



## City Council Meeting Agenda

Monday February 23, 2026

7:00pm

1. Call To Order, Pledge To The Flag, Roll Call

2. Public Participation

**Please note this meeting will be held in person, at the Livingston Center, 224 E Livingston, and will also have remote participation available.**

**In-Person Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address Council from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less

**Remote Participation:** This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: [rrt@cityofmonticello.net](mailto:rrt@cityofmonticello.net)

Voicemail: 1-217-762-2583 Ext 22

**Please join my meeting from your computer, tablet or smartphone.**

[HTTPS://GLOBAL.GOTOMEETING.COM/JOIN/327185917](https://global.gotomeeting.com/join/327185917)

**You can also dial in using your phone.**

United States: [+1 \(646\) 749-3122](tel:+16467493122)

**Access Code:** 327-185-917

3. Consent Agenda - Approval Of Documents And Action Items As Listed:

### **3.1. Claims Report - Claims Dated February 10, 2026 Through February 23, 2026**

Documents:

[CLAIMS 2.10.2026 THRU 2.23.2026.PDF](#)

### **3.2. Meeting Minutes – City Council Meeting Minutes February 9, 2026; City Council Closed Session Meeting Minutes February 9, 2026; Planning And Zoning Board Meeting Minutes January 20, 2026**

Documents:

[CITY COUNCIL MEETING MINUTES 2.09.2026.PDF](#)  
[01.20.2026 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

## **4. Mayor's Report**

### **5. Old Business**

### **6. New Business**

#### **6.1. Mayoral Appointments**

##### **1. Monticello Police Pension Board – Jody Stone**

#### **6.2. Ordinance 2026-20: An Ordinance Granting A Variance To The Side-Yard Setback For A Detached Garage At 307 N Chaucer Blvd., Monticello, Illinois**

Documents:

[307 N CHAUCER - VARIANCE - CC MEMO.PDF](#)  
[307 N CHAUCER - ORDINANCE 2026-20.PDF](#)  
[307 N CHAUCER - VICINITY MAP AND SITE EXHIBIT.PDF](#)  
[EXHIBIT WITH JAG COMMENTS.PDF](#)  
[307 N CHAUCER - MOTION VARIANCE.PDF](#)  
[307 N CHAUCER - LEGAL AD.PDF](#)

#### **6.3. Resolution 2026-21: A Resolution Granting A Conditional Use Permit For A Detached Garage At 307 N Chaucer Blvd., Monticello, Illinois**

Documents:

[307 N CHAUCER - CONDITIONAL USE - CC MEMO.PDF](#)  
[RESOLUTION 2026 -21- 307 N CHAUCER BLVD DETACHED GARAGE.PDF](#)  
[307 N CHAUCER - VICINITY MAP.PDF](#)  
[EXHIBIT WITH JAG COMMENTS.PDF](#)  
[307 N CHAUCER - MOTION CONDITIONAL USE.PDF](#)  
[307 N CHAUCER - LEGAL AD.PDF](#)

#### **6.4. Sangamon Valley CEO Presentation**

### **7. Alderman's Reports**

### **8. Police Chief's Report**

### **9. City Administrator's Report**

### **10. City Council Meeting Adjournment**



Report Criteria:

Invoices with totals above \$0.00 included.  
 Paid and unpaid invoices included.

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
<b>GENERAL FUND</b>				
<b>ADMINISTRATION</b>				
CARDMEMBER SERVICE	UNIFORM - JAG	62.10-	.00	01-51134-00
CARDMEMBER SERVICE	ADMIN OFFICE SUPPLIES	1,470.99	.00	01-51164-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL	40.00	.00	01-51171-01
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	121.76	.00	01-51171-04
CARDMEMBER SERVICE	GO DADDY	23.19	.00	01-51171-04
ANCEL GLINK P.C.	LEGAL FEES	3,274.50	.00	01-51172-01
BLANK WESSELINK COOK & ASSOCIATES	PLAN REVIEW	1,269.60	.00	01-51172-03
CARDMEMBER SERVICE	RURAL DEVELOP LUNCH	264.32	.00	01-51172-04
FLEXIBLE BENEFIT SERVICE LLC	HRA SETUP FEE/MONTHLY FEE	313.50	.00	01-51172-04
FLEXIBLE BENEFIT SERVICE LLC	ANNUAL FEE/MONTHLY PREMIUM	265.00	.00	01-51172-04
UMB BANK	ADMINISTRATIVE FEES	300.00	.00	01-51172-04
UMB BANK	ADMINISTRATIVE FEES	300.00	.00	01-51172-04
WEX HEALTH INC	HRA SERVICES	150.40	.00	01-51172-04
FRONTIER	FAX NUMBER	96.54	.00	01-51173-00
AMEREN IP	ELECTRIC/GAS ADMIN	423.63	.00	01-51175-00
AMEREN IP	ELECTRIC/GAS ADMIN	162.40	.00	01-51175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE ADMIN	155.40	.00	01-51175-00
AMEREN IP	ELECTRIC/GAS LC	181.99	.00	01-51175-01
AMEREN IP	ELECTRIC/GAS LC	182.94	.00	01-51175-01
MANSFIELD POWER & GAS LLC	GAS SERVICE LC	190.67	.00	01-51175-01
MONTICELLO CITY UTILITY SERV	WATER/L.C.	59.66	.00	01-51175-01
CARDMEMBER SERVICE	ADMIN TRAINING	300.00	.00	01-51177-00
FIREPROOF GARAGE LLC	RECURRING CHARGES	150.00	.00	01-51177-02
FITNESS PREMIER	RECURRING FEES	150.00	.00	01-51177-02
Total ADMINISTRATION:		9,784.39	.00	
<b>POLICE</b>				
CARDMEMBER SERVICE	POLICE OFFICE SUPPLIES	20.63	.00	01-51364-00
INTEGRATED PEST MANAGEMENT	PEST CONTROL POLICE	40.00	.00	01-51371-01
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	83.71	.00	01-51371-04
WICKED WRENCH AUTO REPAIR	VEHICLE DIAGNOSTIC	90.00	.00	01-51371-05
FRONTIER	TELEPHONE SERVICE POLICE	43.44	.00	01-51373-00
AMEREN IP	ELECTRIC/GAS POLICE	793.35	.00	01-51375-00
AMEREN IP	ELECTRIC/GAS POLICE	263.61	.00	01-51375-00
MANSFIELD POWER & GAS LLC	GAS SERVICE POLICE	329.54	.00	01-51375-00
MONTICELLO CITY UTILITY SERV	WATER/POIICE	43.16	.00	01-51375-00
Total POLICE:		1,707.44	.00	
<b>FIRE</b>				
NIEMANN FOODS INC	FIRE SUPPLIES	79.90	.00	01-51443-00
CARDMEMBER SERVICE	FIRE PRINTER INK	290.60	.00	01-51471-03
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	15.22	.00	01-51471-04
Total FIRE:		385.72	.00	
<b>PUBLIC WORKS</b>				
CARDMEMBER SERVICE	PW TOOLS	149.99	.00	01-51543-00
PREMIER COOPERATIVE INC	DIESEL NOZZLE	148.98	.00	01-51561-00
PREMIER COOPERATIVE INC	DIESEL FUEL	2,226.56	.00	01-51561-00
CARDMEMBER SERVICE	PW SUPPLIES	794.93	.00	01-51564-00

