

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 September 10, 2014; December 14, 2016; September 12, 2018, May 17, 2023, September 11, 2024 and in support thereof submit the following information:

1. Description of the property that is to be affected:
Pin #04-30-19-005-005-03

Township: Goose Creek

Address: 362 E 1900 North Rd, Monticello, IL 61856 (nearest address)

Legal Description:

The South 1/2 of the Southeast 1/4 of Section 30 and the Southeast 1/4 of the Southwest 1/4 containing 120 acres, more or less, in Section 30, Township 19 North, Range 5 East of the 3rd P.M.

EXCEPT

That part of the Southeast 1/4, of Section 30 AND that part of the Southwest 1/4, of Section 30, Township 19 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois, described as follows: Commencing at an existing iron pipe marking the Southwest corner of the Southeast 1/4, of said Section 30; thence S89°36'43"E, 319.47 feet along the South line of the Southeast 1/4, of said Section 30; thence N1°12'00"E, 822.58 feet to an iron pin set marking the point of beginning; thence continuing N1°12'00"E, 500.00 feet to an iron pin set on the North line of the South 1/2, of the South 1/2, of said Section 30; thence N89°37'08"W, 540.00 feet along said North line to an iron pin set; thence S2°30'00"W, 495.00 feet to an iron pin set; thence S89°04'49"E, 551.18 feet to the point of beginning.

EXCEPT

That part of the Southeast 1/4, of Section 30, Township 19 North, Range 5 East of the Third Principal Meridian, Piatt County, Illinois, described as follows: Commencing at an existing iron pipe marking the Southwest corner of the Southeast 1/4, of said Section 30; thence S89°36'43"E, 279.47 feet along the South line of the Southeast 1/4, of said Section 30 to the point of beginning; thence continuing S89°36'43"E, 40.00 along said South line; thence N1°12'00"E, 822.58 feet to an iron pin set; thence N89°04'49"W, 197.00 feet to an iron pin set; thence S1°12'00"W, 207.00 to an iron pin set; thence S89°04'09"E, 157.00 feet to an iron pin set; thence S1°12'00"W, 615.95 feet to the point of beginning.

Smith Farm

On September 23, 2025 Connie Blazier, Trustee, for the Smith Farm Trust, applied for a Special Use Permit for Minor Subdivision for a parcel of A-1 ground located at 362 E 1900 North Road, Monticello.

Piatt County Zoning Ordinance requires a Special Use Permit for a minor subdivision.

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?

- 2. Current Owner(s) of subject property: (if corporation, names and addresses of all board members must be provided) Smith Farm Trust, Trustee Connie Blazier, 1302 E Olympian Rd, Urbana, IL 61801
- 3. Present Zoning: A-1
- 4. Proposed Change(s) to the Use of Property: None
- 5. Proposed Construction Description: None
- 6. Names of adjacent land owners (Complete information required by Applicant): Jeffrey Nickelson, Dnh Family Farms LLC, Kristin Greer, Bert & Jean Stoddard Trust, David & Debora Huisinga, Premiere Farm Properties LLC, Bonita Amenda, Patricia Ann Shuster-Trustee
- 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. Subdivision plat is attached. There are no structures on the property and no proposed structures

We being the applicant(s) and owners(s) hereby request that a special use be granted for the purpose of: Minor Subdivision

Applicant: Smith Farm Trust, Connie Blazer-Trustee Connie Blazier Trustee
Print Name Signature

1302 E Olympian Rd, Urbana, IL 61801 217-390-8923 rblazier@hotmail.com
Address Phone Email

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 Connie Blazier acting for Smith Farm Trust asking for a Special Use Permit for a minor subdivision of the property described as:

PIN#0-30-19-005-005-03

Located at (Address): near 362 E 1900 North 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 A-1. The Petitioner seeks a Special Use Permit for a minor subdivision.

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
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.

Connie Blazier Trustee 9-28-25
Applicant date



SCALE: 1" = 200'



A horizontal scale bar with alternating black and white segments. It is marked with 0, 200', 300', and 400'.

