

Pierce

On September 24, 2025 Jan A Pierce applied for a Special Use Permit to allow two single family dwellings on 2.90 acres of A-1 agriculture zoned land located at 1297 E 1600 North Road, Monticello IL

Piatt County Zoning Ordinance allows only one dwelling on any parcel.

The \$300 SUP 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 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: EXISTING SINGLE FAMILY HOUSE w/ 2 OUT BUILDINGS (SEE ATTACHED)
Pin#
PARCEL # 05-15-18-006-001-00
Township: MONTICELLO
Address: 1297 E. 1600 NORTH RD. MONTICELLO, IL 61856
Legal Description: 2.90 AC NE COR NE 1/4 S1 15 1
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) JAN A & GEORGIA D. PIERCE
3. Present Zoning: A1 AG
4. Proposed Change(s) to the Use of Property: ADD A SINGLE FAMILY DWELLING
5. Proposed Construction Description: None
6. Names of adjacent land owners (Complete information required by Applicant):
STEPHEN RHOADES FARMLAND TRUST - 1155 E. 1400 NORTH RD MONTICELLO IL 61856
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:

JAN A. PIERCE

Print Name

Signature

1297 E. 1600 NORTH RD.

Address

217-202-378

Phone

Email

Tony 1957
Pierce @
OUTLOOK
.COM

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on 10/23, 2025 at 7:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of JAN A. PIERCE acting for APPLICANT asking for a Special Use Permit for property described as:
PIN# 05-15-10-006-001-00
Located at (Address): 1297 E. 1600 NORTH RD. MONTICELLO, IL 61856
Metes and bounds description and application are available for review in Room 105, Piatt County Courthouse.

The present classification of the above property is AIAG. The Petitioner seeks a Special Use Permit for TO ALLOW TWO SINGLE FAMILY DWELLINGS ON 1 PARCEL.
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

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: Pierce

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]
Applicant

9-24-25
date

1300 E. RD

E. 1600 NORTH RD

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PROPOSED

HOUSE

SHED

SHED

HOUSE

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05-15-18-006-001-00

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Show search results for 05-15-...

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CO HWY 4

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SEC. 06 SW 1/4 SEC. 11

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1297

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N-1300-East Rd

60ft

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