



**CITY COUNCIL  
MEMORANDUM**



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| <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><br>(X) ORDINANCE<br>( ) RESOLUTION<br>(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.**