1. Call Meeting To Order
2. Roll Call
3. Purpose Of The Meeting - Chairman
   The item before the Zoning Board of Appeals is the application for variance by Topflight Grain Coop, Inc., owner of 420 W. Marion Street, to the requirements for height, and distance from a main structure of an additional main structure within a General Industrial (I-1) zone.
4. Introduction - Zoning Administrator
   Topflight Grain Coop, Inc. owns the property at 420 W. Marion Street, zoned General Industrial (I-1). The board of directors for Topflight has expressed interest in constructing a new grain bin on the site. The proposed grain bin is designed to be 125' in height to the peak, with 5' additional height for the fill conveyor.

   The City of Monticello zoning ordinance restricts the maximum height of a structure in a General Industrial zone to 45' (153.019 (A) (3) Table II). Topflight Grain Coop, Inc. is petitioning the City of Monticello Zoning Board of Appeals for a variance to increase the maximum height of a structure from 45' to 130'.

   Additionally, the zoning ordinance also requires main buildings that are parallel on the same parcel to be separated by a horizontal distance that is at least equial to the height of the higest of the parallel buildings (153.018 (D) (4)). Given that logistically the conveyor connecting the grain bins requires the proposed bin to be located relatively close to the adjacent bins, Topflight is also petitioning for a variance to allow a reduction in the minimum building distance, from 130' to 10'.

   Documents: 2.17.14 PC PUBLIC NOTICE.PDF, 153.018 ZONING ORDINANCE.PDF, 153.019 ZONING ORDINANCE.PDF, TOPFLIGHT CONCEPTUALS.PDF
5. Project Overview- Petitioner
6. Questions & DIscussion From The Zoning Board Of Appeals
7. Public Comment Period
8. Public Hearing Is Closed
9. Action - Zoning Board Of Appeals

