

McClure

On April 10, 2019, James McClure, applied for a variation to construct grain storage facilities with variation exemptions to height regulations on 5.018 acres of A-1 Agriculture land.

Piatt County Zoning Ordinance has a height limit of 45' for any structure in the county. (Article IX. A.1)

The \$200 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 VARIATION

Attention: Piatt County, IL Zoning Officer

Date: 4/10/19

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: BLUE RIDGE

Address: 2700 N 1200 EAST ROAD MANSFIELD, IL

PIN # 02 16 20 006 009 02

2. Legal Description: (see attached)

3. Current Owner of subject property: (if corporation, names and addresses of all board members must be provided JAMES McCLURE

4. Present Zoning: A-1

5. Proposed Use of Property GRAIN BIN OVER 45' @ PEAK

6. Proposed Construction Description: NEW FARM GRAIN BIN OVER 45'

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

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 ?

10. Should this variation run with the land or the applicant? Land

Applicant:

JAMES McCLURE
Print Name

James McClure
Signature

824 E. OLD US 150
FARMER CITY, IL 61842
Address

309.660.1273
Phone - SUSAN.

LEGAL NOTICE

PIATT COUNTY
ZONING BOARD OF APPEALS
NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that on May 23, 2019 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of James McClure acting for himself, asking for a variation for property described as: Part of the SE ¼ of Section 16, Township 20 North, Range 6 East of the Third Principal Meridian, Piatt County, IL PIN #02-16-20-006-009-02

Address: 2700 North 1200 East Road, Mansfield IL 61854

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

The present classification of the above property is A1 Agriculture.

The petitioner seeks a variation for height to allow construction of a new grain bin taller than 45 feet.

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 May 1, 2019

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 \$30 (standard description) \$45 (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: McClure_

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-James McClure

date4/10/2019

Legal Description

A part of the Southeast Quarter of Section 16, Township 20 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois and more particularly described as follows:

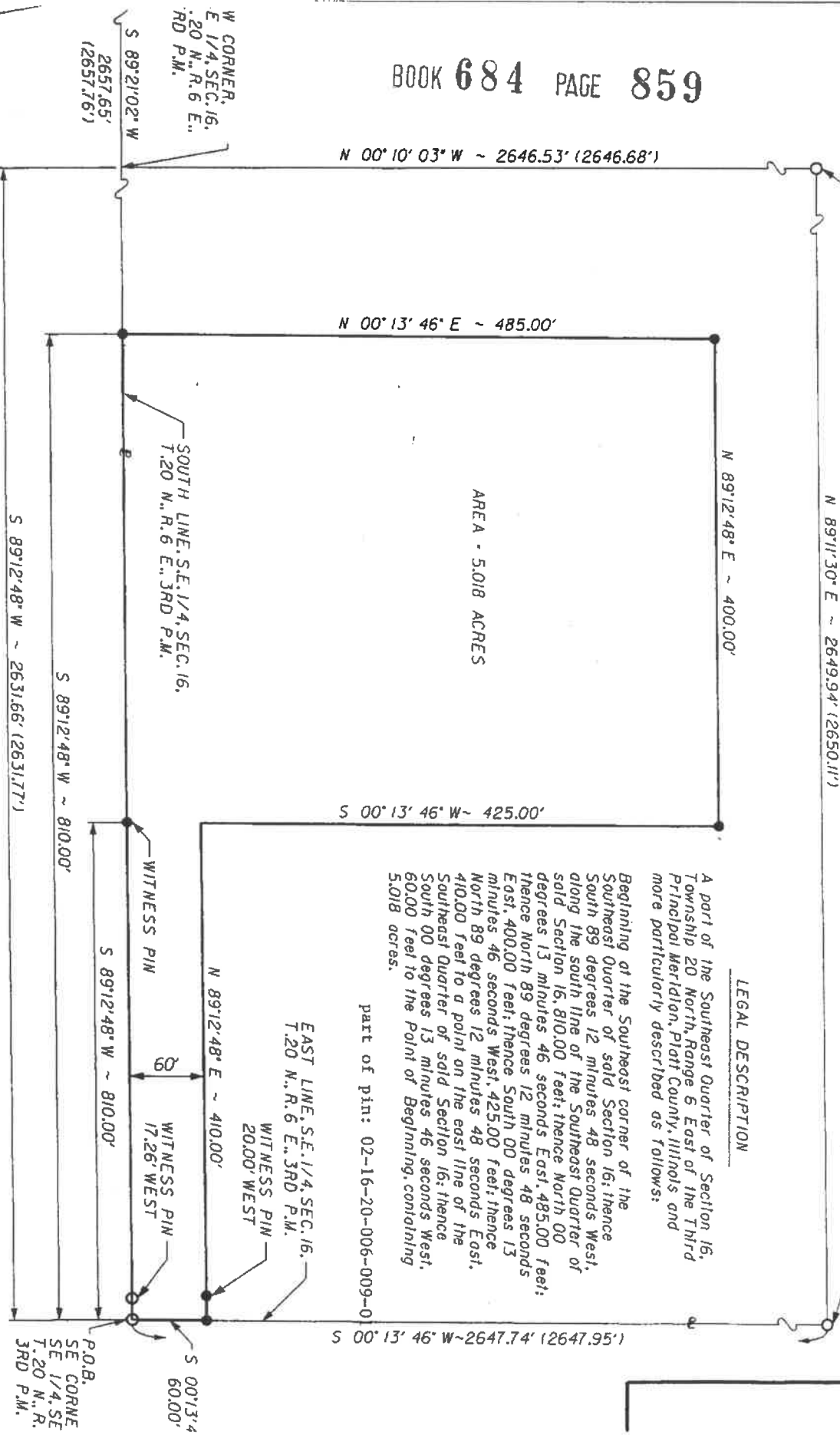
Beginning at the Southeast corner of the Southeast Quarter of said Section 16; thence South 89 degrees 12 minutes 48 seconds West, along the south line of the Southeast Quarter of said Section 16, 810.00 feet; thence North 00 degrees 13 minutes 46 seconds East, 485.00 feet; thence North 89 degrees 12 minutes 48 seconds East, 400.00 feet; thence South 00 degrees 13 minutes 46 seconds West, 425.00 feet; thence North 89 degrees 12 minutes 48 seconds East, 410.00 feet to a point on the east line of the Southeast Quarter of said Section 16; thence South 00 degrees 13 minutes 46 seconds West, 60.00 feet to the Point of Beginning, containing 5.018 acres.

