

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. Purpose Of The Meeting - Chairman

- Recommendation towards Conditional Use request, 716 E. Grant Street
- Recommendation towards Conditional Use request, 117 E. Lafayette Street
- Recommendation towards Variance request, 117 E. Lafayette Street
- Recommendation towards Conditional Use request, 406 Constitution Blvd.
- Recommendation towards Variance request, 406 Constitution Blvd.

5.A. Introduction Of Conditional Use Request, 716 E. Grant - City Staff

MSE Redevelopment has requested a conditional use permit to allow a multi-family dwelling in an RD zone at 716 E. Grant Street. The owner wishes to demolish the existing single-family residence and construct a duplex on the property.

Documents:

[AERIAL.PDF](#)
[CONCEPTUAL.PDF](#)
[716 E GRANT MEMO.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

Documents:

[716 E. GRANT CU MOTION.PDF](#)

5.B. Introduction Of Conditional Use Request, 117 E. Lafayette Street - City Staff

John Murphy, dba JJTACK LLC, wishes to purchase the property located at 117 E. Lafayette Street, to continue utilizing the property as a multi-family dwelling. The property was an existing non-conforming use but because it has not been occupied for more than 6 months, it no longer is considered as such and therefore must comply with the current zoning.

Documents:

[STREET-VIEW.PDF](#)
[117 E LAFAYETTE MEMO.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

Documents:

[117 E. LAFAYETTE CU MOTION.PDF](#)

5.C. Introduction Of Variance Request, 117 E. Lafayette Street - City Staff

In conjunction with the above request, the parking requirements outlined in the zoning ordinance must also be met. The current code requires 2 off-street parking spaces for each multi-family dwelling unit. Mr. Murphy is requesting a variance to waive the off-street parking requirements and allow the residents to utilize the on-street parking as in the past.

Documents:

[117 E LAFAYETTE MEMO.PDF](#)

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

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

5.C.iii. Public Testimony Period

5.C.iv. Public Hearing Is Closed

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

Documents:

[117 E. LAFAYETTE V MOTION.PDF](#)

5.D. Introduction Of Conditional Use Request, 406 Constitution Blvd. - Wierman

Justin & Stacey Wierman would like to construct a pool house on their property, but the pool currently under construction already constitutes an accessory structure. Mr. & Mrs. Wierman are requesting a conditional use permit to allow an additional accessory structure, the pool house.

Documents:

[406 CONSTITUTION BLVD MEMO.PDF](#)
[CONCEPTUAL SITE PLANS.PDF](#)
[AERIAL.PDF](#)

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

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

5.D.iii. Public Testimony Period

5.D.iv. Public Hearing Is Closed

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

Documents:

[406 CONSTITUTION BLVD CU MOTION.PDF](#)

5.E. Introduction Of Variance Request, 406 Constitution Blvd. - Wierman

In conjunction with the above property and request, the homeowners are required to put a fence enclosing the pool. The Zoning Ordinance requires a pool to have a 6' fence enclosing it. The homeowners are requesting a variance from the 6' height requirement to 4' in height.

Documents:

[AERIAL.PDF](#)
[CONCEPTUAL SITE PLANS.PDF](#)

