

ORDINANCE: 2018-43
An Ordinance Granting a Variance
Seth & Julie Melton (Owners) – 903 E. Center Street

Whereas, on October 15, 2018, the Planning & Zoning Board of the City of Monticello, Illinois held and conducted a public hearing in the City Council Chambers in connection with an Application for Variances filed by Seth & Julie Melton, owners of the following described property:

Blk 29 Lot 4 and Pt Lots 3-5-6, Keenan's East Addition to Monticello 52-15-25. Said property commonly known as 903 E. Center Street, Monticello, Illinois.

The Applicants are seeking variances to the regulations for an accessory structure (detached garage) in an Urban Residential- RD zoned district; and

WHEREAS, the variations required are as follows:

A variance allowing an accessory structure within a front yard; and

A variance reducing the west front yard setback to 0'; and

A variance reducing the minimum separation distance between a main structure and an accessory structure from 10' to 7'; and

Whereas, public notice of the aforesaid meeting of the Planning & Zoning Board was duly given as required by law, and

Whereas, the Planning & Zoning Board voted for approval of said Application (4-2-1), and

Whereas, the City Council of the City of Monticello has received and considered the summary of testimony and findings of the Planning & Zoning Board, a copy of which is attached hereto, and the recommendations of the Zoning Administrator, and the City Council believes that sufficient circumstances exist to warrant the granting of such variations, and that the granting of such variations is in the best interest of the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTICELLO, PIATT COUNTY, ILLINOIS, as follows:

1. That the recitals set forth hereinabove are incorporated in this paragraph as if set forth in haec verba.
2. That the requested variances are hereby granted
3. That except as hereby provided, all ordinances of the City of Monticello shall apply to the aforesaid real estate and its use by applicants, their successors and assigns.
4. That pursuant to Section 6-1020(e) of the City's Zoning regulations; the City Council makes the following findings in connection with the granting of this variation, to wit:
 - a. That special circumstances or conditions apply with respect to the said real estate for which the variations are sought and that those circumstance or conditions do not apply

generally in the district;

b. That the special circumstances or conditions have not resulted from any acts of the applicants;

c. That the strict application of the provisions of the City's Zoning Regulations would deprive the applicants of the reasonable, beneficial use of their land;

d. That the variations requested are the minimum adjustment necessary for the reasonable use of the land; and

e. That the granting of the variations is in harmony with the general purposes and intent of the City's Zoning regulations and will not be injurious to the neighborhood, detrimental to the public health or in conflict with the City.

5. That this Ordinance shall be effective forthwith upon its passage and approval by the City Council and its publication in pamphlet form, as required by law.

Adopted this 22nd day of October, 2018, by the following roll-call vote:

AYES:

NAYS:

ABSENT:

Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello, Piatt County, Illinois this 23rd day of October, 2018.

Mayor of the City of Monticello
Piatt County, Illinois

ATTEST:

Clerk of the City of Monticello,
Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, _____, City Clerk of the City of Monticello, Piatt County, Illinois do hereby certify that the foregoing and attached “AN ORDINANCE GRANTING VARIANCES - SETH & JULIE MELTON (owners) – 9003 E. CENTER STREET” is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 22nd of October, 2018, by the following roll-call vote: ayes ; nays ; absent ; and that the same was published by publication in pamphlet form on the 23rd day of July, 2018.

City Clerk of the City of Monticello
Piatt County, Illinois