

White

On July 21, 2025 Janet L. White applied for a Variation to allow construction of a new single-family dwelling on a 1-acre parcel of A-1 Agriculture land located at 174 E 1600 North 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: 7-21-25

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, and in support thereof submit the following information:

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

Township: Willowbranch

Address: 1600 North Road Lisco IL ~~61850~~

PIN # Part of Pin 08-14-18-004-001-00

2. Legal Description: (see attached) See Attached

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Janet L. White

4. Present Zoning: Farmland

5. Proposed Use of Property - Residential home - approx 1800 sq ft

6. Proposed Construction Description: Single Ranch Dwelling

7. Names of adjacent land owners (Complete information required by Applicant): David Beery

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:

Janet L. White
Print Name


Signature

1003 N. State St Mendota IL 217-377-7848
Address Phone

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____ 2021 at :00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of _____ acting for _____, asking for a variation for property described as:

PIN #

Address:

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 seeks 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

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 \$30 (standard description) \$45 (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

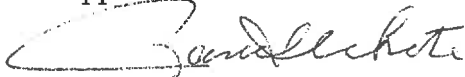
RE: _____

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



7.21.25

AFFP

Legal Notice/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

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 Janet L. White, acting for herself, asking for a variation for property described as: That part of the Northeast ¼, of Section 14, 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 14; thence N 89°48'51"W.-514.00 feet along the North line of the Northeast ¼, of said Section 14 to a mag nail set for the point of beginning; thence S0°11'09"W.-208.80 feet; thence N.89°48'51"W.-208.80 feet; thence N.0°11'09"E.-208.80 feet to a mag nail set on the North line of the Northeast ¼, of said Section 14; thence S.89°48'51"E.-208.80 feet along said North line to the point of beginning, containing 1.00 acre, more or less.

PIN # part of 08-14-18-04-001-00

Address: 174 E 1600 North Road, Cisco IL 61830

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 Agriculture

The petitioner seeks a variation to build a single family dwelling on less than 20 acres of A-1 agricultural land.

