

Gilbert-Roth

On July 31, 2025 Steve Gilbert of Shady Rest Materials, LLC and Thomas A. Roth applied for a Special Use Permit for a sand and gravel quarry on a parcel of A-1 Agriculture land located at 1 Hollowpoint Hill, Mansfield IL 61854.

Piatt County Zoning Ordinance requires a Special Use Permit for extraction of coal, sand, gravel, oil or other materials 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: 7/2/25

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# 02-11-20-006-004-00
Township: Blue Ridge

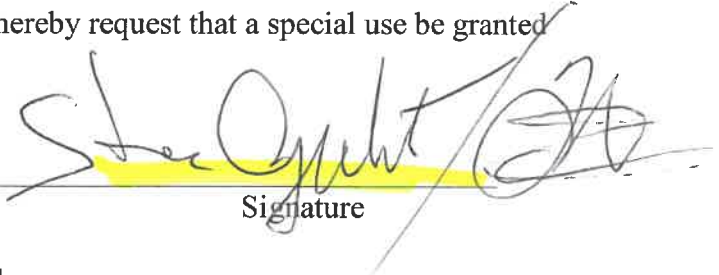
Address: 1 Hollowpoint Hill, Mansfield IL 61854

Legal Description: **See attached**
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) Thomas A Roth
3. Present Zoning: A-1
4. Proposed Change(s) to the Use of Property: excavate a sand and gravel quarry
5. Proposed Construction Description: Container for tool storage
6. Names of adjacent land owners (Complete information required by Applicant):
Thomas A Roth, Hendren Properties, LLC, F-M Trust, Miyun Cho Doenitz, Richards and Ilonna Lutz, Jerry Lindsay, Kyle and Kimberly Castor, Brian and Sara Mullen, Pamela Sadler, Donald & Alison Burrow, Casey Mayfield, Trenton Montgomery, Katie and Bryan Clark, Steven and Nancy Dodge, Megan Asher and Jeremy Wilson,
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.

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

Applicant: Shady Rest Materials, LLC

AND THOMAS A. ROTH
Print Name


Signature

Box 491, Mansfield IL 61854
Address

Phone 217-530-1917

Email

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on August 28, 2025 at 1:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Stephen Gilbert, Shady Rest Materials LLC ^{and} acting for Thoms A Roth asking for a Special Use Permit for excavating a sand and gravel quarry for property described as:

SEE ATTACHED

PIN#02-11-20-006-004-00

Located at (Address): 1335 E 2850 North 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 Petitioner seeks a Special Use Permit for a sand and gravel quarry.

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 August 13, 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 (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: Gilbert/Roth

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

7/31/2025

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

PIATT COUNTY
ZONING BOARD OF
APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on August 28, 2025 at 1:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Stephen Gilbert, Shady Rest Materials LLC and Thomas A Roth acting for themselves asking for a Special Use Permit for excavating a sand and gravel quarry for property described as:

Parcel 1: All that part of the SE ¼ of Section 10, Township 20 N, Range 6E of the Third Principal meridian, which lies to the East of the right of way of the public highway running North and South through said Southeast Quarter of said Section 10, situated in the Town of blue Ridge in the County of Piatt, and State of Illinois; The SW ¼ of Section 11, Township 20N, Range 6E of the Third Principal Meridian, in Piatt County, Illinois;

EXCEPTION ONE: A. Roth's Addition to the Village of Mansfield, as per a plat dated October 30, 1962, made by L. Dale Crowe, Illinois Land Surveyor Number 1531, and recorded in Book 4 at page 118 in the office of the Recorder of Deeds of Piatt County, Illinois; and EXCEPTION TWO: A. Roth's Second Addition to the Village of Mansfield as per plat dated June 13, 1974, made by L. Dale Crowe, Illinois Land Surveyor Number 1531, and recorded in Bok 5 at page 23 in the Office of the Recorder of Deeds of Piatt County, Illinois; and EXCEPTION THREE: Beginning at the Northeast corner of the SW ¼ of Sec. 11, Township 20 N, Range 6 E of the Third Principal Meridian; thence W on the half Section line of said Section 11 602 ½' as the place of beginning; thence W 207 1/2'; thence South 210'; thence E 207 1/2'; thence North 210' to the point of beginning; and

EXCEPTION FOUR: Lots 1 to 13 and Lots 15 to 18 of Roth Subdivision – Phaes1, Phase II and Phase III located in the SW ¼ of Sec 11, Township 20N, Range 6E of the Third Principal Meridian, in Piatt County, Illinois, as shown in PB 8 pg 146, Piatt County, And

EXCEPTION FIVE: Beginning on the East-West Quarter Section line a distance of 3074.00' W of the E ¼ Corner of Sec 11, Township 20N, of the Base Line, Range 6 E of the Third Principal Meridian; thence W 150' on said Quarter Section line thence Southerly 290.40' at right angles; thence E 150' parallel with said quarter section line; and thence Northerly 290.40' to the point of beginning, encompassing 1.00 acre in the SW ¼ of said Section, situated in Piatt County, Illinois, as more fully shown on that certain Plat of Survey dated April 10, 1997 and recorded May 13, 1997, in PB 12 page 179 in the Office of the Piatt County Recorder of Deeds; and

