

Zindars

On October 30, 2025 Dennis Zindars applied for a Variation to allow separation and sale of a single-family dwelling on less than one acre of R-S Residential Suburban land located at 1812 Lake Ridge West, Monticello.

Piatt County Zoning Ordinance requires a minimum of 1 acre for a single-family dwelling in R-S zoning.

The \$200 variation application fee was paid; all adjacent property owners were given notice pursuant to statute and the legal notice was published in the Piatt County Journal pursuant to statute.

Are there any questions?

APPLICATION FOR VARIATION

Attention: Piatt County, IL Zoning Officer

Date:

I hereby apply to the Zoning Board of Appeals of Piatt County, Illinois for a Variation, as authorized by Article IV A2c, of the Zoning Ordinance of Piatt County, Illinois dated July 13, 2004 as updated and amended September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023, September 11, 2024 and in support thereof submit the following information:

1. Description of the property that is to be affected:
Township: Goose Creek
Address: 1812 Lake Ridge West Monticello
PIN# 81-00-01-000-031-00
2. Legal Description lot 18 of Kellus sub lot 7 thru 18
3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided Denny Zindars
4. Present Zoning: R-3
5. Proposed Use of Property: divide adjacent lot for sale
6. Proposed Construction Description: None
7. Names of adjacent land owners (Complete information required by Applicant):
Denny Zindars Brad Thomas
7. Fee Required: \$200 (under no condition shall said sum or any part thereof be refunded).
8. Will a survey and monuments be required for this ground ? Yes
9. Should this variation run with the land or the applicant? Land

Applicant: Denny Zindars Denny Zindars
Print Name Signature

1812 Lake Ridge West
Address
Phone

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on November 20, 2025 at 1 :00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of _____ acting for himself, for property described as: (legal description)

PIN # 04-00-01-000-031-00
Address: 1412 Lake Ridge West

Metes & bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is

The petitioner requests a Variation to

All persons in attendance at the hearing shall have an opportunity to be heard. Any person who also wishes to appear as an "interested party" with the right to cross examine others at the hearing must complete and file an appearance with the Piatt County Zoning Officer before the beginning of the hearing. Appearance forms are available at the Zoning office, 101 W. Washington St.

Keri Nusbaum, Piatt County Zoning Officer

Loyd Wax , Chair, Zoning Board of Appeals

Please run one time on _____, 2025.

To the Applicant:

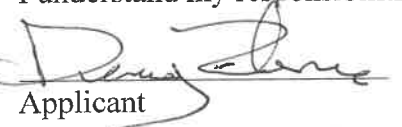
- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Friday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$47 (standard description) \$63 (extended description) prior to publishing this notice.
- Piatt County Journal Republican will provide to Piatt County Zoning Office a Certificate of Publication for the Legal Notice, at the following address:

Piatt County Zoning Office
Keri Nusbaum, Zoning Officer
101 W. Washington Street, Room 105
Monticello, IL 61856

