

Bright

On September 10, 2026 Douglas Bright applied for an amendment of zoning classification and a Special Use Permit for 1286 E Old Route 47, White Heath, currently A-1 Agriculture to be zoned B-1 General Business for the purpose of locating a storage facility and sales lot for Stowaway Mobile Storage.

B-1 zoning allows a sales lot. Storage facility is a special use in all zoning districts.

The 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 September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023, September 11, 2024 and in support thereof submit the following information:

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

Pin# 06-22-1A-006-001-14

Township: Sangamon

Address: See attached

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)

3. Present Zoning: Farm Ground A-1

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

5. Proposed Construction Description: None

Storage facility
Sales lot
6 acres for farming
Remaining 4 acres will be
used for Storage Containers and
Paved Building

6. Names of adjacent land owners (Complete information required by Applicant):
Ed Chin Trust

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:

DOUGLAS W BRIGHT
Print Name

Signature

1190 E 1800 N Rd Monticello
Address IL 61856

Phone

217-620-8665 dbrighttools@yahoo.com
Email

PETITION FOR AMENDMENT OF ZONING CLASSIFICATION

Attention: Piatt County, IL Zoning Officer

Date:

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:

Township: Sangamon

Address: See attached

Legal Description: See attached

2. Current Owner of subject property: Don Carroll

3. Present Zoning: Farming A-1

4. Proposed Zoning District of Property: B-1

5. Proposed use for which zoning change is required: 10 acres / Farming
4 acres / Storage Container &

6. If construction of any structure is contemplated, describe structure: fixed Storage
Boat & RV Storage building

7. Names of adjacent land owners (Complete information required by Applicant):
Ed Chin Trust

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:

DOUGLAS W Bright
Print Name

[Signature]
Signature

1190 E 1800 N Rd Monticello Il
Address

217-620-8665
Phone

LEGAL NOTICE

PIATT COUNTY ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____, 2024, at :00pm in the
Piatt County Courthouse, Room 104, Monticello, Illinois, a public hearing will be held on
the Application of _____ for property described as _____

PIN#:

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 Petitioners seek an
Amendment to change Zoning classification to B-1 Special uses
*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 _____, 2024.

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. ~~\$65~~ for extended legal description) \$63
- 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.

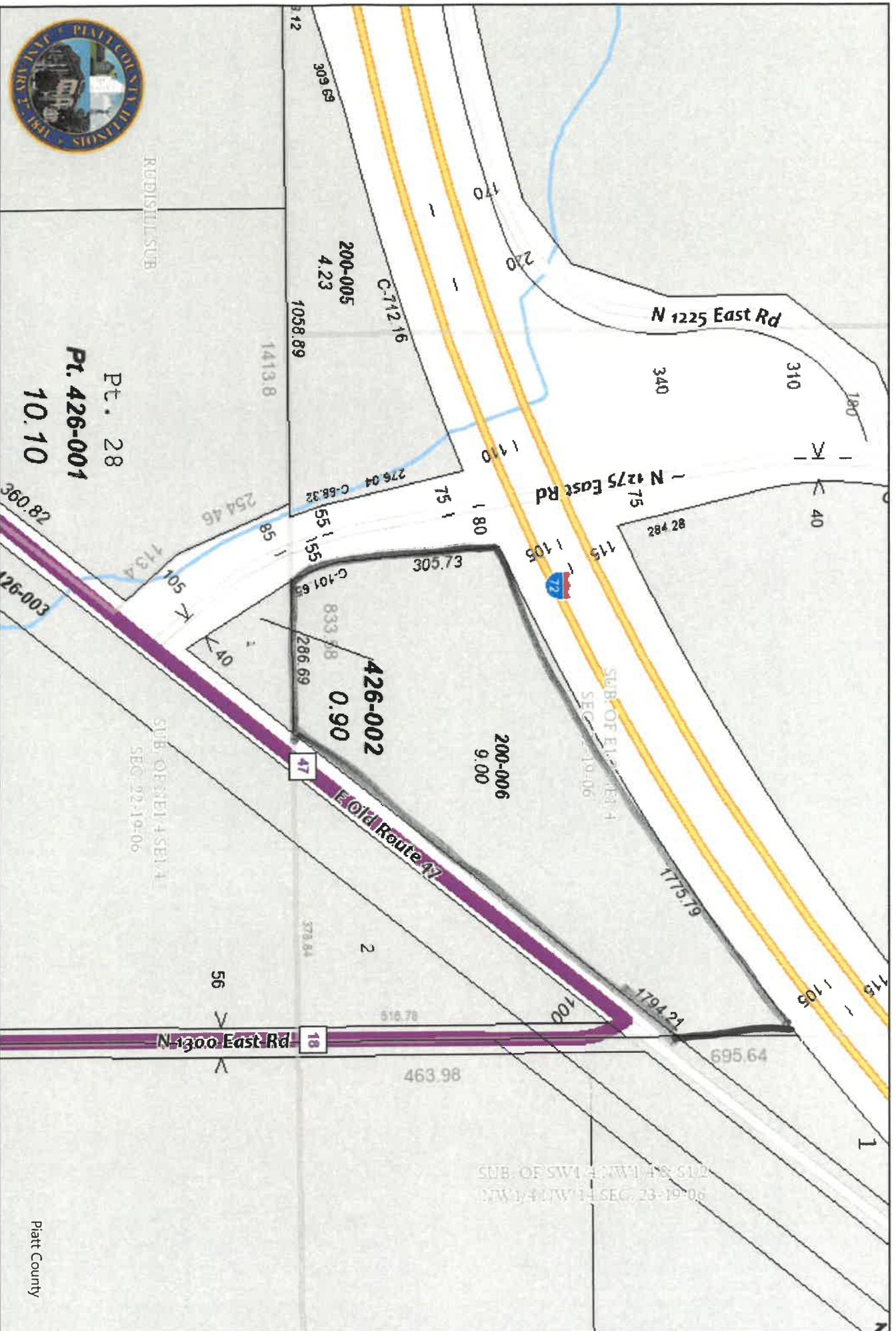
I understand my responsibilities in this matter.