FINAL PLAT
SMITH FARM TRUST SUBDIVISION #1

Part of the Southwest $\frac{1}{4}$ and Part of the Southeast $\frac{1}{4}$
both in Section 30, T19N, R5E, 3rd P.M.
Platt County, Illinois

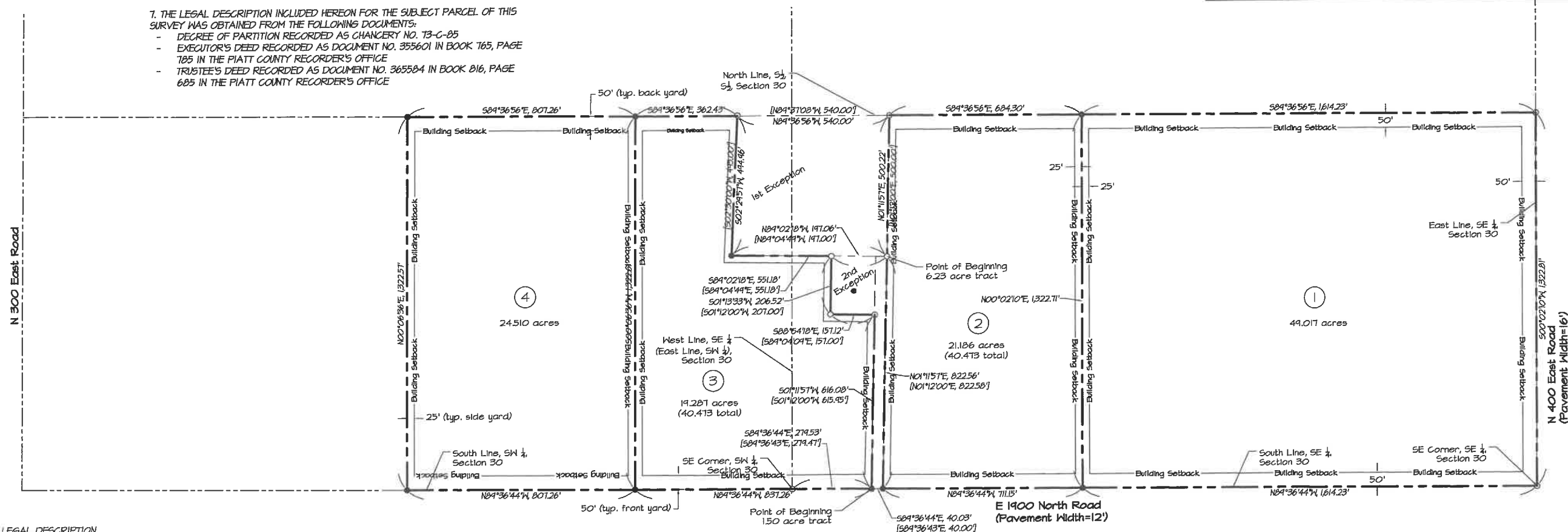


LOCATION MAP

SCALE: NTS

GENERAL NOTES:

1. THIS OFFICE HAS NOT ABSTRACTED THE PARCELS DEPICTED HEREON OR ANY CLAIMS OF TITLE, EASEMENTS, OR RESTRICTIONS THAT MAY AFFECT SAID PARCELS. THE PRESENCE OR ABSENCE OF ANY SUCH CLAIMS IS NOT CERTIFIED HEREON.
2. A PART OF THE PROPERTY COVERED BY THIS PLAT IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR FLOODCOURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.
3. BEARINGS AS DEPICTED HEREON ARE ASSUMED AND ARE BASED ON THE ILLINOIS EAST STATE PLANE COORDINATE SYSTEM (2011). WHERE RECORDED DISTANCES AND/OR BEARINGS DIFFER FROM MEASURED VALUES, THE RECORDED VALUE IS SHOWN IN SQUARE BRACKETS.
4. NO PART OF THE AREA COVERED BY THIS SUBDIVISION LIES WITHIN A SPECIAL HAZARD AREA AS DESIGNATED BY THE FLOOD INSURANCE RATE MAP FOR PIATT COUNTY, ILLINOIS, MAP NUMBER 17147C01352.
5. ALL CORNERS MARKED BY IRON PINS EXCEPT AS NOTED.
6. THE PROPERTY IS ZONED A-1.
7. THE LEGAL DESCRIPTION INCLUDED HEREON FOR THE SUBJECT PARCEL OF THIS SURVEY WAS OBTAINED FROM THE FOLLOWING DOCUMENTS:
 - DEGREE OF PARTITION RECORDED AS CHANCERY NO. 73-C-85
 - EXECUTOR'S DEED RECORDED AS DOCUMENT NO. 355601 IN BOOK 765, PAGE 785 IN THE PIATT COUNTY RECORDER'S OFFICE
 - TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 365584 IN BOOK 816, PAGE 685 IN THE PIATT COUNTY RECORDER'S OFFICE



