

1. Call Meeting To Order

2. Roll Call

3. Public Participation

Please note this meeting will be held in person, at the Livingston Center, 224 E Livingston, and will also have remote participation available. If attending in person, a face covering is required.

In-Person Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. Those wishing to speak are required to sign in prior to commencement of the meeting and must address the Board from the seat and table provided. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less.

Remote Participation: This is an opportunity for the public to provide public comment to the Presiding Officer. The public comments must comply with Ordinance 2014-02 and be limited to 5 minutes or less. At this time, members of the public are able to attend public meetings by web conference, and to submit public comment by email, voicemail, or through web conference:

Email: jep@cityofmonticello.net
Voicemail: 1-217-762-2583 Ext 22
April 19, 2021 Planning & Zoning Board Meeting

Email: jep@cityofmonticello.net
Voicemail: 1-217-762-2583 Ext 22
Web Conference: <https://global.gotomeeting.com/join/558097493>
Go To Meeting Conference Phone Number: +1 (872) 240-3311
Access Code: 558-097-493

4. Approval Of Meeting Minutes

Documents:

[PZB MINUTES 9.21.2020.PDF](#)

5. New Business

5.A. Introduction Of Conditional Use Permit Request - 1751 N Market Street: The Owner Of 1751 N Market Street Desires To Demolish The Existing Structures And Build One New Structure To House A Self-Storage Warehouse And Office For A Heating And Air Conditioning Contractor. The Individual Is Requesting A Conditional Use Permit To Allow Multiple Main Uses On One Parcel (153.018).

Documents:

[1751 N. MARKET SUPPORTING DOCS.PDF](#)

5.A.i. Project Overview - Petitioner/Staff

5.A.ii. Questions & Discussion From The Planning And Zoning Board

5.A.iii. Public Testimony Period

5.A.iv. Public Hearing Is Closed

5.A.v. Action - 1751 N. Market- Planning And Zoning Board

Documents:

[1751 N. MARKET STREET MOTION.PDF](#)

5.B. Introduction Of Rezoning Request - 1690 N State Street: Upon Annexation, A Parcel Of Property On N State Street Would Convert To The City Zoning Designation Of Urban Residential (RD). The Owner Is Requesting Rezoning The Property To Suburban Residential (RS) (153.015).

Documents:

[HERITAGE REZONING SUPPORTING DOCS.PDF](#)

5.B.i. Project Overview - Petitioner/Staff

5.B.ii. Questions & Discussion From The Planning And Zoning Board

5.B.iii. Public Testimony Period

5.B.iv. Public Hearing Is Closed

5.B.v. Action -1690 N. State - Planning And Zoning Board

Documents:

[HERITAGE REZONING MOTION.PDF](#)

5.C. Introduction Of Preliminary Plan: 1690 N State Street: Request For Preliminary Plan Approval Of The Heritage Subdivision As Required By The Code Of Ordinances For The City Of Monticello (152.041).

Documents:

[HERITAGE PRELIM PLAN MEMO AND DOCS.PDF](#)
[4.19.20 PRELIM PLAN.PDF](#)

5.C.i. Project Overview - Petitioner/Staff

5.C.ii. Questions & Discussion From The Planning And Zoning Board

5.C.iii. Public Testimony Period

5.C.iv. Public Hearing Is Closed

5.C.v. Action - Planning And Zoning Board

5.D. Introduction Of Conditional Use Permit Request - 450 W Main Street: The Owner Of 450 W Main (B) Has Applied To Amend A Conditional Use Permit Received In 2013 To Allow The Addition Of A Restaurant (Coffee Shop) On The Property As A Main Use. (153.018)

Documents:

[450 W MAIN SUPPORTING DOCS.PDF](#)

5.D.i. Project Overview - Petitioner/Staff

5.D.ii. Questions & Discussion From The Planning And Zoning Board

5.D.iii. Public Testimony Period

5.D.iv. Public Hearing Is Closed

5.D.v. Action - 450 W. Main- Planning And Zoning Board

Documents:

[450 W. MAIN AMENDMENT MOTION 21.PDF](#)

5.E. Introduction Of Conditional Use Permit Request - 1056 S Market Street: The Owners Of 1056 S Market Street Have Applied For A Conditional Use Permit To Allow A Multi-Family Dwelling Use In A Business (B) Zone. The Property Currently Is An Existing Nonconforming Use, And This Action Would Make It A Legal Conforming Status (153.018).

Documents:

[1056 S MARKET.PDF](#)

5.E.i. Project Overview - Petitioner/Staff

5.E.ii. Questions & Discussion From The Planning And Zoning Board

5.E.iii. Public Testimony Period

5.E.iv. Public Hearing Is Closed

5.E.v. Action 1056 S. Market- Planning And Zoning Board

Documents:

[1056 S. MARKET STREET MOTION.PDF](#)

6. Meeting Adjourned