1. Call Meeting To Order
2. Roll Call
3. Purpose Of The Meeting - Chairman
   Recommendation towards conditional use request, 420 W. Marion Street - Additional main structure on one lot.
4. Introduction Of Conditional Use Request - 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 new grain bin Topflight Grain Coop, Inc. has had designed that would best suit their business operation, would be a structure detached from the other bins (with the exception of the conveyor), but will be located on the same parcel.
   The City of Monticello zoning oridnance does not allow for construction of additional main structures without issuance of a conditional use permit (153.018 (D) (2)). Because the grain bin woudl be an additional main structure, Topflight Grain Coop, Inc. is petitioning the City of Monticello Planning Commission for a conditional permit to allow for construction of the grain bin.

   Documents: 153.018 ZONING ORDINANCE.PDF, TOPFLIGHT CONCEPTUALS.PDF, 2.17.14 PUBLIC NOTICE.PDF
5. Project Overview - Petitioner
6. Questions & Discussion From The Planning Commission
7. Public Testimony Period
8. Public Hearing Is Closed
9. Action - Planning Commission

   Documents: 420 W MARION, MOTION.PDF
10. Discussion Of Combining Zoning Board Of Appeals And Planning Commission
11. Meeting Adjourned

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;

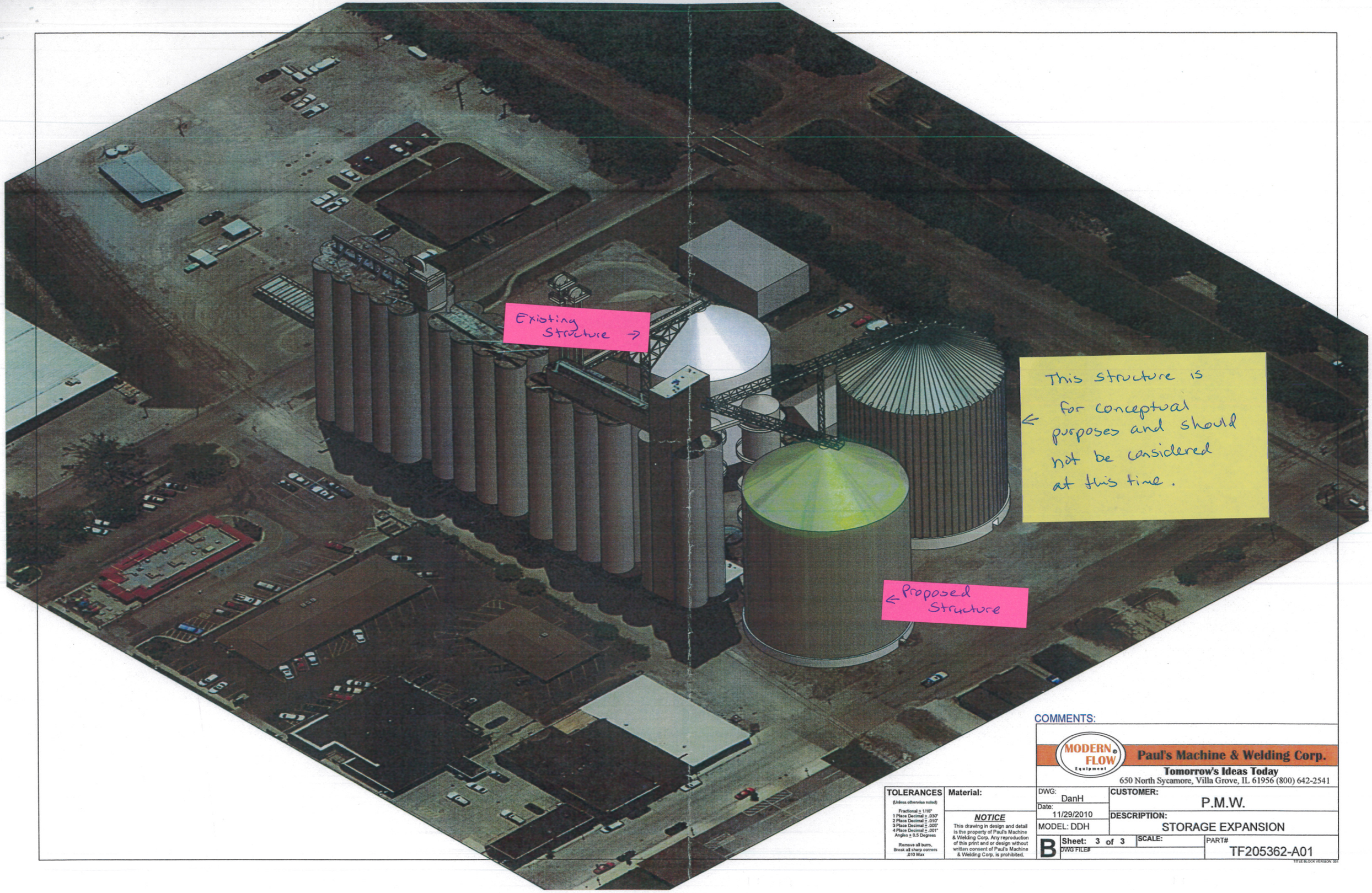
(3) The required yards are maintained around the group of buildings; and

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.