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
PROGRESSIVE CHEMICAL & LIGHTING	INSULATED GLOVE	323.20	.00	01-51564-00
CARDMEMBER SERVICE	BEAUTIFICATION	202.69	.00	01-51564-08
CARDMEMBER SERVICE	PW BLDG SUPPLIES	193.97	.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	.00	01-51571-01
INTEGRATED PEST MANAGEMENT	PEST CONTROL - PW	48.00	.00	01-51571-01
CARDMEMBER SERVICE	VEHC MAINT	583.34	.00	01-51571-02
DRAKE SCRUGGS EQUIP INC	SERVICE TRUCK CRANE INSPECTIN	505.00	.00	01-51571-02
DRAKE SCRUGGS EQUIP INC	BUCKET TRUCK INSPECTION	870.00	.00	01-51571-02
INDUSTRIAL RUBBER	PW PARTS	381.47	.00	01-51571-02
MARTIN EQUIPMENT OF IL	EXCAVATOR MAINT	137.86	.00	01-51571-02
MATCO TOOLS	SHOP TOOL	75.95	.00	01-51571-02
PROGRESSIVE CHEMICAL & LIGHTING	LUBRA SHIELD	594.00	.00	01-51571-02
WALKER TIRE & EXHAUST	TIRES DODGE 3500	990.00	.00	01-51571-02
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	45.66	.00	01-51571-04
CARDMEMBER SERVICE	ROAD SUPPLIES	151.89	.00	01-51571-06
JCG MIDWEST INC	SUPPLIES	206.02	.00	01-51571-06
CARDMEMBER SERVICE	SALT	391.51	.00	01-51571-07
TRACTOR SUPPLY	ROCK SALT	391.51	.00	01-51571-07
JL HELMUTH LLC	TREE REMOVAL	4,000.00	.00	01-51572-05
JL HELMUTH LLC	TREE REMOVAL	7,000.00	.00	01-51572-05
AMEREN IP	ELECTRIC/GAS PW	3,019.59	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	15.16	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	43.16	.00	01-51575-00
MONTICELLO CITY UTILITY SERV	WATER/PW	15.16	.00	01-51575-00
AMEREN IP	ELECTRIC/GAS	7,295.18	.00	01-51575-02
AMEREN IP	ELECTRIC/GAS	158.81	.00	01-51575-03
CARDMEMBER SERVICE	ARBORIST MEMBERSHIP/TRAINING T BOGA	135.00	.00	01-51577-00
Total PUBLIC WORKS:		31,142.59	.00	
<b>RECREATION</b>				
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	15.22	.00	01-51671-04
CARDMEMBER SERVICE	BURKE PARK SUPPLIES	39.98	.00	01-51671-06
CARDMEMBER SERVICE	RANGE BALLS	581.98	.00	01-51671-09
FRONTIER	REC HOTLINE	101.39	.00	01-51673-02
AMEREN IP	ELECTRIC/GAS	44.09	.00	01-51675-01
AMEREN IP	ELECTRIC/GAS	93.97	.00	01-51675-02
AMEREN IP	ELECTRIC/GAS	216.01	.00	01-51675-03
MONTICELLO CITY UTILITY SERV	WATER/RANGE	15.16	.00	01-51675-03
AMEREN IP	ELECTRIC/GAS	345.91	.00	01-51675-04
CARDMEMBER SERVICE	SOFTBALL SUPPLIES	92.25	.00	01-51678-05
CARDMEMBER SERVICE	EASTER EGG SUPPLIES	80.00	.00	01-51678-09
CARDMEMBER SERVICE	FOOTBALL SUPPLIES	995.22	.00	01-51678-11
Total RECREATION:		2,621.18	.00	
<b>AQUATIC CENTER/POOL</b>				
CARDMEMBER SERVICE	POOL MAINTENANCE	249.99	.00	01-51762-00
CARDMEMBER SERVICE	POOL MAINTENANCE	278.06	.00	01-51771-01
AMEREN IP	ELECTRIC/GAS POOL	102.25	.00	01-51775-00
AMEREN IP	ELECTRIC/GAS POOL	309.02	.00	01-51775-00
AMEREN IP	ELECTRIC/GAS POOL	73.12	.00	01-51775-00
MANSFIELD POWER & GAS LLC	GAS SERVICE POOL	.00	.00	01-51775-00
Total AQUATIC CENTER/POOL:		1,012.44	.00	
<b>CAPITAL IMPROVEMENTS DEPT</b>				
FIRST STATE BANK	DUMP TRUCK PAYMENT	16,087.25	.00	01-51880-56

Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
FIRST STATE BANK	AIR BURNER PYMT	32,400.00	.00	01-51880-57
FRINK, LUCAS	DRONE FLIGHT	100.00	.00	01-51880-83
Total CAPITAL IMPROVEMENTS DEPT:		48,587.25	.00	
<b>RECREATION</b>				
FIRST STATE BANK	INTEREST	1,277.76	.00	01-53174-15
Total RECREATION:		1,277.76	.00	
Total GENERAL FUND:		96,518.77	.00	
<b>WATER WORKS</b>				
<b>WATER WORKS</b>				
U S A BLUE BOOK	CHEMICAL DRUM PUMP	201.61	.00	02-52143-00
BRENTAG MID-SOUTH INC	CHLORINE	2,522.00	.00	02-52162-01
U S A BLUE BOOK	WATER TESTING SUPPLIES	100.00	.00	02-52162-05
BRENTAG MID-SOUTH INC	SODIUM HYPO	565.00	.00	02-52162-10
WALKER TIRE & EXHAUST	TIRES WATER 2500	1,092.00	.00	02-52171-02
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	30.44	.00	02-52171-04
CARDMEMBER SERVICE	SHIPPING	14.54	.00	02-52172-05
REPUBLIC SERVICES INC	REFUSE & RECYCLING PROGRAM	52,132.32	.00	02-52172-06
AMEREN IP	ELECTRIC/GAS WATER	5,495.84	.00	02-52175-00
AMEREN IP	ELECTRIC/GAS WATER	524.45	.00	02-52175-00
MANSFIELD POWER & GAS LLC	GAS SERVICE WATER	790.05	.00	02-52175-00
RANDALL, ADDAM	PER DIEM IRWA CONF,	282.38	.00	02-52177-00
MIDWEST METER INC	NEW METER SUPPLIES WW	454.00	.00	02-52180-03
FIRST STATE BANK	DUMP TRUCK PAYMENT	4,000.00	.00	02-52180-26
MAGUIRE IRON INC	MAINT AGREEMENT WATER TOWER	18,279.00	.00	02-52180-30
Total WATER WORKS:		86,483.63	.00	
Total WATER WORKS:		86,483.63	.00	
<b>SANITATION</b>				
<b>SANITATION</b>				
HAWKINS INC	CONTAINERS	40.00	.00	04-54762-00
NIEMANN FOODS INC	WWTP SUPPLIES	9.54	.00	04-54764-00
COE EQUIPMENT INC	SEAL KIT	21.79	.00	04-54771-02
AREA-WIDE TECHNOLOGIES	OFFICE 365 EXCHANGE EMAILS	15.22	.00	04-54771-04
CARDMEMBER SERVICE	WWTP SHIPPING	863.09	.00	04-54772-04
FRONTIER	TELEPHONE SERVICE	202.78	.00	04-54773-00
AMEREN IP	ELECTRIC/GAS WWTP	12,780.34	.00	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	13.33	.00	04-54775-00
MONTICELLO CITY UTILITY SERV	WATER/WWTP	11.66	.00	04-54775-00
MIDWEST METER INC	NEW METER SUPPLIES WWTP	454.00	.00	04-54780-02
FIRST STATE BANK	DUMP TRUCK PAYMENT	4,000.00	.00	04-54780-26
Total SANITATION:		18,411.75	.00	
Total SANITATION:		18,411.75	.00	
Grand Totals:		201,414.15	.00	