   Documents: 420 W. MARION VARIANCE MOTION.PDF
10. Meeting Adjourned

GENERAL CORPORATE	$567,575.20	$668.12	$10,326.61	$557,916.71
P.B.C. BONDS	$817,633.95			$817,633.95
IMRF	$1,000,234.99			$1,000,234.99
COUNTY HIGHWAYS	$387,687.98			$387,687.98
COUNTY BRIDGE	$193,843.99			$193,843.99
T.B.	$15,895.21			$15,895.21
FED. AID MATCHING	$193,843.99			$193,843.99
D-P HEALTH	$200,822.37			$200,822.37
SOCIAL SECURITY	$705,204.44			$705,204.44
VETERANS ASST. COMM.	$13,956.77			$13,956.77
UNEMPLOYMENT INS.	$82,965.23			$82,965.23
CO-OP EXTENSION	$101,186.56			$101,186.56
NURSING HOME	$387,687.98			$387,687.98
FOREST PRESERVE DISTRICT				
ALL FUNDS	$278,401.58	$38.66	$616.71	$277,823.53
MULTI-TWP. ASSESSOR				
GENERAL CORPORATE	$10,044.78	$7.68	$23.52	$10,028.94
MAHOMET VALLEY WATER AUTH				
GENERAL CORPORATE	$41,482.96	$0.76	$89.68	$41,394.04
BEMENT TOWNSHIP				
TOWN FUNDS	$117,505.25	$26.90	$636.70	$116,895.45
CEMETERY	$43,031.05			$43,031.05
ROAD & BRIDGE FUNDS	$174,867.69			$174,867.69
MONTICELLO TOWNSHIP				
TOWN FUNDS	$105,912.88		$1,068.58	$104,844.30
CEMETERY	$93,044.96			$93,044.96
ROAD & BRIDGE FUNDS	$100,221.30			$100,221.30
BLUE RIDGE TOWNSHIP				
TOWN FUNDS	$119,531.41		$185.07	$119,346.34
CEMETERY	$26,797.93			$26,797.93
ROAD & BRIDGE FUNDS	$148,941.02			$148,941.02
CERRO GORDO TOWNSHIP				
TOWN FUNDS	$100,167.63		$655.78	$99,511.85
ROAD & BRIDGE FUNDS	$274,099.62			$274,099.62
GOOSE CREEK TOWNSHIP				
TOWN FUNDS	$93,277.38	$381.86	$174.28	$93,484.96
ROAD & BRIDGE FUNDS	$152,335.65			$152,335.65
SANGAMON TOWNSHIP				
GENERAL CORPORATE	$163,911.27		$335.40	$163,575.87
ROAD & BRIDGE FUNDS	$358,041.15			$358,041.15
UNITY TOWNSHIP				
TOWN FUNDS	$118,504.87	$42.74	$966.48	$117,581.13
ROAD & BRIDGE FUNDS	$159,227.29			$159,227.29
CEMETERY	$29,017.33			$29,017.33
WILLOW BRANCH TOWNSHIP				
TOWN FUNDS	$125,784.58	$30.06	$1,593.32	$124,221.32
ROAD & BRIDGE FUNDS	$260,375.80			$260,375.80
FIRE DISTRICTS				
ATWOOD	$46,757.66	$1.86	$244.00	$46,515.52
BEMENT	$202,252.72	$10.56	$247.20	$202,016.08
CERRO GORDO	$46,011.72		$87.20	$45,924.52
CISCO	$45,542.48	$8.56	$384.73	$45,166.31
DELAND	$49,918.50	$85.92	$56.62	$49,947.80
HAMMOND	$54,636.24	$11.56	$69.58	$54,578.22
FARMER CITY	$9,887.14			$9,887.14
IVESDALE	$5,756.90			$5,756.90
MID-PIATT	$160,834.44		$86.18	$160,748.26
NORTHERN PIATT	$131,954.72		$62.67	$131,892.05
SCOTT	$20,938.12			$20,938.12
WELDON	$5,483.78			$5,483.78
SCHOOLS				
UNIT 3	$3,787.36			$3,787.36
UNIT 5	$2,331,189.58	$120.30	$2,881.70	$2,328,428.18
UNIT 18	$2,305,009.68		$1,527.12	$2,303,482.56
UNIT 25	$6,945,072.38	$82.56	$20,342.70	$6,924,812.24
UNIT 39	$1,092,577.60	$146.56	$3,500.14	$1,089,224.02
UNIT 57	$1,247,258.40	$2,051.94	$986.54	$1,248,323.80
UNIT 100	$1,443,588.58		$2,518.26	$1,441,070.32
J.C. 505	$1,841,070.18	$282.68	$4,157.45	$1,837,195.41
J.C. 537	$159,761.32		$278.94	$159,482.38
LIBRARY DISTRICTS				
ATWOOD-HAMMOND	$91,346.92	$11.54	$268.10	$91,090.36
BEMENT	$73,661.52	$5.30	$128.06	$73,538.76
BLUE RIDGE	$53,372.94		$32.45	$53,340.49
HOPE-WELTY	$65,987.36		$106.94	$65,880.42
DELAND	$57,704.52	$76.62	$40.04	$57,741.10
MONTICELLO	$208,485.62		$744.60	$207,741.02
WILLOW BRANCH	$61,398.20	$4.70	$247.61	$61,155.29
VILLAGES				
ATWOOD	$71,397.22		$409.78	$70,987.44
BEMENT	$184,600.52	$23.86	$392.98	$184,231.40
CISCO	$18,566.52	$6.68	$277.05	$18,296.15
CERRO GORDO	$157,835.91		$554.58	$157,281.33
DELAND	$41,135.93	$297.28	$194.86	$41,238.35
HAMMOND	$43,980.01	$9.10	$110.80	$43,878.31
IVESDALE	$369.05			$369.05
MANSFIELD	$96,528.62		$80.61	$96,448.01
MONTICELLO	$1,388,446.96		$398,460.26	$989,986.70
COUNTY TOTALS	**$28,527,171.36**	**$4,434.36**	**$456,151.88**	**$28,075,453.84**

STATE OF ILLINOIS)
COUNTY OF PIATT)
I, TIM C. PANKAU, COUNTY TREASURER AND EX-OFFICIO COUNTY COLLECTOR OF PIATT COUNTY AND THE STATE OF ILLINOIS DO SOLEMNLY SWEAR THAT THE FOREGOING IS A TRUE AND JUST ACCOUNT, IN ALL RESPECTS, TO THE BEST OF MY KNOWLEDGE AND BELIEF.

TIM C. PANKAU, PIATT COUNTY COLLECTOR
1213742

...es 599

...IT COURT, SIXTH JUDICIAL CIRCUIT, PIATT COUNTY, ILLINOIS CAUSE 14-TX-1; TO THE FOLLOW- ... PERSONS (AND IF DECEASED, TO THEIR UNKNOWN HEIRS AND DEVISEES), AND TO THE PIATT ... ERK, PIATT COUNTY STATES ATTORNEY, ILLINOIS SECRETARY OF STATE, ILLINOIS ATTORNEY ... GREEN TREE FINANCIAL SERVICING CORPORATION CHARLES H CREMENS, PIATT COUNTY ... , AND TO OCCUPANTS AND UNKNOWN OWNERS AND PARTIES INTERESTED IN THE PARCELS

Farm Land 409

Tennessee Log Home Bargain! 5 Acres, FREE boat slip, Only $74,900. 1,200SF ready-to-finish log home with boat slip on 160,000 acre lake. Huge hardwood setting, near 150 acre nature preserve. Perc approved, new survey. Excellent financing. Only one, call now: **1-877-888-0267, x52**

