

- 1. Call Meeting To Order**
- 2. Roll Call**
- 3. 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
- 4. Purpose Of The Meeting - Chairman**
  - a) Recommendation towards Variance Request, Lot 4002 Applewood Drive
  - b) Recommendation towards Conditional Use Requests, 212 S. Independence St.
- 5. Introduction Of Variance Request - City Staff**

Tim Harman (owner) is seeking a variance to the north front yard setback requirements at 4002 Applewood Drive, Monticello.
- 6. Project Overview - Petitioner/Staff**
- 7. Questions & Discussion From The Planning And Zoning Board**
- 8. Public Testimony Period**
- 9. Public Hearing Is Closed**
- 10. Action - Planning & Zoning Board**

Documents: [MOTION.PDF](#)
- 11. Introduction Of Conditional Use Requests - City Staff**

Monarch Brewing Company, LLC, prospective owner of 212 S. Independence, is seeking two conditional use permits to allow a use of "Manufacturing, (Not Otherwise Designated)", and three main uses on one parcel in a Business (B) zoned district.
- 12. Project Overview - Petitioner/Staff**
- 13. Questions & Discussion From The Planning And Zoning Board**
- 14. Public Testimony Period**
- 15. Public Hearing Is Closed**
- 16. Action - Planning & Zoning Board**

Conditional Use to allow a "Manufacturing (not otherwise designated) in a Business Zoned District

Documents: [MANUFACTURING MOTION.PDF](#)
- 17. Action - Planning & Zoning Board**

Conditional Use to Allow Three Main Uses on One Parcel

Documents: [MULTI USE MOTION.PDF](#)
- 18. Meeting Adjourned**



MOTION FOR MONTICELLO PLANNING & ZONING BOARD  
Tim Harman - 4002 Applewood Drive

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, Tim Harman, owner of property legally described as:

Lot 404 of Appletree Fourth Subdivision, as recorded in Plat Book 14, Page 85 of the Piatt County Clerk and Recorder's Office, Piatt County, Illinois. Said property commonly known as 4002 Applewood Drive, Monticello, Illinois.

Is seeking a variance to the side yard setback requirements to allow for construction of a single family residence.

WHEREAS, the variation required is as follows:

A variance to setback requirements reducing the northeast front yard setback requirements from 30' 0" to 26' 0"; and the northwest front yard setback requirements from 30' 0" to 23' 6"; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's request for a variance 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 April 18<sup>th</sup>, 2016 concerning this matter and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including the Application for Variance and other supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 18<sup>th</sup> day of April, 2016 that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

(Approval) (Denial) of the variation, as follows, to allow for the construction of a single family residence within the front yard setbacks,

A variance to setback requirements reducing the northeast front yard setback requirements from 30' 0" to 26' 0"; and the northwest front yard setback requirements from 30' 0" to 23' 6", and in general agreement with the plans submitted and reviewed by the City Building Inspector, Zoning Administrator and Planning & Zoning Board.

The Planning & Zoning Board does further set forth the following findings of facts concerning

the request variance:

1. All procedural matters have been properly complied with.
2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.
3. That special circumstances or conditions apply to the land for which a variation is sought, and that those conditions do not apply generally in the RE-1- (Single Family Residential) zone.
4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.
5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his or her land.
6. The variations requested are necessary for a reasonable use of the land for the desired purpose.
7. The variations requested are in general harmony with the general purposes of intent of the Zoning Ordinance.
8. The variations granted will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

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Chairman, Planning & Zoning Board  
City of Monticello

MOTION FOR THE PLANNING & ZONING BOARD  
Monarch Brewing Company (Prospective Owner) - 212 S. Independence Street  
Conditional Use

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, the prospective owner of a parcel of property described as set forth in the advertised public notice and commonly known as 212 S. Independence Street, Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow a use of "Manufacturing (not otherwise designated)" within a Business Zone

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on April 18, 2016, and comment from the public was solicited; and,

WHEREAS, the Planning & 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 18<sup>th</sup> day of April, 2016 by the Planning & Zoning Board of the City of Monticello, that:

The Planning & 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.
- g. Approval of this Conditional Use Permit is contingent upon approval a Conditional Use Permit by this applicant for this property, to allow three main uses on one parcel.

PLANNING & ZONING BOARD CHAIR TO CHECK ONE OF THE FOLLOWING:

The Planning & Zoning Board does hereby recommend *approval* of the requested Conditional Use Permit by Monarch Brewing Company, LLC, to allow a use of “Manufacturing (not otherwise designated” within a Business Zone.

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by Monarch Brewing Company, LLC, to allow a use of “Manufacturing (not otherwise designated” within a Business Zone.

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Chairman, Planning Commission, City of Monticello

MOTION FOR THE PLANNING & ZONING BOARD  
Monarch Brewing Company (Prospective Owner) - 212 S. Independence Street  
Conditional Use

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, the prospective owner of a parcel of property described as set forth in the advertised public notice and commonly known as 212 S. Independence Street, Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow three main uses on one lot in a Business (B) zone.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on April 18, 2016, and comment from the public was solicited; and,

WHEREAS, the Planning & 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 18<sup>th</sup> day of April, 2016 by the Planning & Zoning Board of the City of Monticello, that:

The Planning & 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.
  - g. Approval of this Conditional Use Permit is contingent upon approval a Conditional Use Permit to allow a "Manufacturing (not otherwise designated)" in a Business Zone.
- PLANNING & ZONING BOARD CHAIR TO CHECK ONE OF THE FOLLOWING:

The Planning & Zoning Board does hereby recommend *approval* of the requested Conditional Use Permit by Monarch Brewing Company, LLC, to allow three main uses on one lot in a Business (B) zone.

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by Monarch Brewing Company, LLC, to allow three main uses on one lot in a Business (B) zone.

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Chairman, Planning Commission, City of Monticello