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Vendor Name	Description	Net Invoice Amount	Amount Paid	GL Account Number
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Dated: \_\_\_\_\_

Mayor: \_\_\_\_\_

City Council: \_\_\_\_\_

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City Recorder: \_\_\_\_\_

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Report Criteria:

Invoices with totals above \$0.00 included.

Paid and unpaid invoices included.

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## **MONTICELLO CITY COUNCIL**

February 9, 2026

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Alderman Burris then led the Council in prayer. Roll call was taken by the City Clerk.

### **Roll Call:**

Present: REED, WOODHAM, CARY, LIVELY, YOON, BURRIS, BROADRICK, KOON

Absent: NONE

Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD; Chief John Rupkey, MFRD

### **Public Participation:**

No in-person or remote participation due to technical issues.

### **Consent Agenda:**

Claims Report (Claims dated January 27, 2026 through February 9, 2026)

Meeting Minutes – City Council Meeting Minutes January 26, 2026

Budget Report – December 2025

Treasurer’s Report – December 2025

Permit Report – January 2026

Police Report – January 2026

Fire Report – January 2026

Alderman Koon asked about the City’s financial performance relative to the 2025 budget. It was reported that the City ended the 2025 fiscal year \$7.828 million in the red.

A motion was made by Alderman Burris seconded by Alderman Broadrick, to approve the Consent Agenda items. The motion passed 8-0.

### **Mayor’s Report:**

KJ & Company will be celebrating a grand re-opening on Saturday February 14<sup>th</sup> from 10am – 5pm at their new space, 110 N. Charter Street in downtown. The next Monticello Community Blood Drive is February 24<sup>th</sup> at 12pm at the community building.

### **Old Business:**

None

### **New Business:**

**Ordinance 2026-18: An Ordinance Amending Liquor License Requirements in Title XI, Chapter 111 of the City of Monticello Code of Ordinances.**

Callie McFarland presented the following:

Fieldhouse 219, LLC has contracted with Monarch Brewing Company as the exclusive vendor for alcohol service. In the past, the business has received a Class E liquor license when providing alcohol service at private events, which is a special event license. However, this Class of liquor license is not intended to be for a “permanent” scenario. Additionally, licensees must either own or lease the premises on which they operate.

Staff is proposing amending the liquor license ordinance to allow a business that does not own or lease the building as the primary user to be eligible to receive an annual liquor license.

This ordinance would also create an additional liquor license for Fieldhouse 219, LLC, for the location of 212 S. Independence Street, and also updates some of the language under the Class B license.

There was discussion that we are amending a part of the liquor license requirements and businesses would still have to get approval from the city council.

A motion was made by Alderman Cary, seconded by Alderman Broadrick, to approve Ordinance 2026-18. The motion passed 8-0.

**Resolution 2026-19: A Resolution Authorizing an Agreement between Thew Arnott LLC and the City of Monticello.**

Callie McFarland presented the following:

The City of Monticello often partners with private businesses and entities in an effort to promote the redevelopment of properties. There is a shared and vested interest in supporting and encouraging the investment into properties so they can reach their highest and best use.

The subject property is 1086 S. Market Street, commonly known as the General Cable property. SCS Absorbents occupied the property from 2005 – 2023, and vacated it when they moved the business out of town. Thew Arnott Property LLC purchased the property in early 2025, with the foresight of potential expansion areas or redevelopment opportunities that fit within their vision for the further industrial development of the site.

The site itself is in pretty rough shape, and without a thorough study of the site, it is difficult to determine what the future uses or investment requirements would be. Staff would like to pursue a Site Planning grant through the Department of Commerce and Economic Opportunity to offset costs associated with particular feasibility and engineering studies to determine future opportunities. If awarded, 80% of the expenses would be reimbursed. These studies will help the owner and City determine the feasibility of the future use of the property, as well as generate cost estimates for improvements.

In order to apply, the City needs an agreement with the private landowner acknowledging that the property is not owned by the City, the property is not currently occupied by a business, and the property owner intends to sell or lease the property in the future for an industrial use.

There was discussion regarding the property size, which is a little over 20 acres. It was asked whether an environmental assessment had been completed, and it was noted that the assessment will be done. The cost to the City was discussed and estimated at approximately \$30,000, after applying grant assistance.

A motion was made by Alderman Woodham, seconded by Alderman Burris, to approve Resolution 2026-19. The motion passed 8-0.

### **Aldermen Reports**

Alderman Burris mentioned that Sunday was “Treat Yourself Day.” While I was in a downtown store, the owner shared that she would like a downtown loading zone. It might be worth discussing further.

### **Police Chief’s Report**

Chief Bross stated that the department has now taken over registering and locating sex offenders from the Piatt County Sheriff’s Department. A few issues have arisen that need to be addressed. Additionally, domestic and juvenile cases have increased since January.

### **Fire Chief’s Report**

Chief Rupkey reviewed his monthly report and noted that the department received 46 calls in January. During the month, the team cleaned up the gold shed to move vehicles indoors and protect them from the weather. They also performed maintenance on equipment and vehicles and conducted training on their use.

### **City Administrator’s Report**

None

### **Closed Session**

#### **5 ILCS 120/2(c)(5) Real Estate: Purchase or Lease (Buy)**

At 7:18pm a motion was made by Alderman Burris, and seconded by Alderman Koon, to enter into Closed Session 5 ILCS 120/2 (c)(5) Real Estate: Purchase or Lease (Buy). Mayor Stoner stated that City Council meeting would adjourn following Closed Session and there would be no action during Closed Session.

At 7:35pm, a motion was made by Alderman Woodham, and seconded by Alderman Broadrick, to come out of Closed Session.

