



**PLANNING & ZONING  
BOARD MEETING  
MEMORANDUM**



<b>ITEM:</b> Variance reducing a front-yard setback at 703 E. Grant St., Monticello, Illinois	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Director of Planning and Development
<b>ATTACHMENTS:</b> (X) MOTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> January 14 <sup>th</sup> , 2026

**BACKGROUND:**

Applicant- Kaitlin Fisher (Owner) is seeking a Variance to allow a 6-foot fence to encroach 4.0' into the front yard setback to their property, zoned Urban Residential (RD).

Applicant requests the Variance following the City of Monticello Zoning Regulations Section 153.019 (B) (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 and 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 20<sup>th</sup>, 2026.**