

# MONMOUTH ILLINOIS

Date: June 28, 2023

To: Mayor Rod Davies & Members of the Monmouth City Council

From: Lew Steinbrecher, City Administrator

RE: Modify Front Yard Setback Variance on 3 Units

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The City Council granted a two foot variance on the front yard setback (from 25 feet to 23 feet) for the Monmouth Townhomes project back on February 22, 2022. The developer had originally requested a four foot variance (from 25 to 21 feet) but this was changed by the Administration to a two foot variance prior to the City Council's approval.

In preparing the "As Built" survey of this development, it has been discovered that 3 of the 22 duplexes are closer to the front yard lot line than 23 feet. Unit 203A is 3 inches closer, units 309A and 309B are 1 foot 8 inches closer and units 404A and 404B are 5 inches closer. It is very important to note that these are indiscernibly small deviations from the 23 foot setback and it is also noteworthy that the only affected properties of these three anomalies are the adjoining rental units all owned by the same developer. In essence, there is no adverse impact of any adjoining properties.

The Administration respectfully requests the City Council to adjust the front yard setback for the three (3) duplexes at 203, 309, and 404 East Jackson Avenue from 23 feet to 21 feet to accurately reflect the measurements of this "As Built" survey.

Thank you for your kind consideration of this matter.

**ORDINANCE NO. 23-018**

**AN ORDINANCE AMENDING ORDINANCE NO. 22-005 TO ADJUST  
A SETBACK VARIANCE**

WHEREAS, an “as built” survey identified three addresses requiring an adjustment in the setback variance granted on February 22, 2022; and

WHEREAS, such deviations are less than two (2) feet with no adverse effect on adjoining properties; and

WHEREAS, the City Administrator has recommended the modification of the setback variance based on the “as built” survey;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONMOUTH, ILLINOIS, as follows:

Section 1:

A setback variance to allow a reduction of the front yard setback from 25 feet to 21 feet for the following three (3) properties: 203, 309 and 404 all on East Jackson Ave., Monmouth, Illinois, and all located in the Monmouth Townhomes subdivision, according to the plat thereof recorded on August 30, 2021 as Document No. 2021R-1857, as amended by the Affidavit of Correction recorded on November 1, 2021 as Document No. 2021R-2544.

Section 2:

The recommendation of the City Administrator on the question of modifying this setback variance are hereby accepted and adopted and made a part of this ordinance.

Section 3:

This ordinance shall be in full force and effect after the due publication in pamphlet form, passage and approval thereof.

PASSED this \_\_\_\_\_ day of July, 2023.

APPROVED this \_\_\_\_\_ day of July, 2023.

\_\_\_\_\_  
MAYOR

ATTESTED:

\_\_\_\_\_  
CITY CLERK

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Absent or not voting: \_\_\_\_\_