### **City Council Meeting Adjournment**

A motion was made by Alderman Reed, and seconded by Alderman Woodham, to adjourn the meeting at 7:35pm.

Respectfully Submitted by:

Robin Throneburg  
City Clerk

## **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, therefore 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



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Ordinance 2026-20: An Ordinance Granting a Variance to the Side-Yard Setback for a Detached Garage at 307 N Chaucer Blvd., Monticello, Illinois	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Community Development Director
<b>ATTACHMENTS:</b> (X) ORDINANCE ( ) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> February 23 <sup>rd</sup> , 2026

**BACKGROUND:**

Applicants- Michael & Wendy Stokowski (Owners) are seeking a Variance and a Conditional Permit to allow a detached garage with a reduced side-yard setback to their property, zoned Urban Residential (RD).

Applicants request a variance to reduce the side yard setback from 10.0’ to 3.0’, following the City of Monticello Zoning Regulations to the side yard setback requirements outlined in an RD zone per § 153.019 (D).

Granting of 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 January 28<sup>th</sup>, 2026 Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the February 17<sup>th</sup>, 2026 PZB meeting. Two public comments were made, one anonymously in opposition, the other was an email from the HOA Architectural Control Committee.

Supporting documents include: the PZB Motion, the public notice published in the January 20<sup>th</sup>, 2026 edition of the Piatt County Journal Republican, Vicinity Map and Site Exhibit.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve Ordinance 2026-20 a Variance to the Side-Yard Setback for a detached garage at 307 N Chaucer Blvd., Monticello, Illinois as submitted at the regularly scheduled meeting **February 23<sup>rd</sup>, 2026.**

CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS

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ORDINANCE NO. 2026 - 20  
“VARIANCE REDUCING A SIDE YARD SETBACK AT 307 N CHAUCER BLVD CITY OF  
MONTICELLO, PIATT COUNTY, IL”

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ADOPTED BY THE  
CITY COUNCIL  
CITY OF MONTICELLO  
THIS 23<sup>RD</sup> DAY OF FEBRUARY, 2026

---

Published in pamphlet form by authority of the City Council of the City of Monticello, Piatt County, Illinois, this 23<sup>rd</sup> day of February, 2026.

PRESENTED BY AND RETURN TO:

City of Monticello  
210 North Hamilton Street  
Monticello, Illinois 61856

**CITY OF MONTICELLO  
PIATT COUNTY, ILLINOIS**

**ORDINANCE NO. 2026-20**

“VARIANCE REDUCING A SIDE YARD SETBACK AT 307 N CHAUCER STREET, CITY OF MONTICELLO, PIATT COUNTY, IL”

**WHEREAS**, on February 17<sup>th</sup>, 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, Lot 20 of Chimneys Second Addition, in the City of Monticello, Piatt County, Illinois.

The Common address is 307 N Chaucer Blvd, Monticello, IL, 61856

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

**WHEREAS,** The Planning & Zoning Board has determined the side 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 153.019 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 (detached garage) in the side yard setback at 307 N Chaucer Blvd. 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 23<sup>rd</sup> day of February, 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 23rd day of February, 2026.

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

ATTEST:

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

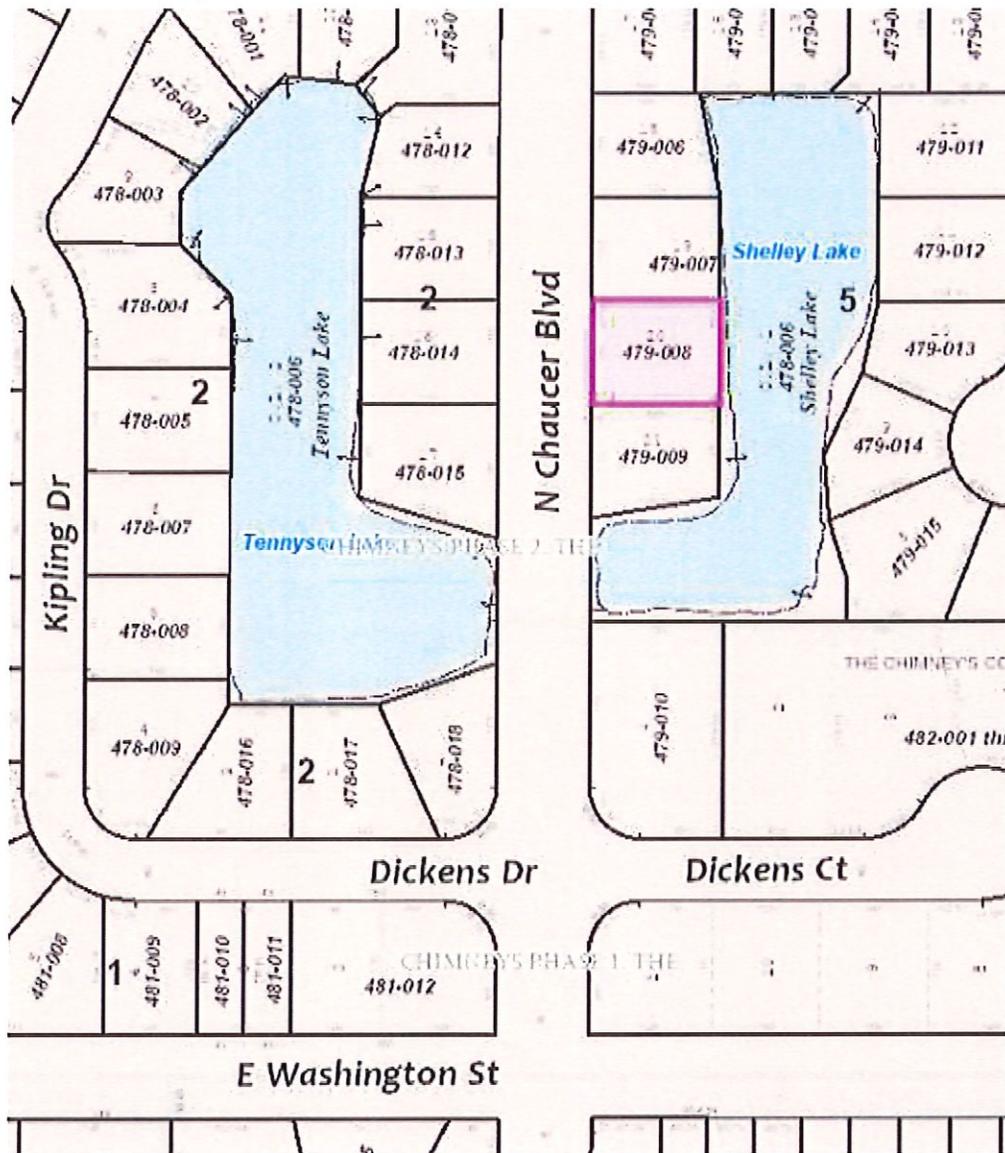
CERTIFICATE OF PUBLICATION

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached “**VARIANCE REDUCING A SIDE YARD SETBACK AT 307 N CHAUCER BLVD, 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 23<sup>rd</sup> day of February by the following roll-call vote: ayes: \_\_\_\_; nays: \_\_\_\_; absent: \_\_\_\_; and that the same was published by publication in pamphlet form on the 24<sup>th</sup> day of February 2026.

