



<b>ITEM: RESOLUTION NO. 2022-35</b> Granting a Conditional Use (Undesignated Manufacturing) at 12 Opal Drive, City of Monticello, Piatt County, IL	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Director of Planning and Development
<b>ATTACHMENTS:</b> (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> September 21 <sup>st</sup> , 2022

**BACKGROUND:**

Applicant- Nathan Lilly, who is purchasing the property commonly known as 12 Opal Drive, Monticello, Illinois 61856 has requested a Conditional Use Permit for a “not otherwise designated manufacturing” process per Monticello Zoning Regulations Section 153.017 Table I on a parcel Zoned *B – Business*.

This business will perform light manufacturing utilizing a 3D concrete printer and “print” various concrete goods during the winter months during the off season of home building. The goal is to keep the workforce employed over the winter months through the printing of custom concrete goods.

The structure will serve as the headquarters for LX Construction, a 3D Concrete construction company. LX’s mission is to use state of the art construction robotics to provide less expensive, more durable housing faster than traditional wood frame methods. While many 3D concrete printed structures have been built in the US to date, the short-term goal for 2023 is to erect the first 3D printed home in Illinois. Some printed items (not an inclusive list) may include concrete sewer pipes, custom concrete furniture, and other miscellaneous goods traditionally made in a “pre-cast” facility.

A Public notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received no comments regarding this request.

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 31<sup>st</sup>, 2022 edition of the Piatt County Journal Republican, and meeting motion.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve this Conditional Use Permit, a Conditional Use Permit for a “not otherwise designated manufacturing” process, at the address commonly known as 12 Opal Drive, Monticello, IL 61856 as submitted at the **September 26<sup>th</sup>, 2022** regularly scheduled Council Meeting.