

**Putnam County Planning and Zoning Board of Appeals Public Hearing  
Wednesday April 17<sup>th</sup>, 2024, at 7:00 p.m.  
County Court Room  
Putnam County Courthouse  
120 N Fourth St., Hennepin, IL. 61327  
Meeting is in person.**

**This hearing is to consider the following:**

**ZBA# 24-03 Application for Special Use** requested by Darren D. Brown on behalf of Mostid Holding LLC. to develop a Private Family Cemetery on a 1-acre footprint of an existing 141.82-acre parcel in an AG Zoned district.

**Legal description**  
08-32-400-005

**LEGAL DESCRIPTION - 1.000 ACRE PRIVATE CEMETERY TRACT**

Part of the Southeast Quarter of Section 32, Township 31 North, Range 1 West of the Third Principal Meridian, Putnam County, Illinois, more particularly described as follows:  
Commencing at a stone found at the northeast corner of said Southeast Quarter, thence South 89 degrees 23 minutes 08 seconds West (bearings referenced to Illinois State Plane Coordinate System, NAD83 (2011), West Zone) along the north line of said Southeast Quarter 1026.73 feet to the intersection of said north line and the east line extended of a 0.859-acre tract as shown on Plat of Survey, recorded October 21, 1982, in Plat Cab. I, No. 95-A; thence South 00 degrees 44 minutes 04 seconds East along said east line 228.26 feet to an iron pipe found marking the southeast corner of said 0.859-acre tract; thence South 09 degrees 34 minutes 30 seconds East 829.92 feet to an iron rod set at the Point of Beginning of the Cemetery Tract to be described:

From the Point of Beginning, thence North 90 degrees 00 minutes 00 seconds East 208.71 feet to an iron rod set; thence South 00 degrees 00 minutes 00 seconds East 208.71 feet to an iron rod set; thence North 90 degrees 00 minutes 00 seconds West 208.71 feet to an iron rod set; thence North 00 degrees 00 minutes 00 seconds East 208.71 feet to the Point of Beginning.

The above-described Cemetery Tract contains 1.000 acres. More or less

**ADDRESS: 1 1747 Stagecoach Road, Magnolia, IL 61363**

**County: Putnam**

**PIN: part of 08-32-400-005**

**OWNER: Mostid Holdings, LLC**

At this hearing, the Planning and Zoning Board of Appeals will hear evidence for and against the Application for Special Use Permit ZBA # 24-03 and make recommendations to the Putnam County Board to grant or deny the Application at the next County Board Meeting, which will be held at the Putnam County Courthouse on Monday May 13<sup>th</sup>, 2024, at 5:30 pm.

This Application is on file and available for review at the Putnam County Courthouse 120 N Fourth St. Hennepin, Illinois 61327.

# APPLICATION FOR SPECIAL USE PERMIT

Putnam County Zoning Department  
Hennepin, IL 61327  
120 N Fourth Street  
P.O. Box 242  
(815) 925 9270

Date Filed: _____	Case # _____
Date Paid: _____	Amount: _____

## REQUEST FOR HEARING

**Fees must be included when application is made.**

Petitioner: DARREN D. BROWN

Phone # 815-866-1654

Mailing Address : 11747 Stage Coach Road, Magnolia, IL 6163

Current Property Owner: MOSTID HOLDING, LLC.

Acreage: 1.00 Acres

Petitioner's Interest in land: Petitioner is the Managing Member of Mostid Holding, LLC

**A LEGAL DESCRIPTION OF PROPERTY MUST BE INCLUDED WITH THIS APPLICATION.  
PLEASE COMPLETE AND RETURN ATTACHED OWNERSHIP STATEMENT WITH APPLICATION**

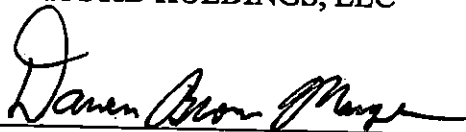
### EXPLANATION

Petitioner is requesting a Special Use Permit to establish a Family Burial Grounds on the Brown Family farm located at 11747 Stage Coach Road, Magnolia, IL. (PIN part of 08-32-400-005) The Family Burial Grounds will consist of one acre. The lots will not be sold to the public and will be restricted to members of the Brown Family. The Family Burial Grounds will be maintained and operated in accordance with the provisions of the Cemetery Oversight Act (225 ILS 411).

