

Jaros

On September 25, 2026 Joel Jaros applied for a yard variation to construct a garage with a reduced setback from the property line on a Residential Suburban zoned parcel located at 203 North East C Street, LaPlace IL

Piatt County Zoning Ordinance requires a 10-foot side setback line and a 30-foot rear setback in the R-S district.

The \$50 Yardage Variation application fee was 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 YARD VARIATION

Attention: Piatt County, IL Zoning Officer

Date: 9/25/26

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:

Township: Cerro Gordo

Address: 203 N. East C St. LaPlace 61936

PIN#: 03-00-21-000-456-00

2. Legal Description: BLK 2 Lot 145 & 912 LaPlace 7523

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) JOEL & KELLY JAROS

4. Present Zoning: RS

5. Proposed Use of Property: Garage

6. Proposed Construction Description: 20x45 POLE BARN TYPE GARAGE
with in 2 feet of Property Line

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

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

JOEL JAROS

Signature

[Signature]

Address 203 N. East C St LaPlace Phone 217-433-4032

Email: joeljaros@gmail.com

P.O. Box 71

Application for Yard Variation

Joel & Kelly Jaros 203 N. East C St. La Place 61936

Adjacent Landowners

Bruce Osborn 216 N. East C St. PO Box 12

Dalton Bettinger 204 N. East B St.

Kevin & Ronald Cain 210 N. East B St. PO Box 84

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 (address) 203 N. East C St. La Place, IL 61938

PIN# 03-00-21-000-456-00

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

The present classification of the above property is RS RS

The Petitioner seeks a variation to: Build a Garage within 1ft of Property Line

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 Friday noon, prior to Wednesday publication.
- Piatt County Journal Republican will require you to pay a fee of \$63 (standard description) \$70(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.

[Signature] 9/25/28
Applicant date

Piatt County Web Map



This map application was prepared with Piatt County geographic information system (GIS) data. Piatt 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.

0.01 mi



AFFP
LEGAL NOTICE jaros

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF PIATT } SS

Armani Buie, being duly sworn, says:

That he is Ad Verication 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

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 Joel Jaros, acting for himself, for property described as:

Blk 2 Lot 1,4,5,8,9,12 LaPlace 75 2 3
PIN #03-00-21-000-456-00
Address: 203 N East C Street, LaPlace IL 61936

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 20 x 45 garage within 1 foot of property line.

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

12211004 10/7

Armani Buie

Armani Buie, Authorized Agent, Piatt County, Illinois

99226363 01221004

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

VARIATION ZONING FACTORS

1. Will the proposed use compete with the current use of the land?
2. Will the proposed use diminish property values in surrounding areas?
3. Would a denial of the variance promote the health, safety and general welfare of the public?
4. Would granting the variance create a hardship for the surrounding property owners?
5. Is the property suitable for the proposed use?
6. Is the subject property non-productive with its current use?
7. Would a granting of this variance compete with the Piatt County Comprehensive Plan?