



**PLANNING & ZONING  
BOARD MEETING  
MEMORANDUM**

<b>ITEM:</b> 1002 E. Chestnut Street Variance Request	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Callie Jo McFarland, Community Development Director
<b>ATTACHMENTS:</b> (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> September 2, 2020

**BACKGROUND:**

Applicant- Vaughan & Hanna Pierce, prospective owners of the single-family residence at 1002 E. Chestnut Street (RD).

The prospective owners wish to purchase 1002 E. Chestnut Street, and construct an addition on the west side of the property. The front yard setbacks in an RD zone are 30', and the property currently sits 19' 9" from the west front property line, making it an existing legal nonconforming structure. The proposed two-story addition would encroach into the west front yard and the applicant is requesting reducing the west front yard setback from the current existing distance of 19' 9" to 1' 9"

I have enclosed an aerial image of the property, conceptual drawings of the project, a copy of the public notice published in the September 2, 2020 edition of the Piatt County Journal Republican, meeting motion, and copy of the meeting agenda.

**RECOMMENDED ACTION:**

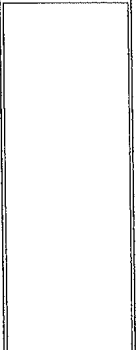
It is recommended that the Planning & Zoning Board discuss and make a recommendation to city council on whether to approve or deny this variance request.

