

## **Carroll**

On July 17, 2025 Danny Carroll applied for a Variation to allow construction of a new single-family dwelling on 2.76 acres of A-1 Agriculture land located at 1478 N 300 East Road, Cisco IL

Piatt County Zoning Ordinance requires a minimum of 20 acres for a single-family dwelling in A-1 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: 7/17/25

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 amended September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023 and in support thereof submit the following information:

1. Description of the property that is to be affected:

Township: Willow Branch

Address: 1498 N 300 East Road, Cisco IL

PIN # 08-24-18-004-001-00

2. Legal Description:

That part of the Northeast  $\frac{1}{4}$ , of Section 24, Township 18 North, Range 4 East of the Third Principal Meridian, Piatt County, Illinois described as follows: commencing at an existing iron pin marking the Northeast corner of said Section 24; thence S  $0^{\circ}23'27''$  W -1000.00 feet along the East line of the Northeast  $\frac{1}{4}$  of said Section 24 to a mag nail set marking the point of beginning; thence continuing S  $0^{\circ}23'27''$  W-300.p feet along said East line to a mag nail set; thence N.  $89^{\circ}16'40''$  W – 400.00 feet to an iron pin set; thence N.  $0^{\circ}23'27''$  E-300.00 feet to an iron pin set; thence S  $89^{\circ}16'40''$  E. -400.00 feet to the point of beginning, containing 2.76 acres, more or less. Said Tract being subject to the right of way of 300 East Road along the East side thereof.

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided  
DBC Trust, Danny and Barbara Carroll, trustees
4. Present Zoning: A -1
5. Proposed Use of Property- Single Family Dwelling on less than 20 acres of Ag land.
6. Proposed Construction Description: Single Family Dwelling
7. Names of adjacent land owners (Complete information required by Applicant):  
Charles Moffat, Premier Farm Property LLC, Andy Lawhead, Kim Baker, Linnea & Justin Blackburn
8. Fee Required: \$200 (under no condition shall said sum or any part thereof be refunded).
9. Will a survey and monuments be required for this ground ? Yes

10. Should this variation run with the land or the applicant? Land

Applicant:

Danny G Carroll  
Print Name

*DG Carroll*  
Signature

742 County Farm Rd  
Address

217-621-5980  
Phone

## LEGAL NOTICE

### PIATT COUNTY ZONING BOARD OF APPEALS

#### NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on August 28, 2025 at 1 :00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Danny G Carroll acting for DGC Trust , asking for a variation for property described as: see attached

That part of the Northeast ¼, of Section 24, Township 18 North, Range 4 East of the Third Principal Meridian, Piatt County, Illinois described as follows: commencing at an existing iron pin marking the Northeast corner of said Section 24; thence S0°23'27" W -1000.00 feet along the East line of the Northeast ¼ of said Section 24 to a mag nail set marking the point of beginning; thence continuing S 0°0'23'28" W-300.p feet along said East line to a mag nail set; thence N. 89° 16' 40" W – 400.00 feet to an iron pin set; thence N. 0°23'27" E- 300.00 feet to an iron pin set; thence S 89° 16'40" E. -400.00 feet to the point of beginning, containing 2.75 acres, more or less. Said Tract being subject to the right of way of 300 East Road along the East side thereof.

PIN # part 08-24-18-004-001-00

Address: 1498 N 300 Eat Road, Cisco IL

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

The present classification of the above property is A-1.

The petitioner seeks a variation to Allow for the sale and residential use of the property.

*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

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Please run one time on

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 Thursday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$47 (standard description) \$62 (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

RE: Carroll\_

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

AFFP

Notice of Public Hearing

## Affidavit of Publication

STATE OF ILLINOIS }  
COUNTY OF PIATT } SS

Paul Barrett, being duly sworn, says:

That he is Publisher of the Journal Republican, a weekly newspaper of general circulation, printed and published in Monticello, Piatt County, Illinois; that the publication, a copy of which is attached hereto, was published in the said newspaper on the following dates:

August 06, 2025

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PIN # part 08-24-18-004-001-00

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Keri Nusbaum, Piatt County Zoning Officer  
Loyd Wax, Chair, Zoning Board of Appeals

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Devin Atkins, Authorized Agent, Piatt County, Illinois

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COURTHOUSE - Keri Nusbaum  
Piatt County Zoning Office  
101 W. Washington St.  
Room 105  
Monticello, IL 61856