

Reed/Shubert

On April 3, 2025 John Reed applied for a yard variation to construct a 24' x 35' garage 6' feet from the side property line on a parcel of R-S Residential Suburban land located at 1525 N 1000 East Road, Monticello

Piatt County Zoning Ordinance requires a 10-foot side setback line in the residential suburban 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.

Are there any questions?

APPLICATION FOR YARD VARIATION

Attention: Piatt County, IL Zoning Officer

Date: 4/3/25

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: RESIDENTIAL SINGLE FAMILY HOME

Township: MONTICELLO

Address: 1525 N 1000 E RD, MONTICELLO IL 61856
PIN#: 05-00-05-000-016-00

2. Legal Description: Hill Sub. pt SW. 17-18-6 lot 6*

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) CYNTHIA SHUBERT

4. Present Zoning: ~~R-S~~ R-S

5. Proposed Use of Property: RESIDENTIAL

6. Proposed Construction Description: ADDITIONAL GARAGE FOR STORAGE

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

← 1523 N 1000 E RD
MIKE GLENN + GARY WARNER: 1529 N 1000 E RD

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 John Reed

Signature

Address 1525 N 1000 E RD

Phone 217-417-2322

Email: 10jtr10@gmail.com

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) 1525 N 1000 E RD, MONTICELLO IL, 61856

PIN# 05-00-05-000-016-00

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

The Petitioner seeks a variation to: MOVE ~~PROPOSED~~ PROPOSED BUILDING CLOSER TO S PROPERTY (6') TO ALLOW SPACE FOR 2 VEHICLE ENTRY DOORS

Keri Nusbaum, Piatt County Zoning Officer

Loyd Wax, Chair, Zoning Board of Appeals

Please run one time on _____

To the Applicant:

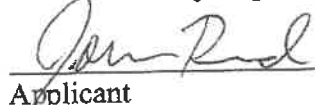
- It is your responsibility to have this Legal Notice published in an appropriate news publication, exactly as set forth above.
- We recommend that this legal notice be published in the Piatt County Journal Republican.
- Deadline for the Piatt County Journal Republican for Legal Notices is Friday noon, 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

4/3/25
date

PIATT COUNTY
ZONING BOARD OF
APPEALS

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that on April 24, 2025 at 7:00 pm in the Piatt County Courthouse, 101 W. Washington Street, Room 104, Monticello, Illinois 61856, a public hearing will be held on the Application of John Reed, acting for himself and property owner Cynthia Shubert for property described as: Hill Subdivision, Part SW SEC 17-18-6 Lot 6

Located at (address) 1525 N 1000 East Road, Monticello IL

PIN# 05-00-05-000-16-00
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 seeks a variation to: Construct detached garage 6' from 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