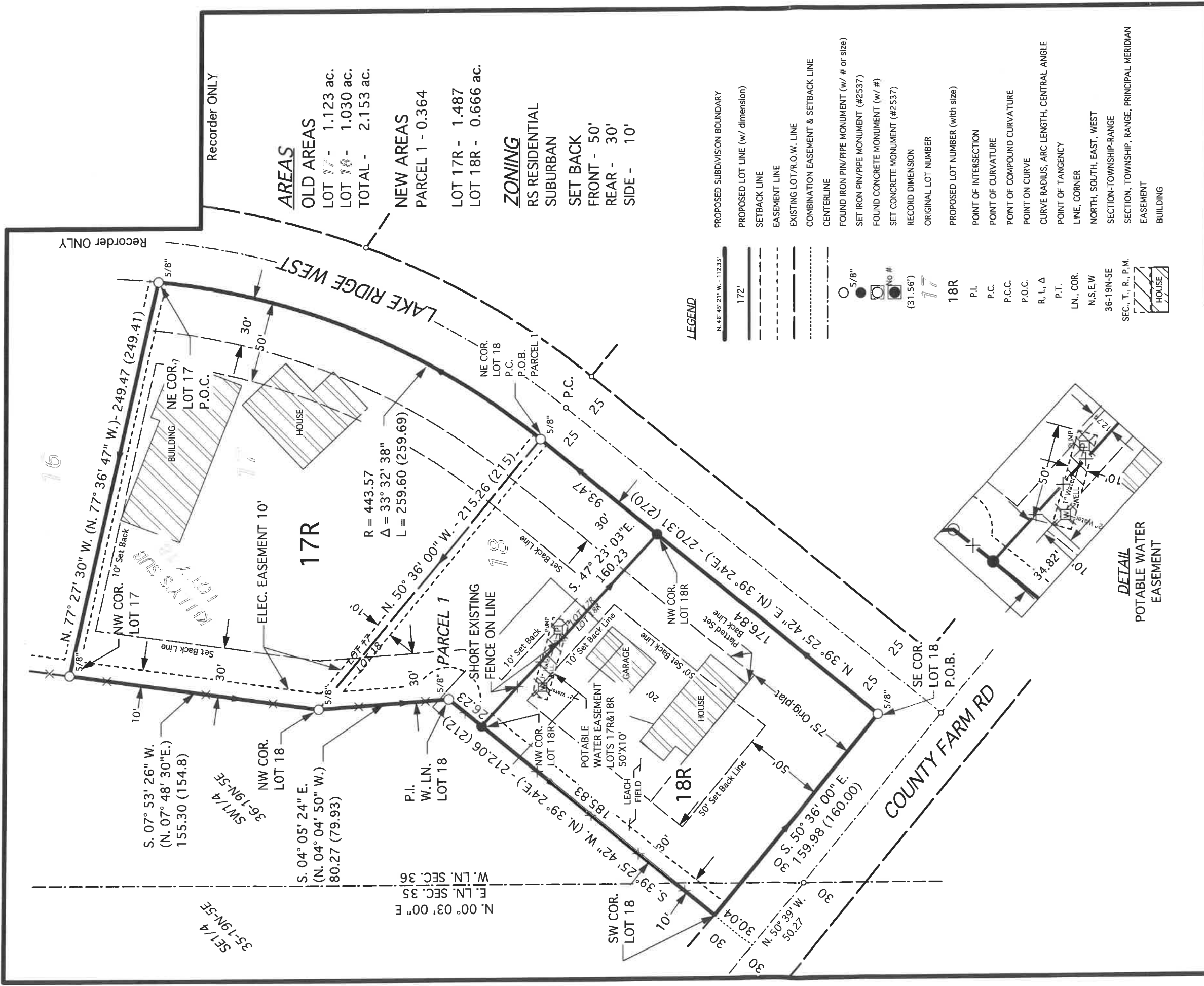
Ref.: _

Your failure to publish this Legal Notice within the time required or in an inappropriate news publication may result in your application for variation or special use permit not being heard by the Zoning Board of Appeals as scheduled.

I understand my responsibilities in this matter.


Applicant

date 10-30-25



PURSUANT TO ILCS §1270.11b6P, THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY

PREPARED BY & RETURN TO:

REX A. BRADFIELD
2101-1/2 POND ST.
URBANA, ILLINOIS 61801

ZAMCOINC@comcast.net
217-202-2064 Mobile

EASEMENT NOTE

THIS RE-PLAT DEDICATES A POTABLE WATER EASEMENT OF A WELL, WATER LINE AND WATER PUMP THAT SERVES BOTH LOT 17R AND 18R WITH THE WELL ALSO BEING THE WATER SUPPLY FOR LOT 18R. THE COSTS AND MAINTENANCE FOR THIS EASEMENT AND EQUIPMENT WILL BE EQUALLY SHARED BY THE OWNERS OF SAID LOTS.

Field Book:ELEC Sur: Date: 9/12/25 Revised:	RAB RAB RAB RAB RAB	ZINDARS' RE-PLAT OF LOTS 17 & 18 OF KELLY'S SUB. OF LOTS 7 THRU 18 35 & 36-19N-5E, 3RD P.M. PIATT COUNTY, IL	DENNIS ZINDARS 1812 & 1818 LAKE RIDGE WEST MONTICELLO, ILLINOIS P.I.N. 04-00-01-000-031-00 P.I.N. 04-00-01-000-030-00	Sheet 1 of 02
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SURVEYOR'S & ENGINEER'S CERTIFICATE

CERTIFICATION FOR ZINDARS' RE-PLAT OF LOTS 17 & 18 OF KELLY'S SUBDIVISION OF LOTS 7 THRU 18

I, REX A. BRADFIELD, DULY REGISTERED ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537, DO HEREBY CERTIFY THAT AT THE REQUEST OF MR. DENNIS N. ZINDARS, SOLE OWNER OF LOTS 17 AND 18 OF KELLY'S SUBDIVISION OF LOTS 7 THRU 18 AS DESCRIBED ON PAGES 29 & 30 OF PLAT BOOK 5, IN THE OFFICE OF THE PIATT COUNTY RECORDER, AND FOR PURPOSES OF THE TRANSFER OF CONTIGUOUS PROPERTY BETWEEN SAID LOTS 17 AND 18 AND CREATING THE ATTACHED RE-PLAT OF LOTS 17 & 18 PLAT, I HAVE MADE A SURVEY OF SAID LOTS 17 & 18 SITUATED IN THE SOUTHEAST QUARTER OF SECTION 35 AND THE SOUTHWEST QUARTER OF SECTION 36, OF SECTIONS 35 & 36, TOWNSHIP 19 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF MONTICELLO, PIATT COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS;

