



**CITY COUNCIL
MEMORANDUM**



ITEM: Resolution 2026-21: A Resolution Granting a Conditional Use Permit for a Detached Garage at 307 N Chaucer Blvd., Monticello, Illinois	DEPARTMENT: City Administration
AGENDA SECTION: New Business	SUBMITTED BY: Jim Grabarczyk, Community Development Director
ATTACHMENTS: () ORDINANCE (X) RESOLUTION (X) OTHER SUPPORTING DOCUMENTS	DATE: February 23 rd , 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 28th, 2026 Piatt County Journal Republican, adjacent property owners were notified, and the public hearing was conducted at the February 17th, 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 20th, 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 23rd, 2026.**