

Hermann

On June 3, 2025 Brett Hermann applied for a Special Use Permit for a bed and breakfast/short term vacation rental on a parcel of A-1 Agriculture land located at 444 East 2150 North Road, Deland, IL

Piatt County Zoning Ordinance requires a Special Use Permit for a bed and breakfast, tourist home or any reasonable similar use in A-1 zoning.

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 and in support thereof submit the following information:

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

Pin# 04-17-19-005-007-01

Township: Goose Creek

Address: 444 East 250 N. Rd.

Deland IL 61839

Legal Description:

PT NW Section 17-19-5 Beg 67.00' W of Of the 3rd Principal Meridian, Piatt County, Illinois
CTR SEC 17 TH N 332.0'; S 192.0'; E 10.0'; S 133.80'; E 312.25' TO POB 22 17 9.1 Plat BK
13 Page 150
2.415 acres.

2. Current Owner(s) of subject property: (if corporation, names and addresses of all board members must be provided) Brett and Janelle Hermann

3. Present Zoning: Residential

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

5. Proposed Construction Description: None

6. Names of adjacent land owners (Complete information required by Applicant): Millenia Park LTD
Brandon Rost, James & Julie Reed, Ken Becker and Sharon Jean.

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

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. Attached

We being the applicant(s) and owners(s) hereby request that a special use be granted for the purpose of: Renting property, short term rental

Applicant:

Brett Hermann

Print Name

Signature

1826 Bucks Pond Rd. Monticello

Address

Phone

217-251-3636

Email

brett@frontierfarms.
com

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____, 2024 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): _____

Metes and 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 Special Use Permit for _____.

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
Lloyd 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.

 6/3/25
Applicant _____ date

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 Brett Hermann acting for himself asking for a Special Use Permit for bed and breakfast/short term vacation rental for property described as:

PT NW SECTION 17-19-5
BEG 67.00' W OF CTR
SEC 17 TH N 332.0', W
330.0', S 192.0', E 10.0', S
133.80', E 312.25' TO POB
22 17 9.1 PLAT BK 13 PG
150 2.415 ACRES

PIN#04-17-19-005-007-01
Located at (Address): 444
E 2150 North Road, De-
land, 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 a bed and breakfast/short term vacation rental.

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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12:39



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East 2150 North Rd

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