

MOTION FOR THE PLANNING & ZONING BOARD  
CORNERSTONE ENTERPRISES LIMITED PARTNERSHIP, 1009 S. IRVING 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 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:

Lots 1-2 Industrial Park # One 52 20 53.1. Property commonly known as 1009 S. Irving Street, Monticello, Piatt County, Illinois.

Has requested that an amendment to a Conditional Use Permit approved by Resolution 2015-11, be granted under the terms of the Monticello Zoning Regulations for operation of a 16 unit community living facility, category III on a property zoned *Urban Residential (RD)*.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on April 16, 2018 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 16<sup>th</sup> day of April, 2018 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 amendment by Cornerstone Enterprises Limited Partnership allowing a 16 unit Dwelling, Community living facility, category III at 1009 S. Irving Street, zoned Urban Residential (RD).

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit amendment by Cornerstone Enterprises Limited Partnership allowing a 16 unit Dwelling, Community living facility, category III at 1009 S. Irving Street, zoned Urban Residential (RD).

---

Chairman, Planning & Zoning Board  
City of Monticello