



**PLANNING & ZONING  
BOARD MEETING  
MEMORANDUM**



<b>ITEM:</b> Variance to the Side-Yard Setback and Conditional Use for Additional 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) 2 MOTIONS (X) OTHER SUPPORTING DOCUMENTS	<b>DATE:</b> February 2 <sup>nd</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:

1. 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).
2. A Conditional Use permit for constructing an additional detached garage as defined by § 153.020 (C)(1)(b).

Granting of the Variance and/ or the Conditional Use Permit 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 Homeowners' Association has provided the owners with approval to move forward with the project as described, pending City approval

A vicinity map, a copy of the public notice, and the two (2) meeting motions are included in this packet.

**RECOMMENDED ACTION:**

It is recommended that the Planning & Zoning Board discuss and recommend Approval or Deny the requests to City Council to approve this Variance and Conditional use as submitted at the regularly scheduled meeting **February 17<sup>th</sup>, 2026.**