

Hicks

On June 13, 2025 Craig and Shannon Hicks applied for a Variation to allow construction of a new single family dwelling on 18.33 acres of A-1 Agriculture land located at 1852 N 1400 East Road, White Heath IL.

Piatt County Zoning Ordinance requires a minimum of 20 acres for a single-family dwelling in A-1 zoning.

The \$200 variation application fee was paid, all adjacent property owners were given notice pursuant to statute and the legal notice was published in the Piatt County Journal pursuant to statute.

Are there any questions?

APPLICATION FOR VARIATION

Attention: Piatt County, IL Zoning Officer

Date: June 13, 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 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: Sangamon

Address: North 1400 East Road, White Heath, IL 61884

PIN # 06-35-19-006-002-04

2. Legal Description: **COMMENCING AT AN IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "HLC" SURVEY MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS PER MONUMENT RECORD 306383 ON FILE IN THE OFFICE OF THE PIATT COUNTY RECORDER; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 37.24; THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 660.00 FEET TO AN IRON PIPE SURVEY MONUMENT SET AT THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 682.86 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 00 DEGREES 02 MINUTES 51 SECONDS EAST A DISTANCE OF 38.84 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 267.33 FEET TO THE CENTERLINE OF CAMP CREEK; THENCE NORTH 29 DEGREES 27 MINUTES 10 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK, A DISTANCE OF 214.84 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 183.67 FEET TO A POINT; THENCE NORTH 28 DEGREES 13 MINUTES 58 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 308.59 FEET TO A POINT; THENCE NORTH 50 DEGREES 40 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 130.50 FEET TO A POINT; THENCE NORTH 70 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 244.47 FEET TO A POINT; THENCE NORTH 70 DEGREES 31 MINUTES 43 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 176.33 FEET TO A POINT; THENCE SOUTH 84 DEGREES 58 MINUTES**

47 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 381.31 FEET TO A POINT; THENCE NORTH 84 DEGREES 37 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 198.85 FEET TO A POINT; THENCE NORTH 70 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 129.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 495.82 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 89 DEGREES 37 MINUTES 16 SECONDS WEST A DISTANCE OF 660.00 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, ENCOMPASSING AN AREA OF 18.33 ACRES, MORE OR LESS, ALL SITUATED IN PIATT COUNTY, ILLINOIS.

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided: **Craig and Shannon Hicks**
4. Present Zoning: **Agricultural**
5. Proposed Use of Property: **Residential**
6. Proposed Construction Description: **Residential House**
7. Names of adjacent land owners (Complete information required by Applicant):
Dale Hicks, Faye Miner
8. Fee Required: \$200 (under no condition shall said sum or any part thereof be refunded).
9. Will a survey and monuments be required for this ground ? Survey is attached.
10. Should this variation run with the land or the applicant? Land

Applicant:

Craig and Shannon Hicks
Print Name


Signature

431 South Independence Street
Monticello, Illinois 61856
Address

217.493.5439
Phone

LEGAL NOTICE
PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on July 24, 2025 at 1:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Craig and Shannon Hicks acting for themselves, asking for a variation for property described as: see attached.

PIN #: 06-35-19-006-002-04

Address: North 1400 East Road, White Heath, IL 61884

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

The present classification of the above property is **Agricultural**.

The petitioner seeks a variation to **Build a Residential House**.

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

RE: _____

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.

