

MOTION FOR THE PLANNING & ZONING BOARD  
Joshua Dunn (Prospective Owner) - 1410 N. Market 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 prospective owner of a parcel of property described as set forth in the advertised public notice and commonly known as 1410 N. Market Street, Monticello, Illinois, and zoned Business (B), has requested that a Conditional Use Permit be granted under Section 153.017 and Section 153.018 of the Monticello Zoning Regulations to allow for multiple main uses on one lot, and the use of “Manufacturing (not otherwise designated)” for a fabrication shop.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on April 15, 2019, 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 15<sup>th</sup> day of April, 2019 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.
- g. Approval of this Conditional Use Permit is contingent upon approval a Conditional Use Permit to allow a “Manufacturing (not otherwise designated)” in a Business Zone.

PLANNING & ZONING BOARD CHAIR TO CHECK ONE OF THE FOLLOWING:

The Planning & Zoning Board does hereby recommend *approval* of the requested Conditional Use Permit by Joshua Dunn (prospective owner), to allow for multiple main uses on one lot, and the use of “Manufacturing (not otherwise designated)” for a fabrication shop, at 1410 N. Market Street.

The Planning & Zoning Board does hereby recommend *denial* of the requested Conditional Use Permit by Joshua Dunn (prospective owner), to allow for multiple main uses on one lot, and the use of “Manufacturing (not otherwise designated)” for a fabrication shop, at 1410 N. Market Street.

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Chairman, Planning & Zoning Board, City of Monticello