

CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS

ORDINANCE NO. 2022 - 29
“GRANTING A VARIANCE ADJUSTING SIDE YARD SETBACK FROM 9.4’ TO 5’ AT
520 N CHARTER, CITY OF MONTICELLO, PIATT COUNTY, IL”

ADOPTED BY THE
CITY COUNCIL
CITY OF MONTICELLO
THIS 22ND DAY OF AUGUST, 2022

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 23rd day of August, 2022.

PRESENTED BY AND RETURN TO:

City of Monticello
210 North Hamilton Street
Monticello, Illinois 61856

**CITY OF MONTICELLO
PIATT COUNTY, ILLINOIS**

ORDINANCE NO. 2022-29

“GRANTING A VARIANCE ADJUSTING SIDE YARD SETBACK FROM 9.4’ TO 5’ AT
520 N CHARTER, CITY OF MONTICELLO, PIATT COUNTY, IL”

WHEREAS, on August 15th, 2022, the Planning & Zoning Board of the City of Monticello, Illinois held and conducted a public hearing in the City Council Chambers in connection with an application for Variance filed by Scott Woods, owner of the following described property:

Section 07, Township 18N, Range 6E, Block 2 E 110' Lot 6 & S 1/2 Lot 5 & N 10' Lot 7 Lodge's First Addition To Monticello, in the City of Monticello, Piatt County, Illinois.

The Common address is 520 N Charter, Monticello, IL, 61856

WHEREAS, The Planning & Zoning Board has determined the establishment, maintenance, or operation of the side yard setback variance will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

WHEREAS, The Planning & Zoning Board has determined the side 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;

WHEREAS, The Planning & Zoning Board has determined the side yard setback variance will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

WHEREAS, The Planning & Zoning Board has determined the Variance is reducing the regulations which are necessary for the existing home which was built prior to the City of Monticello adopting Zoning regulations;

WHEREAS, The Planning & Zoning Board has determined the practical difficulty or particular hardship which would result if the particular requirements of the 9.4’ side yard setback regulation was applied to the subject property; and

WHEREAS, The Planning & Zoning Board has determined the side yard setback variance will in all other respects conform to the applicable regulations of the district in which it is located.

WHEREAS, the City Council and City staff have reviewed the application, Planning & Zoning Board recommendation and all have found that it is satisfactory and in the prescribed form as outlined within Chapter 153.077 of Title XV of the Code of Ordinances of the City of Monticello; and

WHEREAS, the City Council has met and reviewed the evidence and testimony submitted and has considered all of the available factual evidence concerning the requested action;

THEREFORE, BE IT ORDAINED, by the City Council of the City of Monticello, Illinois, as follows:

1. That the City Council hereby approves the variance adjusting side yard setback from 9.4’ to 5’ at 520 N Charter, City of Monticello, Piatt County, IL.
2. That this Ordinance shall be effective forthwith upon its passage, approval and publication in pamphlet form, as required by law.

Passed by the City Council of the City of Monticello, Piatt County, this 22nd day of August 2022, by the following roll-call vote:

AYES: _____

NAYS: _____

ABSENT: _____

Jill Potts, Clerk of the City of Monticello
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 22nd day of August 2022.

Larry Stoner, Mayor of the City of
Monticello, Piatt County, Illinois

ATTEST:

Jill Potts, Clerk of the City of
Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, _____, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached **“AN ORDINANCE GRANTING A VARIANCE ADJUSTING SIDE YARD SETBACK FROM 9.4’ TO 5’ AT 520 N CHARTER, CITY OF MONTICELLO, PIATT COUNTY, IL”** is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 22nd day of August, 2022, by the following roll-call vote: ayes: ____; nays: ____; absent: ____; and that the same was published by publication in pamphlet form on the 23rd day of August, 2022.

Jill Potts, City Clerk of the City of
Monticello, Piatt County, Illinois