

MOTION FOR MONTICELLO PLANNING & ZONING BOARD  
Leonard Pittman (owner) - 1004 E. Chestnut Street

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, Leonard Pittman, owner of property legally described as:

Proposed Lot 101, Pittman's Resubdivision, further described as:

Forty-two (42) feet off the East side of Lot No. Two (2) in Block No. One (1) of Keenan's East Addition to the original town, now City of Monticello; and also a portion of Lots Nos. One and Two (1 & 2) in Block No. One (1) of Keenan's East Addition to the original town, now City of Monticello, more particularly described as follows, to-wit:

Beginning at a point Sixty-six (66) feet East of the South West corner of Block No. One (1) of Keenan's East Addition to the town, now City of Monticello, and running thence North, parallel with the West line of said Block, One Hundred Thirty-six and one-half (136 ½) feet; thence East, parallel with the South line of said Block, Sixty (60) feet, thence South parallel with the West line of said Block, One Hundred Thirty-six and one half (136 ½) feet, thence West, along the South line of said Block No. One (1), Sixty (60) feet to the place of beginning. Said premises being situated in Piatt County, Illinois.

EXCEPT

That portion of Lot 1 of Block 1 of Keenan's East Addition to the Original town, now City of Monticello, Piatt County, Illinois described as follows:

Commencing at the Southeast corner of said Lot 1, thence West 42 feet on the South line of said Lot; thence North 22 feet parallel with the East line of said Lot 1 being the true point of beginning; thence North 20 feet parallel with the West line of said Lot; thence West 60 feet parallel with the South line of said Lot; thence South 20 feet parallel with the East line of said Lot; thence East 60 feet to the point of beginning; More particularly described as:

Beginning at a pipe situated at the Southeast Corner of Lot 2 in Block 1 of Keenan's East Addition to the City of Monticello, Piatt County, Illinois; thence S. 89°56'12" W., along the South Line of said Lot 2, a distance of 102.13 feet to an iron rod; thence N. 00°02'13" W., a distance of 116.52 feet; thence N. 89° 50'17" E., a distance of 60.04 feet to an iron rod; thence S 00°39'43" E., a distance of 21.81 feet to an iron rod situated on the North Line of said Lot 2; thence S. 89°48'04" E., along said North Line, a distance of 41.80 feet to an iron rod situated at the Northeast Corner of Said Lot 2; thence S. 00°03'50" E., along the East Line of said Lot 2, a distance of 94.62 feet to the point of beginning; encompassing 0.252 acres, more or less. Said real estate commonly known as 1004 E. Chestnut Street, Monticello, Illinois.

Is seeking variances to the regulations regarding the setback of an accessory structure (an existing nonconforming structure), and to the side yard setbacks in an Urban Residential- RD zoned district.

WHEREAS, the variations required are as follows:

A variance to reduce the separation distance for a main structure and accessory structure from 10' to 4'; and

A variance to reduce the west side yard setback from 10' to 8.5'; and

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's request 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 April 15<sup>th</sup>, 2019

concerning this matter and comment from the public was solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including the Application for Variance and other supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 15<sup>th</sup> day of April, 2019 that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

(Approval) (Denial) of the variation, as follows, to the regulations regarding the setback of an accessory structure (an existing nonconforming structure), and to the side yard setback in an Urban Residential- RD zoned district..

A variance to reduce the separation distance for a main structure and accessory structure from 10' to 4'; and

A variance to reduce the west side yard setback from 10' to 8.5'.

The Planning & Zoning Board does further set forth the following findings of facts concerning the request 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 circumstances or conditions apply to the land for which a variation is sought.
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 his or her land.
6. The variations requested are necessary for a reasonable use of the land for the desired purpose.
7. The variations requested are in general harmony with the general purposes of intent of the Zoning Ordinance.
8. The variations granted will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

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Chairman, Planning & Zoning Board  
City of Monticello