONS		DRAWN BY: GRB
SCALE: 3/16" = 1'-0"		DATE: 7/6/2021
SHEETS: A-1		2 Sage Court

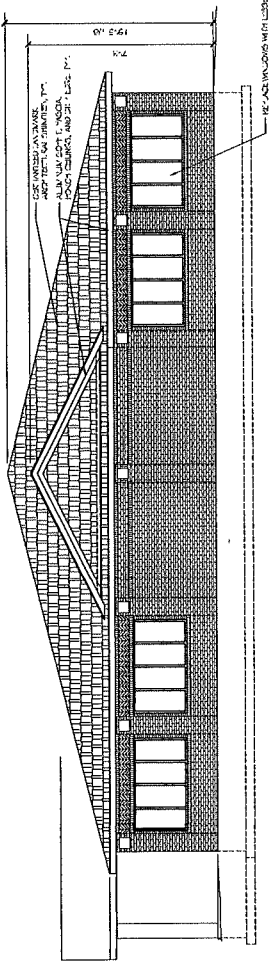
2 SAGE COURT

gb Architecture + design
 g.balata@gbarch.com
 (217) 419-2036

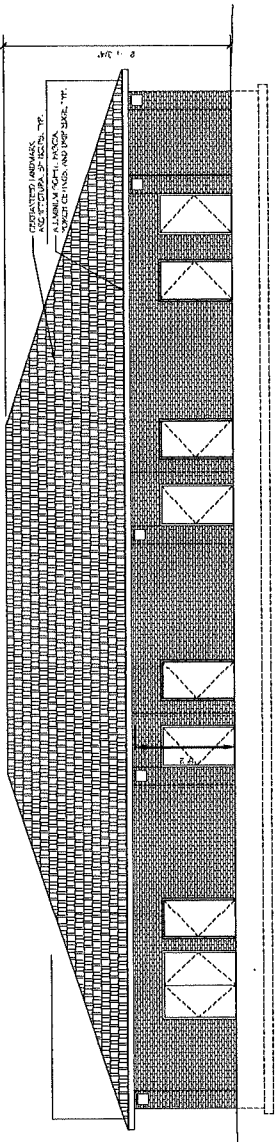
-ATTENTION-
 Every attempt has been made in the preparation of this plan to avoid mistakes, but we cannot guarantee that there are no errors. It is the responsibility of the owner and/or the General Contractor to check all dimensions, notes and the drawing for engineering of frames & steel spans are the responsibility of the General Contractor.



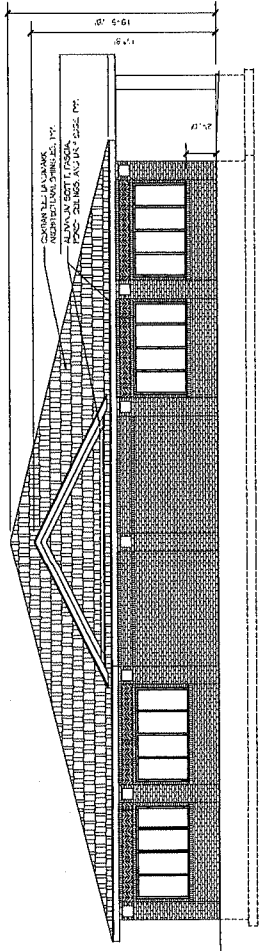
EAST ELEVATION
 SCALE: 3/16" = 1'-0"



NORTH ELEVATION
 SCALE: 3/16" = 1'-0"



WEST ELEVATION
 SCALE: 3/16" = 1'-0"

