

MOTION FOR MONTICELLO PLANNING & ZONING BOARD
Mrs. Lucille Trent (Owner) – 2 Eastgate Dr

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and

WHEREAS, Mrs. Lucille Trent, owner of property legally described as:

In Section 12, Township 18N, Range 5E, Lot 2 in Stoddard Acres Subdivision and a triangular portion off the West side of Lot 3 (.023 AC) in the Piatt County Recorder's Office, Piatt County, Illinois. Tax Parcel Information PIN: 05-00-54-001-876-00. The Common address is 2 Eastgate, Monticello, IL, 61856.

Has requested a variance to allow the accessory structure in the front yard setback; and

WHEREAS, the owner is also seeking a variance to the requirements found in section § 153.020 (B)(1) of the Monticello Municipal Code; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's request for a Variance, and has submitted the petition and supporting documents to the Planning & Zoning Board; and

WHEREAS, the Planning & Zoning Board has held a public hearing on **June 20th, 2023** concerning this matter and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

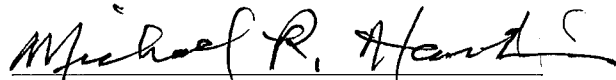
BE IT THEREFORE RESOLVED this 20th day of June, 2023, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has set forth the following findings of facts concerning the requested variance:

1. All procedural matters have been properly complied with.
2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.
3. That special circumstances or conditions apply to the land for which a variation is sought, and that those conditions do not apply generally in a RD (Urban Residential) zone.
4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.
5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his or her land.

6. The variation requested is necessary for a reasonable use of the land for the desired purpose.
7. The variation requested is in general harmony with the general purposes of intent of the Zoning Ordinance.
8. The variation granted will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

The Planning & Zoning Board hereby recommends (*circle one*) Approval *Denial* of the Variance request for 2 Eastgate, Monticello Illinois 61856 the no accessory buildings be in front yards requirement.



Chairman, Planning & Zoning Board
City of Monticello