

August 30th, 2022

To: Property owners adjacent to 200 NW Union Street, Monticello
Re: Meeting of the Planning & Zoning Board

Dear Property Owner:

A meeting of the City of Monticello Planning & Zoning Board is scheduled for **Monday, September 19th, 2022 at 7:00pm** will be held in the Multi-Purpose Room of the Livingston Center, 224 E Livingston, Monticello. The purpose of this notice is to inform you of the public hearing regarding a conditional use zoning application of an adjacent property owner at 200 NW Union Street, Monticello.

Applicant- Nikki Rolan, owner of 200 NW Union Street, zoned RD-Urban Residential has requested a conditional use permit to for a home based business (hair Salon). The applicant will be using a portion of their driveway for off street parking. The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a conditional use permit §153.031 (C) (1). Please note this meeting will be held in person, and will also have remote participation available. Details for remote participation are included below.

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>

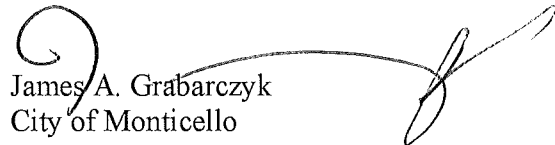
You can also dial in using your phone.

United States: [+1 \(224\) 501-3412](tel:+12245013412)

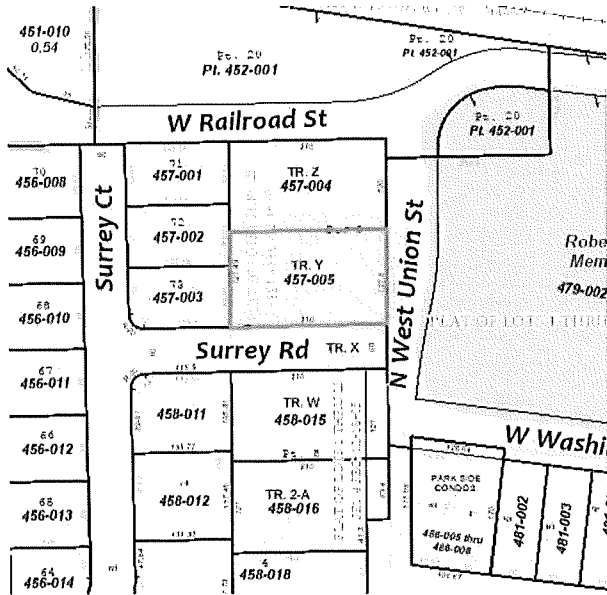
Access Code: 587-281-165

I have enclosed a map image and street view of the proposed location of the project, a copy of the public notice published in the August 31st, 2022 edition of the Piatt County Journal Republican, and copy of the meeting agenda. As an adjacent property owner, you are invited by the City to attend this public hearing. Please contact me at the City Building if you have any questions.