Craig and Shannon Hicks

date **June 13, 2025**

SURVEYOR'S REPORT

I, EDWARD L. CLANCY, ILLINOIS PROFESSIONAL LAND SURVEYOR 2207 AND PRESIDENT OF BERNIS, CLANCY AND ASSOCIATES, P.C. DO HEREBY STATE THAT AT THE REQUEST OF AND FOR THE EXCLUSIVE BENEFIT OF SHANNON HICKS, I PREPARED A BOUNDARY SURVEY AND ACCOMPANYING DESCRIPTION ON THE GROUND TO THE NORMAL STANDARD OF CARE OF PROFESSIONAL LAND SURVEYORS PRACTICING IN CHAMPAIGN COUNTY, ILLINOIS OF A PART OF THE NORTHEAST QUARTER AND THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, SANGAMON TOWNSHIP, PIATT COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT AN IRON REBAR WITH YELLOW PLASTIC CAP STAMPED "14C" SURVEY MONUMENT FOUND AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SECTION 35, TOWNSHIP 19 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS PER MONUMENT RECORD 306393 ON FILE IN THE OFFICE OF THE PIATT COUNTY RECORDER; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 37.24; THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS WEST, A DISTANCE OF 690.00 FEET TO AN IRON PIPE SURVEY MONUMENT SET AT THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 05 SECONDS WEST A DISTANCE OF 692.86 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE NORTH 00 DEGREES 02 MINUTES 51 SECONDS EAST A DISTANCE OF 38.84 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 89 DEGREES 41 MINUTES 11 SECONDS WEST A DISTANCE OF 267.33 FEET TO THE CENTERLINE OF CAMP CREEK; THENCE NORTH 29 DEGREES 27 MINUTES 10 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK, A DISTANCE OF 214.84 FEET TO A POINT; THENCE NORTH 61 DEGREES 15 MINUTES 52 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 183.67 FEET TO A POINT; THENCE NORTH 28 DEGREES 13 MINUTES 58 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 308.59 FEET TO A POINT; THENCE NORTH 50 DEGREES 40 MINUTES 09 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 130.50 FEET TO A POINT; THENCE NORTH 70 DEGREES 47 MINUTES 07 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 244.47 FEET TO A POINT; THENCE NORTH 70 DEGREES 31 MINUTES 43 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 176.33 FEET TO A POINT; THENCE SOUTH 84 DEGREES 58 MINUTES 47 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 361.31 FEET TO A POINT; THENCE NORTH 84 DEGREES 37 MINUTES 01 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 198.85 FEET TO A POINT; THENCE NORTH 70 DEGREES 40 MINUTES 40 SECONDS EAST ALONG THE CENTERLINE OF CAMP CREEK A DISTANCE OF 129.59 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 35, A DISTANCE OF 465.82 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 89 DEGREES 37 MINUTES 16 SECONDS WEST A DISTANCE OF 690.00 FEET TO AN IRON PIPE SURVEY MONUMENT SET; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST A DISTANCE OF 330.00 FEET TO THE POINT OF BEGINNING, ENCLOSING AN AREA OF 18.33 ACRES, MORE OR LESS, ALL SITUATED IN PIATT COUNTY, ILLINOIS.

I FURTHER STATE THAT BASED UPON MY REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP NUMBER 17147C02000 WITH AN EFFECTIVE DATE OF JUNE 16, 2011 THE NORTHWESTERLY PORTION OF THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE A (SPECIAL FLOOD HAZARD AREA) AND THE REMAINDER OF THE PROPERTY SURVEYED IS REPORTEDLY LOCATED WITHIN ZONE X (AREA OF MINIMAL FLOOD HAZARD).

I FURTHER STATE THAT NO INVESTIGATION CONCERNING ENVIRONMENTAL AND SUBSURFACE CONDITIONS, OR TO DETERMINE THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES WHICH MAY AFFECT THE USE OR DEVELOPMENT OF THIS PROPERTY WAS MADE AS A PART OF THIS SURVEY.

I FURTHER STATE THAT NO INDEPENDENT INVESTIGATION CONCERNING ZONING OR LAND USE, OR INDEPENDENT SEARCH OF THE RECORDS FOR EASEMENTS, ENCUMBRANCES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, OWNERSHIP, TITLE EVIDENCE OR ANY OTHER FACTS WHICH AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE FOR SUBJECT PROPERTY OR FOR ADJOINING PARCELS WAS MADE AS A PART OF THIS SURVEY. THE SURVEYOR HAS RELIED UPON THE MATERIALS AND REPRESENTATIONS SUPPLIED BY THE CLIENT

I FURTHER STATE THAT NO ATTEMPT HAS BEEN MADE AS A PART OF THIS BOUNDARY SURVEY TO OBTAIN DATA CONCERNING THE EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY MUNICIPAL OR PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.