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

1159831 8/6


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



COX LAND SURVEYING

P.O. Box 184, Mt. Zion, IL. 62549
Phone: (217)756-3252

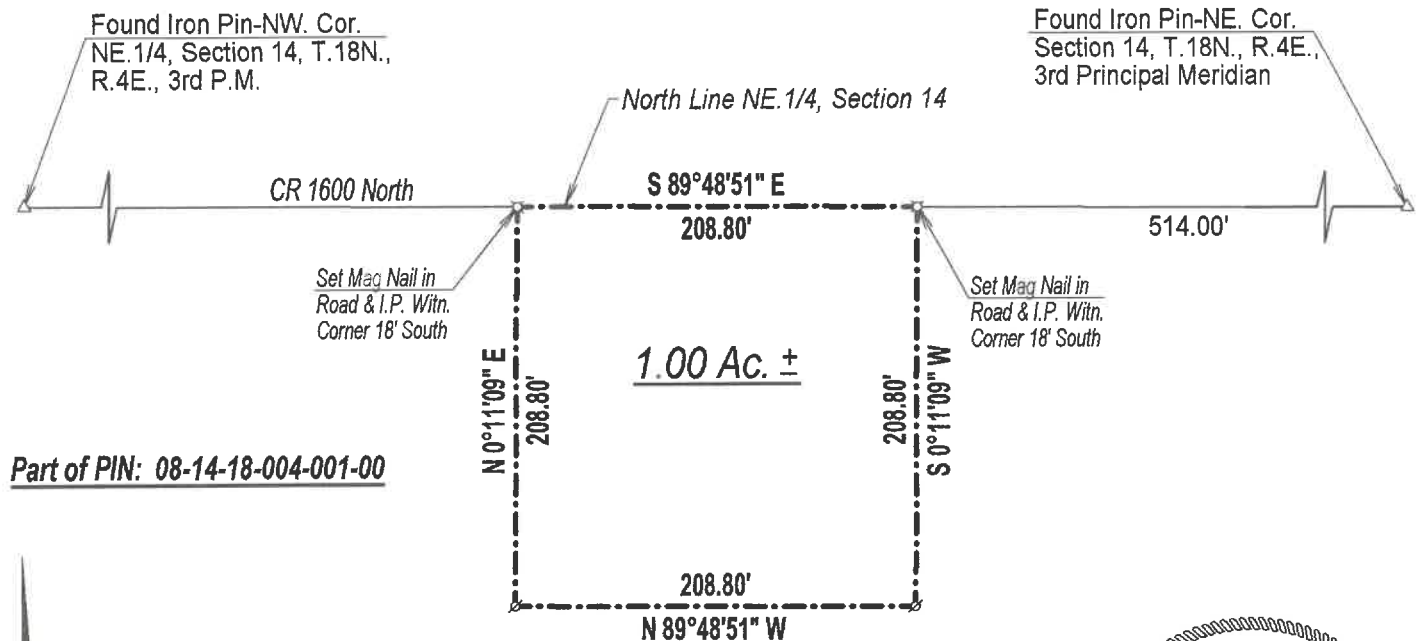
ALTA BOUNDARY
SUBDIVISION TOPOGRAPHICAL

Professional Design Firm License No. 184.005532
(License Expires 04/30/2027)

(L. White)
Proj. No. 54-25
P.C.S. File '25

Plat of Survey

That part of the Northeast 1/4, of Section 14, 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 14; thence N.89°48'51"W.-514.00 feet along the North line of the Northeast 1/4, of said Section 14 to a mag nail set for the point of beginning; thence S.0°11'09"W.-208.80 feet; thence N.89°48'51"W.-208.80 feet; thence N.0°11'09"E.-208.80 feet to a mag nail set on the North line of the Northeast 1/4, of said Section 14; thence S.89°48'51"E.-208.80 feet along said North line to the point of beginning, containing 1.00 acre, more or less.

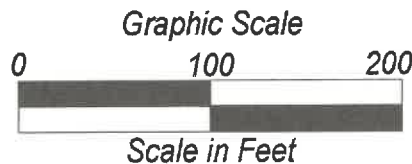


Part of PIN: 08-14-18-004-001-00

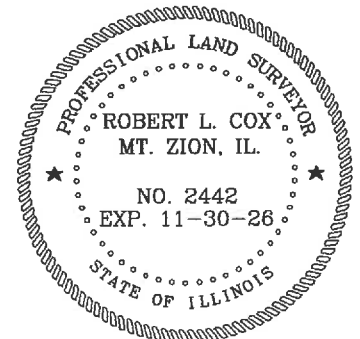


Legend

- Scale: 1" = 100'
○ = Iron Pipe or Pin
From Prev. Surveys
● = 5/8" Iron Pin Set
This Survey
Ø = Survey Point



Bearings are based on the Illinois State
Plane Coordinate System - (East Zone)



Fieldwork completed: July '25 (RC)

Survey Notes:

- 1.) The field and office procedures were performed by me, or under my direct supervision in the month of July 2025.
- 2.) No investigation was made concerning environmental or subsurface conditions or the existence of underground utilities in the course of this survey.
- 3.) No investigation was made concerning the compliance or non-compliance with local zoning ordinances in effect, if any, in the course of this survey.
- 4.) The boundary of this property was determined by the physical location of existing monumentation in Section 14 and the surrounding sections.
- 5.) This professional service conforms with the current IPLSA Minimum Standards of Practice applicable to boundary surveys.

Surveyor's Certificate

I, Robert L. Cox, Illinois Professional Land Surveyor Number 2442, do hereby certify to the best of my knowledge and belief, that this plat correctly represents the results of a survey performed in the month of July 2025, in accordance with state statutes governing survey work in the State of Illinois.

July 14, 2025

Robert L. Cox
IL. Professional Land Surveyor No. 2442
(License Expires November 30, 2026)