The location for the Family Burial Grounds has been surveyed. A copy of the Survey and the legal description is set forth on the attached survey documents.

Petitioner: MOSTID HOLDINGS, LLC

Date: February 29, 2024

By:   
Darren D. Brown, Managing Member

Application Fee for Special Use Petition: \$275.00  
Application Fee: Commercial Solar Facilities: \$55.00/acre  
Application Fee for CWF (Wind) Towers: \$400.00 /Tower

**APPLICATION WILL NOT BE PROCESSED UNTIL FEES ARE RECEIVED.**

**Please make checks payable to: Putnam County Treasurer**

**TOTAL FEES DUE: \$** 275.00 **Check #** 10331 **Receipt #** —

NE COR., SE 1/4, SEC. 32-31-1W  
STONE FOUND PER MON. REC.  
DOC. NO. 62-91, R 47, PG. 728.

NORTH LINE SE 1/4, SEC 32-31-1W

S 89°23'08" W ~ 1026.73' (S 89°00'48" W ~ 1026.33')

### PLAT OF SURVEY

PART OF THE SOUTHEAST QUARTER OF SECTION 32,  
TOWNSHIP 31 NORTH, RANGE 1 WEST OF THE THIRD  
PRINCIPAL MERIDIAN, PUTNAM COUNTY, ILLINOIS

#### LEGAL DESCRIPTION - 1.000 ACRE PRIVATE CEMETERY TRACT

Part of the Southeast Quarter of Section 32, Township 31 North, Range 1 West of the Third Principal Meridian, Putnam County, Illinois, more particularly described as follows:

Commencing at a stone found at the northeast corner of said Southeast Quarter, thence South 89 degrees 23 minutes 08 seconds West (bearings referenced to Illinois State Plane Coordinate System, NAD83 (2011), West Zone) along the north line of said Southeast Quarter 1026.73 feet to the intersection of said north line and the east line extended of a 0.859 acre tract to the intersection of said north line and the east line extended of said 0.859 acre tract as shown on Plat of Survey, recorded October 21, 1982 in Plat Cab. 1, No. 95-A, thence South 00 degrees 44 minutes 04 seconds East along said east line 228.28 feet to an iron pipe found marking the southeast corner of said 0.859 acre tract; thence South 09 degrees 34 minutes 30 seconds East 829.92 feet to an iron rod set at the Point of Beginning of the Cemetery Tract to be described:

From the Point of Beginning, thence North 00 degrees 00 minutes 00 seconds East 208.71 feet to an iron rod set; thence South 00 degrees 00 minutes 00 seconds East 208.71 feet to an iron rod set; thence North 00 degrees 00 minutes 00 seconds West 208.71 feet to an iron rod set; thence North 00 degrees 00 minutes 00 seconds East 208.71 feet to the Point of Beginning.

The above-described Cemetery Tract contains 1.000 acres, more or less.

#### GENERAL NOTES:

THE PURPOSE OF THIS SURVEY IS TO DEFINE THE 1.000 ACRE TRACT TO BE USED FOR A PRIVATE CEMETERY GROUND ONLY, AND HAS BEEN APPROVED BY PUTNAM COUNTY PLANNING AND ZONING DEPARTMENT AS A "SPECIAL USE" TRACT.

SUBJECT PARCEL: PUTNAM COUNTY PARCEL NO. 0419021000; ALT. PARCEL NO. 08-32-400-005  
RESIDENCE SITE ADDRESS: 11747 STAGE COACH ROAD, MAGNOLIA, IL 61363

FIELD WORK COMPLETED FEBRUARY 6, 2024.