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

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

5.E.iii. Public Testimony Period

5.E.iv. Public Hearing Is Closed

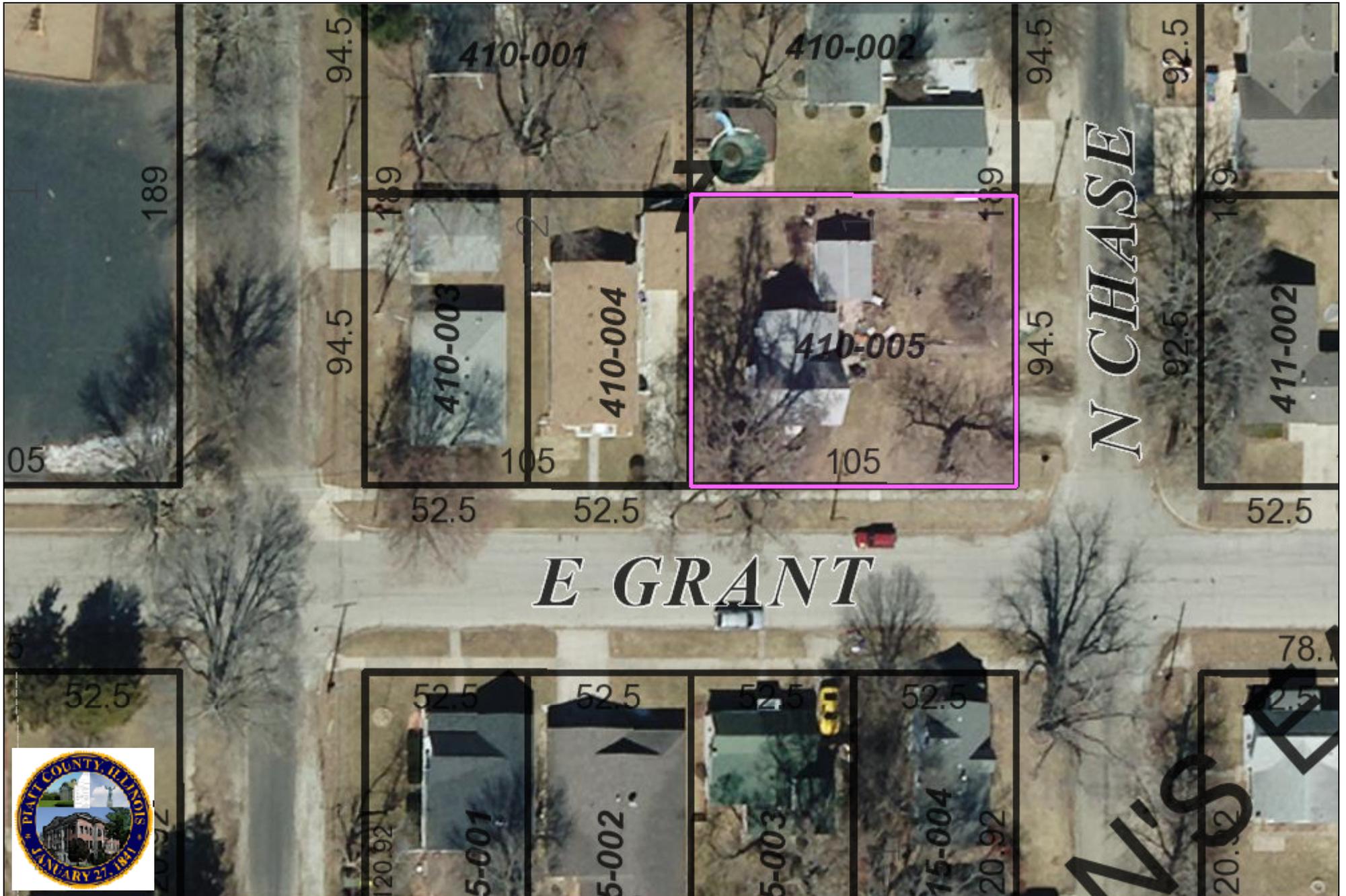
5.E.v. Action - Planning & Zoning Board

Documents:

[406 CONSTITUTION BLVD V MOTION.PDF](#)