DESCRIPTION

BEGINNING AT AN IRON ROD SITUATED AT THE SOUTHEAST CORNER OF LOT 18 OF KELLY'S SUBDIVISION OF LOTS 7 THRU 18, AS DESCRIBED ON PAGES 29 & 30 OF PLAT BOOK 5, IN THE OFFICE OF THE PIATT COUNTY RECORDER;; ALSO BEING ON THE WEST RIGHT OF WAY OF LAKE RIDGE WEST, VILLAGE OF MAHOMET, PIATT COUNTY, ILLINOIS; THENCE NORTHEASTERLY, N. 39° 25' 42" E., ALONG SAID WEST RIGHT OF WAY, ON A BEARING BASED ON THE NORTH LINE OF SAID LOT 18 OF KELLY'S SUBDIVISION PLAT, A DISTANCE OF 270.31 FEET TO AN IRON ROD SITUATED AT THE NORTHEAST CORNER OF SAID LOT 18, ALSO BEING THE P.C. OF A CURVE TO THE LEFT, CONVEX TO THE SOUTHEAST, HAVING A RADIUS OF 443.57 FEET; THENCE NORTHEASTERLY, ALONG SAID CURVE, A DISTANCE OF 259.60 FEET TO THE NORTHEAST CORNER OF LOT 17 OF SAID KELLY'S SUBDIVISION; THENCE N. 77° 27' 30" W., ALONG THE NORTH LINE OF SAID LOT 17, A DISTANCE OF 249.47 FEET TO THE NORTHWEST CORNER OF SAID LOT 17; THENCE S, 07° 53' 26" W., ALONG THE WEST LINE OF SAID LOT 17, A DISTANCE OF 155.30 FEET TO AN IRON ROD SITUATED AT THE NW CORNER OF THE AFORESAID LOT 18; THENCE S. 04° 05' 24" E., ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 80.27 FEET, TO AN IRON ROD SITUATED AT POINT OF INTERSECTION ON THE WEST LINE OF SAID LOT 18; THENCE S. 39° 25' 42" W., ALONG SAID WEST LINE, A DISTANCE OF 212.06 FEET, TO THE SOUTHWEST CORNER OF SAID LOT 18, ALSO BEING ON THE NORTH RIGHT OF WAY OF COUNTY FARM ROAD; THENCE S. 50° 36' 00" E. ALONG SAID NORTH RIGHT OF WAY, A DISTANCE OF 159.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.153 ACRES, MORE OR LESS, AND ALL SITUATED WITHIN THE LIMITS OF PIATT COUNTY, ILLINOIS.

AT THE REQUEST OF THE OWNER, MR. ZINDARS, I HAVE DIVIDED THE FOLLOWING PARCEL 1 FROM LOT 18 OF SAID KELLY'S SUBDIVISION, THE DESCRIPTION BEING AS FOLLOWS, TO WIT:

PARCEL 1

BEGINNING AT AN IRON ROD SITUATED AT THE NORTHEAST CORNER OF LOT 18 OF KELLY'S SUBDIVISION OF LOTS 7 THRU 18, AS DESCRIBED ON PAGES 29 & 30 OF PLAT BOOK 5, IN THE OFFICE OF THE PIATT COUNTY RECORDER;; ALSO BEING ON THE WEST RIGHT OF WAY OF LAKE RIDGE WEST, VILLAGE OF MAHOMET, PIATT COUNTY, ILLINOIS; THENCE NORTHWESTERLY, N. 50° 36' 00" W., ALONG THE NORTH LINE OF SAID LOT 18, ON A BEARING BASED ON THE NORTH LINE OF SAID LOT 18 OF KELLY'S SUBDIVISION PLAT, A DISTANCE OF 215.26 FEET TO AN IRON ROD SITUATED AT THE NW CORNER OF THE AFORESAID LOT 18; THENCE S. 04° 05' 24" E., ALONG THE WEST LINE OF SAID LOT 18, A DISTANCE OF 80.27 FEET, TO AN IRON ROD SITUATED AT POINT OF INTERSECTION ON THE WEST LINE OF SAID LOT 18; THENCE S. 39° 25' 42" W., ALONG SAID WEST LINE, A DISTANCE OF 26.23 FEET TO AN IRON ROD BEARING A CAP STAMPED "REX 2537"; THENCE S. 47° 23' 03" E., A DISTANCE OF 160.23 FEET TO AN IRON ROD BEARING A CAP STAMPED "REX 2537", SITUATED ON THE EAST LINE OF SAID LOT 18, ALSO BEING ON THE AFORESAID WEST RIGHT OF WAY OF LAKE RIDGE WEST; THENCE N. 39° 25' 42" E., ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 93.27 FEET TO THE POINT OF BEGINNING, CONTAINING 0,364 ACRES, MORE OR LESS, AND ALL SITUATED WITHIN THE LIMITS OF THE VILLAGE OF MONTICELLO, PIATT COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT:

