

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. Approval Of Meeting Minutes

5. New Business - Chairman

Recommendation towards Variance Request, 330 Gainesborough Court
Recommendation towards Conditional Use Request, 414 E. Livingston
Recommendation towards text amendment - temporary signage

5.A. Introduction Of Variance Request - City Staff

Owner (Alexander) of the property at 330 Gainesborough Court has submitted an application for a variance to reduce the west side yard setback from 9.025' to 8'6" on the property (zoned RD, Urban Residential). The owner wishes to construct an enclosed porch on an existing deck in general accordance with the plans submitted.

Documents: [AERIAL.PDF](#), [CONCEPTUAL MODELS.PDF](#),
[20160512094450410.PDF](#)

5.A.i. Project Overview - Petitioner/Staff

5.A.ii. Questions & Discussion From The Planning And Zoning Board

5.A.iii. Public Testimony Period

5.A.iv. Public Hearing Is Closed

5.A.v. Action - Planning & Zoning Board

The Planning & Zoning Board will make a recommendation to approve or deny the variance request.

Documents: [MOTION.PDF](#)

5.B. Introduction Of Conditional Use Request - City Staff

Owner (First Baptist Church) of property at 414 E. Livingston has submitted an application for a conditional use permit to allow an additional accessory structure on the property (zoned RD-Urban Residential). The owners wish to construct a 45' x 20' open pavilion on the property in general accordance with the plans submitted.

Documents: [20160512095252667.PDF](#), [AERIAL.PDF](#)

5.B.i. Project Overview - Petitioner/Staff

5.B.ii. Questions & Discussion From The Planning And Zoning Board

5.B.iii. Public Testimony Period

5.B.iv. Public Hearing Is Closed

5.B.v. Action - Planning & Zoning Board

The Planning & Zoning Board will make a recommendation to approve or deny the conditional use request.

Documents: [MOTION.PDF](#)

5.C. Introduction & Overview Of Proposed Text Amendment - City Staff

Mayor Stoner has asked the temporary signage section of the zoning ordinance be revised and amended. The proposed amendment expands and clarifies "posting bills" on public property, by regulating the time, place and manner of the postings. The proposed ordinance also amends the "exceptions" language in the existing ordinance.

Documents: [REVISED SIGN CODE.PDF](#)

5.C.i. Questions & Discussion From The Planning And Zoning Board

5.C.ii. Public Testimony Period

5.C.iii. Public Hearing Is Closed

5.C.iv. Action - Planning & Zoning Board

The Planning & Zoning Board will make a recommendation to approve or deny the proposed text amendment.

Documents: [REVISED SIGN CODE.PDF](#)

6. Meeting Adjourned

GIS Webmap Public Interface Piatt County, Illinois



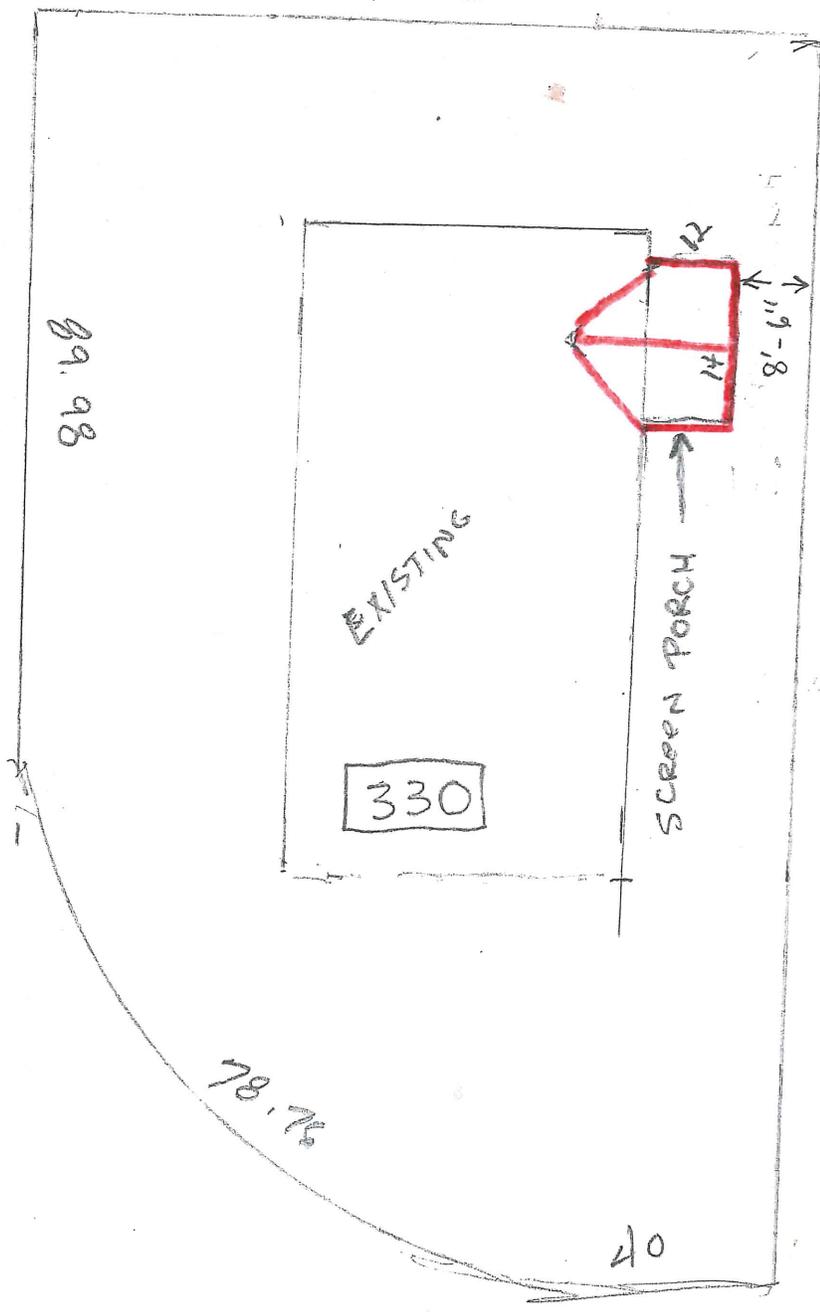
This map application was prepared with Piatt County geographic information system (GIS) data. Piatt County does not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes an acknowledgement of this disclaimer.