500 ANNOUNCEMENTS

Business Opportunities 540

Need to place your ad in more than 300 Illinois newspapers throughout Illinois? Call Illinois Press Advertising Service 217-241-1700 or visit www.illinoispress.org

SAWMILLS from only $4897.00 - MAKE & SAVE MONEY with your own bandmill. Cut lumber any dimension. In stock ready to ship. FREE Info/DVD: 1-800-578-1363 www.NorwoodSawmills.com

Public Notices 599

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE SIXTH JUDICIAL CIRCUIT
COUNTY OF PIATT- MONTICELLO, ILLINOIS
PNC BANK, NATIONAL ASSOCIATION,
Plaintiff,
vs.
BENNETT J. JABSON and TONI C. JABSON,
Defendants.
13-CH-37
PROPERTY ADDRESS: 3 FOXHILL CT.
MONTICELLO, IL 61856
PUBLIC NOTICE is hereby given that pursuant to a Judgment of the above Court entered on November 22, 2013 in the above-entitled cause, the following described real estate, to wit:
All that certain Parcel of Land Situate in the County of Piatt, State of Illinois, being known and designated as follows:
Lot No. 37 of Weather Oaks 2nd Addition to the City of Monticello, according to the Plat recorded in Plat Book 4, Page 217 of the records of the Piatt County, Illinois.
Permanent Index Number: 05-00-54-001-539-00
Commonly known as:
3 Foxhill Ct., Monticello, IL 61856
will be offered for sale and sold at public vendue **on February 25, 2014, at 10:00 a.m., at the Piatt County Courthouse,** Monticello, Illinois.
The judgment amount is $179,321.03.
The real estate is improved with a single family residence.
Sale terms: The bid amount, including the Judicial sale fee for Abandoned Residential Prop-

...action to enforce the collection of assessments, and which remain unpaid by the owner during whose possession the assessments accrued. If the outstanding assessments are paid at any time during any action to enforce the collection of assessments, the purchaser shall have no obligation to pay any assessments which accrued before he or she acquired title. If this property is a condominium unit which is part of a common interest community, the purchaser of the unit at the foreclosure sale other than a mortgagee shall pay the assessments required by the Condominium Property Act, 765 ILCS 605/18.5 (g)(l).
If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.
IF YOU ARE THE MORTGAGOR (HOMEOWNER), YOU HAVE THE RIGHT TO REMAIN IN POSSESSION FOR 30 DAYS AFTER ENTRY OF AN ORDER OF POSSESSION, IN ACCORDANCE WITH SECTION 15-1701 (c) OF THE ILLINOIS MORTGAGE FORECLOSURE LAW.
Note: Pursuant to the Fair Debt Collection Practices Act you are advised that the Law Firm of Heavner, Scott, Beyers & Mihlar, LLC, is deemed to be a debt collector attempting to collect a debt, and any information obtained will be used for that purpose
James A. Coale
Attorney for Heavner, Scott, Beyers, & Mihlar, LLC
I582809
1212554 1/15,22,29

107.9 FM WKIO
Where Classic Hits Lives

Public notice is hereby given that on February 28, 2014, at 9:00 a.m. In courtroom of the County Government Center there will be a hearing on my Petition praying for the change of a minor's name from **Michnayder Gautier Prather** to that of **Owen Michnayder Prather** pursuant to the Illinois Compiled Statutes on Change of Names.

Dated at Monticello, Illinois, January 15, 2014.

Paula Jo Prather
on behalf of
Michnayder Gautier Prather
Petitioner

1213531 1/22,1/29,2/5

NOTICE

All decorations on the ground in the Bement Township Cemetery must be removed by March 15, 2014. All decorations on the ground after March 15th will be removed and disposed of by the Cemetery. Decorations will no longer be allowed on the ground between March 15 and November 15, with the exception of the following holidays: Easter, Mothers Day, Memorial Day, Fathers Day, Fourth of July, Labor Day and Veterans Day. Decorations are allowed for a

dence.

Callie Jo McFarland
Director of Community Development
City of Monticello
1214728 01/29

LEGAL NOTICE OF PUBLIC HEARING UPON APPLICATION FOR VARIANCE

Notice is hereby given that a public hearing will be held upon the Application for Variance filed with the City of Monticello Zoning Board of Appeals by Topflight Grain Coop Inc, owner of the property legally described as follows:

PT 12 & 13 -18-5 Lots 1-2-3-24-25 SD & Lots ABCDE Subdivision Lot 3 & NE NE 13-18-5 & Hustons Addition East ½ Lot 1 Block 1 NE NE 13-18-5. 52 1155

Said property commonly known as 420 W. Marion Street, Monticello, Illinois.