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

Vicinity Map



Owner's address:

Michael & Wendy Stokowski

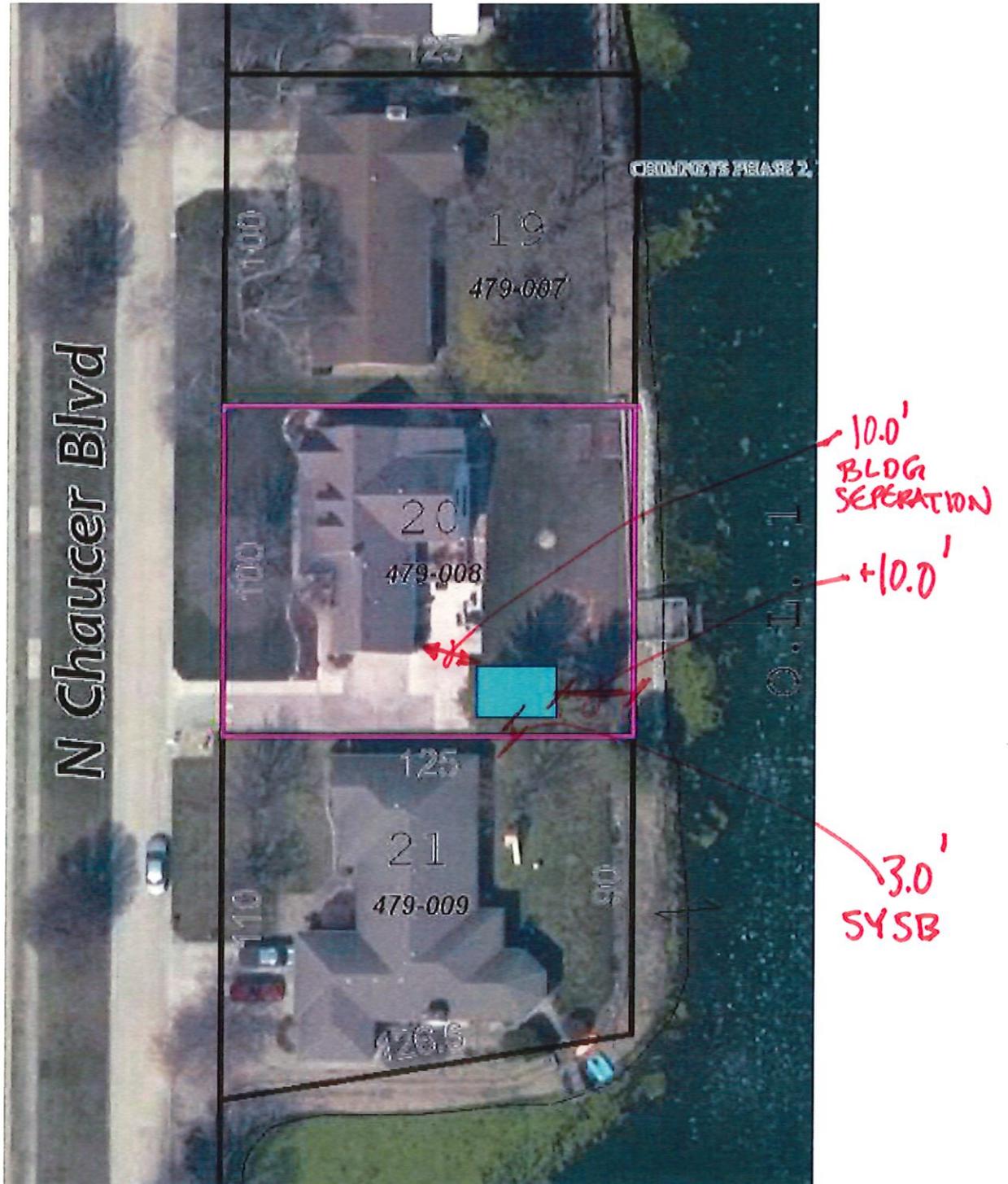
307 N Chaucer Blvd

Monticello II 61856

Map No: 10-07-479-008

Parcel Identification Number (PIN: 05-00-54-001-993-00)

