

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

4.A. September 19, 2022 Planning & Zoning Board Meeting Minutes

Documents:

[PZB MINUTES 09.19.2022.PDF](#)

5. New Business

5.A. Introduction Of Proposed Dancing Acres Subdivision Re-Zoning

Keith Lampert of Monticello Illinois 61856 owns a 36± acre property and desires to subdivide the subject property into 62 separate lots. Each lot will be 10,000 ft² or greater. The proposed development would have Public streets and City utilities, which requires annexation into City limits. Annexation of property into the

City limits would automatically require the zoning to the most restrictive designation, Urban Residential (RD) in this case. An RD designation is not an appropriate zoning designation for any new development, no matter the proposed use. Given the nature of their proposed development, RE-1 - Single Family Residential for lots 1 through 60 and RU - Rural for lots 61 and 62 zoning classifications are the most suitable.

Documents:

[PZB MEMO DANCING ACRES REZONE.PDF](#)
[PZB MOTION DANCING ACRES REZONE.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 Proposed Dancing Acres Subdivision Preliminary Plan

Keith Lampert of Monticello Illinois 61856 owns the 36± acre property and desires to subdivide the subject property into 62 separate lots. Per City of Monticello Code of Ordinances a Preliminary Plan 152.041 (F) requires public hearing and recommendation from the PZB to Monticello City Council.

Documents:

[PZB MEMO DANCING ACRES PRELIMINARY PLAN.PDF](#)
[PZB MOTION- PRELIMINARY PLAN DANCING ACRES.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 Adjourned