GENERAL NOTES

ALL MEASUREMENTS ARE IN FEET AND DECIMAL PARTS THEREOF, UNLESS NOTED OTHERWISE.

SEE PIATT COUNTY ORDINANCES AND REGULATIONS FOR ZONING, SETBACK AND BUILDING STANDARD REQUIREMENTS.

THE LOCATION AND/OR EXISTENCE OF ALL UTILITY SERVICE LINES TO SUBJECT PROPERTY ARE UNKNOWN AND ARE NOT SHOWN. COORDINATES AND BEARINGS SHOWN ARE BASED UPON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD 83 (2011).

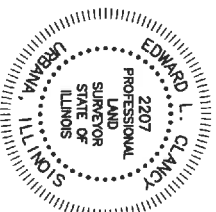
SEE MONUMENT RECORDS ON FILE WITH PIATT COUNTY RECORDER'S OFFICE FOR DETAILS OF SECTION CORNERS USED IN THIS SURVEY.

FIELD WORK FOR THIS SURVEY WAS PERFORMED MAY 28, 2025.


SIGNED AND SEALED JUNE 5, 2025

Edward L. Clancy

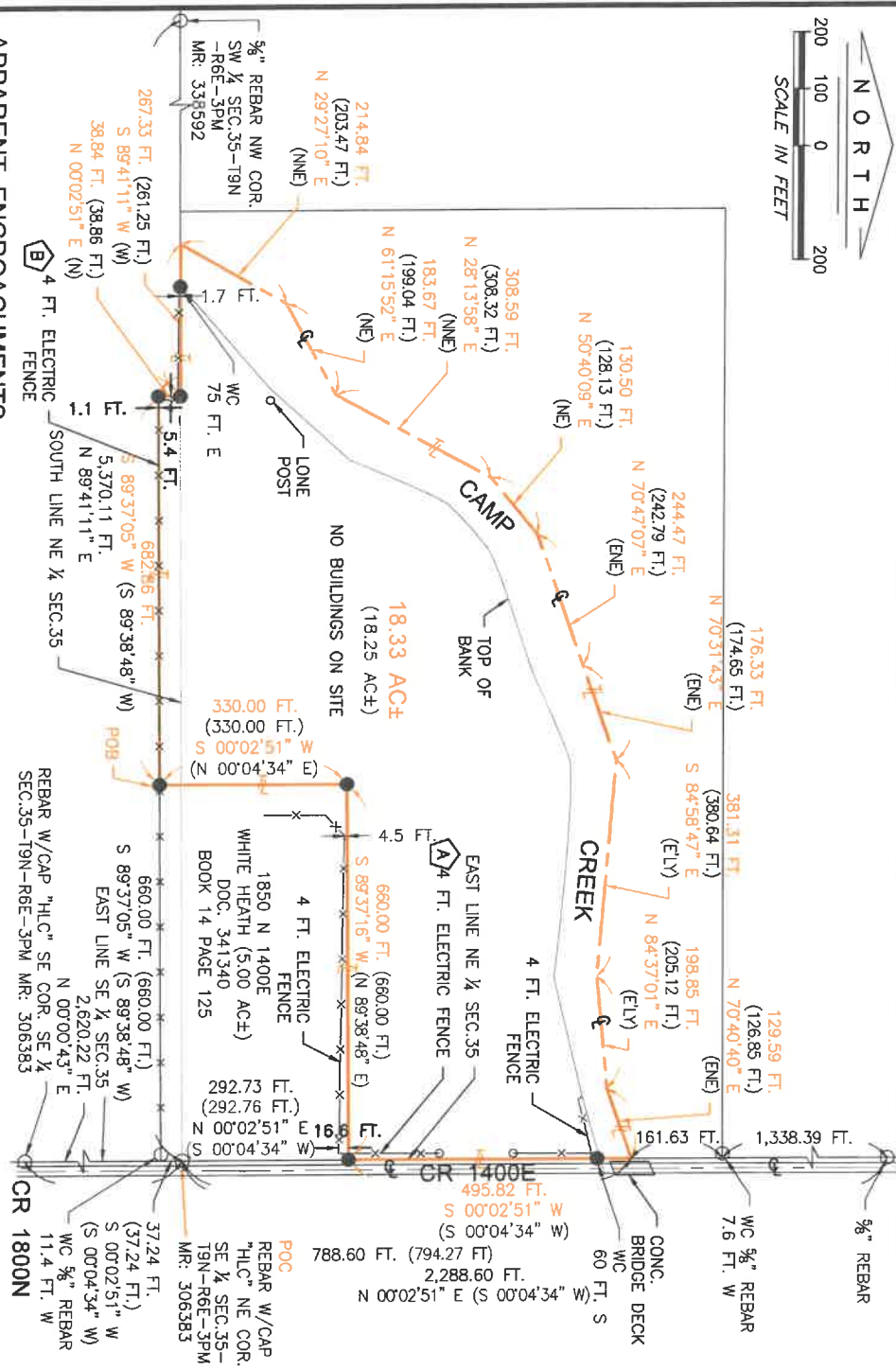
EDWARD L. CLANCY, L.S., P.E., PRESIDENT
BERNIS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
LICENSE EXPIRATION: NOVEMBER 30, 2026
URBANA, CHAMPAIGN COUNTY, ILLINOIS
ILLINOIS PROFESSIONAL DESIGN FIRM 2999
LICENSE EXPIRATION: APRIL 30, 2027