Sincerely,


James A. Grabarczyk
City of Monticello

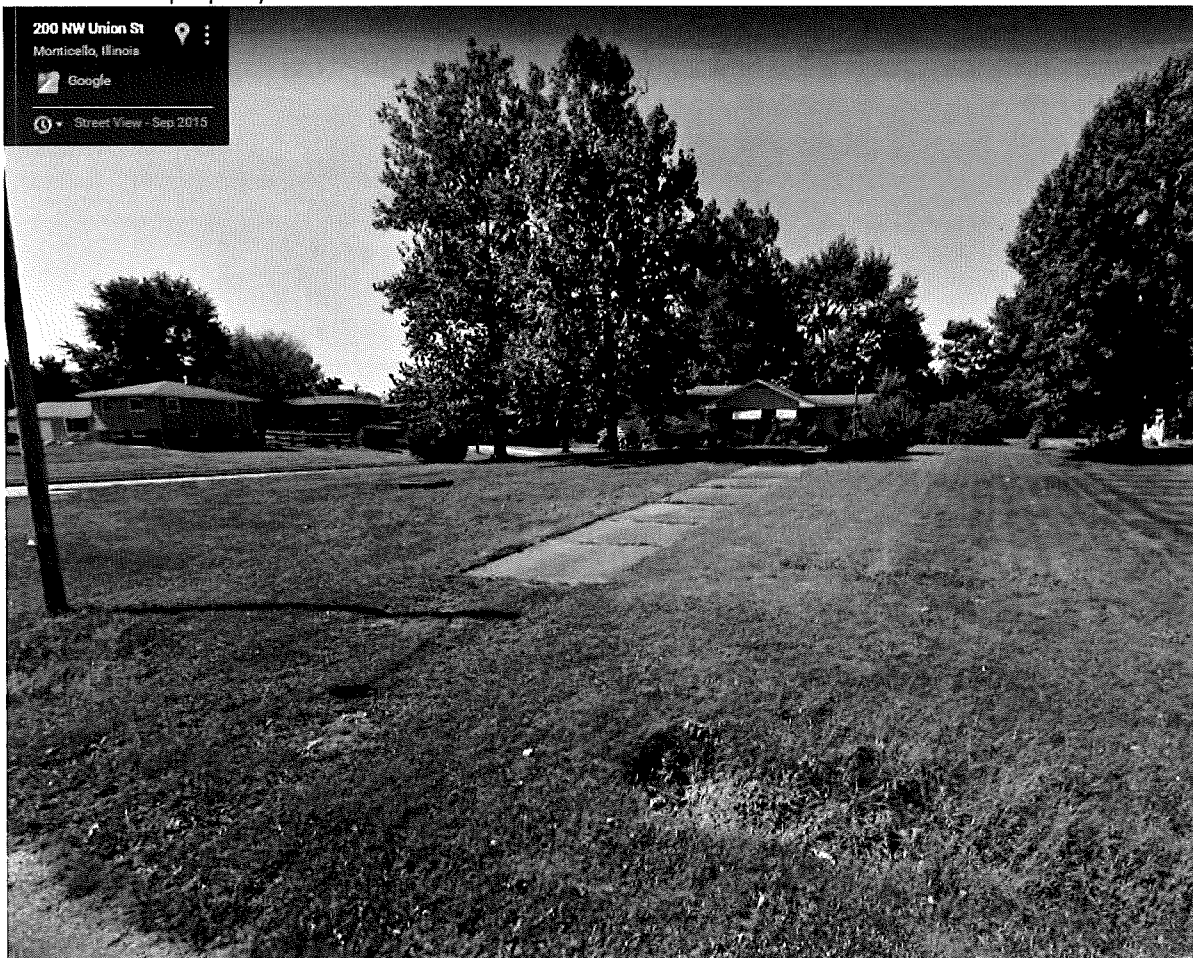
Enclosures



Applicant information:

PIN: 05-00-54-001-856-00
 Map No: 09-12-457-005
 Patrick Bailey & Nikki Rolen
 200 N West Union
 Monticello IL 61856

Street view of property



**CITY OF MONTICELLO
PLANNING AND ZONING
BOARD
NOTICE OF PUBLIC
HEARING**

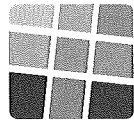
NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Conditional Use Permit allowing a major home occupation in an RD zone per §153.031 (C) (1). The request is made by Nikki Rolen, owner of 200 NW Union Street, legally described as:

Sec 12, Township 18N,
Range 5E Part Section 12
& 13 Tract Y Sd Lot 8 Sw
Se 12-18-5 52 10 1.2 The
common address is 200
NW Union Street, Monticello,
IL 61856

The public hearing will be held at a meeting of the Planning and Zoning Board scheduled for Monday September 19th, 2022 at 7:00 P.M. in the Livingston Center, 224 E. Livingston Street, Monticello, Illinois. All interested persons have the right to appear at the public hearing and present evidence.

