

MOTION FOR MONTICELLO ZONING BOARD

Valarie Mitchell (Owner) – 9 Jefferson Crossing Ct

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, Ms. Valerie Mitchell, owner of property legally described as:

IN SECTION 6, TOWNSHIP 18N, RANGE 6E, LOT 112 OF THE JEFFERSON GROVE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 13, PAGE 109 IN THE PIATT COUNTY RECORDER'S OFFICE, PIATT COUTNY, ILLINOIS. PIN: 05-00-06-000-112-00. COMONLY KNOWN AS 9 JEFFERSON CROSSING CT, MONTICELLO, ILLINOIS 61856.

Has requested a zoning action as it relates to proposed plans to construct a ground mounted solar array; and

WHEREAS, the owner is seeking a Conditional Use Permit to be granted under the terms of the Monticello Zoning Regulations Section 153.020 (C) (2) on a parcel *zoned RS – Suburban Residential*; 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 August 21st, 2023 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 21st day of August, 2023, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

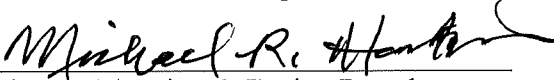
The Planning & Zoning Board has determined whether the applicant meets the following criteria regarding the requested Conditional Use Permit;

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 request for 9 Jefferson Crossing Ct, Monticello, Illinois 61856, to allow for construction of an additional accessory structure (ground mounted solar array) to the location and size requirements of an accessory structure.



Chairman, Planning & Zoning Board
City of Monticello