

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Variance – Adjusting front yard setback from 30’ to 20’ at 611 S Buchanan
For Ms. Baley Milton (Owner)

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes 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, Ms. Baley Milton 611 S. Buchanan, Monticello Il 61856, owner of property legally described as:

Block 6 Out Lot A of WD BURGESS 2nd Addition Lot 39, in the City of Monticello, Piatt County, Illinois.

WHEREAS, the owner is seeking a Variance be granted adjusting the front yard setback from 30’ to 20’ under City of Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.019 Table II. The parcel is zoned RD – Urban Residential; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for 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 April 18th, 2022 concerning these matters and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 18th day of April, 2022, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has determined whether the applicant meets the following criteria regarding the requested Variance;

1. The establishment, maintenance, or operation of the front yard setback variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;
2. The front yard setback variance will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;
3. The front yard setback variance will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
4. The Variance is reducing the regulations which are necessary for the existing home use and construction of the front entry deck;
5. The practical difficulty or particular hardship which would result if the particular requirements of the 30’ front yard setback regulation was applied to the subject property; and

6. The front yard setback variance will in all other respects conform to the applicable regulations of the district in which it is located.

The Planning & Zoning Board hereby recommends (*circle one*) *Approval* *Denial* of the front yard setback variance from 30' to 20'.

Chairman, Planning & Zoning Board
City of Monticello