

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

October 17, 2022 Planning & Zoning Board Meeting Minutes

Documents:

[10.17.2022 PLANNING AND ZONING BOARD MEETING MINUTES.PDF](#)

5. New Business

5.A. Introduction Of Conditional Use Permit - 315 W Washington

T & R Ventures (Todd Thornton) is requesting a Conditional Use Permit for a mixed use occupancy at 315 W Washington, Monticello IL 61856,

Zoned B – Business. The proposed uses are retail and an Air B&B (153.032) which requires a permit.

Documents:

[PZB MEMO 315 W WASHINGTON.PDF](#)
[VICINITY MAP.PDF](#)
[WASHINGTON 315W 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

6. Meeting Adjournment