1002 Chestnut Street  
Monticello IL

Perce Project

Tom Loeve  
Design / Build, Inc

34 Rose Valley Ranch Road  
White House, Illinois 62451  
M. ABBOT, OMC  
Phone: 312.841.1117  
email: tom@tomloeve.com

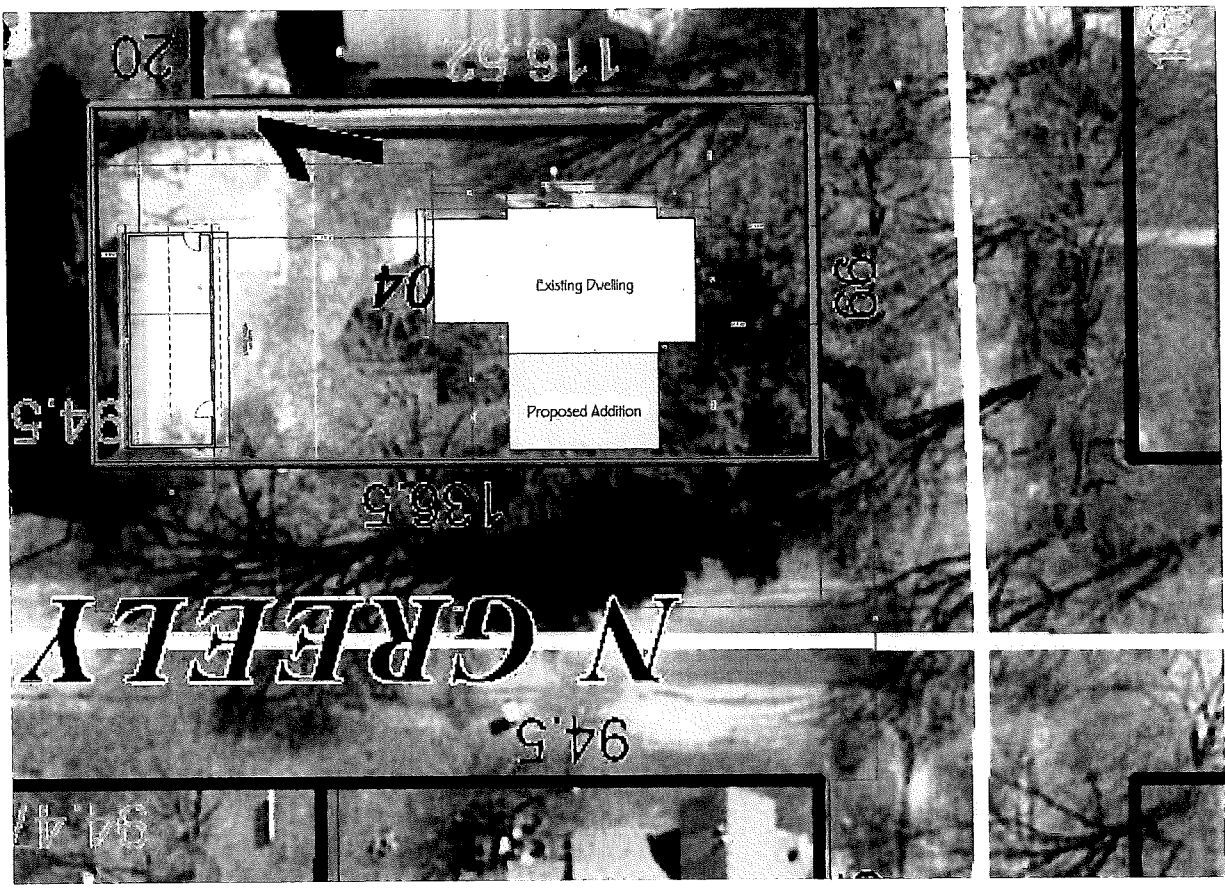


NO. OF SHEETS	1
TOTAL SHEETS	1
DATE	8/26/2020
DRAWN BY	
CHECKED BY	
DATE	
SCALE	
PROJECT NO.	
CLIENT	
LOCATION	
DESCRIPTION	

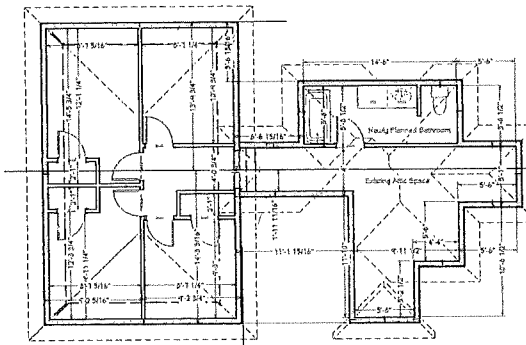
DATE: 8/26/2020

SHEET TITLE:

SHEET: A-2



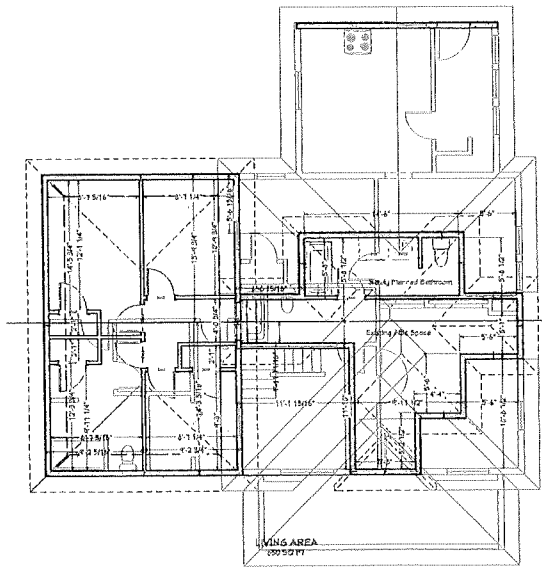




2nd Floor Addition

LIVING AREA  
600.50 FT

2nd Floor Existing Attic with New Bathroom



2ND FLOOR PLAN with FIRST FLOOR IMAGE BELOW

1002 Chestnut / Tree Monticello IL
Place Projct
Tom Loez Design / Build, Inc
14 River Valley Ranch Road 10124 NORTH, Mount Carmel M. ARIZ, 61816 Phone: 312 846 2327 Email: tomloez@tomloez.com
2ND FLOOR PLAN
DATE: 8/26/2020
SHEET: A-4