



**CITY COUNCIL
MEMORANDUM**



ITEM: Ordinance 2026-13: An Ordinance Granting a Variance Reducing a Front-Yard Setback at 703 E. Grant St., Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Director of Planning and Development
ATTACHMENTS: (X) ORDINANCE () RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: January 22 nd , 2026

BACKGROUND:

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

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.

Public Notice was posted in the Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the January 20th, 2026 PZB meeting.

Supporting documents include: the PZB Motion, the public notice published in the December 24th, 2025 edition of the Piatt County Journal Republican, Vicinity Map.

RECOMMENDED ACTION:

It is recommended that the City Council discuss and approve this Variance as submitted for 703 E. Grant Street, City of Monticello, Piatt County, IL as submitted at the regularly scheduled meeting **January 26th, 2026.**