

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 17th, 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 17th 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