



**CITY COUNCIL
MEETING
MEMORANDUM**

ITEM: ORDINANCE NO. 2022-30 Granting a variance allowing a 5,800 SF accessory structure at 4 Leo Lane, City of Monticello, Piatt County, IL	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Director of Planning and Development
ATTACHMENTS: (X) ORDINANCE (X) OTHER SUPPORTING DOCUMENTS	DATE: August 17, 2022

BACKGROUND:

Applicant – Mrs. Julia Atkins of 41027 Fieldstone Road, Champaign IL 61822 for a Variance to allow an accessory structure of 5,800Sq.Ft. under City of Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.020. The parcel is zoned RS – Suburban Residential. This project is the first of its kind in the Heritage Subdivision. Mrs. Atkins desires to not have multiple accessory structures and finds it more appropriate to have the wood shop and garden equipment shed all under one roof.

A Public notice was sent to all adjacent property owners by certified mailing, as per state statute. Staff received no comments regarding this request.

The Planning & Zoning Board held a hearing at the August 15th, 2022 meeting. Two neighboring residents spoke at the PZB meeting in support of the project. There also was one resident at large who expressed support of the variance as submitted. After some discussion, the Planning & Zoning Board voted to recommend the variance request, 4-0.

Supporting documents include a front elevation plan, a copy of the public notice published in the July 20th, 2022 edition of the Piatt County Journal Republican, and signed meeting motion.

RECOMMENDED ACTION:

According to The City of Monticello Municipal Code (Section 153.077(F) Variances shall be granted by the City Council only by ordinance.

It is recommended that the City Council discuss and approve this Ordinance for a variance to allow an accessory structure of 5,800Sq.Ft. at the address commonly known as 4 Leo Lane, City of Monticello, Piatt County, IL as submitted at the **August 22nd, 2022** regularly scheduled Council Meeting.