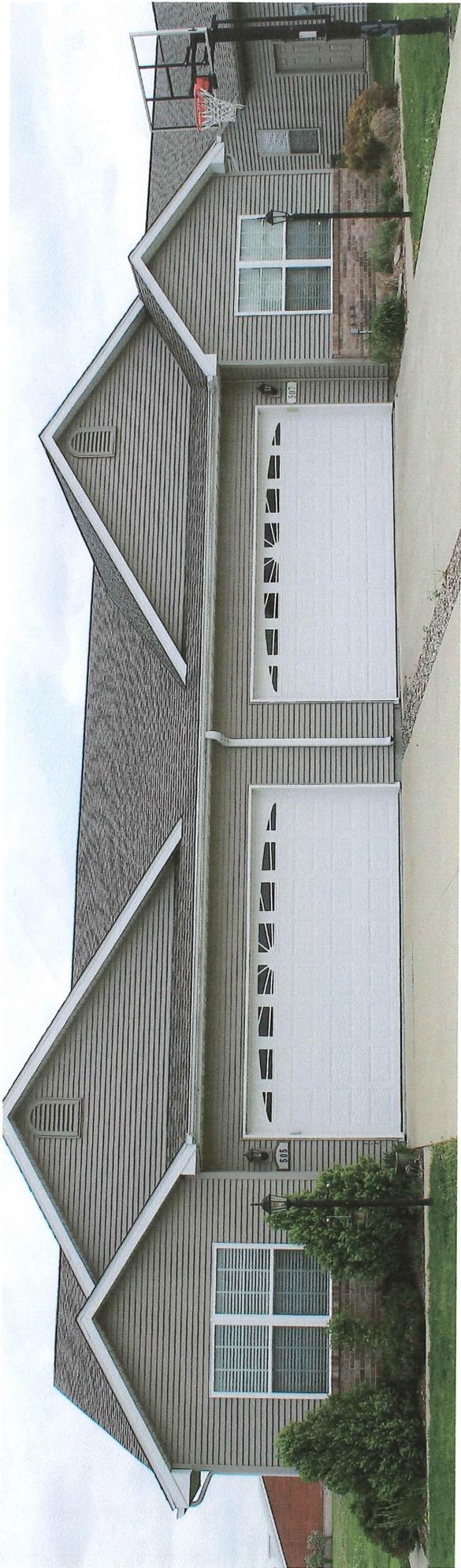
6. Meeting Adjourned

GIS Webmap Public Interface Piatt County, Illinois



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PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Conditional Use Request	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) Motion (X) OTHER SUPPORTING DOCUMENTS	DATE: June 29, 2016

BACKGROUND:

716 E. Grant Street is owned by MSE Redevelopment, LLC, as a rental property. The owner would like to demolish the existing single family residence and construct a duplex on the lot. As the duplex would be considered a multi-family structure, the petitioner would need a conditional use permit from the City in order to allow the multi-family use in an Urban Residential (RD) zone. (§153.017 (A), City of Monticello Municipal Code, Zoning Regulations). The duplex is proposed to be single story construction with two bedrooms and two full baths on each side, and a garage. The petitioner would be required to construct their plans in accordance with the current zoning regulations, in terms of structure height, setbacks, lot coverage, etc, and subject to building permit approval.

A general conceptual image of the duplex is included in this packet, along with an aerial image of the property, a public notice published in the June 29th, 2016 edition of the Piatt County Journal Republican, and meeting motion.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this conditional use permit request.

MOTION FOR THE PLANNING COMMISSION
MSE Redevelopment, LLC (Owner)
716 E. Grant 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:

The Southeast Quarter (SE ¼) of Block No. Seven (7) of Keenan's East Addition to the Town, now City of Monticello. Property commonly known as 716 E. Grant Street, Monticello, Piatt County, Illinois.

Has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations for a multi-family dwelling use at the aforementioned property, which is zoned *Urban Residential*, (RD).

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on July 18th, 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 18th day of July, 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 MSE Redevelopment, LLC, allowing a multi-family dwelling at 716 E. Grant Street, zoned Urban Residential (RD).

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by MSE Redevelopment, LLC, allowing a multi-family dwelling at 716 E. Grant Street, zoned Urban Residential (RD).

Chairman, Planning & Zoning Board
City of Monticello



North side of the property (Lafayette Street)



East side of the property (Independence Street)



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Conditional Use Request - 117 N. Lafayette Variance Request - 117 N. Lafayette	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) Motion (X) OTHER SUPPORTING DOCUMENTS	DATE: June 29, 2016

BACKGROUND:

John Murphy of JJTack, LLC, has a desire to purchase the property at 117 E. Lafayette and utilize the property as a multi-family rental apartment. This structure was converted many years ago (prior to City zoning adoption, according to record, from a single family residence, to three 1-bedroom units and 1 larger single family residence. Because the use has been in existence prior to the zoning code adoption, it is considered an existing non-confirming use. The Zoning Ordinance states that a structure or lot that is not occupied by a nonconforming use for a period of 6 months shall not be occupied or used except by a use that conforms to this chapter (§153.054 (G) City of Monticello Municipal Code, Zoning Regulations). The property has not been occupied for more than 6 months as the owner has moved into an assisted living facility, therefore Mr. Murphy would need to take the necessary action to bring the property compliant. In order to accomplish this, Mr. Murphy is requesting a conditional use permit from the City to allow the multi-family use in an Urban Residential (RD) zone. (§153.017 (A), City of Monticello Municipal Code, Zoning Regulations).

