

City of Monticello Planning and Zoning Board Meeting

January 20, 2026

Chairman Mike Hawkins called the meeting to order at 7:00pm. Roll Call was taken by the City Clerk.

ROLL CALL:

Present: Hawkins, Beem, Spillman, Riegel

Absent: Johnson, Pontious, Stone

Also Present: Jim Grabarczyk, Zoning Administrator

PUBLIC PARTICIPATION: There was no in-person or remote participation.

APPROVAL OF MEETING MINUTES:

A motion was made by Shawn Spillman, seconded by Michael Beem to approve the September 15, 2025 Planning & Zoning Board Meeting minutes. The motion passed with all present voting yes.

OLD BUSINESS:

None

NEW BUSINESS:

A motion was made by Michael Beem, seconded by Shaw Spillman to opened the Public Hearing at 7:01pm.

The Owners of 811 Tyler Ct Monticello, IL are seeking a Variance to allow a reduced 6-foot rear yard setback to their property, zoned Urban Residential (RD).

Jim Grabarczyk gave an overview of the Variance request. 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.

Supporting documents include an aerial view of the property and a copy of the public notice published in the Piatt County Journal Republican, and meeting motion.

Nathan Lilly a contractor with Ellipse Construction for the Applicants as well as the Applicant’s Haley and William Willoughby were present for questions.

Board member Michael Beem asked how much of a setback? Nathan Lilly stated they are requesting a six foot. Nathan further explained due to the corner awkward shape of the property and that they are wanting to go from a one car garage (that suffered fire damage) to a standard two car garage the six-foot setback is needed. It was also explained that the setback is normally 10 feet and they are wanting to just go to 6 feet. There was further discussion about if the neighbors have a problem with this and it was stated they did not.

A motion was made by Michael Beem, seconded by Marthaan Riegel, to approve the Variance Allowing a reduced 6-foot rear yard setback to their property, zoned Urban Residential (RD). The motion passed 4-0.

The Owner of 703 E Grant Monticello, IL is seeking a Variance allowing 6-foot fence to encroach 4.0' into the front yard setback to their property, zoned Urban Residential (RD).

Jim Grabarczyk gave an overview of the Variance request. 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.

Supporting documents include an aerial view of the property and a copy of the public notice published in the Piatt County Journal Republican, and meeting motion.

Applicant Kaitlin Fisher was present for questions.

It was explained that her property is a corner lot, therefor she has two front yards along with a side yard but no backyard. There is already a 4-foot chain-link fence and Kaitlin would like to replace it with a 6-foot privacy fence which would technically be in her front yard.

A motion was made by Shawn Spillman, seconded by Marthaan Riegel, to approve the Variance Allowing 6-foot fence to encroach 4.0' into the front yard setback to their property zoned Urban Residential (RD) at the property commonly known as 703 E Grant Monticello, IL. The motion passed 4-0.

Jim Grabarczyk gave an overview on upcoming events.

Meeting Adjournment

A motion was then made by Shawn Spillman, and seconded by Michael Beem, to adjourn the meeting at 7:12pm.

Respectfully Submitted by:
Robin Throneburg
City Clerk