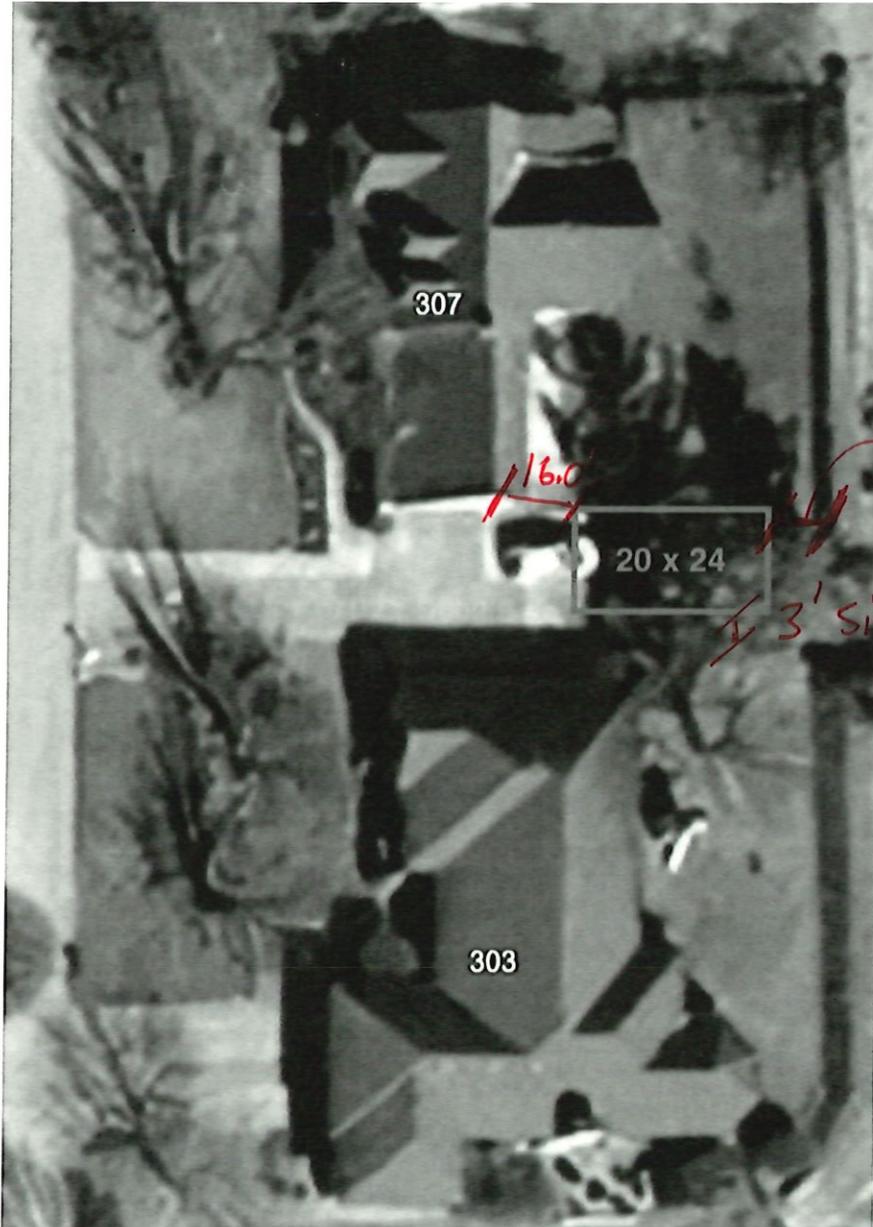
Site Exhibit



**Project description:**

A Variance to the side yard and a Conditional Use permit to allow the construction of a detached 2-car garage on a property zoned Urban Residential (RD).

Chaucer



Site layout

**MOTION FOR A VARIANCE BY THE MONTICELLO ZONING BOARD FOR  
Michael & Wendy Stokowski (Owners) – 307 N Chaucer**

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, Michael & Wendy Stokowski, owners of property legally described as:

Section 07, Township 18N, Range 6E, Lot 20 of Chimneys Second Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 307 N Chaucer BLVD, Monticello, IL, 61856. (PIN: 05-00-54-001-993-00)

Have requested zoning action as they relate to proposed plans to grant a Variance to allow a reduced side yard setback from 10.0' to 3.0' to their property zoned RD – Urban Residential; and

WHEREAS, the City of Monticello Code of Ordinances section §153.077 (A) allows a resident to request a variance, which is a relaxation of the strict terms of these zoning regulations in order to provide relief for a property owner or occupant upon whom these zoning regulations have imposed undue hardship or difficulty.

WHEREAS, variance applications request relief from required lot sizes and widths, setbacks, and minimum yards. Variances should be granted only to provide relief in unusual situations that were not intended or foreseen when these regulations were adopted.

WHEREAS, no variance is granted unless it will be in harmony with the general intent and purpose of these regulations.

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests 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 February 17<sup>th</sup>, 2026 concerning these matters and comments from the public were solicited and received; and

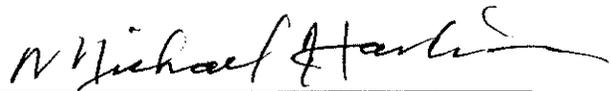
WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

**BE IT THEREFORE RESOLVED** this 17<sup>th</sup> day of February, 2026, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has set forth the following findings of facts concerning the requested 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 conditions apply to the land for which a Variance is sought, and that those conditions are allowed within this zone.
4. Any special circumstances have not resulted from an act of the applicant after 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 the land.
6. The Variance requested is necessary for a reasonable use of the land for the desired purpose.
7. The Variance requested is in harmony with the general purposes of the intent of the Zoning Ordinance.
8. Granting the Variance will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

The Planning & Zoning Board hereby recommends (*circle one*) Approval / Denial of the Variance request for 307 N Chaucer, to allow the reduction of the side yard setback from 10.0' to 3.0' following the City of Monticello Zoning Regulations to the side yard setback requirements outlined in an RD zone per § 153.019 (D).



---

Chairman, Planning & Zoning Board  
City of Monticello

AFFP

Legal Notice of Public Hearing

## Affidavit of Publication

STATE OF ILLINOIS }  
COUNTY OF PIATT } SS

Devin L. Atkins, being duly sworn, says:

That she is Ad Verication Supervisor of the Journal Republican, a weekly newspaper of general circulation, printed and published in Monticello, Piatt County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following

January 28, 2026

LEGAL NOTICE OF  
PUBLIC HEARING CITY OF MONTICELLO  
A VARIANCE TO  
CONSTRUCT A  
DETACHED GARAGE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Variance to construct a detached garage on a parcel zoned RD Urban Residential per § 153.077 (Variances)

Description of Property: Section 07, Township 18N, Range 6E, Lot 20 of Chimneys Second Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 307 N Chaucer BLVD, Monticello, IL, 61856. (PIN: 05-00-54-001-993-00)

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for Tuesday, February 17th, 2026, at 7:00 P.M. in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

All interested persons have the right to appear at the public hearing and present evidence.

Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois. Remote participation will also be available.

Remote Participation:

Email: rrt@  
cityofmonticello.net

Voicemail:  
1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/587281165>

You can also dial in using your phone.

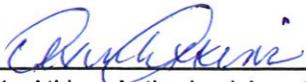
United States:

+1 (224) 501-3412

Access Code: 587-281-165

Public comments must comply with all adopted rules. The City Clerk will arrange to have one email or voicemail per person presented.

1184568 1/28



Devin L. Atkins, Authorized Agent, Piatt County, Illinois

99226326 01184568 217-762-9307

CITY OF MONTICELLO  
210 N HAMILTON STREET  
MONTICELLO, IL 61856



**CITY COUNCIL  
MEMORANDUM**



<b>ITEM:</b> Resolution 2026-21: A Resolution Granting a Conditional Use Permit for a Detached Garage at 307 N Chaucer Blvd., Monticello, Illinois	<b>DEPARTMENT:</b> City Administration
<b>AGENDA SECTION:</b> New Business	<b>SUBMITTED BY:</b> Jim Grabarczyk, Community Development Director
<b>ATTACHMENTS:</b> ( ) ORDINANCE (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> February 23 <sup>rd</sup> , 2026

**BACKGROUND:**

Applicants- Michael & Wendy Stokowski (Owners) are seeking a Conditional Use and a Conditional Permit to allow a detached garage for their property, zoned Urban Residential (RD) as defined by § 153.020 (C)(1)(b).

Granting of the Conditional Use 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. The total area of the existing garage and this new proposed detached garage will not exceed the maximum area of 1,000 square feet. The total of the old and new, if approved, will be 960 square feet.

Public Notice was posted in the January 28<sup>th</sup>, 2026 Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the February 17<sup>th</sup>, 2026 PZB meeting. Two public comments were made, one anonymously in opposition, the other was an email from the HOA Architectural Control Committee.

Supporting documents include: the PZB Motion, the public notice published in the January 20<sup>th</sup>, 2026 edition of the Piatt County Journal Republican, Vicinity Map and Site Exhibit.

