

1. Call Meeting To Order
2. Roll Call
3. Purpose Of The Meeting - Chairman
4. Introduction Of 204 E. Bond Conditional Use Case - Zoning Administrator  
Emily Swann and Rudy Kottemann are the owners of the home at 204 E. Bond. They wish to construct a new aboveground pool in the existing yard of the house. The house has an existing detached garage that our zoning ordinance designates as an accessory structure. For them to be able to construct the aboveground pool they must first apply for and receive a Conditional Use Permit allowing the construction of an additional accessory structure (the pool). Along with the construction of the pool they shall be construction a new 6' tall fence to enclose the pool per City of Monticello ordinance.

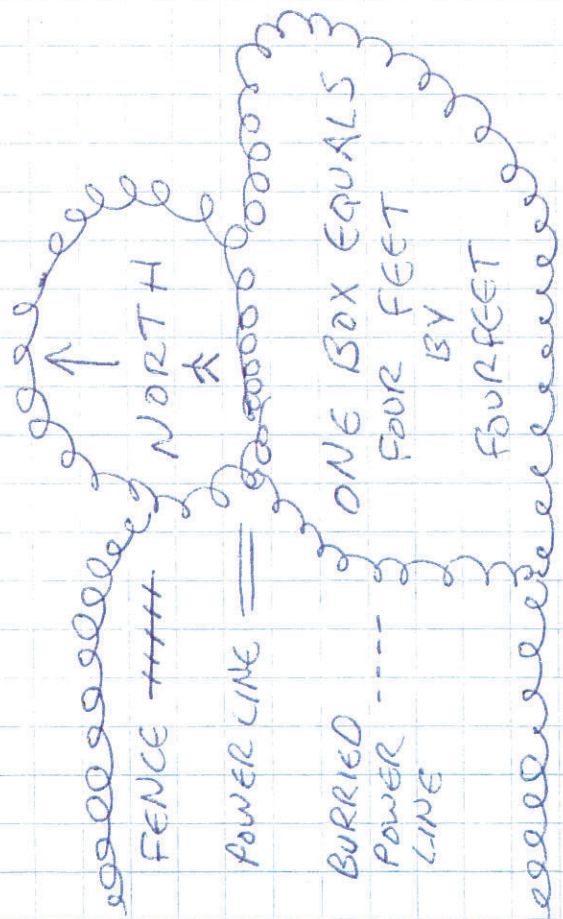
Documents: [SKETCH OF PROPOSED LAYOUT.PDF](#)

5. Project Overview - Petitioner
6. Questions & Discussion From The Planning Commission
7. Public Testimony Period
8. Public Hearing Is Closed
9. Action- Planning Commission

Documents: [MOTION.PDF](#)

10. Meeting Adjourned

204 E. BOND ST.  
MANTICELLO, IL



SIDE WALK

- ◆ FENCE
- ◆ POWER LINE
- ◆ BURIED POWER LINE
- ◆ ONE BOX EQUALS FOUR FEET BY FOUR FEET
- ◆ MOVE EXISTING POWER LINE 24 FEET BEYOND PROPOSED WATER LINE PER CODE
- ◆ RECONNECT HOUSE TO POWER LINE IN 18" TRENCH
- ◆ INSTALL POOL ON LEVELED EARTH WITH SAND PADDING OVER ROOT BARRIER
- ◆ RUN POWER TO POOL PUMP PER CODE
- ◆ ENCLOSE POOL WITH A 6 FOOT HIGH FENCE IN BACK YARD AREA

MOTION FOR THE PLANNING COMMISSION  
Emily Swann and Rudolph Kottemann Owners 204 E. Bond, Monticello  
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, owner of a parcel of property described as set forth in the advertised public notice and commonly known as 204 E. Bond, Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow construction of an additional Accessory Use Structure (pool);

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on April 21<sup>st</sup>, 2014 and comment from the public was solicited; and,

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

BE IT THEREFORE RESOLVED this 21<sup>st</sup> day of April, 2014 by the Planning Commission of the City of Monticello, that:

The Planning Commission 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 COMMISSION CHAIR TO CHECK ONE OF THE FOLLOWING:

The Planning Commission does hereby recommend *approval* of the requested Conditional Use Permit by the City Council to allow for construction of an additional Accessory Use Structure (pool) at 204 E. Bond, Monticello

The Planning Commission does hereby recommend *denial* of the requested Conditional Use Permit by the City Council to allow for construction of an additional Accessory Use Structure (pool) at 204 E. Bond, Monticello

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Chairman, Planning Commission, City of Monticello