

## **WOZNIAK**

On June 4, 2025 Louis and JoAnn Wozniak, trustees, applied for a zoning reclassification for a 26-acre tract of land located at 3035 North 900 East Road, Mansfield, IL. They wish to have the property re-zoned from the current A1 Agriculture to G-1 General Industrial to allow for a construction yard for storage of aggregate and equipment.

The \$300 Zoning classification application fee has been 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?**

LEGAL NOTICE

PIATT COUNTY  
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on June 26, 2025, at 1:00pm in the Piatt County Courthouse, Room 104, Monticello, Illinois, a public hearing will be held on the Application of Louis & Jo Ann Wozniak, Trustees for property described as

PIN#: 02-31-21-006-004-02

Address: 3035 N 900 East Road, Mansfield, IL 61854

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. The Petitioners seek an Amendment to change Zoning classification to G-1.

*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 Thursday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$47 prior to publishing this notice. (\$63 for extended legal description)
- 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 inappropriate news publication may result in your zoning classification application not being heard by the Zoning Board of Appeals as scheduled.

I understand my responsibilities in this matter.

Louis Wozniak 6-2-2025  
Applicant date

## LEGAL DESCRIPTION

A part of the Southwest Quarter of Section 31, Township 21 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, described as follows:

Commencing at the northwest corner of the Southwest Quarter of said Section 31; thence on the west line of said Southwest Quarter, South 00 degrees 05 minutes 56 seconds West, 162.54 feet to the point of beginning.

From said Point of Beginning; thence South 85 degrees 46 minutes 17 seconds East, 1,435.57 feet, thence South 00 degrees 13 minutes 37 seconds West, 946.80 feet to the northerly right of way line of F.A.S. 1517 (U.S. 150); thence on said northerly right of way line of F.A.S. 1517 (U.S. 150); the following five courses and distances (1) North 73 degrees 45 minutes 36 seconds West, 851.95 feet; (2) North 55 degrees 19 minutes 30 seconds West, 15.86 feet; (3) North 73 degrees 45 minutes 42 seconds West, 49.95 feet; (4) South 87 degrees 52 minutes 02 seconds West, 15.91 feet; (5) North 73 degrees 45 minutes 36 seconds West, 556.36 feet to the west line said Southwest Quarter; thence on said west line North 00 degrees 05 minutes 56 seconds East, 636.40 feet to the point of beginning.

Said Parcel herein described contains 26.00 acres more or less.

PETITION FOR AMENDMENT OF ZONING CLASSIFICATION

Attention: Piatt County, IL Zoning Officer

Date: June 4, 2025

I hereby petition the Zoning Board of Appeals of Piatt County, Illinois to recommend to the County Board of Piatt County, Illinois, that the property described below be rezoned as stated hereinafter, and in support thereof submit the following information:

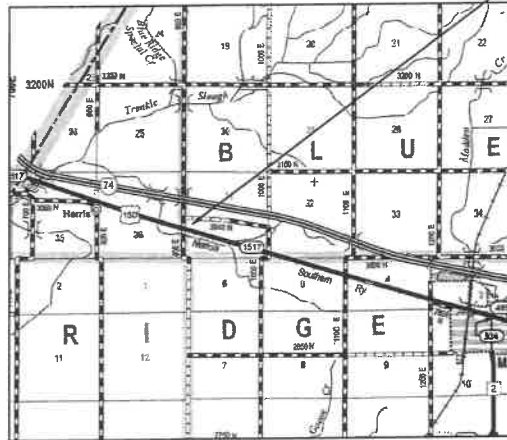
- 1. Description of the property that is to be affected: 26.1-acre± parcel at the NE corner of CR 900 East and US 150  
  
Township: Blue Ridge  
  
Address: 3035 N 900 East Road, Mansfield, IL 61854  
  
Legal Description: See attached
- 2. Current Owner of subject property: Louis Wozniak, Trustee & JoAnn Wozniak, Trustee
- 3. Present Zoning: A-1, Agricultural
- 4. Proposed Zoning District of Property: G-1, General Industrial
- 5. Proposed use for which zoning change is required: Construction yard for storage of aggregate and equipment.
- 6. If construction of any structure is contemplated, describe structure: Unknown at this time.
- 7. Names of adjacent land owners (Complete information required by Applicant):  
Marc D Bradd, Trustee, Bradd Family Land Trust  
David B Plunk  
Patricia A Yowell Trust  
Bernard and Deborah Bols  
James D. Jr. and Dorita M Helberg  
State of Illinois, Department of Transportation
- 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.

Applicant: Louis Wozniak, Trustee  
JoAnn Wozniak, Trustee  
Print Name  
  
401 CR 2425 N, Mahomet, IL 61853  
Address  
  
(217) 586-4289  
Phone

PLOTTED: Wednesday, May 28, 2025 10:57:59 AM

X-REFS: 63131 TOPO & Boundary 5-28-25 less acres & Master  
FILE PATH: s:\shane\60000000\63131-Open\_Road\_Paving\63131-001\_Plat\_County\_Boundary\_Survey\CADD\ProdDrawings\63131-Open Road 26A ALTA Survey.dwg

1037  
04/18/93  
lp



LOCATION MAP  
NOT TO SCALE

SURVEY NOTES: THE ONLY TOPOGRAPHIC FEATURES INCLUDED ARE LISTED BELOW. NO IMPROVEMENTS CURRENTLY LOCATED WITHIN THE "LEASE AREA" ARE INCLUDED OR SHOWN

1. U.S.150
2. N. 900 EAST ROAD
3. E. 3050 NORTH ROAD
4. EXISTING OVERHEAD POWER POLES LOCATED ALONG U.S. 150 AND N. 900 EAST ROAD

THE SUBJECT PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION OF X BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP NO. 17147C0100D, WITH A DATE OF IDENTIFICATION OF JUNE 16, 2011 FOR COMMUNITY NO. 170542, IN PIATT COUNTY, STATE OF ILLINOIS, WHICH IS THE CURRENT FLOOD INSURANCE RATE MAP FOR THE COMMUNITY IN WHICH SAID PREMISES IS SITUATED.