part of 02-16-20-006-009-01

PLAT OF SURVEY

NW CORNER, SE 1/4, SECTION 16,
T. 20 N., R. 6 E., 3RD P.M.

NE CORNER, SE 1/4, SECTION 16,
T. 20 N., R. 6 E., 3RD P.M.



LEGAL DESCRIPTION

A part of the Southeast Quarter of Section 16, Township 20 North, Range 6 East of the Third Principal Meridian, Piatt County, Illinois and more particularly described as follows:

Beginning at the Southeast corner of the Southeast Quarter of said Section 16; thence South 89 degrees 12 minutes 48 seconds West, along the south line of the Southeast Quarter of said Section 16, 810.00 feet; thence North 00 degrees 13 minutes 46 seconds East, 485.00 feet; thence North 89 degrees 12 minutes 48 seconds East, 400.00 feet; thence South 00 degrees 13 minutes 46 seconds West, 425.00 feet; thence North 89 degrees 12 minutes 48 seconds East, 410.00 feet to a point on the east line of the Southeast Quarter of said Section 16; thence South 00 degrees 13 minutes 46 seconds West, 60.00 feet to the Point of Beginning, containing 5.018 acres.

part of pin: 02-16-20-006-009-0

EAST LINE, S.E. 1/4, SEC. 16,
T. 20 N., R. 6 E., 3RD P.M.

WITNESS PIN
20.00' WEST

WITNESS PIN
17.26' WEST

S 89°12'48" W ~ 810.00'

P.O.B.
SE CORNE
SE 1/4, SE
T. 20 N., R.
3RD P.M.

S 89°21'02" W
2657.65'
(2657.76')

W CORNER,
E 1/4, SEC. 16,
T. 20 N., R. 6 E.,
3RD P.M.

N 00° 10' 03" W ~ 2646.53' (2646.68')

N 00° 13' 46" E ~ 485.00'

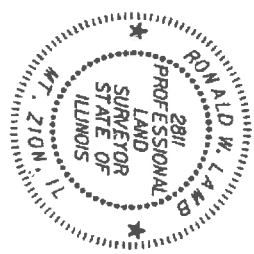
AREA - 5.018 ACRES

S 00° 13' 46" W ~ 425.00'

S 00° 13' 46" W ~ 2647.74' (2647.95')

S 89°12'48" W ~ 2631.66' (2631.77')

SW CORNER, SW 1/4, SECTION 16,
T. 20 N., R. 6 E., 3RD P.M.



I, RONALD W. LAMB, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THIS SURVEY IS A TRUE AND ACCURATE ACCOUNT OF SAID SURVEY THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

Ronald W. Lamb 4/21/10

RONALD W. LAMB
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2811
I.C.F.M.S.F. EXPIRATION DATE: 11-30-2010

NOTE: BASIS OF BEARINGS IS SOUTH 00° 13' 46" WEST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 16, TOWNSHIP 20 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN, PIATT COUNTY, ILLINOIS, AS SHOWN ON PLAT OF SURVEY RECORDED IN BOOK 14 ON PAGE 60 OF THE RECORDS IN THE RECORDER'S OFFICE, PIATT COUNTY, ILLINOIS. REFERENCE DOCUMENTS

TRUSTEES DEED
BOOK 656, PAGE 841

PLAT OF SURVEY
BOOK 14 PAGE 60

DATE OF SURVEY:
APRIL 12, 2010

SCALE: 1" = 10'
DATE: 4-21-10
CLIENT:

Piatt Tax Map



Piatt County Champaign County GIS Consortium

This map application was prepared with Piatt County geographic information system (GIS) data. Piatt County does not warrant or guarantee the accuracy or suitability of GIS data for any purpose. The GIS data within this application is intended to be used as a general index to spatial information and not intended for detailed, site-specific analysis or resolution of legal matters. Users assume all risk arising from the use or misuse of this application and information contained herein. The use of this application constitutes acknowledgement of this disclaimer.



THE NEWS GAZETTE, INC.
PO BOX 677
CHAMPAIGN IL 61824-0677
(217) 373-4712
Fax (217) 351-5291

ORDER CONFIRMATION (CONTINUED)

Salesperson: PAT KILLION

Printed at 04/22/19 14:00 by pkillion

Acct #: 10001

Ad #: 1406805

Status: New WHOLD WHOI

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

NOTICE IS HEREBY GIVEN that on May 23, 2019 at 7:00pm in the Piatt County Courthouse, Monticello, Illinois, a public hearing will be held on the Application of James McClure acting for himself, asking for a variation for property described as: Part of the SE ¼ of Section 16, Township 20 North, Range 6 East of the Third Principal Meridian, Piatt County, IL
PIN #02-16-20-006-009-02

Address: 2700 North 1200 East Road, Mansfield IL 61854

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

The present classification of the above property is A1 Agriculture.

The petitioner seeks a variation for height to allow construction of a new grain bin taller than 45 feet.

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

1406805 05/01