

Schrader

On June 19, 2025 Marshall Schrader applied for a Variation to allow construction of a new single family dwelling on 14.27 acres of A-1 Agriculture land located at 1854 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 19, 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: Sangamon

Address:

PIN # 06-35-19-006-002-03

2. Legal Description: (see attached)
3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided Marshall & Julie Schrader
4. Present Zoning: A1
5. Proposed Use of Property Residential
6. Proposed Construction Description: see attached
7. Names of adjacent land owners (Complete information required by Applicant):
Brent & Lisa Bidner Craig & Shannon Hicks Gregory & Sally Magsamen
Larry Zahnd Trust #809, First State Bank of Monticello
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 ? No
10. Should this variation run with the land or the applicant? Land

Applicant:

Marshall K. Schrader

Print Name



Signature

10614 Collett Drive, Peoria Illinois 61615

(309) 299-7478

Address

Phone

LEGAL NOTICE

That part of the Northeast 1/4 of Section 35, Township 19 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, described as follows: commencing at the Southeast corner of the Northeast 1/4, of said Section 35; thence North 0 degrees 04 minutes 34 seconds East 794.27 feet along the East line of the Northeast 1/4, of said Section 35 to the point of beginning; thence South 65 degrees 11 minutes 52 seconds West 126.85 feet; thence South 81 degrees 38 minutes 08 seconds West 205.12 feet; thence North 83 degrees 06 minutes 24 seconds West 380.64 feet; thence South 63 degrees 46 minutes 22 seconds West 174.65 feet; thence South 76 degrees 54 minutes 25 seconds West 242.79 feet; thence South 58 degrees 47 minutes 29 seconds West 128.13 feet; thence South 30 degrees 14 minutes 16 seconds West 308.32 feet; thence South 53 degrees 42 minutes 08 seconds West 199.04 feet; thence South 26 degrees 29 minutes 47 seconds West 203.47 feet; thence South 89 degrees 42 minutes 56 seconds West 63.75 feet; thence North 00 degrees 00 minutes 57 seconds East 947.98 feet; thence North 89 degrees 38 minutes 48 seconds East 1668.90 feet to a point on the East line of the Northeast 1/4, of said Section 35; thence South 00 degrees 04 minutes 34 seconds West 155.73 feet along said East line to the point of beginning, containing 14.27 acres, more or less.

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

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

PIN # 06-35-19-006-002-03

Address: 1854 N 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 A1

The petitioner seeks a variation to Residential

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) \$62 (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.

Applicant  date June 26, 2025

Marshall K. Schrader

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on July 25, 2025 at 1:00 pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of Marshall K. Schrader acting for himself, asking for a variation for property described as:

That part of the Northeast 1/4 of Section 35, Township 19 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois, described as follows:
commencing at the Southeast corner of the Northeast 1/4, of said Section 35;
North 0 degrees 04 minutes 34 seconds East 794.27 feet along the East line
of the Northeast 1/4, of said Section 35 to the point of beginning; thence South 65
degrees 11 minutes 52 seconds West 126.85 feet; thence South 81 degrees 38
minutes 08 seconds West 205.12 feet; thence North 83 degrees 06 minutes 24
seconds West 380.64 feet; thence South 63 degrees 46 minutes 22 seconds West
174.65 feet; thence South 76 degrees 54 minutes 25 seconds West 242.79 feet; thence
South 58 degrees 47 minutes 29 seconds West 128.13 feet; thence South
30 degrees 14 minutes 16 seconds West 308.32 feet; thence South 53 degrees 42
minutes 08 seconds West 199.04 feet; thence South 26 degrees 29 minutes 47
seconds West 203.47 feet; thence South 89 degrees 42 minutes 56 seconds West
63.75 feet; thence North 00 degrees 00 minutes 57 seconds East 947.98 feet;
thence North 89 degrees 38 minutes 48 seconds East 1668.90 feet to a point on the
East line of the Northeast 1/4, of said Section 35; thence South 00 degrees 04
minutes 34 seconds West 155.73 feet along said East line to the point of beginning.

PIN # 06-35-19-006-002-03

Address: 1854 N 1400 East Road, White Heath IL 61884

Mets & 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 seeks a variation to construct a single-family dwelling on a tract of A-1 agriculture land less than 20 acres.

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 July 9, 2025

To the Applicant:

