

Hermann

On April 10, 2025 Phillip "Travis" Hermann applied for a Special Use Permit for a bed and breakfast/tourist home on a parcel of R-S Residential Suburban land located at 1821 Lake Ridge West Road, Monticello.

Piatt County Zoning Ordinance requires a Special Use Permit for a bed and breakfast, tourist home or any reasonable similar use in R-S zoning.

The \$300 SUP 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 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, and in support thereof submit the following information:

1. Description of the property that is to be affected:
Pin# 04-00-01-000-027-00

Township: Goose Creek

Address: 1821 Lake Ridge West Rd, Monticello IL. 61856

Legal Description: Lot 14 Lake Ridge Estates And Comm Nw Cor Sw Th S591.6
Nw50.27 Ne242.04 Nly530.05 Ne 206.16 Ely91.79
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). Phillip T Hermann, Melissa A Hermann
3. Present Zoning: Rural Residential
4. Proposed Change(s) to the Use of Property: Request SUP for Bed and Breakfast/Tourist Home
5. Proposed Construction Description: No Changes, No New construction.
6. Names of adjacent land owners (Complete information required by Applicant): Brett and Janelle Hermann 1826 Bucks Pond Rd, Monticello IL. 61856
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:

Print Name

Signature

1823 Lake Ridge West Rd

Address Monticello IL 61856

217-607-6383

Email

travis@frontierfarms.com

travis@frontierfarms.com

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on _____, 2025 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# _____

Located at (Address): _____

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 _____

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.



Applicant

4/10/2025

date

AFFP

Special Use Permit B&B

RECEIVED APR 30 2025

Affidavit of Publication

STATE OF ILLINOIS }
COUNTY OF PIATT } SS

LEGAL NOTICE
PIATT COUNTY
ZONING BOARD OF
APPEALS

Paul Barrett, being duly sworn, says:

That he is Publisher of the Journal Republican, a weekly newspaper of general circulation, printed and 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:

April 30, 2025

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on May 22nd, 2025 at 7:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Phillip Travis Hermann and Melissa Ann Hermann, acting for themselves, asking for a Special Use Permit for Bed and Breakfast/Tourist Home for property described as:

PIN# 04-00-01-000-027-00

Located at (Address):
1821 Lake Ridge West 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 rural residential.

The Petitioner seeks a Special Use Permit for Bed & Breakfast/Tourist Home.

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

1141833 4/30



Devin Atkins, Authorized Agent, Piatt County, Illinois

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Travis Hermann
1823 Lake Ridge West Road
Monticello, IL 61856