VARIANCE

90.25



MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Sally Alexander - 330 Gainesborough Court

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, Sally Alexander, owner of property legally described as:

Lot 13, Block 5, Chimneys II Subdivision. Said property commonly known as 300 Gainesborough Court, Monticello, Illinois

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

WHEREAS, the variation required is as follows:

A variance to setback requirements reducing the west side yard setback requirement from 9.025' to 8' 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 May 16th, 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 16th day of May, 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 porch within the west side yard setback,

A variance to setback requirements reducing the west side yard setback requirement from 9.025' to 8' 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 RD (Urban Residential) zone.

4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.

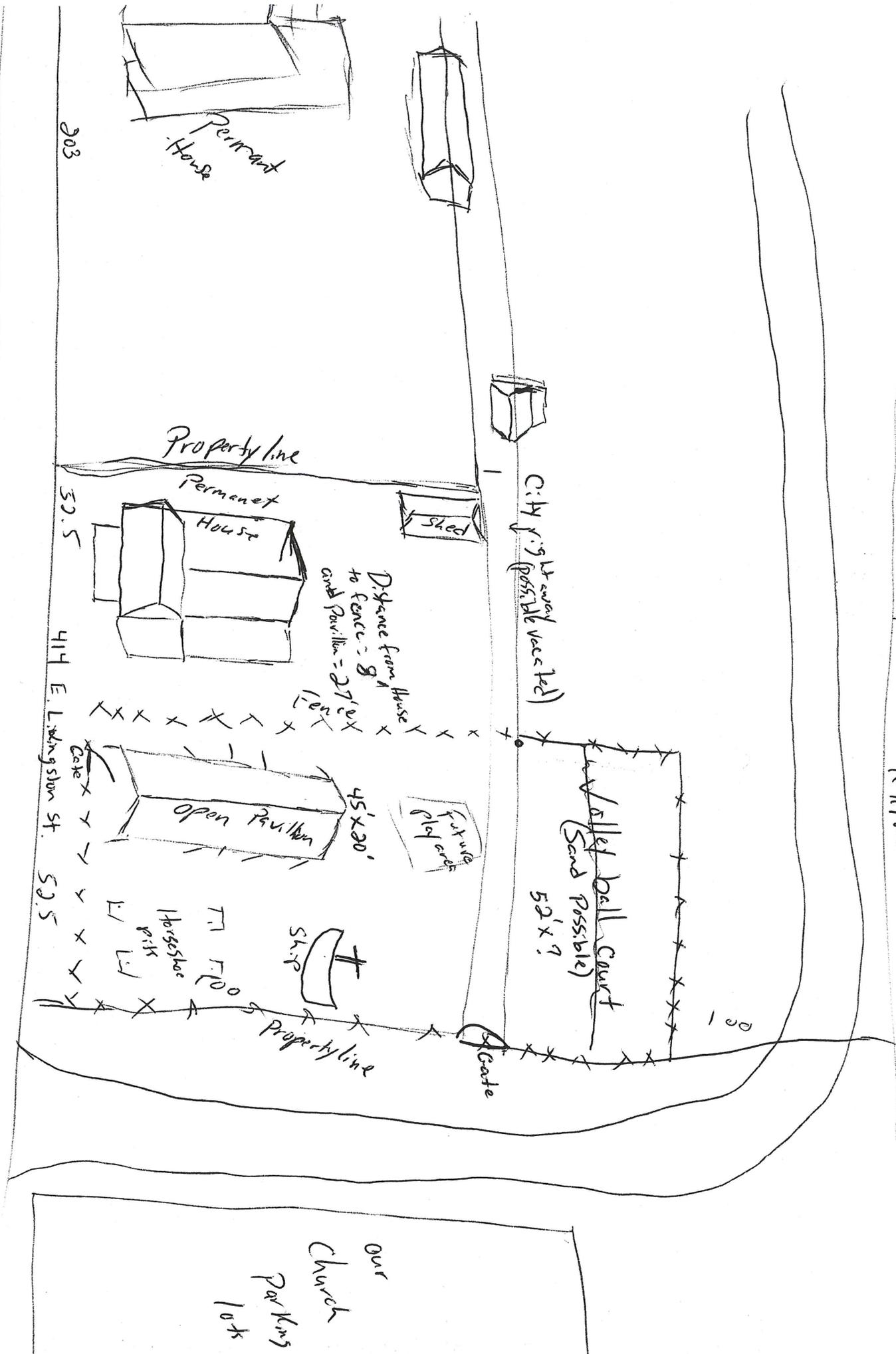
5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his or her land.

