

MOTION FOR MONTICELLO ZONING BOARD  
Nikki Rolen (Owners) – 200 North West Union

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statues 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, Nikki Rolen, owner of property legally described as:

Sec 12, Township 18N, Range 5E Part Section 12 & 13 Tract Y Sd Lot 8 Sw Se 12-18-5 52 10 1.2 The common address is 200 NW Union Street, Monticello, IL 61856, situated in Piatt County, Illinois. Said property commonly known as 200 North West Union, Monticello, Illinois.

Has requested a conditional use permit to allow a major home occupation (hair salon) in an RD zone §153.031 (C) (1); and

WHEREAS, the owner is seeking a Conditional Use Permit to be granted under the terms of the Monticello Zoning Regulations to allow a major home occupation (hair salon) in an Urban Residential (RD) zoned parcel; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for Conditional Use permit, 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 September 19<sup>th</sup>, 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 19<sup>th</sup> day of September, 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 request for 200 North West Union, to allow for a major home occupation (hair salon) in an RD zone.

---

Chairman, Planning & Zoning Board  
City of Monticello