



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Variance 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 desires to construct an addition to the building at this location. The plans submitted show an 86' x 41' expansion, which would create a total square footage of 8,566sf. This would make the total lot coverage of 41.8%, which exceeds the 40% maximum lot coverage for a multi-family dwelling. Cornerstone Enterprises Limited Partnership has applied for a variance from the City to the maximum allowable lot coverage for a multi-family residence of 40% on a property zoned Urban Residential (RD) (§153.019, City of Monticello Municipal Code, Zoning Regulations).

Cornerstone Enterprises Limited Partnership has also asked for a variance from the City for the multi-family dwelling off-street parking requirements. Due to the condition of the facility residents, Cornerstone Enterprises Limited Partnership requests a waiver to the parking requirement of 2 spaces for each dwelling, and will provide 13 spaces total in order to accommodate staff and visitor parking needs. One of the spaces will be handicapped accessible. This parking will be constructed in the Right-of-Way (ROW) of the property per a City issued ROW Permit and meet the construction standards set forth in the permit. (§153.033, 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 variance 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.