

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.

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

Please join my meeting from your computer, tablet or smartphone.

<https://global.gotomeeting.com/join/587281165>

You can also dial in using your phone.

United States: **+1 (224) 501-3412**

Access Code: 587-281-165

4. Approval Of Meeting Minutes

4.A. November 21, 2022 Planning And Zoning Board Meeting Minutes

Documents:

[11.21.2022 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

5. New Business

5.A. Introduction Of Proposed Sage Fields Subdivision Preliminary Plan

Steven D. Tenhouse of Kirby Medical Center, Monticello Illinois 61856 owner of the 6.76-acre property in the Kirby Medical Center vicinity desires to subdivide the subject property into 3 separate lots as shown on the proposed Preliminary

Plan. Per City of Monticello Code of Ordinances, a Preliminary Plan 152.041 (F) requires a public hearing and recommendation from the PZB to Monticello City Council for approval.

Documents:

[PZB MEMO SAGE FIELDS PRELIMINARY PLAN.PDF](#)
[SAGE FIELDS PRELIMINARY PLAN PUBLIC HEARING PCJR.PDF](#)
[PZB MOTION- PRELIMINARY PLAN SAGE FIELDS.PDF](#)

5.A.i. Project Overview

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 - Planning And Zoning Board

5.B. Introduction Of Conditional Use For Future Lot 1 Of The Sage Fields Subdivision

Steven D. Tenhouse of Kirby Medical Center, Monticello Illinois 61856 owner of the Sage Field Subdivision has requested a Conditional Use Permit for a “Day Care Center” under the City of Monticello Zoning Regulations Section 153.017 Table I on a parcel zoned *IC – Planned Industrial/ Commercial Zone*. This Conditional Use Permit requires a public hearing and recommendation from the PZB to Monticello City Council for approval.

Documents:

[PZB MEMO SAGE FIELDS CU.PDF](#)
[SAGE FIELDS CU PUBLIC HEARING PCJR.PDF](#)
[PZB MOTION- CONDITIONAL USE LOT 1 SAGE FIELDS.PDF](#)

5.B.i. Project Overview

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 - Planning And Zoning Board

6. Meeting Adjourned