As stated above, the use must conform to the current zoning codes, which includes parking regulations. For multi-family dwelling units, the zoning ordinance requires a minimum of 2 spaces of off-street parking be provided for each unit, which would mean 8 off-street parking spaces would need to be provided. (§153.033 (B (2)), City of Monticello Municipal Code, Zoning Regulations). The existing driveway can only accommodate 2 spaces, but staff feels there is on-street parking that can accommodate the parking demand on Independence and Lafayette Streets. Mr. Murphy is asking for a variance from this requirement, provided that his tenants can utilize the on-street parking.

A street-view image of the property, along with an aerial image, a public notices published in the June 29th, 2016 edition of the Piatt County Journal Republican, and meeting motions are included in this packet.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this conditional use permit and variance requests.

GIS Webmap Public Interface Piatt County, Illinois



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MOTION FOR THE PLANNING COMMISSION
John Murphy, dba JJTack, LLC (Prospective Owner)
117 E. Lafayette 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:

Lots 1 and 2 and East half of Lot 3, Block 19, Original Town of Monticello, and Part of the Northwest Quarter (1/4) of Section 18-18-6. Property commonly known as 117 E. Lafayette Street, Monticello, Piatt County, Illinois.

Has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations for a multi-family dwelling use at the aforementioned property, which is zoned *Urban Residential*, (RD).

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on July 18th, 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 18th day of July, 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 John Murphy, dba JJTack, LLC, allowing a multi-family dwelling at 117 E. Lafayette Street, zoned Urban Residential (RD).

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by John Murphy, dba JJTack, LLC, allowing a multi-family dwelling at 117 E. Lafayette Street, zoned Urban Residential (RD).

Chairman, Planning & Zoning Board
City of Monticello



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Conditional Use Request - 117 N. Lafayette Variance Request - 117 N. Lafayette	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: (X) Motion (X) OTHER SUPPORTING DOCUMENTS	DATE: June 29, 2016

BACKGROUND:

John Murphy of JJTack, LLC, has a desire to purchase the property at 117 E. Lafayette and utilize the property as a multi-family dwelling. This structure was converted many years ago (prior to City zoning adoption, according to record, from a single family residence, to three 1-bedroom units and 1 larger single family residence. Because the use has been in existence prior to the zoning code adoption, it is considered an existing non-confirming use. The Zoning Ordinance states that a structure or lot that is not occupied by a nonconforming use for a period of 6 months shall not be occupied or used, except by a use that conforms to this chapter (§153.054 (G) City of Monticello Municipal Code, Zoning Regulations). The property has not been occupied for more than 6 months as the owner has moved into an assisted living facility and put the property up for sale. In order to bring the property up to current zoning approval, Mr. Murphy is requesting a conditional use permit to allow the multi-family use in an Urban Residential (RD) zone. (§153.017 (A), City of Monticello Municipal Code, Zoning Regulations).

As stated above, the use must conform to the current zoning codes, which includes parking regulations. For multi-family dwelling units, the zoning ordinance requires a minimum of 2 spaces of off-street parking be provided for each unit, which would mean 8 off-street parking spaces would need to be provided. (§153.033 (B (2)), City of Monticello Municipal Code, Zoning Regulations). The existing driveway can only accommodate 2 spaces, but staff feels there is adequate on-street parking on Independence and Lafayette Streets that can accommodate the parking needs. Mr. Murphy is asking for a variance from this requirement, provided that his tenants can utilize the on-street parking.

A street-view image of the property, along with an aerial image, a public notices published in the June 29th, 2016 edition of the Piatt County Journal Republican, and meeting motions are included in this packet.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this conditional use permit and variance requests.

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
John Murphy, dba JJTack, LLC

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statues 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, John Murphy, dba JJTack, LLC, prospective owner of property legally described as:

Lots 1 and 2 and East half of Lot 3, Block 19, Original Town of Monticello, and Part of the Northwest Quarter (1/4) of Section 18-18-6. Property commonly known as 117 E. Lafayette Street, Monticello, Piatt County, Illinois.

