



PLANNING & ZONING BOARD MEETING MEMORANDUM

ITEM: Accessory structure allowable square footage variance for 4 Leo Lane, Monticello Illinois 61856	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: August 10 th , 2022

BACKGROUND:

Applicant – Mrs. Julia Atkins of 41027 Fieldstone Road, Champaign IL 61822, is seeking a Variance to the Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.020. This section allows a use that is accessory to a primary use like a residential dwelling provided it meet the requirement of 1500 square feet or less for a parcel zoned RS – Suburban Residential.

Mrs. Atkins is proposing a single accessory building that is 5800 square feet in size. The size of the lot (2.1±AC), the main residence, and the proposed accessory structure are harmonious with the surrounding landscape. The maximum lot coverage would not be exceeded. The subdivision has unique characteristics and homes of this nature would be valuable asset to the City.

Mrs. Atkins desires to not have multiple accessory structures and finds it more appropriate to have the wood shop, garden equipment, and storage shed all under one roof. A variance is necessary to allow an accessory structure of 5800Sq.Ft. under City of Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.077.

Supporting documents include a Site Layout Plan, a copy of the public notice published in the July 20th, 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 at the **August 15th, 2022** regularly scheduled PZB Meeting.