

ORDINANCE 2018- 44

BE IT ORDAINED by the Mayor and City Council of the City of Monticello, Piatt County, Illinois, THAT:

**AN ORDINANCE APPROVING CONDITIONAL USE PERMIT AND
VARIANCE REQUEST FOR THOMAS & TERESA REED (owners)
(2002 Spruce Lane, Monticello)**

shall be, and is hereby, adopted as follows:

Section 1. BACKGROUND.

Thomas and Teresa Reed. (“*Owners*”) are the owners of a single family residence located at 2002 Spruce Lane in the City of Monticello, zoned Single Family Residential (RE-1), which is legally described as:

Lot 10 of the Evergreens, 0.416 AC 50 11 16-10; commonly known as 2002 Spruce Lane, Monticello Illinois.

The Owners request approval of a conditional use permit to allow installation of a second accessory structure (in-ground pool). The Owners also request a variance to the separation distance between the main structure and an accessory structure, reducing the setback from 10’ to 5’.

Section 2. PUBLIC HEARING AND PUBLIC MEETING.

Notice of a public hearing on the Owners’ request was published in the *Piatt County Journal Republican* on September 26, 2018. A public hearing at the public meeting was convened by the Planning and Zoning Board (“*PZB*”) on October 15th, 2018, on which date the PZB solicited public comment, and closed the public hearing. At its regular meeting, the PZB, pursuant to the findings of fact included as supporting documents to this Ordinance, recommended approval (6-0-1) of the requested conditional use permit and variation.

Section 3. APPROVALS.

A. Conditional Use Permit for Additional Accessory Structure. Pursuant to and in accordance with §153.020 of the City of Monticello Zoning Ordinance, a conditional use permit for an additional accessory structure (in-ground pool) is hereby approved for the property at 2002 Spruce Lane.

B. Accessory Building Setback Variance. Pursuant to and in accordance with §153.020 (B)(4) of the City of Monticello Zoning Ordinance, the following variance from the requirements for setback of an accessory structure (in-ground pool) to the main structure for the property at 2002 Spruce Lane.

1. A decrease to the minimum setback from a main structure, from 10’ to 5’.

Section 4. CONDITIONS.

The approvals set forth in Section 3.A of this Ordinance for the Property will be and are hereby expressly subject to and contingent upon each of the following terms, conditions, and restrictions:

A. Compliance with Laws. The development, maintenance and operation of the Property must comply with all applicable State, County and City statutes, ordinances, codes, rules, and regulations.

Section 8. EFFECTIVE DATE.

A. This Ordinance will be effective upon the occurrence of the following events:

1. passage by the City of Monticello by a majority vote in the manner required by law;
2. publication in pamphlet form in the manner 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 22nd day of October, 2018.

Mayor of the City of Monticello
Piatt County, Illinois

ATTEST:

Clerk of the City of Monticello,
Piatt County, Illinois