EXCEPTION SIX: A tract of land described as: Commencing at a stone at the NE corner of the SE ¼ of Sec. 10, Township 20N of the Baes line, Range 6 E of the Third Principal Meridian; thence S 00° 02.7' East a distance of 182.78' on the E line of said SE ¼ to a point of beginning; thence S 88°53.5'W 359.54' on the S line of A. Roth's Second Addition to the Village of Mansfield to 5/8" iron rod; thence S 88°53.2' W 984.88' on said S line and on the South line of A. Roth's First Addition to the Village of Mansfield; thence S 06°18.9'E 179.63' on thee E line of the right of way of County Hwy No. 2; thence Southerly 552.04' on said East line, begin a tangent circular curve, concave to the W, with a radius of 3734.00 feet and a chord bearing S 04° 04.7' E; thence S 00° 09.4' W 460.62' on said E line; thence S 89° 50.6' E 7' on the jogged line of said right of way; thence S 00° 09.4' W 890.73' on said E line; thence N 88°38.9' E 511.01' parallel with the S line of said SE 1/4; thence S 00° 18.3' W 400' parallel with the W line of the E ½ of said SE ¼; thence S 0° 23.7' W 400' parallel with the W line of the E ½ of the NE ¼ of SEC 15, Township 20 N, Range 6 E of the Third Principal Meridian; thence S 88° 38.9' W 550' parallel with the North line of said NE ¼; thence S 00°23.7' W 1159.15' on said W line; thence N 89° 0330' E 594.00' parallel with the S line of said NE ¼; thence S 00° 23.7' W 1093.31' parallel with said W line; thence N 89° 03.0' E 719.20' on the S line of said NE ¼; thence S 890176 36.7' E305.49' on the S line of the SW ¼ of Sec 14, Township 20 N, Range 6 of the Third Principal Meridian; thence N 00° 49.1' E1469.46'; thence N 31° 35.4' E 912.78'; thence North 00°09.4' E 2825.33'; thence N 89° 32.2' W789.81' on the S line of Roth Subdivision -Phase 1 in Sec. 11, township 20N, Range 6 E of the Third Principal Meridian and on the S line of Roth Subdivision-Phase II in said Sec 11; thence N 00° 02.0' W65.45' on the W line of said Roth Subdivision phase III; thence S 88°53.5' W .040' on the S line of said S.


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

Second Addition to the Village of Mansfield to the point of beginning, encompassing 200.00 acres, more or less, in the SE ¼ of Sec. 10, the SW ½ of Sec. 11, the NW ¼ of Sec 14 and the NE ¼ of Sec. 15; situated in Piatt County IL.

Parcel II: Beginning at the NW Corner of the SE ¼ of Sec 11, Township 20 N, Range 6 E of the Third Principal Meridian; thence S 90° 00' 00"E 660' to an iron pin monument, o the N line of the SE ¼ of said Sec. 11; thence S 0° 39'20" E 1320.00', to an iron pin monument: thence N 90°00'00" W 660', to an iron pin monument on the W line of said SE ¼; thence N 0° 39' 20" W 1320.00', on the said W line, to the Point of Beginning containing 20.00 acres, more or less, and situated in the County of Piatt, IL

Parcel III: Beginning at the NE Corner of the SW ¼ of Sec. 11 Township 20N, Range 6E of the Third Principal Meridian, in the County of Piatt and State of Illinois, thence W on the ½ section line of said Sec 11, 602 ½' as the place of beginning, thence West 207 ½' , thence S 210' thence E 207 ½', thence N 210' to the point of beginning, being 1 acre, more or less.

PARCEL IV: A part of the W ½ of the NW ¼ of Sec. 14, Township 20N, R6E of the Third Principal Meridian described as follows: Beginning at the SE corner of the W 1.2 of the NW ¼ of Sec. 14, Township 20 N, of the Base line, Range 6 E of the Third Principal Meridian, thence W a distance of 512; on the S line of said NW ¼; thence 512' parallel with the E line of said W ½ of NW ¼; thence E 512' parallel with said S line; and thence S 512' on said E line to the place of beginning, situated in Piatt County, Illinois.

PIN#02-11-20-006-004-00, 02-11-20-006-006-00, 02-11-20-006-004-01, 02-14-20-006-004-00

Located at (Address): 1335 E 2850 North Road, Mansfield IL 61854

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Keri Nusbaum, Piatt County Zoning Officer

Loyd Wax, Chair, Zoning Board of Appeals

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Mineral Rights Agreement

August 20, 2024

Roth Sand & Gravel, Thomas Roth, is granting the mineral rights to Shady Rest Materials, LLC, Stephen Gilbert, Member, for 10 (ten) years from the agreement date of August 20, 2024, from the property as described below according to tax records as follows:

Piatt County: 1 ACRE W OF COR 13 11 10;

W 1/2 NW OF SECTION 14-20-6 EX BEG SE COR OF W 1/2 NW TH W 512', N 512', E 512', S 512' TO POB EX 22.27 AC NW 1/4 SEE PL BK 14 PG 66 13 14 4 51.71 AC.

W 1/2 NW SE EX 5.05 ACRE TRACT S11T20NR6E.

SW EX 1 AC NE COR EX 10.286 AC ROTH SUBD EX 1 AC SW 1/4 & EX 44.24 AC SW 1/4 SEE PL BK 14 PG 66 103.48 AC 13 11 9.

SITE ADDRESS: 1 Hollowpoint Hill, Mansfield, IL 61854.

Roth is entitled to 10% of the sale price of the minerals sold.

In the event of the sale of Shady Rest Materials, LLC, Roth is granted the 1st option to buy any processing equipment owned by Shady Rest Materials that is being used on the Roth site.

Stephen Gilbert

Thomas Roth

Notary

Shirley A Dammerman 08/22/24