### SURVEYORS CERTIFICATE

To: XXXXXXXX

Title Commitment No. XXXXXXXX dated XXXX XX, XXXX

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA, and NSPS, and includes Items 1, 2, 3, and 4 of Table A thereof. The fieldwork was completed in the month of May, 2025.

Given under my hand and seal this the 28th day of May, 2025.

Shayla E. Demarco  
Illinois Professional Land Surveyor No. 35-003411  
Expiration Date: 11/30/2026

DATE	REVISIONS

SCALE	AS NOTED
DRAWN	SKUPER
CHECKED	SDEMARCO
APPROVED	SDEMARCO
DATE	05/28/2025
ISSUED FOR	REVIEW



3035 N 900 EAST ROAD  
MANSFIELD, IL 61854  
2417 West White Oaks Drive • Springfield, Illinois 62704  
217-544-8033 • 1-800-241-8000

ALTA/NSPS LAND TITLE SURVEY

SHEET NO.

1

1 OF 1

PROJECT 63131

JOB NO. 63131 VEENSTRA & KIMM, INC., DESIGN FIRM REGISTRATION NUMBER 184-001939

## ALTANSPPS LAND TITLE SURVEY

PROJECT LOCATION

P.O.C.  
FND MAG NAIL  
N.W. COR  
S.W. 1/4  
SEC 31, T.21N., R.6E.  
3RD PM

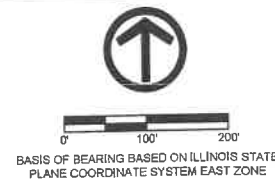
P.O.B.  
SET 5/8" IRON PIN  
W/ PLASTIC CAP

S 89°28'20" E 2650.55'  
NORTH LINE S.W. 1/4, SEC 31

S 00°05'56" W 162.54' (162.55' PLATTED)

22.5'  
22.5'  
45' AS  
OCCUPIED

FND 1/2" IRON PIN  
CENTER SEC 31  
T.21N., R.6E.  
3RD PM



### LEGEND

—	PROPERTY LIMITS
o	SET IRON PIN W/ PLASTIC CAP
•	FOUND MONUMENT AS NOTED
(152)	RECORDED DIMENSION
⚡	ELECTRIC POLE
☆	LIGHT FIXTURE
⦿	GY POLE

26 AC. LEASE  
PARCEL

LOT 4  
SUB. OF S 1/2, N.W. 1/4 + N 1/2,  
SUC. S.W. 1/4 + N.W. 1/4, S.E. 1/4  
SEC 31 T.21N., R.6E.  
PER PLAT "D" PAGE 159

S.W. 1/4  
SEC 31

26 AC. LEASE PARCEL  
LEGAL DESCRIPTION

A PART OF THE SOUTHWEST QUARTER OF SECTION 31, TOWNSHIP 21 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER AND SAID SECTION 31; THENCE ON THE WEST LINE OF SAID SOUTHWEST QUARTER, SOUTH 00 DEGREES 05 MINUTES 56 SECONDS WEST, 162.54 FEET TO THE POINT OF BEGINNING.

FROM SAID POINT OF BEGINNING; THENCE SOUTH 85 DEGREES 46 MINUTES 17 SECONDS EAST, 1,435.57 FEET, THENCE SOUTH 00 DEGREES 13 MINUTES 37 SECONDS WEST, 946.80 FEET TO THE NORTHERLY RIGHT OF WAY LINE OF F.A.S. 1517 (U.S. 150); THENCE ON SAID NORTHERLY RIGHT OF WAY LINE OF F.A.S. 1517 (U.S. 150); THE FOLLOWING FIVE COURSES AND DISTANCES (1) NORTH 73 DEGREES 45 MINUTES 36 SECONDS WEST, 851.95 FEET; (2) NORTH 55 DEGREES 19 MINUTES 30 SECONDS WEST, 15.88 FEET; (3) NORTH 73 DEGREES 45 MINUTES 42 SECONDS WEST, 49.95 FEET; (4) SOUTH 87 DEGREES 52 MINUTES 02 SECONDS WEST, 15.91 FEET; (5) NORTH 73 DEGREES 45 MINUTES 36 SECONDS WEST, 556.36 FEET TO THE WEST LINE SAID SOUTHWEST QUARTER; THENCE ON SAID WEST LINE NORTH 00 DEGREES 05 MINUTES 56 SECONDS EAST, 636.40 FEET TO THE POINT OF BEGINNING.

SAID PARCEL HEREIN DESCRIBED CONTAINS 26.00 ACRES MORE OR LESS.

PRELIMINARY