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.

Chairman, Planning & Zoning Board
City of Monticello



Livingston St.

903

Permanet House

Property line

Permanet House

Shed

Distance from House to fence = 8' and Pavilion = 27' 1/2'

City (if allowed vacated)

33.5

414 E. Livingston St. S.O.S.

Open Pavilion 45' x 30'

Future playground

Valley Ball Court (Sand Possible) 52' x ?

Horseshoe pits

Strip

Property line

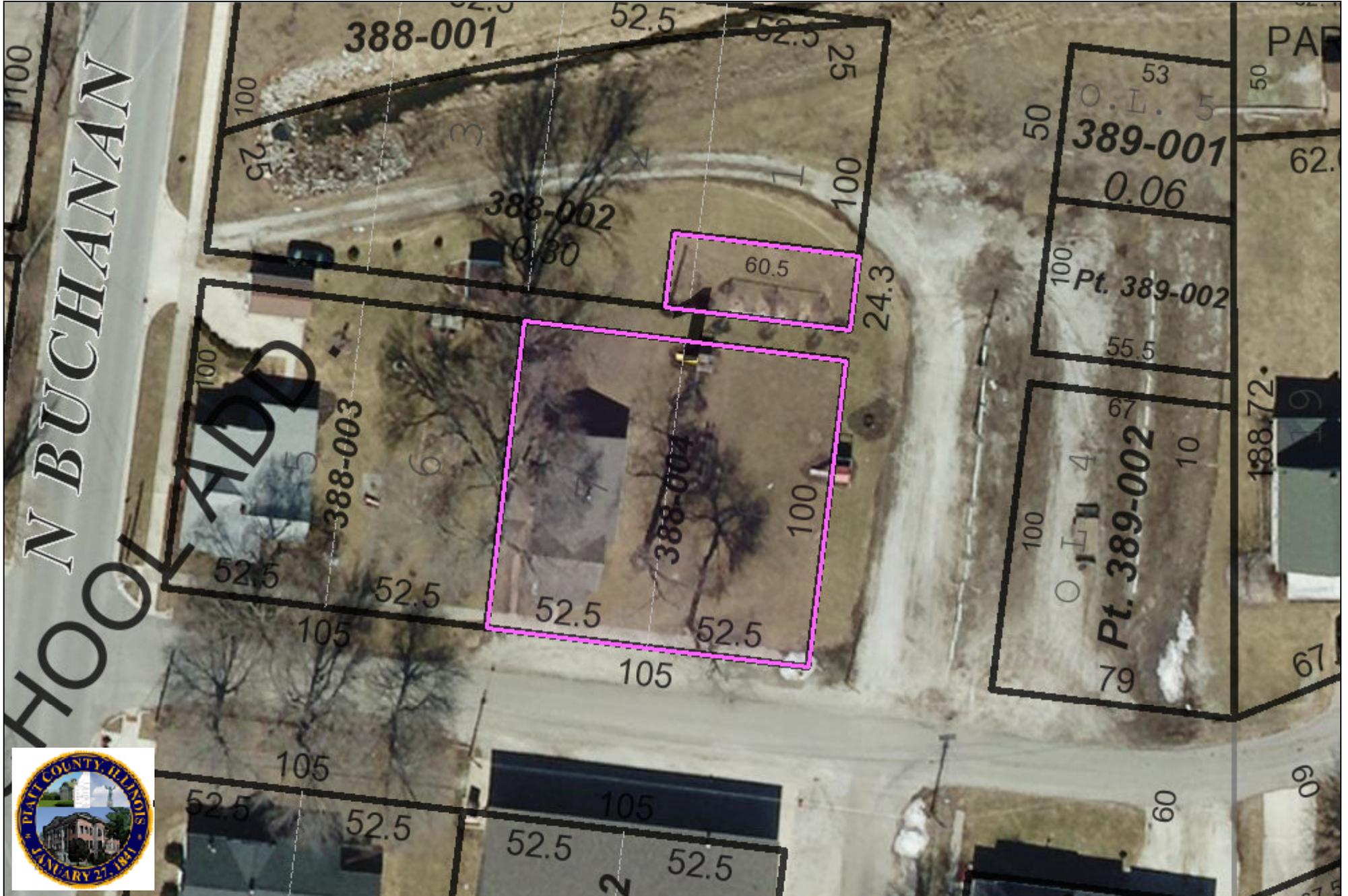
Gate

Distance from front edge of sidewalk to fence & pavilion (115') (30')

X = Fence

Our Church Parkers 10x

GIS Webmap Public Interface Piatt County, Illinois



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MOTION FOR THE PLANNING COMMISSION
First Baptist Church (Owner)
414 E. Livingston 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 owner of a parcel of property described as set forth in the advertised public notice, and being more particularly described as follows with bearings on a local datum:

School addition to Monticello, Lots 1 & 2, South of ITRR and Lots 7 & 8, all in Block 1. Property commonly known as 414 E. Livingston Street, Monticello, Piatt County, Illinois.

Has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations for an additional accessory structure on the aforementioned property, which is zoned *Urban Residential*, (RD).

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on May 16, 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 16th day of May, 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.

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 First Baptist Church, allowing for an additional accessory structure within an Urban Residential (RD) zone.

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by First Baptist Church, allowing for an additional accessory structure within an Urban Residential (RD) zone.

Chairman, Planning & Zoning Board
City of Monticello

ORDINANCE No. _____

**ORDINANCE
OF THE CITY OF MONTICELLO
AMENDING THE CITY CODE REGARDING SIGNS**