Members of the public can also submit comments to the email and physical addresses below, or drop them off at the Monticello Municipal Building, 210 N. Hamilton Street, Monticello, Illinois. Remote participation will also be available.

Remote Participation:
Email: jep@cityofmonticello.net
Voicemail: 1-217-762-2583
Ext 22
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CITY OF
MONTICELLO

Planning & Zoning Board Meeting Agenda
Monday, September 19, 2022
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: jep@cityofmonticello.net

Voicemail: 1-217-762-2583 Ext 22

Please join my meeting from your computer, tablet or smartphone.

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Access Code: 587-281-165

4. **Approval of Meeting Minutes** – Planning and Zoning Board Meeting Minutes August 15, 2022
5. **New Business** –
 - A. **Introduction of Conditional Use – 200 NW Union St.**

Nikki Rolan of 200 NW Union Street, has requested a conditional use permit for a home-based business (hair salon). The City of Monticello zoning ordinance does not allow for a major home occupation without issuance of a conditional use permit §153.031 (C) (1). The parcel is zoned RD-Urban Residential.

 - i. Project Overview
 - ii. Questions & Discussion from the Planning & Zoning Board

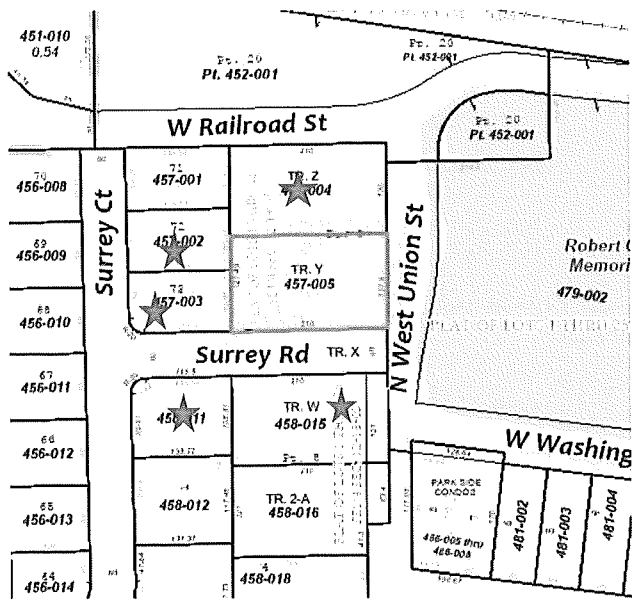
- iii. Public testimony period
- iv. Public hearing is closed
- v. Action - Planning & Zoning Board

B. Introduction of Conditional Use – 12 Opal Drive

Nathan Lilly of 777 E 1700N Road, Monticello Il 61856 proposes a facility to “print” various concrete goods. This use is not specifically defined and requires a Conditional Use for a “not otherwise designated manufacturing” process per Monticello Zoning Regulations Section 153.017 Table I on a parcel zoned *B – Business*.

- i. Project Overview-
- ii. Questions & Discussion from the Planning & Zoning Board
- iii. Public testimony period
- iv. Public hearing is closed
- v. Action - Planning & Zoning Board

6. Meeting Adjournment



Applicant information:

Nikki Rolan
 200 North West Union
 Monticello IL 61856

Persons Notified:

PIN: 05-00-54-001-855-00
 Frank & Karen Hardimon
 204 N W Union
 Monticello IL 61856

PIN: 05-00-54-001-771-00
 John P & Tami Harshbarger
 203 Surrey Ct
 Monticello IL 61856

PIN: 05-00-54-001-772-00
 Carlos & Typhanie McClellan
 201 Surrey Ct.
 Monticello IL 61856

PIN: 05-00-54-001-700-01
 Capp Rentals LLC
 105 Surrey Rd
 Monticello IL 61856

PIN: 05-00-54-001-857-00
 Richard & Anne Walsh
 100 N West Union
 Monticello IL 61856