

# **MONTICELLO CITY COUNCIL**

February 23, 2026

Mayor Stoner called the meeting to order and led the Council in the Pledge of Allegiance. Alderman Burris then led the Council in prayer. Roll call was taken by the City Clerk.

## **Roll Call:**

Present: REED, WOODHAM, CARY, LIVELY, YOON, BURRIS, BROADRICK (7:02pm), KOON

Absent: NONE

Also Present: Terry Summers, City Administrator; Maura Metcalf, Finance/HR; Jim Grabarczyk, Planning & Development Director; Callie McFarland, Director of Community Development; Chief Rob Bross, MPD

## **Public Participation:**

Tom Percy stated he would like the council to take into consideration exchanging out the yield sign at Main and Hamilton for a stop sign. Due to drivers speeding through the yield sign, increased traffic in the area, small children in the area as well. Mr. Percy also pointed out that an engineering study or warrant study must take place first before changing the stop sign in order to enforce it. Along with it also being a huge safety concern for the community. He is not opposed to it being a four way stop sign.

No remote participation.

## **Consent Agenda - Approval of Documents and Action Items as Listed:**

Claims Report (Claims dated February 10, 2026 through February 23, 2026)

Meeting Minutes – City Council Meeting Minutes February 9, 2026; City Council Closed Session Meeting Minutes February 9, 2026; Planning and Zoning Meeting Minutes January 20, 2026

A motion was made by Alderman Burris, seconded by Alderman Broadrick, to approve the Consent Agenda items. The motion passed 8-0.

## **Mayor's Report:**

After 7 ½ years, Hartfield Book Co. has announced they will be closing at the end of May. This business was a tremendous asset to the downtown as Monticello's Independent Book Store and we wish owner Nicole Stewart the best and thank her for her contribution to downtown. Upcoming Events: The Monticello Community Blood Drive will be tomorrow, February 24th from 12:00pm – 5:30pm at the Monticello Community Building. Appointments can be made by calling – 1-800-RED-CROSS. Donors will receive a \$20 e-gift card to their choice of merchant. The Council is invited to attend Connect After Hours at The Main Scoop in Monticello tomorrow, February 24th from 6pm – 7pm. This is a great opportunity to network with the business community. The 13th Piatt County Antique Day is Saturday March 7th from 9am – 4pm. 9 stops in Monticello, Atwood, Cisco and Mansfield will be open for antiquers to visit. Georgia Morford who lives at the Villas of Hollybrook, I went out and read a proclamation in honor of her 100th birthday today. She has quite the life story she was an airline stewardess for many years, then went to Milliken University and received her teaching degree. She taught in Warrensburg for many years.

## **Old Business:**

None

## **New Business:**

### **Mayoral Appointments**

1) Monticello Police Pension Board – Jody Stone

A motion was made by Alderman Woodham, seconded by Alderman Burris to approve the Mayoral Appointments. Motion passed 8-0.

### **Ordinance 2026-20: An Ordinance Granting a Variance to the Side-Yard Setback for a Detached Garage at 307 N Chaucer Blvd., Monticello, Illinois**

Jim Grabarczyk presented the following:

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.

A motion was made by Alderman Broadrick, seconded by Alderman Cary, to approve Ordinance 2026-20. The motion passed 8-0.

### **Resolution 2026-21: A Resolution Granting a Conditional Use Permit for a Detached Garage at 307 N Chaucer Blvd., Monticello, Illinois**

Jim Grabarczyk presented the following:

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 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.

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A motion was made by Alderman Woodham, seconded by Alderman Burris, to approve Ordinance 2026-21. The motion passed 8-0.

### **Sangamon Valley CEO Presentation**

Presentation was post-pone until the next City Council Meeting on March 9, 2026.

### **Aldermen Reports**

Alderman Koon stated that the community lost a great advocate with the passing of Steve Hoffman, he was a great asset for the city council. While working for the Piatt County Journal Republican he was at every city council meeting, school board meeting and county board meeting. All while without living in Monticello, but he might as well have because of what he has done for this community.

Alderman Woodham stated that just last night at the intersection Mr. Percy was just talking about tonight, there was an issue with seeing the yield sign. He agrees with Mr. Percy and believes we need to take a further look into it to see if it validates at least a study being done.

### **Police Chief's Report**

Chief Rob Bross stated that they have been working hand and hand with Piatt County Mental Health developing blue folders for neurodivergent drivers. They can put their driver's license, proof of insurance, and registration in a blue envelope. Which in turn helps the officer that might pull them over that they may not hold eye contact, maybe extra nervous, external stimulus can be trigger for these individuals. We will be handing these out to the high school kids that are driving in the life skills class, as well as them being available Piatt County Mental Health office and at the Monticello Police office. The staff at Piatt County Mental Health gave us some information that would be helpful when interacting with these types of individuals, along with other individuals dealing with mental health issues.

