

Sara Gallagher

On April 30, 2025 Sara Gallagher applied for a Special Use Permit for a home occupation to operate a hair salon and variation for construction of a garage addition with reduced setbacks on A-1 Agriculture land located at 1497 N 1050 East Road, Monticello.

Piatt County Zoning Ordinance requires a SUP for any home occupation. The setback from the road in A-1 zoning is 50 feet.

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: April 28, 2025

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 and in support thereof submit the following information:

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

Pin# 05 - 20 - 18 - 006 - 001 - 01

Township: Monticello

Address: 1497 N 1050 East Rd Monticello

Legal Description: NW 1/4 NW 1/4 NW 1/4 NW 1/4 51207
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) Zach & Sara Gallagher

3. Present Zoning: Residential

4. Proposed Change(s) to the Use of Property: salon-home occupation

5. Proposed Construction Description: ~~None~~ attached garage addition

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

Mike & Donna Stevenson

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: Zach & Sara Gallagher
Print Name

Sara Gallagher Zach Gallagher
Signature

1497 N 1050 East Rd
Address Monticello

217-855-4688
Phone

sgallagher84@gmail.com
Email yuhw.ann

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

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

PIN# 05-20-18-006-001-01

Located at (Address): 1497 N 1050 East Rd Monticello

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 Petitioner seeks a Special Use Permit for home hair salon

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 _____.

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:

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.

Sena Gallagher 4/28/25
Applicant date

APPLICATION FOR YARD VARIATION

Attention: Piatt County, IL Zoning Officer

Date: April 28, 2025

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 and in support thereof submit the following information:

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

Township: Monticello

Address: 1497 N. 1050 East Rd

PIN#: 05-20-18-006-001-01

2. Legal Description: (see attached) ~~0~~ N 1/2 NW 1/2 NE 1/2 NW NE 5120

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Zach & Sara Gallagher

4. Present Zoning: Residential

5. Proposed Use of Property: garage addition

6. Proposed Construction Description: add onto existing garage by 25ft which is 45ft from the road

7. Names of adjacent land owners (Complete information required by Applicant): Mike & Anna Stevenson

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

Zach Gallagher

Sara Gallagher

Signature

Zach Gallagher

Sara Gallagher

Address 1497 N 1050 East Rd

Phone

217-202-5371

Email:

sgallagherpp@yahoo.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 _____ for property described as:

Located at (address) 1497 N 1050 East Rd

PIN#

Monticello IL 61856

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 : extend existing building to add garage 45 ft from the front yard Variance

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

To the Applicant:

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- Piatt County Journal Republican will require you to pay a fee of \$47 (standard description) \$47 (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:

\$63

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

PIATT COUNTY
ZONING BOARD OF
APPEALS

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that on May 22, 2025 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Sara Gallagher, acting for herself, for property described as:

N 6 A W 1/2 NW NE W1/2
NW NE 51 20 7
PIN #05-20-18-006-001-01
Address: 1497 N 1050 East
Road, Monticello

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 Special Use Permit for a hair salon with a variation to construct a garage addition 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
Loyd Wax , Chair,
Zoning Board of Appeals
1145232 5/7

Home
Salon
Garage
Addition
25' x 28'

N 1050 East