

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Jeffrey Carpenter (Owner) - 435 S. State Street

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and,

WHEREAS, Jeffrey Carpenter, owner of property legally described as:

Old Town of Monticello - Outlots of Lot 14 and S. 16' of 11 Outlot 9. Said property commonly known as 435 S. State Street, Monticello, Illinois.

Wishes to replace a garage, which is an existing non-conforming structure; and

WHEREAS, any alterations or replacements of a non-conforming structure must conform to the requirements of Chapter 153 of the City of Monticello, Zoning Regulations, and

WHEREAS, in order to proceed, the owner is seeking a variance to the setback requirements for an accessory structure; and

WHEREAS, the variation required is as follows:

A variance reducing the minimum separation distance between a main structure and an accessory structure from 10' to 1'; and

A variance reducing the rear yard setbacks for an accessory structure from 5' to 0'; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's request for a variance and has submitted the petition and supporting documents to Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on July 16th, 2018, concerning this matter and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted and other supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 16th day of July, 2018, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

(Approval) (Denial) of the variation, as follows, to the setback requirements for an accessory structure;

A variance reducing the minimum separation distance between a main structure and an accessory structure from 10' to 1'; and

A variance reducing the rear yard setbacks for an accessory structure from 5' to 0'.

The Planning & Zoning Board does further set forth the following findings of facts concerning

the request variances:

1. All procedural matters have been properly complied with.
2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.
3. That special circumstances or conditions apply to the land for which a variation is sought, and that those conditions do not apply generally in an Urban Residential (RD) zone.
4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.
5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his or her land.
6. The variations requested are necessary for a reasonable use of the land for the desired purpose.
7. The variations requested are in general harmony with the general purposes of intent of the Zoning Ordinance.
8. The variations granted will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

Chairman, Planning & Zoning Board
City of Monticello