COMMENTS:

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		Date: 11/29/2010	**DESCRIPTION:** STORAGE EXPANSION
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		B Sheet: 3 of 3 DWG FILE#	SCALE: / PART# TF205362-A01

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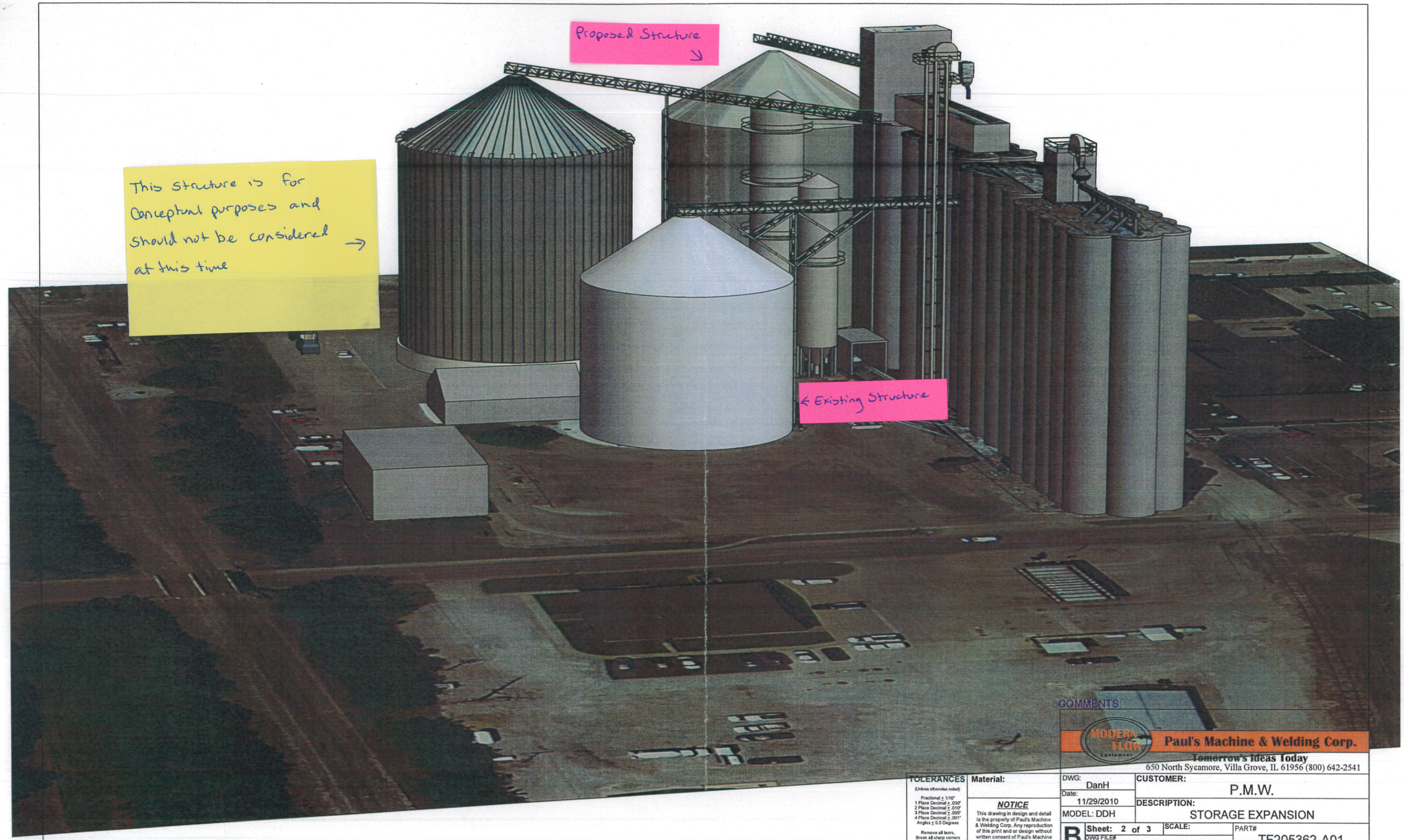

