



Planning & Zoning Board Meeting Agenda

Tuesday January 20, 2026

7:00pm

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: rrt@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](tel:+12245013412)

Access Code: 587-281-165

**4. Approval Of Meeting Minutes - Planning & Zoning Board Meeting Minutes
September 15, 2025**

Documents:

[09.15.2025 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

5. New Business

Open a public hearing.

5.A. The Owners Of 811 Tyler Ct Monticello, IL Are Seeking A Variance To Allow A Reduced 6-Foot Rear Yard Setback To Their Property, Zoned Urban Residential (RD).

- i. Project Overview by Zoning Administrator
- ii. Applicant Presents Project
- iii. Questions & Discussion from the Planning & Zoning Board
- iv. Public Testimony Period
- v. Action - Planning & Zoning Board

Documents:

[TYLER CT 811 - PZB MEMO.PDF](#)
[TYLER CT 811 - MOTION.PDF](#)
[PUBLIC HEARING NOTICE - TYLER CT 811.PDF](#)
[VICINITY MAP 811 TYLER CT.PDF](#)

5.B. The Owner Of 703 E Grant Monticello, IL Is Seeking A Variance Allowing 6-Foot Fence To Encroach 4.0' Into The Front Yard Setback To Their Property Zoned Urban Residential (RD).

- i. Project Overview by Zoning Administrator
- ii. Applicant Presents Project
- iii. Questions & Discussion from the Planning & Zoning Board
- iv. Public Testimony Period
- v. Action - Planning & Zoning Board

Documents:

[GRANT 703 E - PZB MEMO.PDF](#)
[GRANT 703 E MOTION.PDF](#)
[PUBLIC HEARING NOTICE - GRANT 703 E.PDF](#)
[VICINITY MAP.PDF](#)

6. Meeting Adjournment