

Carroll/Wolf Run Creek Addition

On May 5, 2025 Danny G Carroll applied for a Special Use Permit for Minor Subdivision for a parcel of A-1 ground located at 1498 N 300 East Road, Cisco, IL.

Piatt County Zoning Ordinance requires a Special Use Permit for a minor subdivision.

The \$300 SUP application fee has been paid, all adjacent property owners were given notice pursuant to statute and legal notice was published in the Piatt County Journal pursuant to statute.

Are there any questions?

APPLICATION FOR SPECIAL USE PERMIT

Attention: Piatt County, IL Zoning Officer

Date:

I hereby apply to the Zoning Board of Appeals of Piatt County, Illinois for a Special Use Permit, as authorized by Article IV A2d, of the Zoning Ordinance of Piatt County, Illinois dated July 13, 2004 as updated and amended, and in support thereof submit the following information:

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

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

Township: Willow Bluff

Address: 300 E 1500 N

Legal Description:

NE 1/4 Section 18 N, R 4 E Of the 3rd Principal Meridian, Piatt County, Illinois

2. Current Owner(s) of subject property: (if corporation, names and addresses of all board members must be provided) DANNY & BARBARA CARROLL

3. Present Zoning: A-1

4. Proposed Change(s) to the Use of Property: Minor Subdivision

5. Proposed Construction Description: None

6. Names of adjacent land owners (Complete information required by Applicant): ON BACK

7. Special Use Permit shall run with the Land or the Applicant? (Applicant unless special circumstances)

8. Fee Required: \$300 (under no condition shall said sum or any part thereof be refunded).

9. Attach a plat showing property to be used and location of any structures and proposed structures.

We being the applicant(s) and owners(s) hereby request that a special use be granted for the purpose of:

Applicant:

DANNY G. CARROLL
Print Name


Signature

742 COUNTY FARM RD.
Address

Phone

217-621-5980
Email

B CARROLL 04@YAHOO

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 26, 2025 at 1:00 pm 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 Special Use Permit for minor residential subdivision for property described as: The NE ¼ of Sec. 24, Township 18 N, Range 4 E of the 3rd Principal Meridian, Piatt County, Illinois, EXCEPTING THEREFROM that portion more particularly described as follows: Starting at a brass bridge marker located on a bridge crossing a ditch which runs Easterly out of the NE ¼ of Sec. 24-18N-4E labeled “Station 41 and 40, Built in 1964, Willow Branch Road District, Piatt County, Loading H9-15”, proceeding thence S parallel with the East line of said Section 24 a distance of 475’ to a point being the true point of beginning, thence S 500’ on the E line of Sec. 24 to a point, thence W parallel with the N line of Sec. 24 a distance of 425’ to an iron stake, thence N parallel with the E line of Sec 24. A distance of 170’ to an iron stake, thence W parallel with the N line of said Sec, 24 a distance of 80’ to an iron stake, thence N parallel with the E line of said Sec. 24 170’ to an iron stake, thence NE 168’ to an iron stake which is 455’ W of the true point of beginning, thence E 455’ to the true point of beginning; situated in Piatt County, Illinois.

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

Located at (Address): 1498 N 300 East Road, Cisco IL

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

The present classification of the above property is A-1 Agriculture. The Petitioner seeks a Special Use Permit for Minor Residential Subdivision.

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 June 11, 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 Thursday noon, prior to Wednesday publication.

PIATT COUNTY
ZONING BOARD OF
APPEALS

NOTICE OF PUBLIC
HEARING

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Keri Nusbaum, Piatt
County Zoning Officer
Loyd Wax, Chair,
Zoning Board of Appeals
1150604 6/11

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____, 2025 at :00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of _____ acting for _____ asking for a Special Use Permit for property described as:

PIN#

Located at (Address): 1498 N 300 East Rd, Cisco

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The present classification of the above property is A-1. The Petitioner seeks a Special Use Permit for minor subdivision

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

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) \$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.

DOB Canell *May 5, 2025*
Applicant date

FINAL PLAT
WOLF RUN CREEK ADDITION
SITUATED IN THE NORTHEAST QUARTER OF SECTION 24,
TOWNSHIP 18 NORTH, RANGE 4 EAST, OF THE THIRD
PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS.

OWNER/SUBDIVIDER
DGC TRUST
742 COUNTY FARM ROAD
MONTICELLO, IL 61856

SURVEYOR
SURVEY SOLUTIONS, LLC
111 EAST ASHLAND AVENUE
MT. ZION, IL 62549

ENGINEER
ONSITE ENGINEERING, LLC
111 EAST ASHLAND AVENUE
MT. ZION, IL 62549

SPACE RESERVED FOR RECORDER

STATE OF ILLINOIS }
COUNTY OF MACON } S.S.