Is seeking a variance to the off-street parking requirements for a multi-family dwelling.

WHEREAS, the variation required is as follows:

A variance to off-street parking requirements of 2 spaces per unit for a total of 8 spaces provided off-street, to allow 2 spaces provided off-street, and the ability to utilize on-street parking for additional demand.

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 July 18th, 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 18th day of July, 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 the off-street parking requirements for a multi-family dwelling;

A variance to off-street parking requirements of 2 spaces per unit for a total of 8 spaces provided off-street, to allow 2 spaces provided off-street, and the ability to utilize on-street parking for additional demand.

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



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Conditional Use Request - 406 Constitution Blvd. Variance Request - 406 Constitution Blvd.	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Callie Jo McFarland, Community Development Director
ATTACHMENTS: <input checked="" type="checkbox"/> Motion <input checked="" type="checkbox"/> OTHER SUPPORTING DOCUMENTS	DATE: June 29, 2016

BACKGROUND:

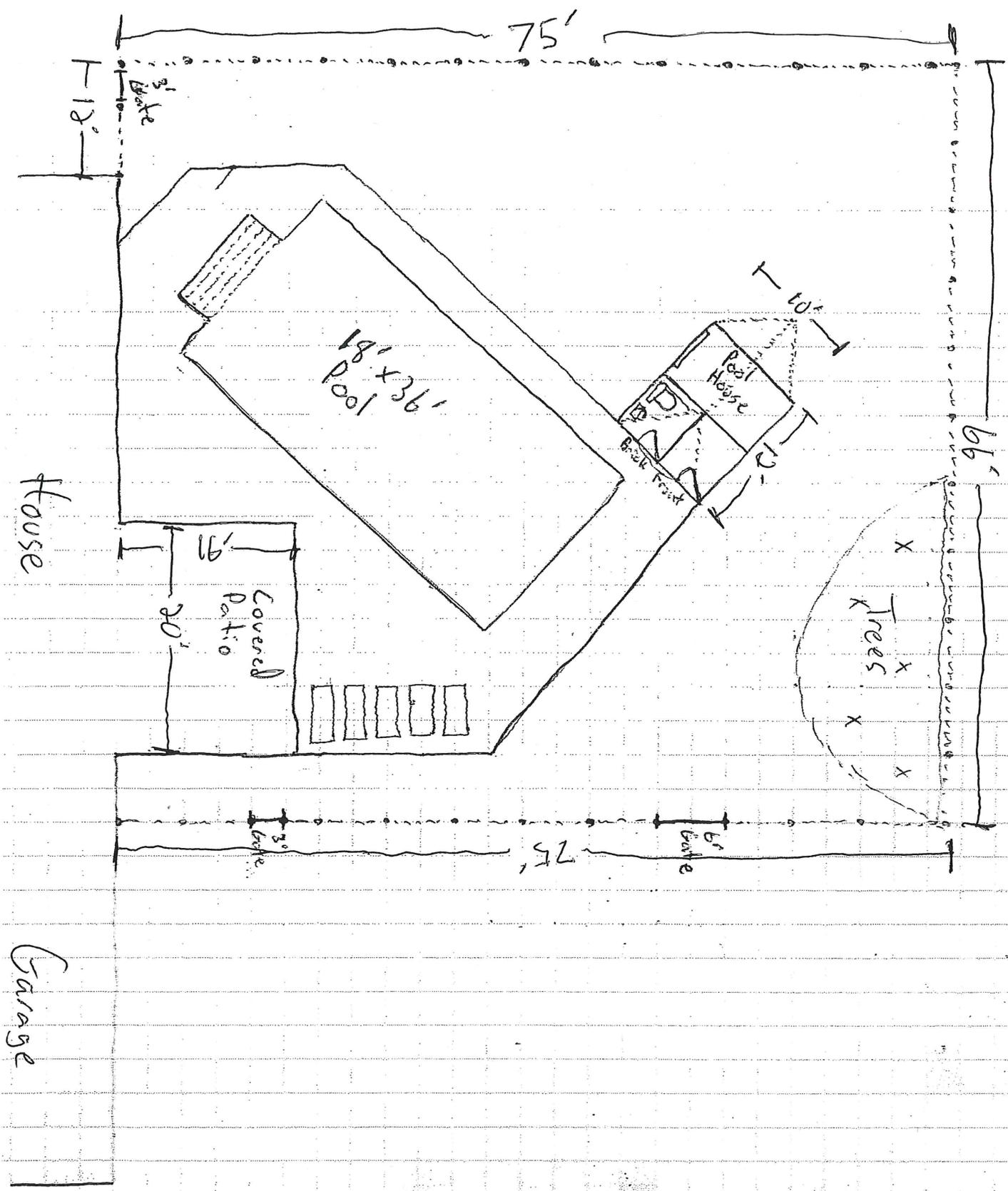
Justin & Stacey Wierman own the property at 406 Constitution Blvd. in the Jefferson Grove Subdivision (zoned RS- Suburban Residential). Mr. & Mrs. Wierman would like to construct a 10' x 12' pool house at the north end of the property. The pool house is planned to have brown shake and double vinyl siding, similar to the residence, and would house a changing room and equipment storage. The City of Monticello zoning ordinance does not allow for additional accessory structures without issuance of a conditional use permit (§153.020 (C) (1,2)). Because the pool is defined as an “accessory structure,” Mr. & Mrs. Wierman are petitioning the City of Monticello Planning & Zoning Board and City Council for a conditional use permit to allow for construction of an additional accessory structure (pool house).