A public hearing is to be held at a meeting scheduled for Monday, February 17, 2014 at 7:30 P.M. or shortly thereafter in the City Council Chambers, located at 210 N. Hamilton Street in the City of Monticello Illinois. Notice is further given that the above property owner is seeking a variance to the requirements for structure height and distance from an additional main structure in a General Industrial (I-1) zone.

Callie Jo McFarland
Director of Community Development
City of Monticello
1214730 01/29

600 EMPLOYMENT

All employment advertising in this newspaper is subject to the city of Champaign Human Rights Ordinance and similar state and local laws, making it illegal for any person to cause to be published any advertisement which expresses limitation, specification or discrimination as to race, color, creed, class, national origin, religion, gender, age, marital status, physical or mental handicap, personal appearance, sexual preference, family responsibilities, political affiliation, prior arrest or conviction record, source of income, or the fact that such person is a student. Specification in employment classifications are made only where such factors are bonafide occupational qualifications necessary for employment. We try to ensure that all employment ads are genuine offers of legitimate work. This newspaper does not knowingly accept employment ads from employers covered by the Federal Wage and Hour Law, if they pay less than minimum wage for non-farm employment or if they do not pay time and a half for work in excess of 40 hours in a work week, if required by law. Nor will this newspaper knowingly accept ads which discriminate against persons because of gender or against persons over 40 years of age in violation of the Age Discrimination in Employment Act, and similar state and local laws. Contact the Wage and Hour Division office at 528 S. 5th St. Springfield, IL 62701.

Please read your ad the first day it is published. The News-Gazette will be responsible for only the first incorrect insertion of an advertisement for people on carrier-delivered routes and for the first two incorrect insertions for people on mail routes.

Drivers 60...

Monticello, Il Code of Ordinances

§ 153.018 APPLICATION OF DISTRICT REGULATIONS.

(A) *Conformity with regulations.* No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved or structurally altered except in conformity with all of the regulations herein specified for the district in which it is located.

(B) *Minimum regulations.* The density and yard regulations established herein are minimum regulations for each and every building existing at the effective date of these regulations and for any building hereafter erected or structurally altered.

(C) *Application to each building.* No part of a yard or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with these regulations, shall be included as part of a yard, open space, or off-street parking or loading space similarly required for any other building.

Conditional use →

(D) *One main building per lot.* Every building hereafter erected or structurally altered shall be located on a lot as herein defined and in no case shall there be more than 1 main building on a lot except as follows:

(1) The lot lies within a RM, B, I-1 or I-C zoning district;

(2) A conditional use permit is issued for the construction of more than one main building on 1 lot;

(3) The required yards are maintained around the group of buildings; and

Variance →

(4) Buildings that are parallel are separated by a horizontal distance that is at least equal to the height of the highest of the parallel buildings (see Figure 1.)

Figure 1: Distance Requirements for Parallel Buildings

(E) *One main use per lot.* Only 1 main use shall be allowed per lot, provided that more than 1 main use may be allowed per lot after the issuance of a conditional use permit.

§ 153.019 LOT AREA, YARD AND BULK REGULATIONS.

(A) *General provisions.*

(1) In any district in which single-family dwellings are permitted, a single-family dwelling and customary accessory buildings may be erected on any single nonconforming lot of record (see § 153.052).

