

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Conditional Use Permit - 12 Opal Drive, Nathan Lilly (Owner)

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, Nathan Lilly of 777 E1700N Road, Monticello IL 61856, owner of property commonly known as 12 Opal Drive Monticello, IL 61856 and legally described as:

Section 12, Township 18N, Range 5E, Lot 6 Wilkin Commercial Park found in Plat Book 13 Page 230 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 a use that is not specifically defined in a Business district - Business (B) zoned parcel; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for a 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 19th, 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 19th 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 exist 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 12 Opal Drive Monticello Illinois 61856, to allow for a use not specifically defined (“Printing” concrete goods) on a parcel zoned B - Business.

Chairman, Planning & Zoning Board
City of Monticello