I, Robert M. Cox, being Illinois Professional Land Surveyor Number 3779, do hereby certify that at the request of the owner, DGC Trust, I have caused a Survey to be made and a Plat to be drawn under my direct supervision of the following described tracts of land:

TRACT 1:

That part of the Northeast 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 N.89°16'40"W.-347.01 feet along the North line of the Northeast 1/4, of said Section 24 to the point of beginning; thence continuing N.89°16'40"W.-370.00 feet along said North line; thence S.0°23'27"W.-536.14 feet to an iron pin set; thence S.89°16'40"E.-594.36 feet to a point on the approximate center line of Wolf Run Creek; thence N.47°39'21"W.-240.59 feet along said approximate center line; thence N.27°26'24"W.-157.44 feet along said approximate center line; thence N.7°08'09"E.-239.02 feet along said approximate center line to the point of beginning, containing 5.00 acres, more or less. Said Tract being subject to the right of way of 1500 North Road along the North side thereof.

TRACT 2:

That part of the Northeast 1/4, of Section 24, Township 18 North, Range 4 East of the Third Principal Meridian, Piatt County, Illinois, described as follows: beginning at an existing iron pin marking the Northeast corner of said Section 24; thence S.0°23'27"W.-536.14 feet along the East line of the Northeast 1/4, of said Section 24; thence N.89°16'40"W.-122.65 feet to a point on the approximate center line of Wolf Run Creek; thence N.47°39'21"W.-240.59 feet along said approximate center line; thence N.27°26'24"W.-157.44 feet along said approximate center line; thence N.7°08'09"E.-239.02 feet along said approximate center line to a point on the North line of the Northeast 1/4, of said Section 24; thence S.89°16'40"E.-347.01 feet along said North line to the point of beginning, containing 3.83 acres, more or less. Said Tract being subject to the right of way of 1500 North Road along the North side and subject to the right of way of 300 East Road along the East side thereof.

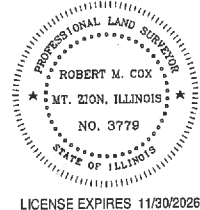
TRACT 3:

That part of the Northeast 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°23'27"W.-1000.00 feet along the East line of the Northeast 1/4, of said Section 24 to a mag nail set marking the point of beginning; thence continuing S.0°23'27"W.-300.00 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 2.76 acres, more or less. Said Tract being subject to the right of way of 300 East Road along the East side thereof.

For said DGC Trust, Owner who desires to facilitate the sale of said land by subdividing it into lots or tracts, street right-of-way and other areas into which said lands have been so subdivided; and have numbered lots or tracts which numbers are shown in larger size on said plat; and have stated the accurate dimensions in feet and hundredths of feet of said lots or tracts, streets; and other areas; and that reference has been made upon said plat to permanent survey monuments; and have placed said survey monuments as shown on the plat; and the Subdivision shall be known as "WOLF RUN CREEK ADDITION".

Signed and Sealed this 30th day of April, 2025


Robert M. Cox
Illinois Professional Land Surveyor No. 3779
License Expires 11/30/2026

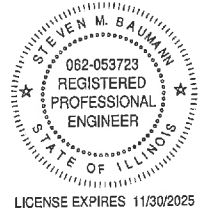


DRAINAGE CERTIFICATE

WE, THE UNDERSIGNED, RESPECTIVELY A REGISTERED PROFESSIONAL ENGINEER AND THE OWNER OR OWNERS OF THE LAND SUBDIVIDED, OR THE DULY AUTHORIZED ATTORNEY OF SUCH OWNER OR OWNERS, STATE THAT TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE IS CHANGED, REASONABLE PROVISION HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER OR SUBDIVIDERS HAVE A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION.


STEVEN M. BAUMANN
REG. PROF. ENGINEER NO.062-053723

DATE 4/30/25



OWNER: DGC Trust

DATE

COUNTY CLERK'S CERTIFICATE

I, JENNIFER HARPER, COUNTY CLERK OF PIATT COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I HAVE RECEIVED ALL PLAT FEES AND THE REQUIRED SURETY BOND IN CONJUNCTION WITH THE ATTACHED PLAT FOR PARCEL NUMBER 08-24-18-004-001-00 AND I FURTHER CERTIFY THAT ALL TAXES AND SPECIAL ASSESSMENTS DUE ON THE PROPERTY TO BE SUBDIVIDED HAVE BEEN PAID IN FULL.

GIVEN UNDER MY HAND AND SEAL AT MONTICELLO, ILLINOIS, THIS

DAY OF _____, 2025

COUNTY CLERK

CERTIFICATE OF COUNTY ENGINEER

I, ERIC SEIBRING, COUNTY ENGINEER OF PIATT COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THE ATTACHED PLAT HAS BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE HIGHWAY REQUIREMENTS, AS SET FORTH IN THE REGULATIONS, GOVERNING PLATS OF SUBDIVIDED LANDS ADOPTED BY THE COUNTY BOARD OF PIATT COUNTY, ILLINOIS.

GIVEN UNDER MY HAND AND SEAL AT MONTICELLO, ILLINOIS, THIS

DAY OF _____, 2025

COUNTY ENGINEER

