

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 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 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