

August 30th, 2022

To: Property owners adjacent to 12 Opal Drive, Monticello, IL, 61856
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, IL 61856. The purpose of this notice is to inform you of the public hearing regarding a conditional use zoning application for an adjacent property owner at 12 Opal Drive, Monticello, IL 61856.

Applicant- Nathan Lilly of 777 E1700N Road, Monticello Il 61856 proposes a facility to “print” various concrete goods during the winter months during the off season of home building. The goal is to keep the workforce employed over the winter months through the printing of custom 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*.

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>

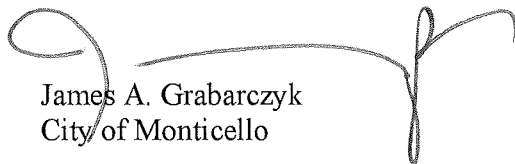
You can also dial in using your phone.

United States: +1 (224) 501-3412

Access Code: 587-281-165

I have enclosed a vicinity map 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.

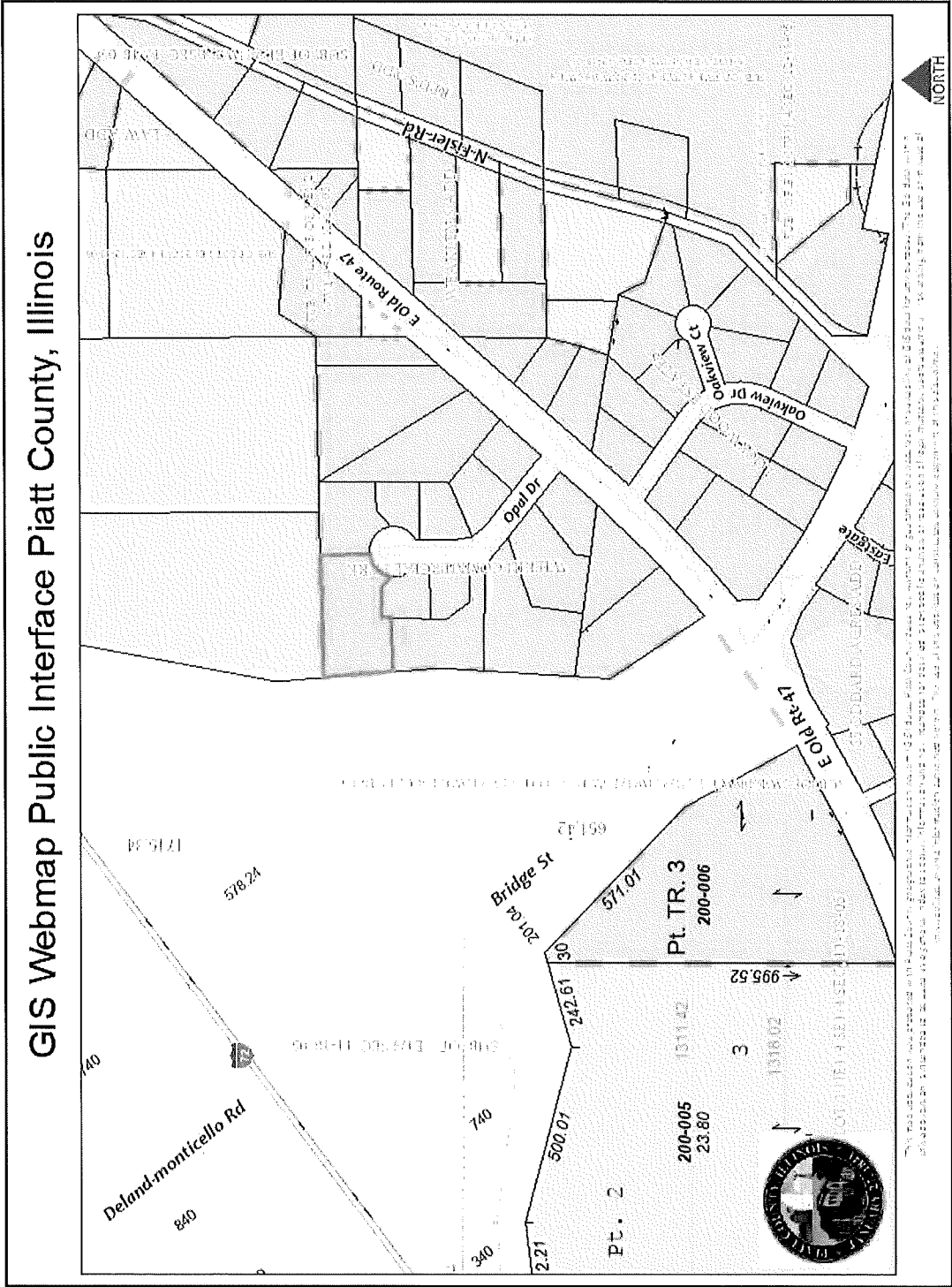
Sincerely,



James A. Grabarczyk
City of Monticello

Enclosures

Vicinity Map



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

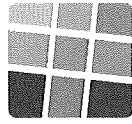