WHEREAS, the City Council of the City of Monticello hereby finds and determines that it is in the best interest of the health, safety and welfare of the City to revise the Code of City Ordinances regarding signs;

NOW THEREFORE BE IT ORDAINED, by the Mayor and City Council of the City of Monticello that the Code of Ordinances is hereby amended as follows.

Section 1. Section 130.03 is amended to read as follows.

§130.03 POSTING BILLS

It shall be unlawful to post, attach or affix any sign, advertising, notice or other printed, painted or other graphic matter or material on any pole, equipment, traffic control device, fixture, furniture or other object in the public right-of-way without a permit issued by the City. This Section shall not apply to a governmental agency or public utility acting in furtherance of its authorized purpose. The City may remove and discard any material which violates this Section.

Section 2. Section 153.037(H) is amended to read as follows.

(H) *Exceptions.* Permanent signs may be placed in the public right-of-way and on public property only pursuant a Conditional Use Permit. Any such sign shall constitute a limited public forum for placement of messages relating to the activity or business of the permittee only. Any such signs in existence as of the effective date of this amendment to the Code of Ordinances shall be documented by the Director of Economic Development and shall be deemed to be permitted conditional uses in their current location and form. Any structural alteration or relocation of such a sign shall require a new Conditional Use Permit. No other signs shall be permitted in public right-of-way or on public property.

BE IT FURTHER ORDAINED, that this ordinance shall be in full force and effect from and after its passage, approval and publication according to law.

PASSED this _____ day of _____, 2016

VOTE:

AYES: _____

NAYS: _____

ABSTAIN: _____

APPROVED this _____ day of _____, 2016

Mayor

ATTEST:

City Clerk

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PASSED this _____ day of _____, 2016

VOTE:

AYES: _____

NAYS: _____

ABSTAIN: _____

APPROVED this _____ day of _____, 2016

Mayor

ATTEST:

City Clerk