NO EXISTING EASEMENTS, IF ANY, ARE SHOWN ON THIS PLAT OF SURVEY. TRACTS ARE SUBJECT TO ALL ROAD RIGHT OF WAYS, EASEMENTS OF RECORD AND/OR PRESCRIPTION, RESTRICTIONS, RESERVATIONS AND CONDITIONS OF RECORD, IF ANY.

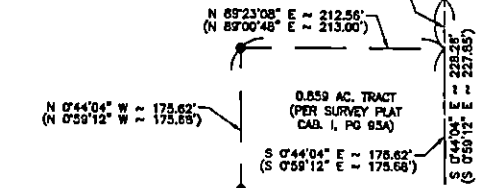
State of Illinois ) SS  
County of Peoria )

We, Maurer-Stutz, Inc., Illinois Professional Design Firm number 184-005754, do hereby state that we have surveyed part of the Southeast Quarter of Section 32 in Township 31 North, Range 1 West of the Third Principal Meridian, Putnam County, Illinois, and that in our opinion the attached plat is a true and correct representation of said survey.

Dated at Peoria, Illinois, this 19th day of FEBRUARY, 2024.

Maurer-Stutz, Inc.

By: Steven P. Ford  
Steven P. Ford  
Illinois Professional Land Surveyor #3653  
License expires November 30, 2024



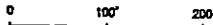
0.859 AC. TRACT  
(PER SURVEY PLAT  
CAB. 1, PG. 93A)

STAGE COACH ROAD

EXISTING PRIVATE DRIVE



BEARINGS BASED ON ISPCS,  
NAD83 (2011), WEST ZONE 1202

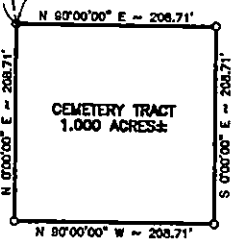


GRAPHIC SCALE: 1 INCH = 100 FEET

LEGEND	
●	IRON MONUMENT FOUND
○	5/8" IRON ROD SET
—	SURVEY BOUNDARY LINE
- - -	SECTION LINE
—	DEED LINE
( )	RECORD OR PRIOR SURVEY DATA

S. 0°54'30" E ~ 800.92'

POINT OF BEGINNING  
CEMETERY TRACT



PARCEL 0419021000  
ALT. PARCEL 08-32-400-005

RESIDENCE

EXISTING PRIVATE DRIVE

REVISIONS	DATE	BY	DESCRIPTION

**MAURER-STUTZ**  
ENGINEERS SURVEYORS

PEORIA, IL 61602 (309) 683-7855 | HAZARD, IL 61801 (309) 683-7855  
CANTON, IL 61820 (309) 683-7855 | HAZARD, IL 61801 (309) 683-7855  
SEVEN WILSON AVENUE | MAHOMET, IL 61853 | (309) 272-9423 | FAX (309) 683-7855  
ILLINOIS PROFESSIONAL DESIGN FIRM LICENSE #184-005754  
www.mst-us.com | Member with Title by contract

**PLAT OF SURVEY**

CEMETERY TRACT SURVEY  
11747 STAGE COACH ROAD  
MAGNOLIA, IL 61363

Sheet Title: \_\_\_\_\_  
Project: \_\_\_\_\_

**MOSTID HOLDINGS, LLC**

Draft: \_\_\_\_\_

Field Book: C-231  
Drawn By: KDR  
Reviewed By: SPF  
Date: 16 January 2024  
Project No.: 23224001.00  
Drawing: \_\_\_\_\_

**1**  
1 OF 1

5/13/2025 10:52:32Z 001 Job Name: Cemetery (002) Cemetery.dwg

This professional service conforms to the current Illinois minimum standards of practice applicable to boundary surveys.