



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Conditional Use Request; Cornerstone Enterprises Limited Partnership, 1009 S. Irving Street	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Pat Gleason, Building and Zoning Administrator
ATTACHMENTS: (X) Motion (X) OTHER SUPPORTING DOCUMENTS	DATE: March 28, 2018

BACKGROUND:

Cornerstone Enterprises Limited Partnership, 1009 S. Irving Street has applied for a conditional use permit to allow them to operate a 16 bed Assisted Living Center to care for residents with Alzheimer’s Disease, a Community Living Facility Category III. This is the current use of the facility, but in a previous Conditional Use request they stated that they would only be serving 10 patients/beds. The proposed addition will enable them to increase occupancy. Prior to operating an assisted living facility for Alzheimer’s patients they operated a 16 bed Intermediate Care facility for the developmentally disabled at this location, but the rooms were double occupancy. (§153.017, City of Monticello Municipal Code, Zoning Regulations).

In this packet are an aerial image of the property, site plan, street view of the property, a copy of the public notice published in the March 28th, 2018 edition of the Piatt County Journal Republican, the motion for action, and meeting agenda.

RECOMMENDED ACTION:

Staff recommends that the implementation of this conditional use permit be contingent upon final site plan approval by the City of Monticello, receipt of an Illinois Department of Transportation Right-of-way permit to allow for construction of storm sewer line to interconnect with IDOT line, granting of easement by the DeWitt Piatt Bi-County Health Department dedicated to the City of Monticello for construction of storm line by Cornerstone Enterprises Limited Partnership to be maintained by the City of Monticello.

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