LEGAL DESCRIPTION

The South $\frac{1}{2}$ of the Southeast $\frac{1}{4}$ of Section 30 and the Southeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ containing 120 acres, more or less, in Section 30, Township 19 North, Range 5 East of the 3rd P.M.

EXCEPT

That part of the Southeast $\frac{1}{4}$ of Section 30 AND that part of the Southwest $\frac{1}{4}$ of Section 30, Township 19 North, Range 5 East of the Third Principal Meridian, Platt County, Illinois, described as follows: Commencing at an existing iron pipe marking the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 30; thence S89°36'43"E, 319.47 feet along the South line of the Southeast $\frac{1}{4}$ of said Section 30; thence N12°00"E, 822.58 feet to an iron pin set marking the point of beginning; thence continuing N12°00"E, 500.00 feet to an iron pin set on the North line of the South $\frac{1}{2}$ of the South $\frac{1}{2}$ of said Section 30; thence N89°37'08"W, 540.00 feet along said North line to an iron pin set; thence S2°30'00"W, 495.00 feet to an iron pin set; thence S89°04'44"E, 551.18 feet to the point of beginning.

EXCEPT

That part of the Southeast $\frac{1}{4}$ of Section 30, Township 19 North, Range 5 East of the Third Principal Meridian, Platt County, Illinois, described as follows: Commencing at an existing iron pipe marking the Southwest corner of the Southeast $\frac{1}{4}$ of said Section 30; thence S84°36'43"E, 274.47 feet along the South line of the Southeast $\frac{1}{4}$ of said Section 30 to the point of beginning; thence continuing S84°36'43"E, 40.00 along said South line; thence N12°00"E, 822.58 feet to an iron pin set; thence N84°04'49"W, 147.00 feet to an iron pin set; thence S12°00"W, 207.00 to an iron pin set; thence S89°04'04"E, 157.00 feet to an iron pin set; thence S12°00"W, 615.95 feet to the point of beginning.

PIATT COUNTY, ILLINOIS

Date _____

APPROVED

DRAINAGE CERTIFICATE

He the undersigned, respectively a Registered Professional Engineer and the owners of the land subdivided hereby certify that to the best of our knowledge and belief the reasonable provisions have been made for the collection and diversion of surface waters into public areas, or drains which the Subdivider has the right to use, and that such surface waters are planned for in accordance with generally accepted engineering practices as to reduce the likelihood of damage to the adjoining property because of the construction of Smith Farm Tract Subdivision #1.

MATTHEW A. SCHWENK
ILLINOIS PROFESSIONAL ENGINEER #53315

OWNER



LEGEND

- | | |
|------------------------|---|
| ○ | FOUND IRON PIN (UNLESS NOTED OTHERWISE) |
| ● | SET IRON PIN W/ PLASTIC CAP: "IPLS 365T" (UNLESS NOTED OTHERWISE) |
| --- | BOUNDARY LINE/ROW LINE |
| ---Building Setback--- | BUILDING SETBACK LINE |
| ② | LOT NUMBER IN THIS SUBDIVISION |
| Ⓜ | EXISTING WATER WELL |

I do hereby certify that in the month of September, 2025 a survey of the above described property was made under my direction and the plat hereon drawn is a correct representation of said survey. I further certify that this professional service conforms to the current Illinois minimum standards for a boundary survey.

