

Striegel

On September 29, 2025 Michael Striegel applied for a yard variation to construct a garage with a reduced setback from the property line on a Agriculture Conservation zoned parcel located at 755 County Farm Road, Monticello

Piatt County Zoning Ordinance requires a 25 foot side setback in the A-C zoning district.

The \$50 Yard Variation application fee was 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:

9/29/25

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, January 10, 2024, September 11, 2024 and in support thereof submit the following information:

1. Description of the property that is to be affected:

Township: Monticello

Address: 755 County Farm Rd.

PIN#: 05-14-18-005-005-00

2. Legal Description: PT. Lot 3 W 1/2 NE 50 14 11

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided) Michael C Striegel Lvg. Trust

4. Present Zoning: AC

5. Proposed Use of Property: Storage 4 Tractors / Tools / Misc

6. Proposed Construction Description: Post & Frame

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

* See Attached

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 Michael Striegel Signature Michael Striegel

Address ** See Below

Phone 217-841-6009

Email: michael.striegel@gmail.com

→** PO Box 588, Monticello IL 61856

PO Box 2579, Santa Rosa Beach, FL 32459

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on ^{10/23} at 7:00pm 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)

PIN#

Metes & 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 variation to:

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.

Michael Striegel 9/29/25
Applicant date

#7

Adjacent Landowners

Michael & Nancy Mitchell

Roger Blacker

Joseph L. Tipsword

Charles E. Striegel



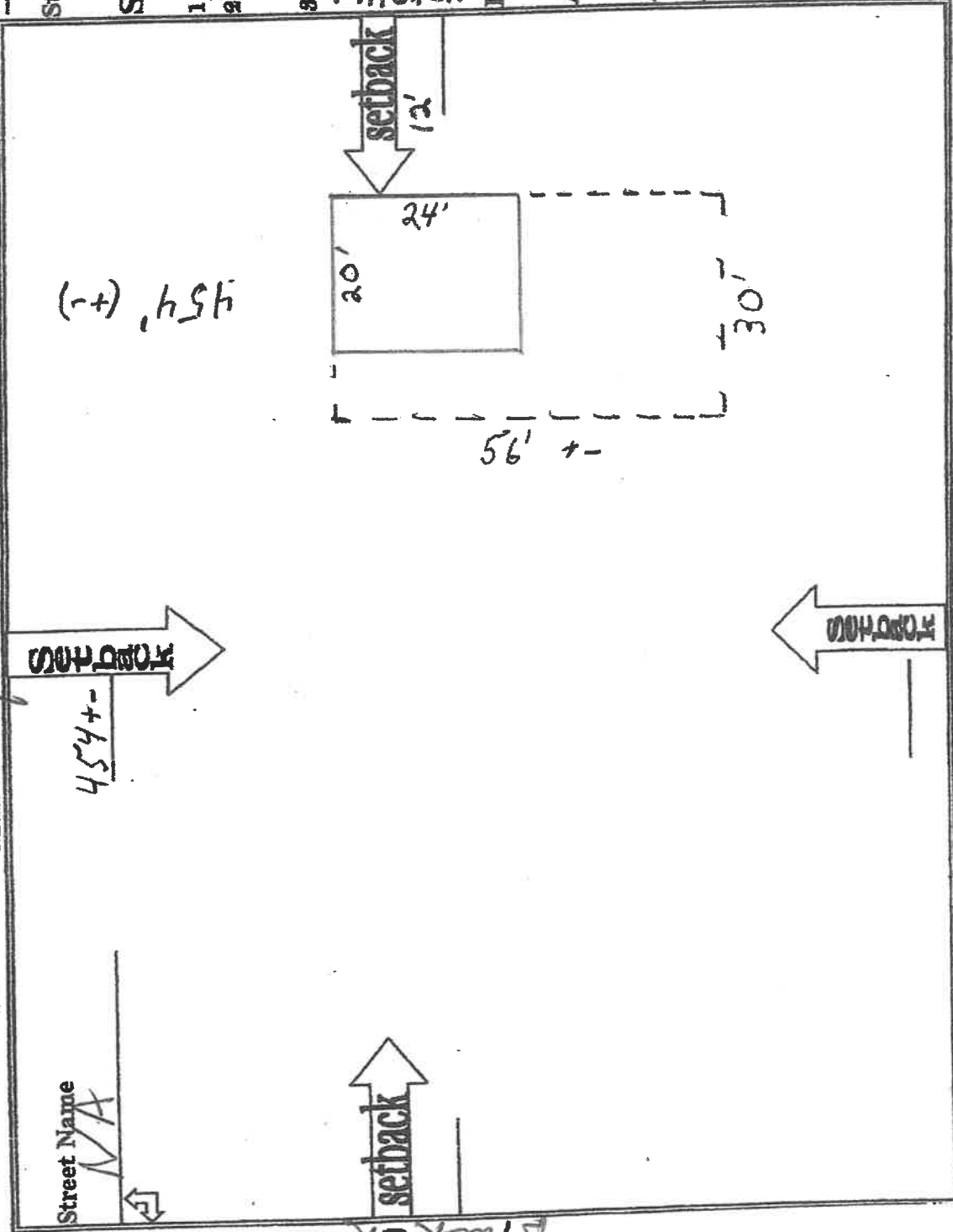
Existing Garage
Michael Striegel
755 County Farm
Monticello

Tipsword

SITE PLAN

Street Name County Farm Rd (Box below represents irregular tracts as well)

Street Name NA



Street Name NA

Steps for completion:

- 1) Draw in existing buildings.
- 2) Draw prospective buildings with dotted lines.
- 3) Show distances between all buildings.