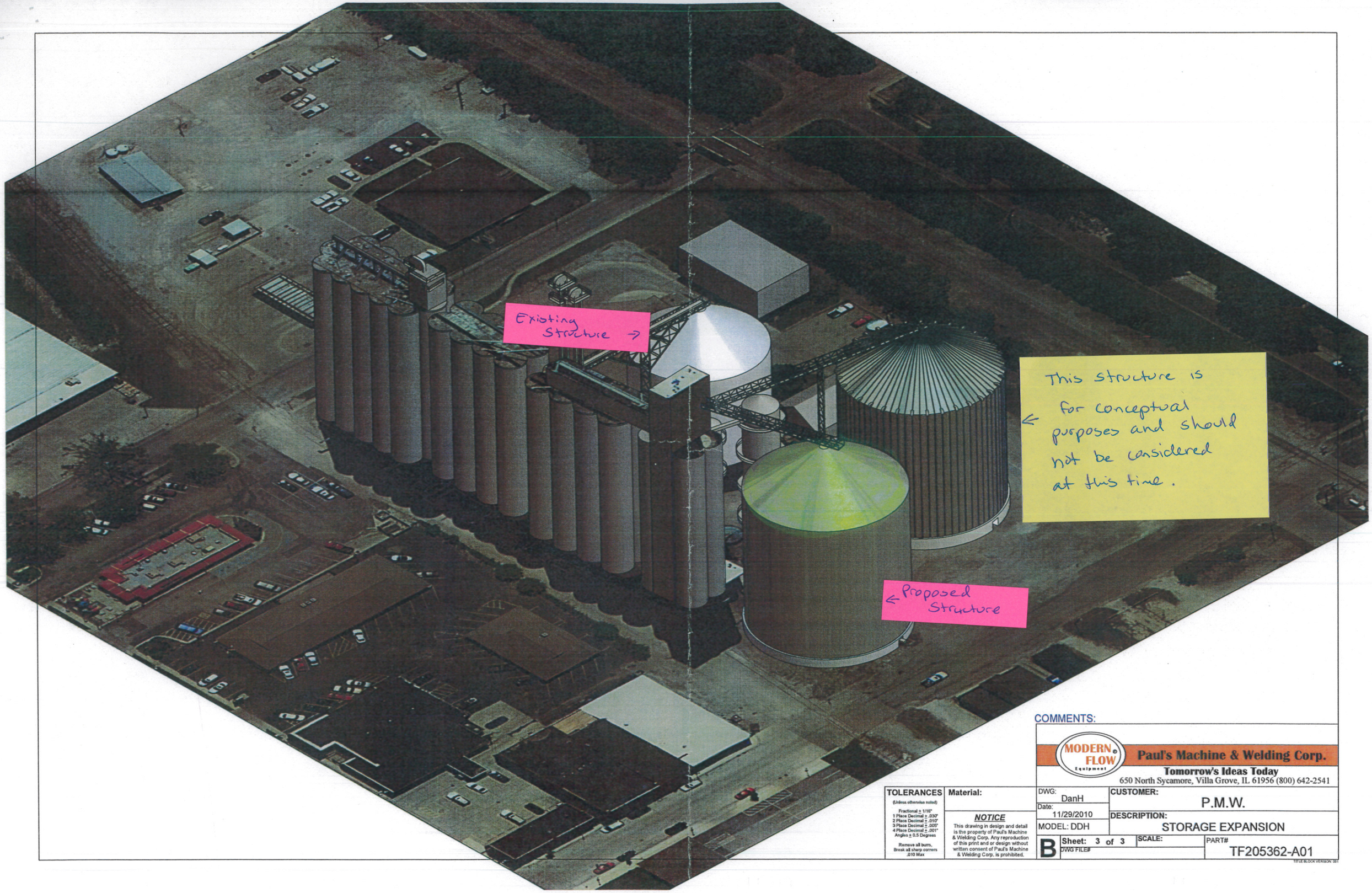
(2) Bulk refers to the height and lot coverage for structures in specific districts.

(3) See Table II for lot area, yard, and bulk regulations for the designated districts.

Table II - Lot Area, Yard and Bulk Regulations

District	*Width*	*Area*				*Yard*				*Bulk*	
	Minimum Lot Width (Feet)	*Non-Residential Use Minimum Area (Square Feet)*	*Minimum Lot Size Residential Use Minimum Lot Size Area/Family (Square Feet)*			*Minimum Required Yard (Feet)*			*Minimum Yard Abutting Residential District (Feet)*	*Maximum Lot Coverage*	*Maximum Structure Height (Feet)*
			Single Family	*Multi Family*	*Zero Lotline*	*Front*	*Side*	*Rear*			
B	65	7,000	6,500	4,000	N/A	None	None	None	15	100%	45
IC	65	7,000	6,500	4,000	4,000	25	15(a)	20	30(b)	40%	45
I-1	65	7,000	N/A	N/A	N/A	35	15	None	25	40%	45 ← Variance
RC	150	1 acre	N/A	N/A	N/A	50	25	50	20	10%	35
RD	65	8,000	8,000 (c) or 4,000 (d)	(e)	N/A	30	(f) and (g)	10	N/A	40% for M-F 60% for S-F	45
RE-1	75 S-F 40 Z-L	8,000	8,000	N/A	4,000	30	(a) (h)	20	N/A	40%	35
RM	80	8,000	N/A	(i)	N/A	30	10	20	N/A	50%	45
RS	100 S-F 50 Z-L	18,500	18,500	N/A	6,000	30	10(a)	20	N/A	30%	35
RU	150	1 acre	1 acre	N/A	N/A	50	25	30	30	20%	35

