

ELY

On August 6, 2026 Derek Ely applied for a yard variation to construct a balcony raised carport with staircase less than 10 feet from the property line on a lot of R-S Residential Suburban zoned land located at 14 Indian Ridge Lane, White Heath, IL.

Piatt County Zoning Ordinance requires a 10-foot side setback line in the R-S zoning district.

The \$50 Yard Variation 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.

The application was tabled by the ZBA on 9/24/26.

APPLICATION FOR YARD VARIATION

Attention: Piatt County, IL Zoning Officer

Date: August 6, 2026

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

1. Description of the property that is to be affected: Single-family home

Township: White Heath

Address: 14 Indian Ridge Lane
PIN#: 06-00-14-000-158-00

2. Legal Description: Lot No. Fourteen (14) of Indian Ridge Subdivision in the Southwest Quarter (SW 1/4) of the Northeast Quarter (NE 1/4) of Section No. Fifteen (15), Township Nineteen (19) North, Range Six (6) East of the Third Principal Meridian as shown by a plat made by Buford P. Johnson, IRLS No. 1193, on August 9, 1978 and recorded on November 9, 1978 in Book 7 of Plats at page 45 in the Recorder's Office of Piatt County, Illinois. Said premises being situated in Piatt County, Illinois.
3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Derek & Dominique Ely
4. Present Zoning: R-S
5. Proposed Use of Property: Primary Residence
6. Proposed Construction Description: Balcony/raised carport with staircase that leads to finished room above garage.
7. Names of adjacent land owners (Complete information required by Applicant): Dane Strube & Mike Little
8. Fee required: \$50.00 (under no condition shall said sum or any part thereof be refunded).
9. Will a survey and monuments be required for this ground? Yes or No
10. Should this variation run with the land or the applicant? Land

Print Name DEREK ELY Signature [Signature]

Address 14 INDIAN RIDGE LN Phone 217-714-1386

Email: derekeely@gmail.com

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____ at _____:00pm in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of _____ acting for himself, for property described as:

Located at 14 Indian Ridge Lane, White Heath, IL 61884

PIN# 06-00-14-000-158-00

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:

Keri Nusbaum, Piatt County Zoning Officer
Loyd Wax, Chair, Zoning Board of Appeals

Please run one time on _____,.

To the Applicant:

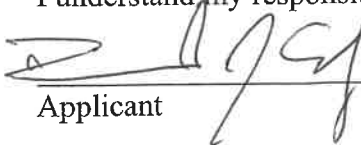
- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Friday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$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.

 _____
Applicant date

AFFP

LEGAL NOTICE Derek Ely

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:

September 09, 2026

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF
APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on September 24, 2026 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Derek Ely acting for himself, for property described as: Lot No Fourteen (14) of Indian Ridge Subdivision in the Southwest Quarter (SW ¼) of the Northeast Quarter (NE ¼) of Section No. Fifteen (15), Township Nineteen (19) North, Range Six (6) East of the Third Principal Meridian as shown by a plat made by Buford P. Johnson, IRLS No. 1193, on August 9, 1978 and recorded on November 9, 1978 in Book 7 of Plats at page 45 in the Recorder's Office of Piatt County, Illinois, Said premises being situated in Piatt County, Illinois.

PIN #06-00-14-000-158-00

Address: 14 Indian Ridge Lane, White Heath IL 61884

Metes & bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is R-S Residential Suburban. The petitioner requests a Variation to construct a balcony/raised carport with staircase to finished room above garage with reduced setbacks.

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

1215834 9/9

Armani Buie

Armani Buie, Authorized Agent, Piatt County, Illinois

99226363 01215834

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

Platt County Web Map



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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.