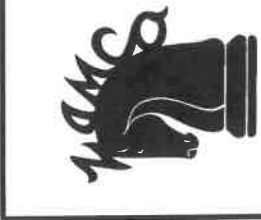
1. AT THE REQUEST OF MR. ZINDARS, OWNER OF LOT 17 AND 18, AND UTILIZING THE Plat Act (765 ILCS 20, PARAGRAPH B3 THE CONTIGUOUS PROPERTY EXEMPTION), AND FOR PURPOSES OF DIVIDING AND COMBINING SAID TRACT OF LAND INTO TWO NEW LOTS, 17R AND 18R, I HAVE TAKEN DIVIDED SAID PARCEL 1 FROM SAID LOT 18 OF SAID KELLY'S SUBDIVISION CREATING LOT 18R, AND I HAVE COMBINED PARCEL 1 WITH LOT 17 OF SAID KELLY'S SUBDIVISION CREATING LOT 17R AND ACCORDING TO THE REQUIREMENTS OF 765 ILCS 205/1 AND THE PIATT COUNTY ORDINANCES, I HAVE SET IRON ROD MONUMENTS, SAID RE-PLAT SHALL BE KNOWN PRESENTLY AND FOREVER AFTER AS THE ZINDARS' RE-PLAT OF LOTS 17 & 18 OF KELLY'S SUBDIVISION LOTS 7 THRU 18., AND ACCORDING TO THE PLAT ACT (765 ILCS 205) SECTION 1, SUBSECTION (C), I ALSO DIRECT THE PIATT COUNTY RECORDER TO RECORD THAT PLAT WITH ANY LEGAL DOCUMENTS USING THIS DESCRIPTION AND/OR THAT PLAT WHEN INITIALLY TRANSFERRING THIS PROPERTY, PARCEL 1.
2. ALL BEARINGS SHOWN ON THE ATTACHED PLAT ARE BASED ON THE NORTH LINE OF LOT 18 OF SAID KELLY'S SUBDIVISION OF LOTS 7 THRU 18 AS DESCRIBED ON PAGES 29 & 30 OF PLAT BOOK 5, IN THE OFFICE OF THE PIATT COUNTY RECORDER
3. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS OF A FOOT THEREOF.
4. NO PART OF THE PROPERTY COVERED BY THIS PLAT IS IN THE SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY FEMA, FLOOD INSURANCE RATE MAP 17147C0162D, EFFECTIVE DATE OF 6/16/2011 FOR PIATT COUNTY.
5. THE PROPERTY SUBDIVIDED IS WITHIN THE CORPORATE LIMITS OF PIATT COUNTY, ILLINOIS.
6. ALL SURVEY MONUMENTS SET ARE 30" LONG, 1/2" DIAMETER REINFORCEMENT BARS BEARING A CAP STAMPED #2537 OR CONCRETE MONUMENTS BEARING THE SAME CAP, OR AS SHOWN ON THE ATTACHED PLAT.
7. A POTABLE WATER EASEMENT IS CREATED WITH THIS DOCUMENT. SEE NOTE AND DETAIL ON PLAT.

GIVEN MY HAND AND SEAL AS MANAGING AGENT FOR ZAMCO, INC. ON THIS DATE IN URBANA, ILLINOIS.

Rex A. Bradfield

SEPTEMBER 16,, 2025

REX A. BRADFIELD
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2537 (L.C. EXP 11/30/2026)



PREPARED BY & RETURN TO:

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217-202-2064 Mobile

Rex Bradfield

Field Book:ELEC Sur: Date: 9/12/25 Revised:	RAB RAB RAB RAB RAB	LEGAL DESCRIPTION	DENNIS ZINDARS 1812 & 1818 LAKE RIDGE WEST MONTICELLO, ILLINOIS P.I.N. 04-00-01-000-031-00 P.I.N. 04-00-01-000-030-00	Sheet 2 of 02
Prepared by:	REX A. BRADFIELD			Job No. 25-023.00S