**RECOMMENDED ACTION:**

It is recommended that the City Council discuss and approve Resolution 2026-21, a Conditional Use for a detached garage at 307 N Chaucer Blvd., Monticello, Illinois as submitted at the regularly scheduled meeting **February 23<sup>rd</sup>, 2026.**

## Resolution 2026-21

### **A Resolution for a Conditional Use Permit for a Detached Garage at 307 N Chaucer Blvd, City of Monticello, Piatt County, IL**

WHEREAS, the City Council of the City of Monticello, pursuant to the authority conferred by the Statutes of the State of Illinois, has established certain standards and procedures for subdivisions within the Corporate Limits of the City and within one and one-half miles thereof; and

WHEREAS, the owner is seeking a Conditional Use Permit for a detached garage on a parcel zoned RD – Urban Residential at the property commonly known as 307 N Chaucer Blvd, Monticello, IL; and

WHEREAS, A Conditional Use permit must meet the terms of the Monticello Zoning Regulations Section 153.020 (C)(1)(b) which allows such a structure once a conditional use permit is issued following the review and approval by the City; and

WHEREAS, the Planning and Zoning Board has met on February 17<sup>th</sup>, 2026 for a Public Hearing concerning the detached garage and has reviewed the evidence and testimony, and has unanimously recommended to approve the Conditional Use by way of Motion.

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;

BE IT THEREFORE RESOLVED this 23<sup>rd</sup> day of February, 2026 that the City Council of the City of Monticello, Illinois, does hereby grant a Conditional Use Permit for a detached garage on a parcel zoned RD – Urban Residential at the property commonly known as 307 N Chaucer Blvd, Monticello, IL under the following conditions:

- a.
- b.

Passed by the City Council of the City of Monticello, Piatt County, Illinois this 23<sup>rd</sup> day of February, 2026, by the following roll-call vote:

AYES:

NAYS:

ABSENT:

---

City Clerk of the City of Monticello  
Piatt County, Illinois

Approved by the Mayor of the City of Monticello this 23<sup>rd</sup> day of February, 2026

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

ATTEST:

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

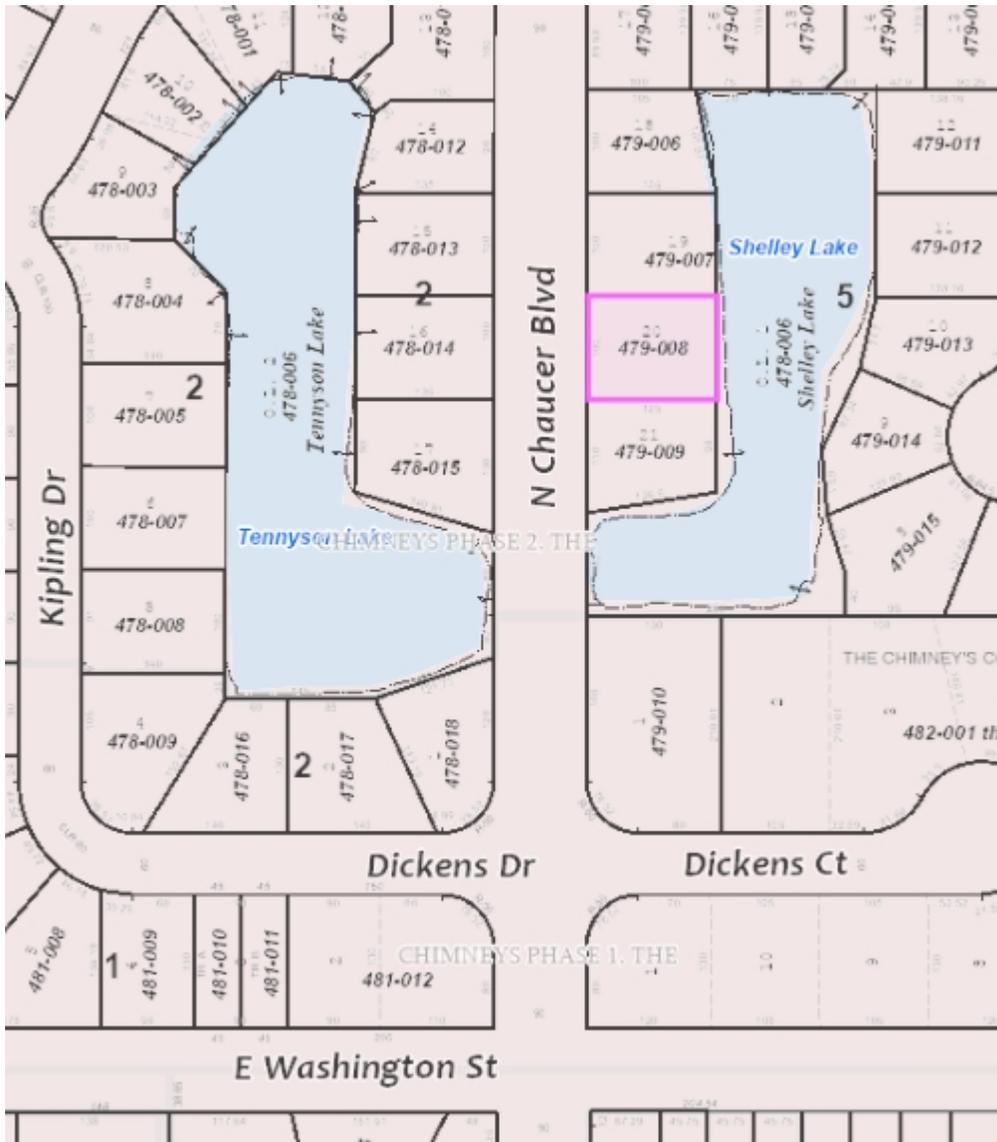
CERTIFICATE

I, Robin Throneburg, City Clerk of the City of Monticello, Piatt County, Illinois, do hereby certify that the foregoing and attached "Resolution 2026-21: A Resolution for a Conditional Use Permit for a detached garage on a parcel zoned RD – Urban Residential, City of Monticello, Piatt County, IL is a true and correct copy of said resolution duly adopted and enacted by the City Council of Monticello, Illinois at its regular meeting on the 23<sup>rd</sup> day of February, 2026, by the following roll-call vote: ayes \_\_\_; nays \_\_\_; absent \_\_\_; and that the same was published by publication in pamphlet form on the 24<sup>th</sup> day of February, 2026.

Dated this 24<sup>th</sup> day of February, 2026.