Additionally, the City of Monticello zoning ordinance requires all fences enclosing a pool to be no less than 6 feet in height (§153.038 (D) (5)). The Wierman’s feel the cost associated with constructing a 6-foot fence as opposed to a 4-foot fence is not favorable, and are requesting a variance to allow the construction of a 4-foot fence, enclosing the pool. The Wierman’s will also be installing an auto-cover on the pool. Please note, the City has in the past granted three variances for fence height reducing the 6-foot requirement to 5- or 4- feet. All three cases were in the event of utilizing existing fencing, as opposed to new construction.

A conceptual site plan, along with an aerial image, a public notices published in the June 29th, 2016 edition of the Piatt County Journal Republican, and meeting motions are included in this packet.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this conditional use permit and variance requests.



West Side View

Shake Roof
(Same as house)

5' rollup door

4" Double Vinyl
(Same color as house)

East Side View

Shake Roof
(Same as house)

Brown Shake Siding
(Same as house)

10'

Storage

Future Bathroom

Storage + Equipment

Layout

12'

Brick Front
(Same as house)

9/12 Pitch

4'

10'

4" Double Vinyl

Back View

Justin Westman
Pool House Plan

GIS Webmap Public Interface Piatt County, Illinois



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MOTION FOR THE PLANNING & ZONING BOARD
Justin & Stacey Wierman (Owners)
406 Constitution Blvd.
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 owners 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:

Lot 216 of Jefferson Grove II Subdivision, as recorded in Plat Book 14 at Page 45. Said property commonly known as 406 Constitution Blvd., Monticello, Illinois.

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

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on July 18th, 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 18th day of July, 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 Justin & Stacey Wierman, allowing for an additional accessory structure within a Suburban Residential (RS) zone.

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by Justin & Stacey Wierman, allowing for an additional accessory structure within a Suburban Residential (RS) zone.

