

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. If attending in person, a face covering is required.

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/997203125](https://global.gotomeeting.com/join/997203125)

You can also dial in using your phone.

United States: **+1 (571) 317-3122**

Access Code: 997-203-125

4. Approval Of Meeting Minutes

4.A. May 17, 2021 Planning & Zoning Board Meeting Minutes

5. New Business

5.A. Introduction Of Conditional Use Permit - 804 W William Street

Applicant- Brianne Leverenz, owner of 804 W William Street, zoned RD-Urban Residential has requested a conditional use permit for a home based business (hair Salon). The individual is requesting a conditional use permit to allow for a major home occupation §153.015.

Documents:

[804 W WILLIAM.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 Conditional Use Permit And Variance - Sage Crossing Lot 5

Applicant- Kirby Medical Center 1000 Medical Center Drive, zoned IC – Planned Commercial/ Industrial is requesting a Conditional Use to construct a 38,200 sq. medical office building and associated parking of 90 stalls (§ 152.077 Specific regulations for commercial planned unit developments). They are also requesting a Zoning Variance to the number of parking stalls be reduced from 117 to 90 (§ 153.033 Off-street parking and loading requirements).

Documents:

[SAGE CROSSING.PDF](#)
[SAGE CROSSING.SITE PLAN.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