Applicant _____

date _____



Platt County Web Map



0.03

mi

This map application was prepared with Platt County geographic information system (GIS) data. Platt County does not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.

Platt County



AFFP

LEGAL NOTICE Bright

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF PIATT } SS

Armani Buie, being duly sworn, says:

That he is Ad Verification Supervisor of the Journal Republican, a weekly newspaper of general circulation, 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:

October 07, 2026

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on October 22, 2026 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Douglas W. Bright, acting for himself and for the record owner of the property, Danny G Carroll Trust, Barbara F Carroll Trust, for property described as:
9A SE OF I-72 & NW OF RTE 47 PT SE NE S22T19NR6E pt of 10.57 A tract on plat
PIN #06-22-19-006-001-14
Address: 1286 E Old Route 47, White Heath.

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 requests a reclassification of the property to B-1 General Business with a Special Use for storage facility.

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

1221033 10/7

Armani Buie

Armani Buie, Authorized Agent, Piatt County, Illinois

99226363 01221033

COURTHOUSE - Keri Nusbaum
Piatt County Zoning Office
101 W. Washington St.
Room 105
Monticello, IL 61856

ZONING FACTORS (SPECIAL USE PERMITS)

1. Does the current special use restriction promote the public health, safety, morals, or general welfare?
2. Will granting the SUP be detrimental to the public health, safety, comfort, or general welfare?
3. Will granting the special use be injurious to the use and enjoyment of other property within the immediate vicinity?
4. Will granting the special use diminish property values of other property within the immediate vicinity?
5. Are there adequate utilities, access roads, drainage, and /or necessary facilities to accommodate the special use? If not, are those things being provided?
6. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the SUP is granted?
7. Would the special use, if granted, compete with or impede the existing zoned uses of other property within the zone?
8. Would the special use, if granted, have a harmful impact upon the soil?
9. What is the Land Evaluation and Site Assessment (LESA) rating for the subject land?
10. Does the SUP conform to the applicable regulations of the zoned district? The Zoning Board must find that there is a public necessity for the special use.

ZONING FACTORS *Reclass*

1. Does the current use restriction promote the health, safety, morals, or general welfare of the public?
2. Will granting the zoning classification change be detrimental to the safety, comfort, or general welfare of the community?
3. Will granting the zoning classification change be injurious to the use and enjoyment of other property within the immediate vicinity?
4. Will granting the classification change diminish property values of other property within the immediate vicinity?
5. Is there adequate infrastructure to accommodate the change in use if granted (i.e. roads, utilities, drainage)?
6. Are there adequate measures to provide ingress and egress to minimize traffic congestion in the public streets if the request is granted?
7. Would the change in zoning classification, if granted, be in harmony with the overall comprehensive plan of the county?
8. Would the zoning classification change, if granted, compete with or impede the existing zoned uses of other property within the zone?
9. Would the change, if granted, create a hardship on other landowners within the zone?
10. Would denying the change create a hardship on the applicant?
11. Is the subject land suitable for the proposed use and is the subject land suitable for the current zoned use?
12. Is the applicant's property, as presently zoned, vacant? If so, how long has it been vacant?
13. Would the proposed change, if granted, have a harmful impact upon the soil?

14. What is the Land Evaluation and Site Assessment (LESA) rating for the subject land?
15. Does the request for zoning classification change conform to the regulations of the zoned district? The Zoning Board must find that there is a public necessity for the special use.