

CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS

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ORDINANCE NO. 2026 - 13  
“VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY  
OF MONTICELLO, PIATT COUNTY, IL”

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ADOPTED BY THE  
CITY COUNCIL  
CITY OF MONTICELLO  
THIS 26<sup>TH</sup> DAY OF JANUARY, 2026

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Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 26th day of January, 2026.

PRESENTED BY AND RETURN TO:

City of Monticello  
210 North Hamilton Street  
Monticello, Illinois 61856

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

**ORDINANCE NO. 2026-13**

“VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY OF MONTICELLO, PIATT COUNTY, IL”

**WHEREAS**, on January 20th, 2026, the Planning & Zoning Board of the City of Monticello, Illinois held and conducted a public hearing in the City Council Chambers in connection with an application for Variance filed by the owner of the following described property:

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

**WHEREAS**, The Planning & Zoning Board has determined the fence in the front yard setback will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

**WHEREAS**, The Planning & Zoning Board has determined the fence in the front yard setback will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;

**WHEREAS**, The Planning & Zoning Board has determined the fence in the front yard setback will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

**WHEREAS**, The Planning & Zoning Board has determined the Variance is reducing the regulations which are necessary for the existing home which was built prior to the City of Monticello adopting Zoning regulations;

**WHEREAS,** The Planning & Zoning Board has determined the practical difficulty or particular hardship that would result if the particular requirements of the front yard setback regulation were applied to the subject property; and

**WHEREAS,** The Planning & Zoning Board has determined the front yard setback variance will in all other respects conform to the applicable regulations of the district in which it is located.

**WHEREAS,** the City Council and City staff have reviewed the application, Planning & Zoning Board recommendation and all have found that it is satisfactory and in the prescribed form as outlined within Chapter 153.077 of Title XV of the Code of Ordinances of the City of Monticello; and

**WHEREAS,** the City Council has met and reviewed the evidence and testimony submitted and has considered all of the available factual evidence concerning the requested action;

**THEREFORE, BE IT ORDAINED,** by the City Council of the City of Monticello, Illinois, as follows:

1. That the City Council hereby approves the variance allowing an accessory structure (fence) in the front yard setback at 703 E Grant St., City of Monticello, Piatt County, IL.

That this Ordinance shall be effective forthwith upon its passage, approval and publication in pamphlet form, as required by law.

Passed by the City Council of the City of Monticello, Piatt County, this 26th day of January, 2026, by the following roll-call vote:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Robin Throneburg, Clerk of the City of Monticello  
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 26th day of January, 2026.

\_\_\_\_\_  
Larry Stoner, Mayor of the City of  
Monticello, Piatt County, Illinois

ATTEST:

\_\_\_\_\_  
Robin Throneburg, Clerk of the City of  
Monticello, Piatt County, Illinois

CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached “**VARIANCE REDUCING A FRONT YARD SETBACK AT 703 E GRANT STREET, CITY OF MONTICELLO, PIATT COUNTY, IL**” is a true and correct copy of said Ordinance duly adopted and enacted by the City Council of Monticello, Illinois, at its regular meeting on the 26th day of January by the following roll-call vote: ayes: \_\_\_\_; nays: \_\_\_\_; absent: \_\_\_\_; and that the same was published by publication in pamphlet form on the 27<sup>th</sup> day of June 2026.

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Robin Throneburg, City Clerk of the City of  
Monticello, Piatt County, Illinois