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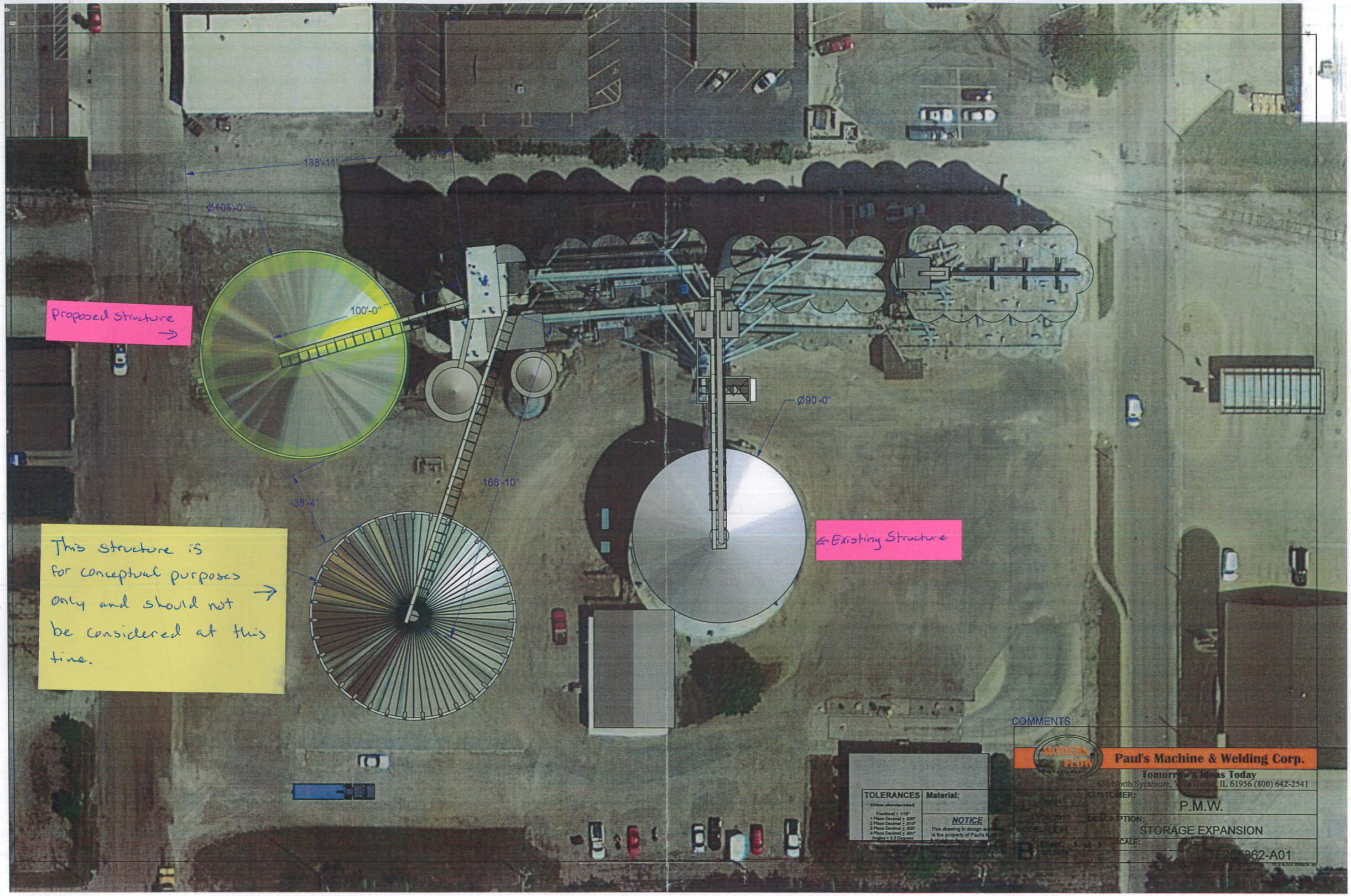
		MODEL: DDH	
		B Sheet: 2 of 3 DWG FILE#	SCALE: PART# TF205362-A01

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
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Homes/Suburban 405

quires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an 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

continued next column

Homes/Suburban 405

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 AF-

continued next column

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Homes/Suburban 405

TER 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

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Homes/Suburban 405

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Move-In Ready Home! 708 Crestview Dr, Monticello. 3BR, 2Bath. Call for information or make an appointment 369-4730. Asking $149,900

Property/ 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. Hugo hardwood setting.

