

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Vaughan & Hannah Pierce (prospective owners) – 1002 E. Chestnut Street

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statues 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, Vaughan & Hannah Pierce, prospective owners of property legally described as:

Blk 1 S 42' W 66' Lot 2 of Keenan's East Addition, commonly known as 1002 E. Chestnut Street, Monticello.

Are seeking a variance to the regulations regarding the front yard setbacks of a property in an Urban Residential- RD zoned district.

WHEREAS, the variation required is as follows:

A variance to the front yard setback requirements, reducing the west front yard setback from 19' 9" to 1' 9" to allow for construction of an addition; 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 the Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on September 21, 2020 concerning this matter and comment from the public was solicited and received; and

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

BE IT THEREFORE RESOLVED this 21st day of September, 2020 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 regulations regarding the front yard setback requirements in an Urban Residential- RD zoned district.

A variance to the front yard setback requirements, reducing the west front yard setback from 19' 9" to 1' 9" to allow for construction of an addition.

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

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.

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