

MOTION FOR MONTICELLO ZONING BOARD
Kaitlin Fisher (Owner) – 703 E. Grant

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, Kaitlin Fisher, owner of property legally described as:

Section 07, Township 18N, Range 6E Block, 14 Lot 4 of Keenan's East Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 703 E Grant, Monticello, IL, 61856.

Has requested zoning action items as they relate to proposed plans to grant a variance allowing a 6' fence to be constructed in the front yard setback on a property zoned RD – Urban Residential; and

WHEREAS, The City of Monticello Code of Ordinances section §153.019 (B)(1) allows a resident to request a variance for such a fence.

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests 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 January 20, 2026 concerning these matters 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 January, 2026, 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 conditions apply to the land for which a Variance is sought, and
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 the land.
6. The variance requested is necessary for a reasonable use of the land for the desired purpose.
7. The variance requested is in harmony with the general purposes of the intent of the Zoning Ordinance.
8. Granting the variance 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 703 E. Grant Street, to allow a 6' fence to be constructed in the front yard setback on a property zoned RD – Urban Residential.

Chairman, Planning & Zoning Board
City of Monticello