Public Notices 599

levied against said real estate, and is offered for sale without any representation as
to quality or quantity of title and without recourse to the Plaintiff. The Sale is further subject to confirmation by the Court.
Upon payment in full of the amount bid, the purchaser shall receive a Certificate of Sale, which will entitle the purchaser to a Deed to the real estate after confirmation of the Sale.
The property will NOT be open for inspection. Prospective bidders are admonished to check the Court file to verify all information.
For information, contact the Plaintiff's Attorney: Heavner, Scott, Beyers & Mihlar, LLC, 111 E. Main St., Decatur, Illinois 62523 (217) 422-1719.
The purchaser of a condominium unit at a judicial foreclosure sale, other than a mortgagee, who takes possession of a condominium unit pursuant to a court order or a purchaser who acquires title from a mortgagee shall have the duty to pay the proportionate share, if any, of the common expenses for the unit which would have become due in the absence of any assessment acceleration during the 6 months immediately preceding institution of an 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 pur-

Public Notices 599

LEGAL NOTICE OF PUBLIC HEARING UPON APPLICATION FOR CONDITIONAL USE

A NOTICE IS HEREBY GIVEN that a Public Hearing will be held upon the Application for Conditional Use filed with the City of Monticello Planning Commission 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.

The Public Hearing will be held at a Meeting scheduled for Monday, February 17, 2013 at 7:00 P.M. in the Monticello City Council Chambers, 210 N. Hamilton Street, Monticello, Illinois. Notice is further given that the above applicant is seeking a Conditional Use Permit to allow an additional main building on one lot in a General Industrial (I-1) zoned district. All interested persons have the right to appear at the public hearing and present evidence.

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

LEGAL NOTICE OF PUBLIC HEARING UPON

Public Notices 599

LEGAL NOTICE
THE ANNUAL REPORT OF PIATT COUNTY COLLECTOR TIM C. PANKAU
THE FOLLOWING IS A STATEMENT OF COLLECTIONS AND DISBURSEMENTS OF THE 2012 REAL ESTATE TAX EXTENSIONS PAYABLE IN 2013, FOR THE COUNTY OF PIATT. INCLUDED AS AN ADDITION TO THE TAXES EXTENDED ARE ANY PRIOR YEARS OF FORFEITED TAX SINCE COLLECTED. SUBTRACTED FROM THE TAX EXTENDED ARE ANY CURRENT FORFEITED TAX, CREDITS BY THE BOARD OF REVIEW, AND ANY PROTESTED TAX WITHHELD FROM DISTRIBUTION.

FUND	TAX EXTENDED	ADDITIONS	SUBTRACTIONS	TOTAL DIST'D
COUNTY OF PIATT				
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
	$200,822.37			$200,822.37

MOTION FOR THE PLANNING COMMISSION
Topflight Grain Coop, Inc. - 420 W. Marion Street
Conditional Use

WHEREAS, the City Council of the City of Monticello, pursuant to authority conferred by the statutes of the State of Illinois, has established certain standards and procedures for zoning establishment and amendment within the Corporate Limits of the City of Monticello;

WHEREAS, the owner of a parcel of property described as set forth in the advertised public notice and commonly known as 420 W. Marion Street, Monticello, Illinois, has requested that a Conditional Use Permit be granted under the terms of the Monticello Zoning Regulations to allow an additional main structure on one lot in a General Industrial (I-1) zone.

WHEREAS, a Public Hearing concerning the requested Conditional Use Permit was held on February 17, 2014, and comment from the public was solicited; and,

WHEREAS, the Planning Commission has reviewed the evidence and testimony submitted and has considered all the factual evidence regarding the subject request;

BE IT THEREFORE RESOLVED this 17th day of February, 2014 by the Planning Commission of the City of Monticello, that:

The Planning Commission shall determine whether the applicant meets the following criteria regarding the requested Conditional Use:

a. The establishment, maintenance, or operation of the Conditional Use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare;

b. The Conditional Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted and will not substantially diminish or impair property values within the neighborhood;

c. The establishment of the Conditional Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;

d. Adequate utilities, access, drainage, parking, right-of-way easements and/or other necessary facilities are available;

e. Adequate measures do exist to provide ingress and egress, so designed as to minimize traffic congestion in the public streets; and

f. The Conditional Use will in all other respects conform to the applicable regulations of the district in which it is located.

PLANNING COMMISSION CHAIR TO CHECK ONE OF THE FOLLOWING:

The Planning Commission does hereby recommend *approval* of the requested Conditional Use Permit by Topflight Grain Coop, Inc., to allow an additional main structure on one lot in a General Industrial (I-1) zone.

The Planning Commission does hereby recommend *denial* of the requested Conditional Use Permit by Topflight Grain Coop, Inc., to allow an additional main structure on one lot in a General Industrial (I-1) zone.

_____

Chairman, Planning Commission, City of Monticello