



**PLANNING & ZONING
BOARD MEETING
MEMORANDUM**



ITEM: Variance reducing a rear-yard setback at 811 Tyler Ct., Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Community Development Director
ATTACHMENTS: (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	DATE: January 14 th , 2026

BACKGROUND:

Applicant- Haley and William Willoughby (Owners) is seeking a Variance to allow a reduced 6-foot rear yard setback to their property, zoned Urban Residential (RD).

Applicant requests the variance following the City of Monticello Zoning Regulations to the rear yard setback requirements outlined in an RD zone per § 153.019 (C) (1).”

Granting the Variance 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.

A vicinity map, a copy of the public notice and the meeting motion are included in this packet.

RECOMMENDED ACTION:

It is recommended that the Planning & Zoning Board discuss and recommend Approval or Deny the request to City Council to approve this Variance as submitted at the regularly scheduled meeting **January 20th, 2026.**