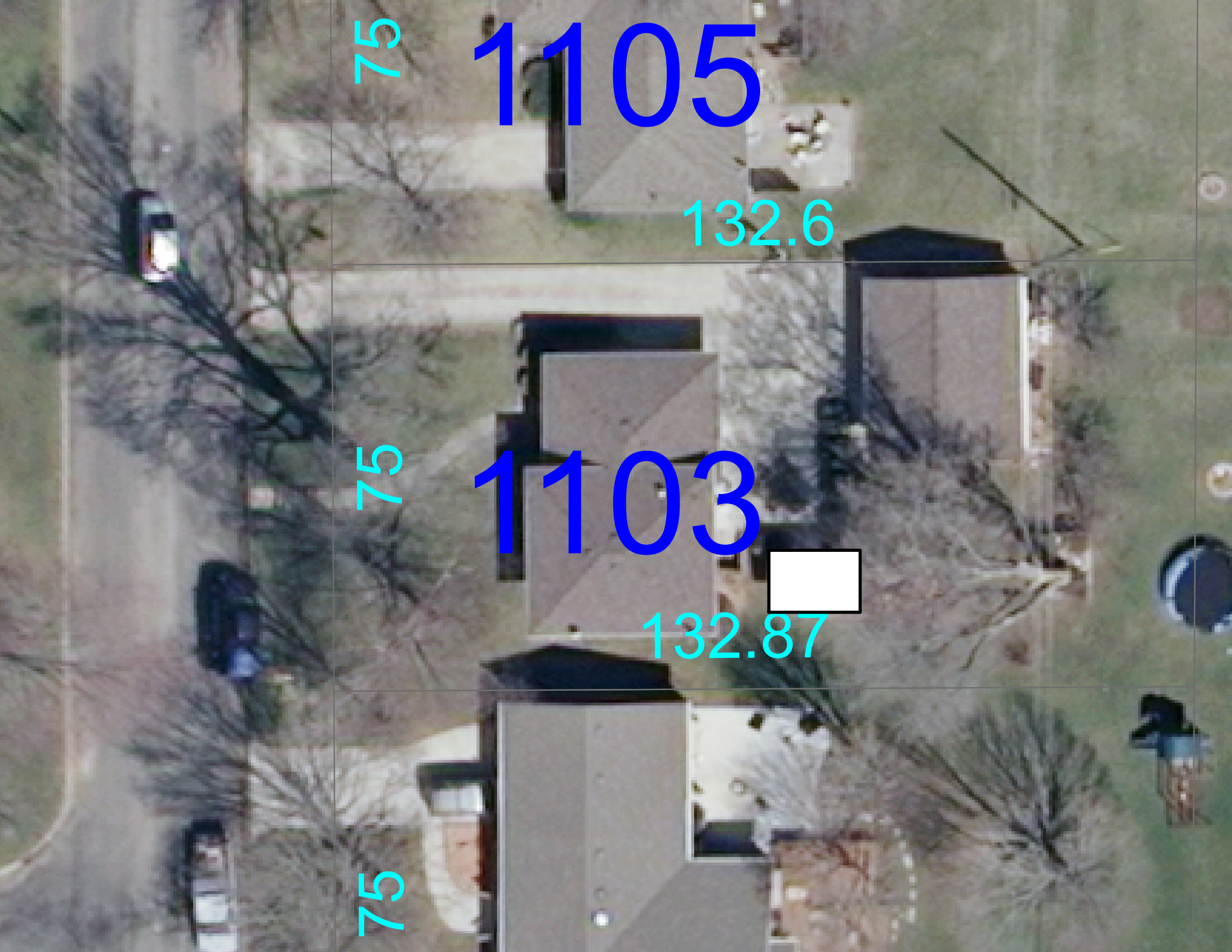
1. Call Meeting To Order
2. Roll Call
3. Purpose Of The Meeting - Chairman
   A petition for a conditional use permit allowing construction of an additional accessory structure (storage shed) at 1103 Poplar Lane; and a petition for a conditional use permit allowing construction of an additional accessory structure (storage shed) at 118 E. Marion Street.
4. Introduction Of 1103 Poplar Lane Conditional Use Case - Zoning Administrator
   Jim and Jennifer Rose are the owners of the home at 1103 Poplar Lane. They wish to construct a new storage shed to replace the one that they are removing. The house has an existing detached garage that the City zoning ordinance designates as an accessory structure. For the owners to be able to construct the new shed, they must first apply for and receive a Conditional Use Permit allowing the construction of an additional accessory structure (the shed).

   Documents: 1103 POPLAR PROPOSED SHED.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, 1103 POPLAR LN.PDF
10. Introduction Of 118 E. Marion Conditional Use Request - Zoning Administrator
    Kim Burke is the owner of the home at 118 E. Marion. She wishes to construct a new storage shed. The house has an existing detached garage that the City zoning ordinance designates as an accessory structure. For the owner to be able to construct the new shed, she must first apply for an receive a conditional use permit allowing construction of an additional accessory structure (the shed).

    Documents: 118 E MARION PROPOSED SHED.PDF
11. Project Overview - Petitioner
12. Questions & Discussion From The Planning Commission
13. Public Testimony Period
14. Public Hearing Is Closed
15. Action - Planning Commission

    Documents: 118 E MARION MOTION.PDF
16. Meeting Adjourned


75
1105
132.6
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1103
132.87
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MOTION FOR THE PLANNING COMMISSION
Jim and Jennifer Rose Owners of 1103 Poplar Lane, 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 1103 Poplar Lane, 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 (storage shed);

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on May 27th, 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 27th day of May, 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 (Shed) at 1103 Poplar Lane, 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 (Shed) at 1103 Poplar Lane, Monticello

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Chairman, Planning Commission, City of Monticello

10
100
100
114
118
100
100
42
42
42
42
84
84
202
(43.57)
42
105

MOTION FOR THE PLANNING COMMISSION
Kimberly Burke, 118 E. Marion, 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 118 E. Marion, 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 (storage shed);

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on May 27th, 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 27th day of May, 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 (Shed) at 118 E. Marion, 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 (Shed) at 118 E. Marion, Monticello

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Chairman, Planning Commission, City of Monticello