### **City Administrator's Report**

Terry Summers stated concurred with Alderman Koon that Steve Hoffman's passing is quite a loss. It was not uncommon for him, to be in City Hall to talk to staff and I thought he did a tremendous, unbiased job reporting of the City, county, other municipalities throughout Piatt County. Terry Summers then went over the following:

#### **Street scape Project:**

Complaints about accessibility issues - The primary goal of these improvements is to make the downtown ADA accessible, not for beautification. The City is not obligated to do this, but we recognize the importance of a downtown that is accessible to all. The City intentionally did not consider this area for streetscape improvements in the past because the condition of the buildings, particularly the west end of the block. Now that the buildings have been improved, the city began steps towards a streetscape project for the north side of w. Washington street. Council approved \$100,000 for preliminary engineering and cost opinion in 2025. Construction and construction engineering to be estimated at

nearly \$1 million dollars. Construction \$750,000. Plan is to apply for ITEP grant in the Fall of 2026. If awarded, construction will not start until summer of 2027 at the earliest. If these improvements are made, the parking along the north side of Washington will be reduced by approximately 50% due to the change from diagonal parking to parallel parking. Construction estimated to take 10 weeks (2 to 3 months). Business access will be disrupted, but we will communicate the best we can to minimize the impact.

**Handicap Parking:**

Complaints that there aren't enough ADA stalls or I want one in-front of my business. Currently 7 stalls provided around the square (2) on each corner except for in front of the Dairy Queen. Handicap stalls occupy the space of two regular stalls (reduction in available parking). A handicap parallel parking stall is nearly impossible to install. There is a lot of parking down town there are four or five municipal lots and what you offer one business then other businesses want the same consideration. It was also mentioned that there are several handicap stalls off the square but still in the downtown area.

Alderman Woodham stated it is not feasible to have handicap spot in front of every business because it will take away two parking spots in front of every business.

There was further discussion about the amount of mark to unmark parking spots are the same amount and the walking distance around the square/downtown area is about the same as a Walmart parking lot.

Alderman Koon asked if the City owns the Moore parking lot? It was stated that it is a private parking lot.

**Extend time limit parking to 4 hours: (reduction in available parking)**

Complaints about two hours is not long enough. This will encourage Piatt County employees working at the Courthouse to park around the Courthouse all morning and all afternoon. AND some business owners will do the same thing. Business owners also call to complain that cars haven't moved in 2+ hours.

**15-minute Loading Zones: (reduction in parking)**

This also would cause a reduction in parking stalls up on the square. Blocking a cross walk is illegal and strictly prohibited. Everybody else around the square manages to unload from the street for a short time while allowing traffic to maneuver around. I.E.- Fasprint, East End, Legends, Main Street Pub, Dairy Queen (there are over 100 businesses in the downtown district).

Alderman Lively stated that she doesn't think it is a bad thing to take a couple parking spots to allow loading area. Since the road is narrow there by subway along with being in the middle of the intersection the businesses need space. Allowing a couple of spaces isn't bad when you consider in the summertime and fall all the parking spots being given up for the outside parklets along with doing the ADA for the businesses on the north side which would reduce parking spots by 50%.

Alderman Burris stated he drives for Piatt Tran bus delivering people up on the square and you are able to go around that bus in that particular area. If we also, do it for that corner then every corner on the square is going to want one.

There was further discussion about ingress and egress which would take up more space, Washington side you are able to load and unload. Along with the parklets bringing in business due to being able to sit outside.

**Winter weather operations:**

City performs removal and salting after a 2” snow fall and then it is the tenant/owner’s responsibility to keep maintained. Champaign/Urbana – Fine the owner for not removing after 24 hours of snow fall. We are not obligated to perform any winter weather operations. We did add the sidewalk west of Market Street leading to the pedestrian activated cross walk to this year’s plan of action. IDOT will often throw snow back onto the sidewalks along Market Street when they plow, we will keep an eye open for this. It was further explained that it is difficult to get the snow off the sidewalks, especially if it snows for a long event. That public works did a good job this year keeping up on the snow removal this year.

**Garbage:**

New property owner deliberately moved the dumpsters to the Market Street side of Municipal Parking Lot D that had occupied the southeast corner of the parking lot for decades. We had 5 different dumpsters on average in the parking lot, taking up many spaces. City included a compromised location into the design and reconstruction of this parking lot. City engaged with Republic Services for these commercial dumpsters. Dumpsters for this block have continuously been abused. IE - construction debris, private residential dumping, not breaking down cardboard, leaving trash outside of dumpsters.

**Right-of-way permits:**

The City does encourage property owners to improve their buildings. Which results in right of way permits for things such as 30 cy dumpsters, lifts, etcetera. Chief Rob Bross stated in about two and a quarter year we have had 10 permits; we also try and work with individuals on the placement of such items. We are also citing individuals that do not have their dumpsters picked up when their permit expires.

There was further discussion about talking and explaining information to business owners when approached.

**City Council Meeting Adjournment**

A motion was made by Alderman Woodham, and seconded by Alderman Cary, to adjourn the meeting at 8:13pm.

Respectfully Submitted by:

Robin Throneburg  
City Clerk