



**PLANNING & ZONING
BOARD MEETING
MEMORANDUM**

ITEM: Ordinance 2023-32: Variance allowing an accessory structure in the front yard setback at 2 Eastgate Drive, Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: June 21 st , 2023

BACKGROUND:

Applicant- Mrs. Lucille Trent (Owner) has an existing storage shed on her property located within the front yard setback. The lot is a corner lot, and by definition has two front yard and two side yard setbacks. Since the shed was in place before setback regulations, it is considered a legal non-conforming structure. She desires to make it legal and conforming so she can replace it. Her property is zoned RD – *Urban Residential*. This restriction can be found in section § 153.020 (B)(1) of the Monticello Municipal Code.

Granting the variance and subsequently replacing the shed of a similar footprint will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare of the normal and orderly development, improvement of surrounding properties.

Staff received no comments regarding this request.

The Planning & Zoning Board held a hearing at the June 20th, 2023 and no public comment was made at the hearing. One email in support of the variance came from an adjacent property owner. After discussion, the Planning & Zoning Board unanimously voted to recommend the variance request.

Pictures of the property, a copy of the PZB motion, and Ordinance 2023-32 are included in this packet.

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 Ordinance 2023-32 granting a Variance allowing an accessory structure in the front yard setback at 2 Eastgate Drive, City of Monticello, Piatt County, IL as submitted at the **June 26th, 2023** regularly scheduled Council Meeting.