BOUNDARY SURVEY
IN A PART OF THE NORTHEAST
QUARTER AND SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 19 NORTH,
RANGE 6 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
PIATT COUNTY, ILLINOIS


BERNIS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS
405 EAST MAIN STREET • POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 • FAX: (217) 384-3355

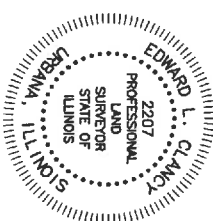
FILE: 8603.DWG DATE: SHEET 2 OF 2
JOB: 8603 060525



A THE SOUTHEAST CORNER OF A 4 FOOT TALL ELECTRIC FENCE APPARENTLY ENCROACHES UPON THE SITE TO THE SOUTH BY AS MUCH AS 16.6 FEET.

B THE SOUTHWEST CORNER OF A 4 FOOT TALL ELECTRIC FENCE APPARENTLY ENCROACHES UPON THE SOUTHWEST CORNER AND SOUTH LINE OF THE SUBJECT SITE BY AS MUCH AS 5.4 FEET EAST AND 1.1 FEET NORTH.

EDWARD L. CLANCY, L.S., P.E., PRESIDENT
BERNS, CLANCY AND ASSOCIATES, P.C.
ILLINOIS PROFESSIONAL LAND SURVEYOR 2207
LICENSE EXPIRATION: NOVEMBER 30, 2026
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30 INCH LONG, 1/2 INCH DIAMETER
IRON PIPE SURVEY MONUMENT SET
WITH ALUMINUM CAP STAMPED
"ILS 2207"

- | | |
|-----|--|
| ○ | EXISTING IRON PIPE/PIN SURVEY MONUMENT FOUND |
| —x— | EXISTING FENCE LINE |
| ℄ | EXISTING CENTERLINE |
| —Z— | TITLE LINE |
| POC | POINT-OF-COMMENCEMENT |
| POB | POINT-OF-BEGINNING |
| () | RECORD MEASUREMENT AND/OR DATA |
| WC | WITNESS CORNER |
| A | APPARENT ENCROACHMENT |

BOUNDARY SURVEY
IN A PART OF THE NORTHEAST
QUARTER AND SOUTHEAST QUARTER OF
SECTION 35, TOWNSHIP 19 NORTH,
RANGE 6 EAST
OF THE THIRD PRINCIPAL MERIDIAN,
PLATT COUNTY, ILLINOIS



**BERNS, CLANCY AND ASSOCIATES
ENGINEERS • SURVEYORS • PLANNERS**
405 EAST MAIN STREET - POST OFFICE BOX 755
URBANA, ILLINOIS 61803-0755
PHONE: (217) 384-1144 - FAX: (217) 384-3355

FILE:	8603.DWG	DATE:	
JOB:	8603	060525	SHEET 1 OF 2