



ITEM: RESOLUTION NO. 2022-34 Granting a Conditional Use (Hair Salon) at 200 NW Union Street, City of Monticello, Piatt County, IL	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Director of Planning and Development
ATTACHMENTS: (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: September 21 st , 2022

BACKGROUND:

Applicant- Nikki Rolon of 200 NW Union Street, zoned RD-Urban Residential, has requested a conditional use permit for a home-based business (hair Salon). The applicant has ample parking using a portion of their driveway for off-street parking.

The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a Conditional Use permit §153.031 (C) (1). Staff has reviewed the application and the plan for off-street parking and does not see any issues with the application as submitted.

A Public notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received no comments regarding this request. One neighbor called in to support the Conditional Use.

The Planning & Zoning Board held a hearing on September 19th, 2022. After some discussion, the Planning & Zoning Board voted to recommend the Conditional Use, 7-0.

Supporting documents include a copy of an aerial and street view of the property where the business is proposed, a copy of the public notice published in the August 31st, 2022 edition of the Piatt County Journal Republican, and meeting motion.

RECOMMENDED ACTION:

According to The City of Monticello Municipal Code (Section 153.078(A); A conditional use permit is required pursuant to provisions of these regulations and may be authorized by a permit issued by the City Council following a public hearing by the Planning and Zoning Board and subject to standards as set forth in the City’s Municipal Code.

It is recommended that the City Council discuss and approve this Conditional Use Permit to allow a major home occupation in an RD zone per §153.031 (C) (1) at the address commonly known as 200 NW Union Street, Monticello, IL 61856 as submitted at the **September 26th, 2022** regularly scheduled Council Meeting.

