

City of Monticello Planning and Zoning Board Meeting

August 15, 2022

Chairman Hawkins called the meeting to order at 7:00pm.
Roll Call was taken by City Clerk Jill Potts.

ROLL CALL: Present: HAWKINS, RIEGEL, SPILLMAN, JOHNSON
Absent: BEEM, GOEBEL, YOON
Also Present: Jim Grabarczyk, Zoning Administrator

PUBLIC PARTICIPATION:

No remote or in-person participation

APPROVAL OF MEETING MINUTES:

A motion was made by Marthaan Riegel, and seconded by Shawn Spillman, to approve the April 18, 2022 Planning & Zoning Board Meeting Minutes. The motion carried with all present voting yes.

NEW BUSINESS:

Introduction of Zoning Variance – 520 N Charter St

Jim Grabarczyk presented the following:

Applicant – Mr. Scott Woods and Mrs. Rachel Caldwell of 520 N Charter, Monticello, IL, 61856, owner(s) of the property are seeking a Variance pursuant to Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.077 (Variances). The requestors desire to adjust the side yard setback from 9.4' to 5' as defined in the City of Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.019 Table II. The parcel is zoned RD – Urban Residential.

Scott Woods was present to discuss and answer questions regarding this request. He shared that their goal is to take this historic home and make necessary improvements (adding a laundry room, enclosing under a deck for heating/cooling purposes) while keeping with the structure of the home. He is working with Keddy Hutson to ensure historic preservation.

The Public Hearing was opened at 7:06pm. In regard to the discussion period, Steve Shreffler stated remotely that he was unable to hear the applicant. After the microphone was adjusted, the City Clerk requested the applicant repeat his summary, which he did. Mr. Shreffler had no questions. With no further comment, the Public Hearing was closed at 7:08pm. A motion was then made by Marthaan Riegel, and seconded by Shawn Spillman, to approve this Variance Request. The motion passed 4-0.

Introduction of Zoning Variance – 4 Leo Lane

Jim Grabarczyk presented the following:

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 a 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. Mr. Grabarczyk added that an absent PZB member did ask if the primary structure had been started, to which the answer is yes.

Todd Atkins was present to discuss and answer questions regarding this request. He stated that they are asking for the variance as they want one enclosed building to house all of their equipment. He discussed the uses of the building – a garage, a wood shop, and a separate garage for his classic cars. Inquiries about the size of the residence (3800 sf ground floor) were made, and subsequent questions were asked regarding placement of and access to the structure.

The Public Hearing was opened at 7:18pm. Barbara Kammer, an adjacent property owner, was present and commented that she is appreciative that the Atkins have been cooperative, and have helped her with the ramifications of how this will affect her property. She encouraged the board to support this project. Rob Dixon, a resident who lives across the street, also spoke in support of this project. He has visited the site and has seen the structure location, and feels it is more than appropriate to have a single structure to house everything under one roof. He stated that he would not think twice about passing this request if he was on the other side of the table. Steve Shreffler spoke remotely, stating he concurred with the others and encouraged the members of the board to vote yes. Mr. Shreffler also took issue with the first applicant and the room addition above the deck, asking the board to ensure a building permit was granted, as this has been a problem for 30 years. Chairman Mike Hawkins informed Mr. Shreffler that this applicant has only lived here for 5 years, and that the area in question is being torn off. Mr. Shreffler was unaware of that piece of information as he could not hear during this applicant's initial presentation. With no further comment, the Public Hearing was closed at 7:22pm. A motion was then made by Shawn Spillman, and seconded by Chad Johnson, to approve this Variance Request. The motion passed 4-0.

A motion was made by Chad Johnson, and seconded by Marthaan Riegel, to adjourn the meeting at 7:23pm. Steve Shreffler brought a point of order, stating the newly appointed member, Chad Johnson, had not been sworn in. The City Clerk informed him that Mr. Johnson was appointed by the Mayor, and Mr. Shreffler responded that swearing-in should still be completed.

Respectfully Submitted by:

Jill Potts
City Clerk