Mitchell

Date:

9/29/25

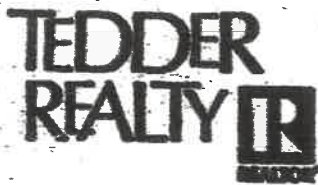
Applicant Name: Michael Striegel

Applicant Signature:

Michael Striegel

Street Name NA

PROPERTY ADDRESS COVERED BY PERMIT: 755 County Farm Rd



Bill Tedder

210 W. Washington
Monticello, Illinois 61858

Office 217-762-0427
Home 217-762-5548

TIPAWAY
LOG HOUSE

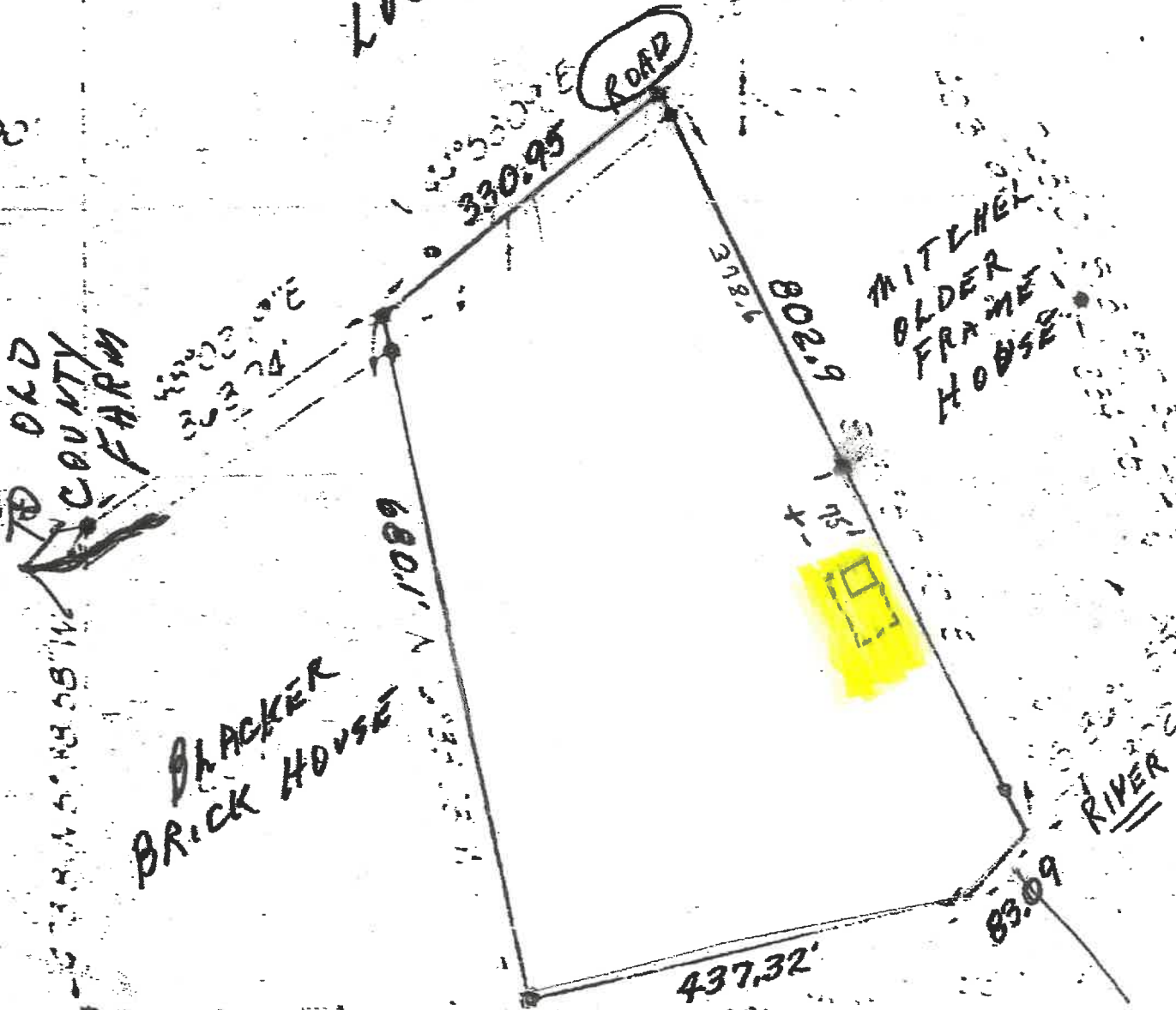
OLD COUNTY FARM RD
50...
1-20-25

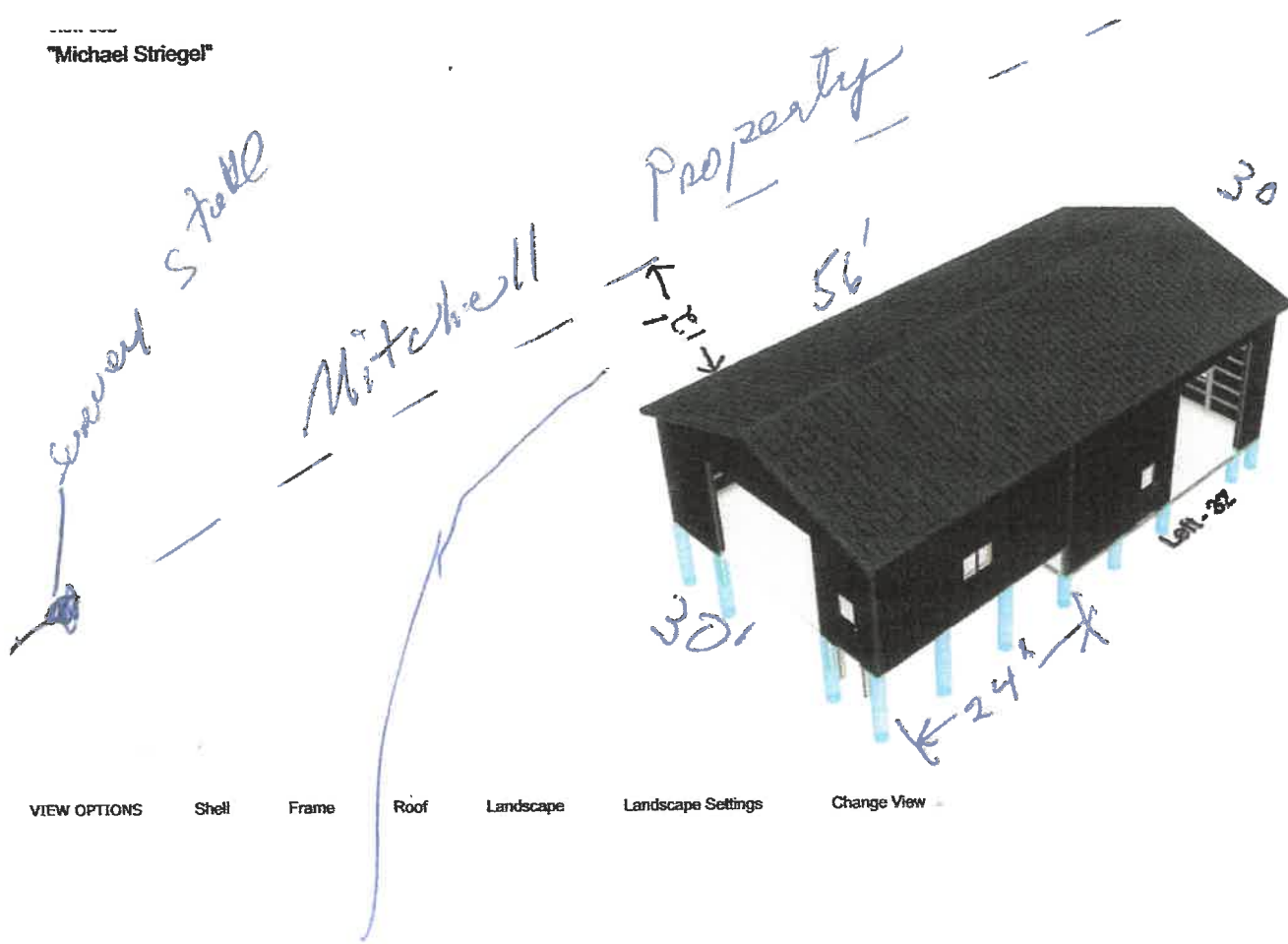
OLD
COUNTY
FARM

BLACKER
BRICK HOUSE

MITCHELL
OLDER
FRAME
HOUSE

RIVER





VIEW OPTIONS

Shell

Frame

Roof

Landscape

Landscape Settings

Change View

Distance from Mitchell Property
line would Not Vary

Length of Building could VARY, depending
upon cost/bank.

PIATT COUNTY
ZONING BOARD OF
APPEALS

**NOTICE OF PUBLIC
HEARING**

NOTICE IS HEREBY GIVEN that on October 23, 2025 at 7 :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 Michael Striegel, acting for himself, for property described as: Part Lot 3 W ½ NE 50 14 11

Located at (address) 755 County Farm Road, Monticello IL 61856

PIN# 05-14-18-005-005-00

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

The present classification of the above property is A-C

The Petitioner seeks a variation to: allow a reduced setback for a post frame building.

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

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