



## Planning & Zoning Board Meeting

Tuesday February 17, 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](mailto: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 January 20, 2026**

Documents:

[01.20.2026 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

**5. New Business – Open A Public Hearing.**

**5.A. The Owners Of 307 N Chaucer Blvd. Monticello, IL 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).**

- 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:

[307 N CHAUCER - PZB MEMO.PDF](#)  
[307 N CHAUCER - MOTION VARIANCE.PDF](#)  
[307 N CHAUCER - CONDITIONAL USE.PDF](#)  
[307 N CHAUCER - VICINITY MAP.PDF](#)  
[PUBLIC HEARING NOTICE - CHAUCER 307 N.PDF](#)

**6. Meeting Adjournment**