(a) Zero feet along common lotline for zero lotline dwellings on which a conditional use permit has been issued
(b) May also be subject to buffer requirements
(c) For lots established after August 15, 1977
(d) For lots established prior to August 15, 1977
(e) 8,000 square feet minimum with 2,500 square feet for each 3 bedroom dwelling unit; 2,000 square feet for each 2 bedroom dwelling unit; 1,500 square feet for each 1 bedroom dwelling unit
(f) 6 feet for lots 60 feet or less in width; 10% of lot width for lots over 60 feet in width, to a maximum of 10 feet
(g) For 3 story multi-family buildings, a minimum of 10-foot side yards are required
(h) 8 feet for lots 80 feet or less in width; 10% of lot width for lots over 80 feet in width, to a maximum of 10 feet
(i) 8,000 square feet minimum with 3,000 square feet for each 3 bedroom dwelling unit; 2,500 square feet for each 2 bedroom dwelling unit; 2,000 square feet for each 1 bedroom dwelling unit
M-F Multi-family
S-F Single family
Z-L Zero lotline
N/A Not applicable



COMMENTS:

MODERN FLOW Equipment

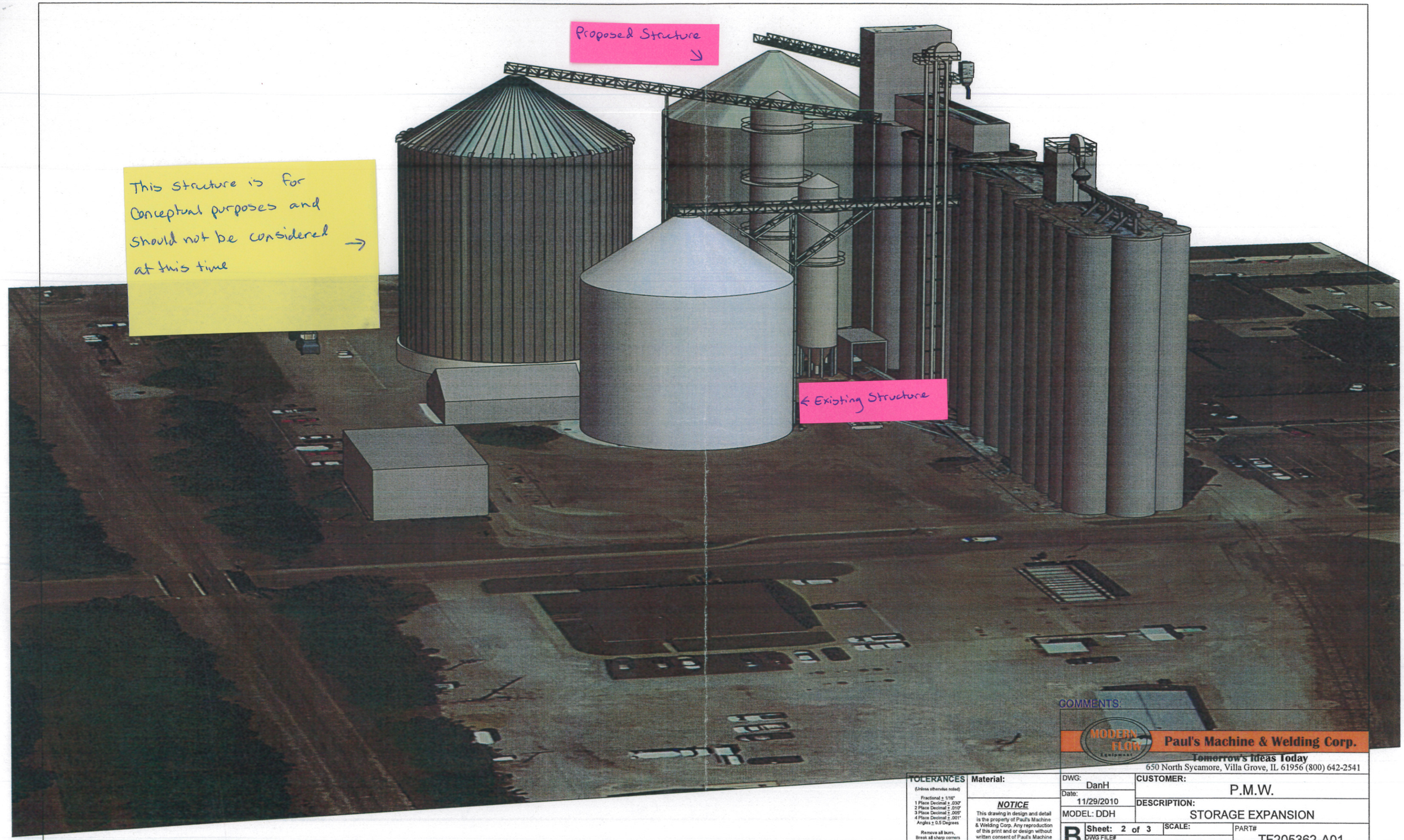
Paul's Machine & Welding Corp.