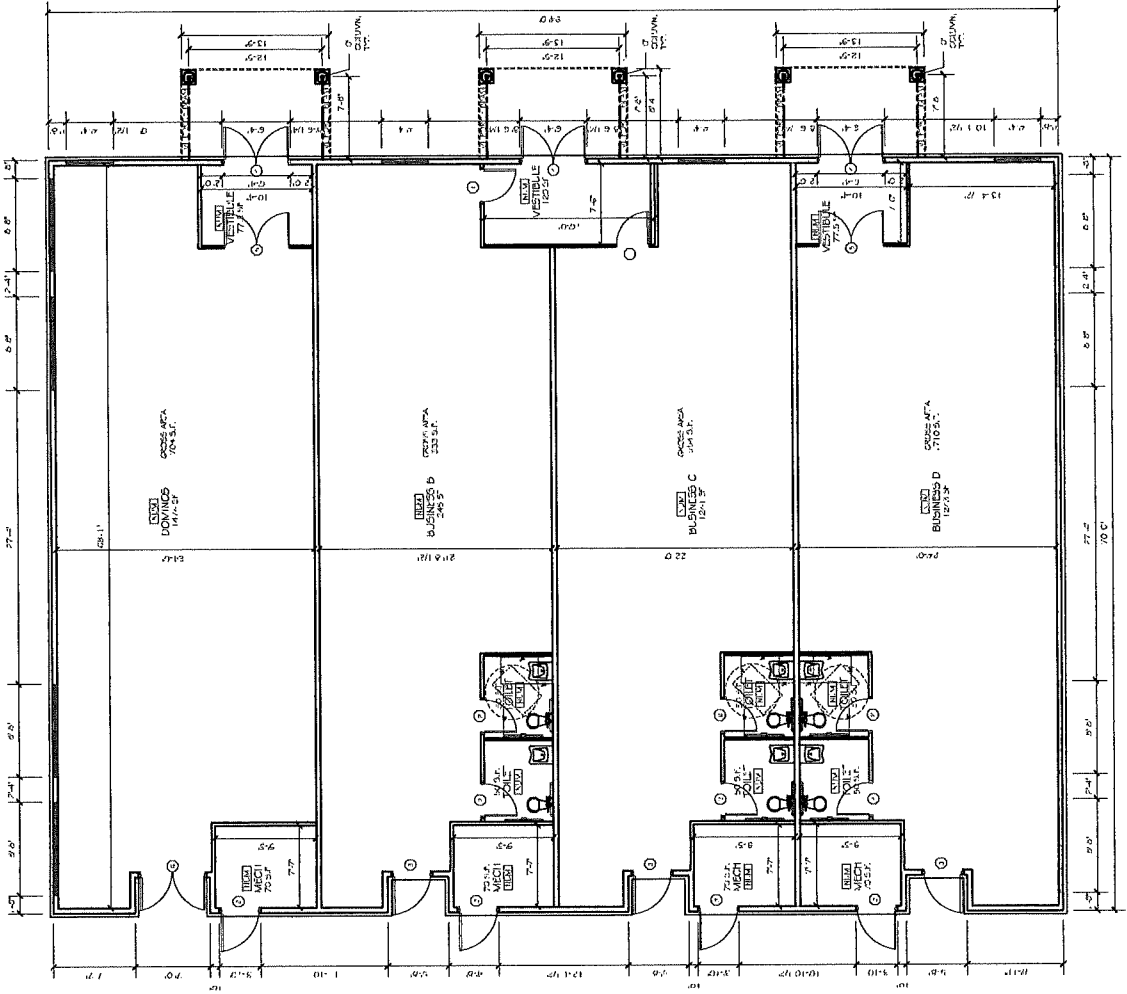


SOUTH ELEVATION
 SCALE: 3/16" = 1'-0"

DRAWING OF: 2 SAGE COURT	
SCALE: 1/8"=1'-0"	SHEET: 1
DATE: 7/6/2021	DRAWN BY: GRB
2 Sage Court	

gb Architecture + design
 (217) 419-2036
 g.ballalga@mchsi.com

ATTENTION
 Every attempt has been made in the preparation of this plan to avoid mistakes, but no contract quantity is given for the job. The contractor is responsible for the accuracy of the drawings. Always use given dimensions over scales. The drawings are the property of the General Contractor.



FIRST FLOOR PLAN
 SCALE: 1/8" = 1'-0"
 AREA = 6501 S.F.

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF PIATT } SS

CITY OF MONTICELLO
PLANNING AND ZONING BOARD
NOTICE OF PUBLIC HEARING

Paul Barrett, being duly sworn, says:

That he is Publisher of the Journal Republican, a weekly newspaper of general circulation, printed and published in Monticello, Piatt County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

February 02, 2022

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board to consider HHH Sage Crossing LLC (Doug Husinga) 800 E Old Route 47, Monticello Il 61856, zoned IC – Planned Commercial/Industrial who is requesting a Conditional Use to construct a 6501 sq. mixed use office building and associated parking (§152.077 Specific regulations for commercial planned unit developments).

Description of Property
Lot 3 in Sage Crossing First Addition according to the plat thereof recorded November 22, 2021 in Book 16, Page 6 as Document No. 376226 in the Piatt County Recorder's Office, in the City of Monticello, Piatt County, Illinois.

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for Tuesday, February 22, 2022 at 7:00 P.M. in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois.

Remote Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

jag@cityofmonticello.net
Voicemail: 1-217-762-2583 x37

Please join my meeting from your computer, tablet or smartphone.
<https://global.gotomeeting.com/join/278771957>

You can also dial in using your phone.
United States: +1 (224) 501-3412

Access Code: 278-771-957

Public comments must comply with all adopted rules. The City Clerk will arrange to have one email or voicemail per person presented.

Jim Grabarczyk
City of Monticello
909982 2/2



Authorized Agent, Piatt County, Illinois

99226326 00909982 762-9307

CITY OF MONTICELLO
210 N HAMILTON STREET
MONTICELLO, IL 61856

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
HHH Sage Crossing LLC, Doug Huisinga (Owner) – Proposed Lot 3

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, HHH Sage Crossing LLC (Doug Huisinga) 800 E Old Route 47, Monticello Il 61856, owner of property legally described as:

Lot 3 in Sage Crossing First Addition according to the plat thereof recorded November 22, 2021 in Book 16, Page 6 as Document No. 376226 in the Piatt County Recorder's Office, in the City of Monticello, Piatt County, Illinois

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 restaurant, and future potential uses of a drug store, clinic, professional office and retail in a Planned Industrial-Commercial (IC) zoned parcel; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for Conditional Use permit and Variances, 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 February 22nd, 2022 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 February 2022, 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 Permit;

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 for Sage Crossing Proposed Lot 3, to allow for construction of 6501 sq. mixed use office building and associated parking.



Chairman, Planning & Zoning Board
City of Monticello