09/23/25
Dated _____ Illinois Professional Land Surveyor No. 3657

PIN 04-30-19-005-005-03

STAMP

REVISIONS

NO.	DATE	APPR.
1	•	•
2	•	•
3	•	•
4	•	•
5	•	•
6	•	•

SCALE

DRAWN BY
MAS

CHECKED BY

PROJECT
SMITH FARM TRUST SUBDIVISION #1

E 1900 NORTH ROAD
GOOSECREEK TOWNSHIP-MONTICELLO, ILLINOIS

PRIMARY SURVEY

BOUNDARY SURVEY

ENGINEERS, LLC

ENGINEERS, LLC

PROJECT NO.
519353

DATE STAMP

SHEET NUMBER

1 / 1

I further certify that according to law I have subdivided the above described property into lots to be hereafter known as “SMITH FARM TRUST SUBDIVISION #1” as shown on the attached plat made by me, which plat particularly describes and sets forth the lots and gives the widths of all easements (if any) for ingress/egress, public utilities and drainage, and I have planted iron pins or other monuments or marks at all corners as may be noted on the plat as permanent monuments from which future surveys can be made.

Signed and dated this 23rd day of September, 2025 at Decatur, Illinois.



Exp 11/30/26


Matthew A. Schwenk
Illinois Professional Land Surveyor No. 3657

OWNER'S DECLARATION

BE IT KNOWN THAT **Smith Farm Trust**, the owner of the real estate described in the foregoing Surveyor's Certificate, has caused the land described in the attached plat to be surveyed and does hereby subdivide said tract of land and designate said subdivision as "**SMITH FARM TRUST SUBDIVISION #1**", in accordance with the attached plat thereof, for the purpose of the sale of lot or lots with reference to this description, and do hereby dedicate to the public for drainage, sewer, water mains and public utilities those portions, if any, shown on said Plat as public utility easements and hereby waiving in such portions so dedicated all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

The following covenants and restrictions in their entirety shall apply to the various lots in the Subdivision as set forth below:

- 1. Development on each of the lots will be in accordance with the rules and regulations set forth in the Zoning Ordinance of Piatt County in force at the time of said development.

IN WITNESS WHEREOF, **Smith Farm Trust**, has caused their name to be signed in this presents, this 23rd day of September, 2025.

Loanne Rogers Trustee
Smith Farm Trust

STATE OF ILLINOIS)
)SS
COUNTY OF PIATT)

This instrument was acknowledged before me this 23rd day of September, 2025.



Matthew A. Schwenk
Notary Public

COUNTY CLERK’S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF PIATT)

I, Jennifer Harper, COUNTY CLERK of Piatt County, Illinois, do hereby certify that I have received all plat fees and the required surety bonds in connection with attached plat and I further certify that all taxes and special assessments due on the property to be subdivided have been paid in full.

Given under my hand and seal at Monticello, Illinois, this ____ day of _____, 2025.

PIN 04-30-19-005-005-03

County Clerk

CERTIFICATE OF COUNTY ENGINEER

STATE OF ILLINOIS)
)SS
COUNTY OF PIATT)

I, _____, COUNTY ENGINEER OF Piatt County, do hereby certify that the foregoing Plat of "**SMITH FARM TRUST SUBDIVISION #1**" has been examined by me and found to comply with the highway requirements, as set forth in the regulations governing plats of subdivided land adopted by the County Board of Piatt County, Illinois.

Dated this _____ day of _____, 2025.

County Engineer

COUNTY PLAT COMMITTEE

STATE OF ILLINOIS)
)SS
COUNTY OF PIATT)

Representing the Piatt County Plat Committee, Illinois, we do hereby approve the foregoing Plat of "**SMITH FARM TRUST SUBDIVISION #1**".

Dated this _____ day of _____, 2025.

Chairman

Subdivision Officer

Matt Schwenk

From: Emily Nevius <enevius@dewittpiatthealth.com>
Sent: Tuesday, September 16, 2025 10:17 AM
To: Matt Schwenk
Subject: Soil testing

Hi Matt,

I wanted to update you regarding our phone call from this morning. If the land will be used for farming and there will be no structural buildings on the land, then soil testing will not be necessary. If there are plans to build houses, sheds, etc., soil testing must be done to determine if the soil is suitable for a private sewage system.

Please let me know if you have any additional questions.

Thank you,
Emily Nevius, BS, LEHP
Environmental Health Program Coordinator
DeWitt-Piatt Bi-County Health Department

Please note that due to infrequent office hours, my response time may be delayed. I apologize for any inconvenience that may result.

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