Tomorrow's Ideas Today

650 North Sycamore, Villa Grove, IL 61956 (800) 642-2541

TOLERANCES (Unless otherwise noted) Fractional ± 1/16" 1 Place Decimal ± .030" 2 Place Decimal ± .010" 3 Place Decimal ± .005" 4 Place Decimal ± .001" Angles ± 0.5 Degrees Remove all burrs, Break all sharp corners .010 Max	**Material:**	DWG: DanH	**CUSTOMER:** P.M.W.
		Date: 11/29/2010	**DESCRIPTION:** STORAGE EXPANSION
	NOTICE This drawing in design and detail is the property of Paul's Machine & Welding Corp. Any reproduction of this print and or design without written consent of Paul's Machine & Welding Corp. is prohibited.	MODEL: DDH	
		B Sheet: 3 of 3 DWG FILE#	SCALE: / PART# TF205362-A01

TITLE BLOCK VERSION: 3B1



COMMENTS:

Paul's Machine & Welding Corp.
~~Tomorrow's Ideas Today~~
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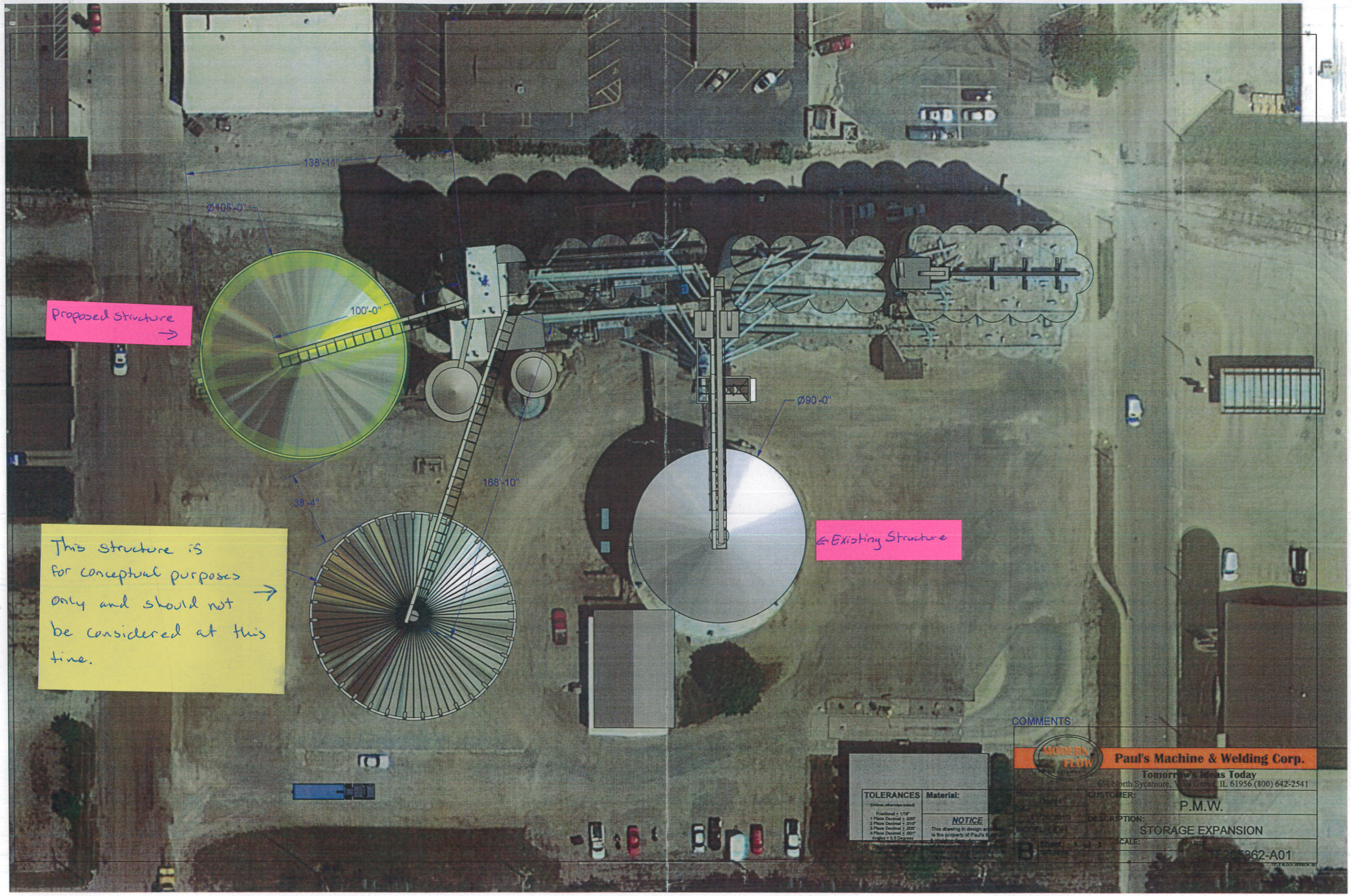
TOLERANCES (Unless otherwise noted) Fractional ± 1/16" 1 Place Decimal ± .030" 2 Place Decimal ± .010" 3 Place Decimal ± .005" 4 Place Decimal ± .001" Angles ± 0.5 Degrees Remove all burrs, Break all sharp corners .010 Max	Material:	DWG: DanH	CUSTOMER: P.M.W.
	NOTICE This drawing in design and detail is the property of Paul's Machine & Welding Corp. Any reproduction of this print and or design without written consent of Paul's Machine & Welding Corp. is prohibited.	Date: 11/29/2010	DESCRIPTION: STORAGE EXPANSION
		MODEL: DDH	
		B Sheet: 2 of 3 DWG FILE#	SCALE: PART# TF205362-A01

