

1. Call Meeting To Order

2. Roll Call

3. Questions & Discussion From The Planning And Zoning Board

4. Public Testimony Period

5. Public Participation

This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

6. Public Hearing Is Closed

7. Introduction Of Conditional Use Permit - Lot 4 Bensyl Commercial Park

Petitioner is seeking permission to allow multi-family/ mixed use with multifamily in a Business (B) zone.

Documents: [MOTION.PDF](#)

7.A. Project Overview - Petitioner/Staff

7.B. Questions & Discussion From The Planning And Zoning Board

7.C. Public Testimony Period

7.D. Public Hearing Is Closed

7.E. Action - Planning And Zoning Board

8. Introduction Of Conditional Use Permit - Lot 7, Bensyl Commercial Park

Petitioner is seeking permission to allow multifamily/mixed use with multifamily in a Business (B) zone.

Documents: [MOTION.PDF](#)

8.A. Project Overview - Petitioner/Staff

8.B. Action - Planning And Zoning Board

9. Meeting Adjourned

MOTION FOR THE PLANNING AND ZONING BOARD
LAND KING PROPERTIES-LOT 4 BENSYL COMMERCIAL PARK, MONTICELLO
CONDITIONAL USE PERMIT

WHEREAS, the City Council of the City of Monticello, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the City of Monticello;

WHEREAS, owner of a parcel of property described as set forth in the advertised public notice and commonly known as Lot 4 Bensyl Commercial Park., Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow a residential or mixed use with residential on a property with "B-Business" zoning.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on January 19th, 2016 and comment from the public was solicited; and,

WHEREAS, the Planning and Zoning Board has reviewed the evidence and testimony submitted and has considered all the factual evidence regarding the subject request;

BE IT THEREFORE RESOLVED this 19th day of January, 2016 by the Planning and Zoning Board of the City of Monticello, that:

The Planning and Zoning Board shall determine whether the applicant meets the following criteria regarding the requested Conditional Use:

- a. The establishment, maintenance, or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b. The Conditional Use 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;
- c. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. Adequate utilities, access, drainage, parking, right-of-way easements and/or other necessary facilities are available;
- e. Adequate measures do exist to provide ingress and egress, so designed as to minimize traffic congestion in the public streets; and
- f. The Conditional Use will in all other respects conform to the applicable regulations of the district in which it is located.

PLANNING AND ZONING BOARD CHAIR TO CHECK ONE OF THE

FOLLOWING:

The Planning and Zoning Board does hereby recommend *approval* of the requested Conditional Use Permit by the City Council to allow for residential or mixed use with residential under a “B-Business” zoning at Lot 4 of Bensyl Commercial Park., Monticello, IL.

The Planning and Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by the City Council to allow for residential or mixed use with residential under a “B-Business” zoning at Lot 4 of Bensyl Commercial Park., Monticello, IL.

Chairman, Planning and Zoning Board, City of Monticello

MOTION FOR THE PLANNING AND ZONING BOARD
LAND KING PROPERTIES-LOT 7 BENSYL COMMERCIAL PARK, MONTICELLO
CONDITIONAL USE PERMIT

WHEREAS, the City Council of the City of Monticello, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the City of Monticello;

WHEREAS, owner of a parcel of property described as set forth in the advertised public notice and commonly known as Lot 7 Bensyl Commercial Park., Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow a residential or mixed use with residential on a property with "B-Business" zoning.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on January 19th, 2016 and comment from the public was solicited; and,

WHEREAS, the Planning and Zoning Board has reviewed the evidence and testimony submitted and has considered all the factual evidence regarding the subject request;

BE IT THEREFORE RESOLVED this 19th day of January, 2016 by the Planning and Zoning Board of the City of Monticello, that:

The Planning and Zoning Board shall determine whether the applicant meets the following criteria regarding the requested Conditional Use:

- a. The establishment, maintenance, or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
- b. The Conditional Use 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;
- c. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
- d. Adequate utilities, access, drainage, parking, right-of-way easements and/or other necessary facilities are available;
- e. Adequate measures do exist to provide ingress and egress, so designed as to minimize traffic congestion in the public streets; and
- f. The Conditional Use will in all other respects conform to the applicable regulations of the district in which it is located.

PLANNING AND ZONING BOARD CHAIR TO CHECK ONE OF THE

FOLLOWING:

The Planning and Zoning Board does hereby recommend *approval* of the requested Conditional Use Permit by the City Council to allow for residential or mixed use with residential under a “B-Business” zoning at Lot 7 of Bensyl Commercial Park., Monticello, IL.

The Planning and Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by the City Council to allow for residential or mixed use with residential under a “B-Business” zoning at Lot 7 of Bensyl Commercial Park., Monticello, IL.

Chairman, Planning and Zoning Board, City of Monticello