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

## Vicinity Map



### Owner's address:

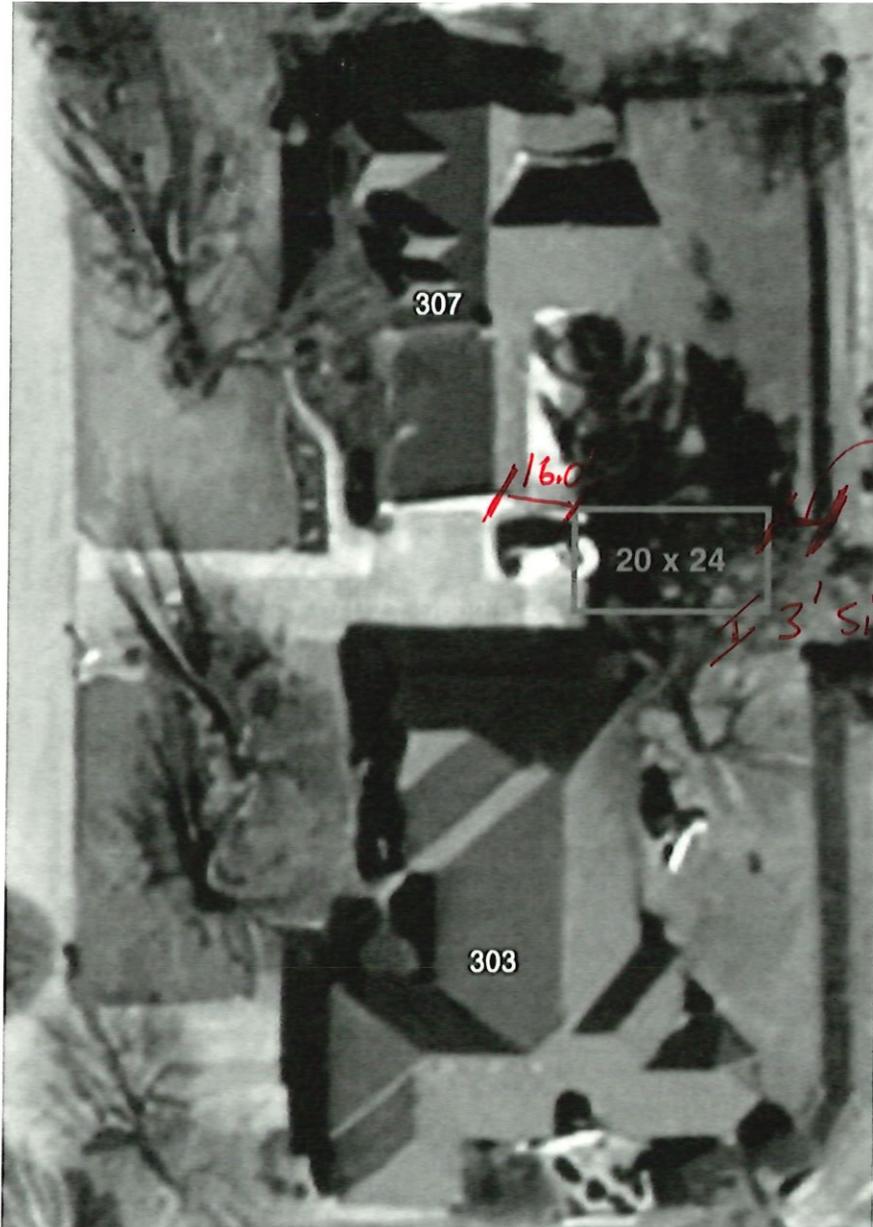
Michael & Wendy Stokowski  
307 N Chaucer Blvd  
Monticello II 61856  
Map No: 10-07-479-008  
Parcel Identification Number (PIN: 05-00-54-001-993-00)

### Project description:

A Variance to the side yard and a Conditional Use permit to allow a detached 2-car garage, zoned Urban Residential (RD).

The requests are brought before the Planning and Zoning Board, which makes a recommendation to the City Council. The City Council will vote on the request.

Chaucer



Site layout

**MOTION FOR CONDITIONAL USE PERMIT BY THE  
MONTICELLO ZONING BOARD FOR  
Michael & Wendy Stokowski (Owners) – 307 N Chaucer**

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, Michael & Wendy Stokowski, owners of property legally described as:

Section 07, Township 18N, Range 6E, Lot 20 of Chimneys Second Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 307 N Chaucer BLVD, Monticello, IL, 61856. (PIN: 05-00-54-001-993-00)

Have requested zoning action as they relate to proposed plans to grant a Conditional Use permit for constructing an additional detached garage on their property, zoned RD – Urban Residential; and

WHEREAS, the City of Monticello Code of Ordinances section §153.020 (C)(1)(b) allows a resident to request a Conditional Use Permit.

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's requests for a Conditional Use Permit, 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 February 17<sup>th</sup>, 2026, concerning these matters, and comments from the public were solicited and received; and

WHEREAS, the Planning & Zoning Board has reviewed the evidence submitted, including a report from the City of Monticello Zoning Administrator, and the supporting documents, and has considered all the available testimony and facts regarding the subject request.

**BE IT THEREFORE RESOLVED** this 17<sup>th</sup> day of February, 2026, that the City of Monticello Planning & Zoning Board makes the following recommendation to the City Council of the City of Monticello:

The Planning & Zoning Board has set forth the following findings of fact concerning the requested Conditional Use Permit;

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. The Conditional Use Permit requested is necessary for a reasonable use of the

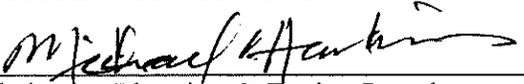
land for the desired purpose.

4. The Conditional Use Permit requested is in harmony with the general purposes of the intent of the Zoning Ordinance.

5. The total area of both garages will not exceed the maximum area of 1,000 square feet in size. The total if approved, will be 960 square feet.

5. Granting the Conditional Use Permit will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

The Planning & Zoning Board hereby recommends (circle one) Approval Denial of the Conditional Use Permit request for 307 N Chaucer, allowing the construction of an additional detached garage on their property zoned RD – Urban Residential.

  
\_\_\_\_\_  
Chairman, Planning & Zoning Board  
City of Monticello

AFFP

Legal Notice of Public Hearing

## Affidavit of Publication

STATE OF ILLINOIS }  
COUNTY OF PIATT } SS

Devin L. Atkins, being duly sworn, says:

That she is Ad Verication Supervisor of the Journal Republican, a weekly newspaper of general circulation, printed and published in Monticello, Piatt County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following

January 28, 2026

LEGAL NOTICE OF  
PUBLIC HEARING CITY OF MONTICELLO  
A VARIANCE TO  
CONSTRUCT A  
DETACHED GARAGE

NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Variance to construct a detached garage on a parcel zoned RD Urban Residential per § 153.077 (Variances)

Description of Property: Section 07, Township 18N, Range 6E, Lot 20 of Chimneys Second Addition, in the City of Monticello, Piatt County, Illinois. The Common address is 307 N Chaucer BLVD, Monticello, IL, 61856. (PIN: 05-00-54-001-993-00)

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for Tuesday, February 17th, 2026, at 7:00 P.M. in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

All interested persons have the right to appear at the public hearing and present evidence.

Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois. Remote participation will also be available.

Remote Participation:

Email: rrt@  
cityofmonticello.net

Voicemail:  
1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/587281165>

You can also dial in using your phone.

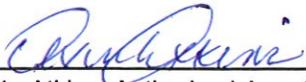
United States:

+1 (224) 501-3412

Access Code: 587-281-165

Public comments must comply with all adopted rules. The City Clerk will arrange to have one email or voicemail per person presented.

1184568 1/28



Devin L. Atkins, Authorized Agent, Piatt County, Illinois

99226326 01184568 217-762-9307

CITY OF MONTICELLO  
210 N HAMILTON STREET  
MONTICELLO, IL 61856