TITLE BLOCK VERSION: 081


138'-11"
Ø105'-0"
100'-0"
Proposed Structure →
Ø90'-0"
168'-10"
38'-4"
This structure is for conceptual purposes only and should not be considered at this time. →
← Existing Structure
COMMENTS:
MODERN FLOW
Paul's Machine & Welding Corp.
Tomorrow's Ideas Today
650 North Sycamore, Villa Grove, IL 61956 (800) 642-2541
TOLERANCES
Material:
NOTICE
CUSTOMER:
P.M.W.
DESCRIPTION:
STORAGE EXPANSION
SCALE:
PART:
B

MOTION FOR MONTICELLO ZONING BOARD OF APPEALS
Topflight Grain Coop, Inc. - 420 W. Marion Street

WHEREAS, the City of Monticello, pursuant to the authority conferred by the Statues of the State of Illinois, has established certain standards and procedures for zoning and the use of land within the Corporate Limits of the City of Monticello; and,

WHEREAS, Topflight Grain Coop, Inc., owner of property legally described as:

> PT 12 & 13 -18-5 Lots 1-2-3-24-25 SD & Lots ABCDE Subdivision Lot 3 & NE NE 13-18-5 & Hustons Addition East ½ Lot 1 Block 1 NE NE 13-18-5 52 1155. Said property commonly known as 420 W. Marion Street, Monticello, Illinois.

Is seeking variances to the structure height and separation distance requirements to allow for construction of a grain bin and conveyor;

WHEREAS, the variations required are as follows:

> A variance to the structure height requirements in an I 1- General Industrial zone increasing the maximum height of a structure to 130.0'; and
>
> A variance to the minimum distance required between main structures, from 130.0' to 10.0';

WHEREAS, the City of Monticello Zoning Administrator has reviewed the petitioner's request for a variance and has submitted the petition and supporting documents to the Zoning Board of Appeals; and

WHEREAS, the Zoning Board of Appeals has held a public hearing on February 17, 2014 concerning this matter and comment from the public was solicited and received; and

WHEREAS, the Zoning Board of Appeals has reviewed the evidence submitted and other supporting documents, and has considered all the available testimony and facts regarding the subject request.

BE IT THEREFORE RESOLVED this 17th day of February, 2014 that the City of Monticello Zoning Board of Appeals makes the following recommendation to the City Council of the City of Monticello:

> (Approval) (Denial) of the variations, as follows, to allow for the construction of a grain bin and conveyor:
>
> A variance to the structure height requirements in an I 1- General Industrial zone increasing the maximum height of a structure to 130.0'; and
>
> A variance to the minimum distance required between main structures, from 130.0' to 10.0';

The Zoning Board of Appeals does further set forth the following findings of facts concerning the request variances:

1. All procedural matters have been properly complied with.

2. The City of Monticello Zoning Administrator has prepared and submitted background information relevant to this case.

3. That special circumstances or conditions apply to the land for which a variation is sought, and that those conditions do not apply generally in a General Industrial (I-1) zone.

4. Any special circumstances have not resulted from an act of the applicant subsequent to the adoption of the Zoning Ordinance.

5. Special circumstances do exist such that a strict application of the provisions of the Zoning Ordinance would deprive the applicant of reasonable use of his or her land.

6. The variations requested are necessary for a reasonable use of the land for the desired purpose.

7. The variations requested are in general harmony with the general purposes of intent of the Zoning Ordinance.

8. The variations granted will not be injurious to the neighborhood, detrimental to the public welfare, or in conflict with other City ordinances or codes.

_____

Chairman, Zoning Board of Appeals
City of Monticello