



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Variance – adjusting front yard setback from 30’ to 20’ 611 S Buchanan, City of Monticello, Piatt County, IL	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Director of Planning and Development
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	MEMO DATE: April 4, 2022

BACKGROUND:

Ms. Baley Milton is seeking a variance to the front yard setback for her home zoned RD – Urban Residential. A Variance is needed to adjust the front yard setback from 30’ to 20’ under City of Monticello Code of Ordinances Title XV Zoning Regulations Section 153.019 Table II. This front entry deck constructed will provide the only entry to the front of her home.

Supporting documents include a Site Layout Plan, a copy of the public notice published in the March 30th, 2022 edition of the Piatt County Journal Republican, and meeting motion.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and make a recommendation to City Council to approve this variance to reduce the front yard setback from 30’ to 20’ at the address commonly known as 611 S Buchanan, City of Monticello, Piatt County, IL as submitted at the **April 18th, 2022** regularly scheduled PZB Meeting.