

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 - Planning & Zoning Board Meeting Minutes, August 15, 2022

Documents:

[PZB MINUTES 08.15.2022.PDF](#)

5. New Business

5.A. Introduction Of Conditional Use Permit - 200 NW Union St

1. Introduction of Conditional Use – 200 NW Union St.

Nikki Rolon of 200 NW Union Street has requested a

conditional use permit for a home- based business (hair salon). The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a conditional use permit §153.031 (C) (1). The parcel is zoned RD-Urban Residential.

Documents:

[PZB MEMO 200 NORTH WEST UNION.PDF](#)
[NEIGHBORS NOTIFICATION 200 NW UNION.PDF](#)
[AERIAL PHOTO NORTH WEST UNION 200.PDF](#)
[PZB MOTION 200 NORTH WEST UNION.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 Permit - 12 Opal Drive

1. Nathan Lilly of 777 E 1700N Road, Monticello Il 61856 proposes a facility to “print” various concrete goods. This use is not specifically defined and requires a Conditional Use for a “not otherwise designated manufacturing” process per Monticello Zoning Regulations Section 153.017 Table I on a parcel zoned *B – Business*.

Documents:

[PZB MEMO 12 OPAL DR.PDF](#)
[NEIGHBORS NOTIFICATION 12 OPAL DRIVE.PDF](#)
[PZB MOTION 12 OPAL DR.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 Adjournment