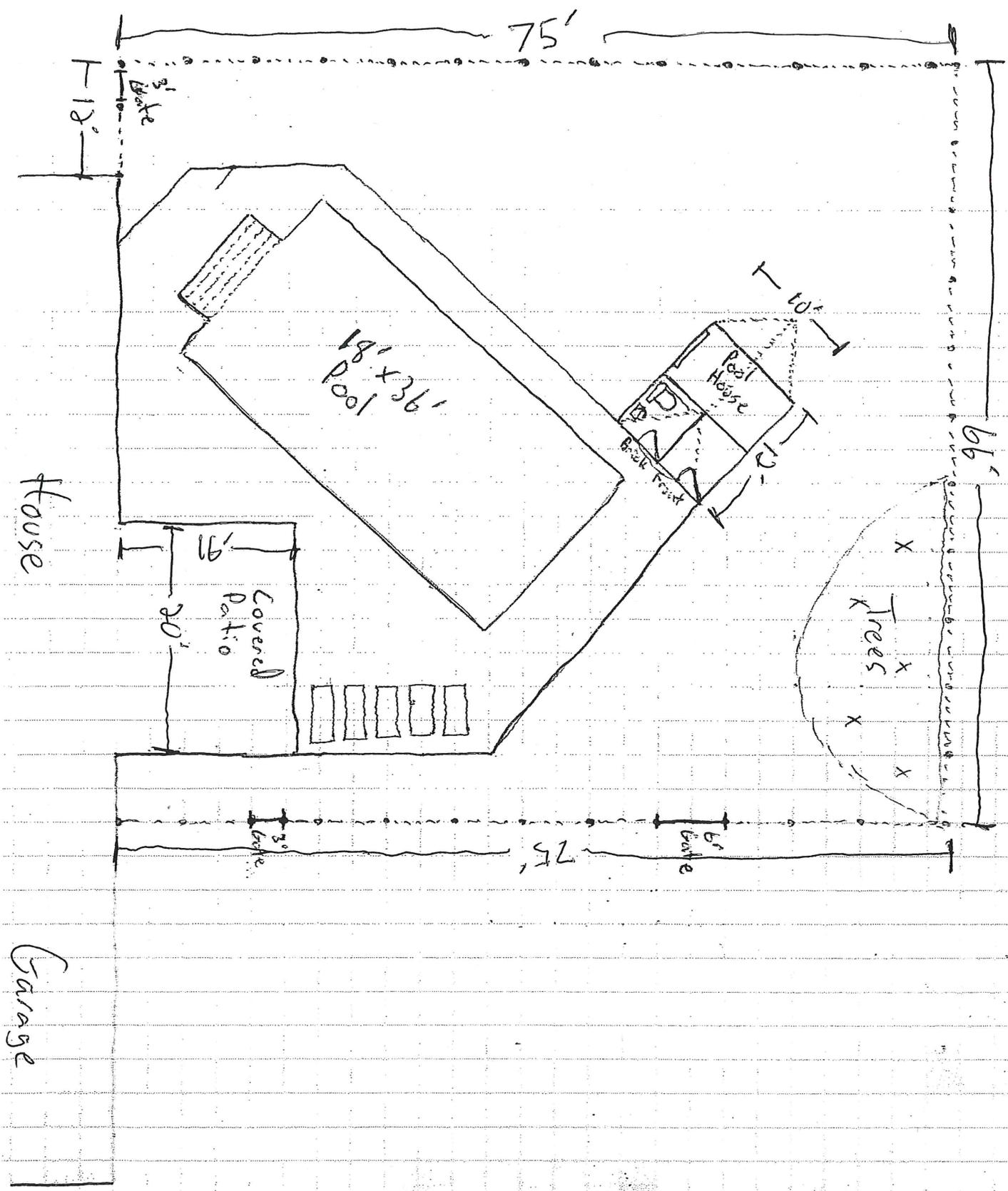
Chairman, Planning & Zoning Board
City of Monticello

GIS Webmap Public Interface Piatt County, Illinois



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West Side View

Shake Roof
(Same as house)

5' rollup door

4" Double Vinyl
(Same color as house)

East Side View

Shake Roof
(Same as house)

Brown Shake Siding
(Same as house)

Justin Westman
Pool House Plan

10'

Storage

Future Bathroom

Storage + Equipment

Layout

12'

Brick Front
(Same as house)

9/12 Pitch

4'

10'

4" Double Vinyl

Back View

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Justin & Stacey Wierman - 406 Constitution Blvd.

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statues 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, Justin & Stacey Wierman, owners of property legally described as:

Lot 216 of Jefferson Grove II Subdivision, as recorded in Plat Book 14 at Page 45. Said property commonly known as 406 Constitution Blvd., Monticello, Illinois,

Are seeking a variance to the fence requirements of a fence enclosing a swimming pool;

WHEREAS, the variation required is as follows:

A variance to the fence requirements allowing a fence 4'0" in height enclosing a swimming pool.

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 July 18th, 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 18th day of July, 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 to the height requirements of a fence enclosing a swimming pool from 6 feet to 4 feet.

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 RS- (Suburban 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