NOTICE IS HEREBY GIVEN that a public hearing will be held by the City of Monticello Planning and Zoning Board at the Livingston Center to consider a Conditional Use Permit for a "not otherwise designated manufacturing" process per Monticello Zoning Regulations Section 153.017 Table I on a parcel zoned B – Business. The request is made by Nathan Lilly, who is purchasing the property commonly known as 12 Opal Drive, Monticello, Illinois 61856. The Parcel is legally described as:

Section 12, Township 18N,
Range 5E, Lot 6 Wilkin
Commercial Park found in
Plat Book 13 Page 230.

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
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



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.

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

Nikki Rolen 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

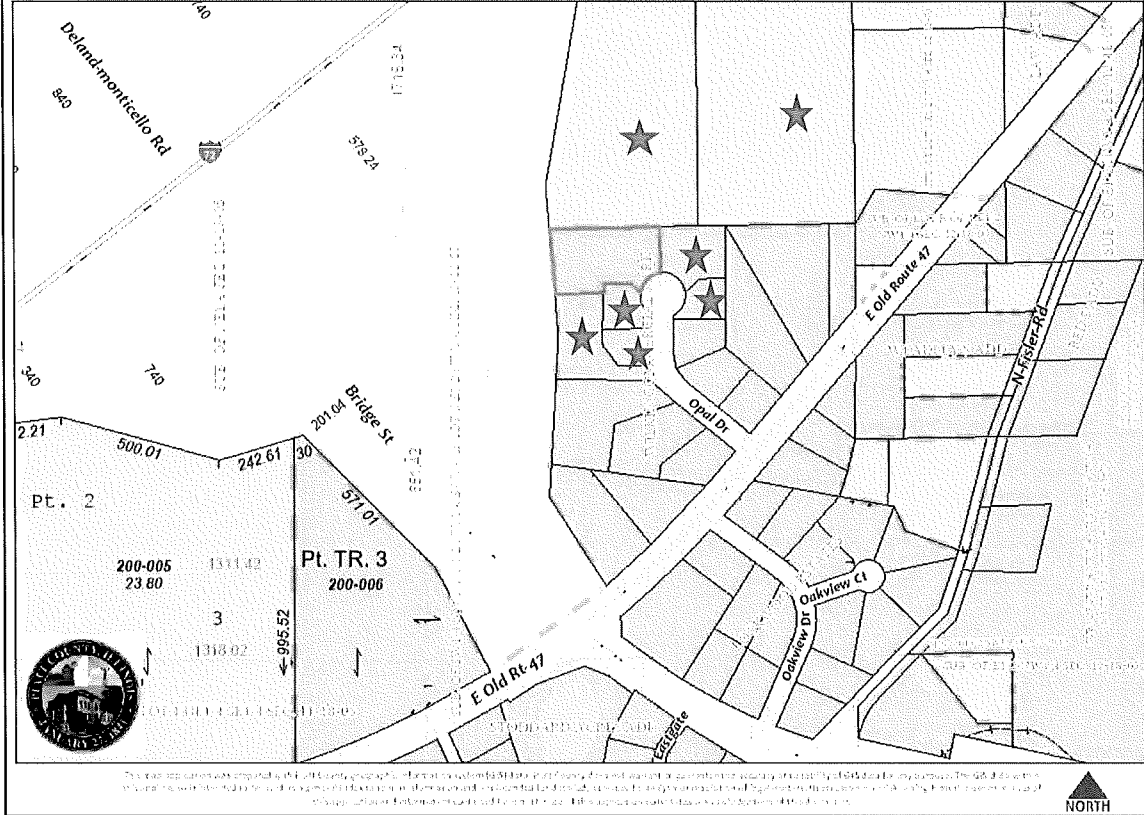
B. Introduction of Conditional Use – 12 Opal Drive

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

GIS Webmap Public Interface Piatt County, Illinois



Date: Wednesday, August 3, 2022

Applicant information:

Nathan Lilly
777 E1700N Road
Monticello IL 61856

Persons Notified:

PIN: 05-12-18-005-028-06

David & Beth Brown
20 Long Grove Dr
Monticello IL 61856

PIN: 05-12-18-005-027-00

Lampert Trust
884 Lampert Ln
Monticello IL 61856

PIN: 05-12-18-005-029-00

Gregory J & Crystal Koslosky
206 E Main
Monticello IL 61856

PIN: 05-12-18-005-028-13

Wilkin Farms Inc.
502 E Washington
Monticello Il 61856