

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 - April 18, 2022 Planning & Zoning Board Meeting Minutes

Documents:

[PZB MINUTES 04.18.2022.PDF](#)

5. New Business

5.A. Introduction Of Zoning Variance - 520 N Charter St

1. Mr. Scott Woods and Rachel Caldwell of 520 N Charter St, Monticello Il 61856 are requesting a Variance to adjust the side yard setback from 9.4' to 5' under City of Monticello Code of Ordinances Title XV

(Zoning Regulations) Section 153.019 Table II. The parcel is zoned RD – Urban Residential.

Documents:

[520 N CHARTER PCJR.PDF](#)
[520 N CHARTER PZB MEMO.PDF](#)
[GIS MAP 520 N CHARTER.PDF](#)
[ARCHITECT DWG 520 N CHARTER.PDF](#)
[520 N CHARTER PZB MOTION.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 - Planning And Zoning Board

5.B. Introduction Of Zoning Variance - 4 Leo Lane

- a. Mrs. Julia Atkins of 41027 Fieldstone Road, Champaign IL 61822 requests for a Variance to allow an accessory structure of 5800Sq.Ft. under City of Monticello Code of Ordinances Title XV (Zoning Regulations) Section 153.020. The parcel is zoned RS – Suburban Residential.

Documents:

[4 LEO LANE PCJR.PDF](#)
[4 LEO LANE PZB MEMO.PDF](#)
[4 LEO LANE VICINITY MAP.PDF](#)
[4 LEO LANE ATKINS FRONT ELEVATION.PDF](#)
[4 LEO LANE PZB MOTION.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 - Planning And Zoning Board

6. Meeting Adjourned