

PUBLIC HEARING LEGAL NOTICE

The Charleston Board of Zoning Appeals and Planning will conduct a Public Hearing on Thursday, March 28, 2024 at 7:00 P.M. in the City Council Chambers of City Hall, 520 Jackson Avenue, Charleston, Illinois, to consider the petition of Bobby Bartley (d/b/a Bartley Garage LLC). for:

Conditional Use Permit to allow for “Contractor and Trade Shops” (Indoor operations and storage; and Indoor operations and outdoor storage including heavy vehicles)” use in the C2 – General Commercial Zoning District; and

All on a tract of land described as:

A Part of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) East of the Third Principle Meridian, Lying East of Right of Way of S.B.I. Route Number 130, and South of the Public Road along the North side of Section Fourteen (14), described as follows: Beginning at the intersection of the East right of way line of S.B.I. Route Number 130, and the South Line of Harrison Avenue, thence East along the South line of Harrison Avenue, 174 feet, thence South 105 feet, thence West 170 feet to the East right of way line of S.B.I. Route Number 130, thence Northerly along the East Line of S.B.I. Route Number 130, 105feet to the place of beginning, Coles County, Illinois.

Also known as 801 18th Street, Charleston Illinois (P.I.N. 02-1-00504-000)

The public hearing will also be broadcast at the following link: **charlestonillinois.org** (agendas, packets and videos for City Council and BZAP)

Interested parties can participate in any of the following 3 ways:

1. Submission of written comments before the public hearing:

- Written comments may be emailed to **City Clerk Deborah Muller at cityclerk@co.coles.il.us**
- Written comments received by 5:00 p.m. on Friday, March 22, 2024 will be included in the meeting packet sent to the Board of Zoning Appeals and Planning. This meeting packet is also posted on the City’s website: **www.charlestonillinois.org**
- Written comments received after 5:00 p.m. on March 22, 2024 through 5:00 p.m. on March 27, 2024 will be emailed directly to the Board of Zoning Appeals and Planning but will not be included in the meeting packet or posted on the City’s website.
- Written comments received after 5:00 p.m. on March 27, 2023 will be added to the case file.

2. Participation during the public hearing:

- If you wish to provide comment, testimony, questions, or cross examination on a petition, or otherwise address the BZAP on any public hearing matter before it, please email Deborah Muller, City Clerk at the following email addresses to register your participation before 5:00 p.m. on the day of the hearing: cityclerk@co.coles.il.us Alternatively, you may obtain a registration form outside the public hearing room, fill the form out, and place it in the registration form box, which will be brought to the dais prior to the meeting.
- Individuals who do not wish to speak during the public hearing may simply indicate whether they support or are opposed to the application. The individual's name and their position on the application will be read aloud into the record at the hearing. Any written comments submitted by an individual in conjunction with their position will also be read into the record, subject to compliance with the City's public comment and public hearing rules and procedures.
- Individuals who register to speak in advance will receive an email from City staff with information about how to join the meeting.
- Individuals who fail to register in advance may participate in the hearing by following the instructions provided on the meeting agenda.

3. Other methods of participation: Any individual who would like to listen to the meeting by telephone or who may require an accommodation to listen to or participate in the meeting, should contact the **City Clerk Deborah Muller at 217-345-5650 and/or email cityclerk@co.coles.il.us** as soon as possible.

To request a copy of the proposed conditional use permit or questions regarding the proposed conditional use permit, please contact the City of Charleston City Planner at 217-345-5650. Members of the public may be heard at the public hearing.

/s/ Deborah Muller
City Clerk

City of Charleston

Section 1-2

APPLICATION TO APPEAR BEFORE THE CHARLESTON BOARD OF ZONING APPEALS AND PLANNING

1. APPLICANT INFORMATION:

APPLICANT:

Bobby L. Bartley Bobby L. Bartley
(print name) (signed)

DATE:

2-4-24

ADDRESS:

925 11th St

PHONE No.:

217-259-4062

CITY / STATE / ZIP:

Charleston IL 61920

2. TYPE OF APPLICATION:

(Check applicable box(es) and provide responses to corresponding exhibits attached herein. Please refer to the Charleston City Code for required information for sections that do not have specific exhibits included in this packet.)

Zoning Variance (exhibit 1)

Planned Unit Development

Conditional Use Permit (exhibit 2)

Major Subdivision

Zoning Map Amendment (exhibit 3)

Appeal of Code Official's Decision

Zoning Text Amendment (exhibit 3)

Other (Please Describe):

Brief Project Description:

Relocate our Traffic control a portion of our base of operations To Alleviate congestion at

our current facility Park our Response vehicles & support Equipment but no wrecks

add a greenspace + buffer zone

Zoning Classification:

C-2

3. REQUIRED DOCUMENTS (TO BE PROVIDED BY THE APPLICANT):

A. Street Address of the Subject Property:

801 18th St Charleston IL 61920

B. Subject Property Legal Description (to be provided to the City in electronic format as a Microsoft Word Document / email the subject property's legal description to: cityplanner@co.coles.il.us)

C. Letter of Intent (a one page description of the project and the why the request is necessary)

D. Plans ("blueprints" or similar plan sheets showing as applicable: site plan, elevations, floor plan)

E. Provide any additional information as required and detailed in the Charleston City Code or as requested by the Charleston Code Official

FOR OFFICE USE ONLY

Application Number:

24-106

Submitted Date:

Sent to Publish:

Published Date:

Hearing Date:

To Council Date:

Affected Zoning:

03/05/2024

PET.

4. OWNER INFORMATION:

A. Do you own this property fee simple (if yes, check yes and skip to #5)?

YES: NO:

B. If the applicant is not the owner of this property please provide the following:

OWNER *: Mark Hunter *Mark Hunter*
(print name) (signed)

DATE: 2/26/24

ADDRESS: 801 18th St.

PHONE No.: 513-460-2850

CITY / STATE / ZIP: Charleston IL 61920

C. If the property is owned by a land trust, who has beneficial interest in this property?

TRUST NAME *: _____

DATE: _____

ADDRESS: _____

PHONE No.: _____

CITY / STATE / ZIP: _____

TRUST'S REPRESENTATIVE: _____
(print name) (signed)

DATE: _____

TRUST'S REPRESENTATIVE: _____
(print name) (signed)

DATE: _____

TRUST'S REPRESENTATIVE: _____
(print name) (signed)

DATE: _____

* If Owner(s) is different than the Applicant, please attach a letter from the Owner(s) authorizing submittal of this Application to the Charleston Board of Zoning Appeals and Planning.

5. APPLICANT'S REPRESENTATIVE:

If the applicant is planning to be represented by a third party for purposes of this application and to appear on behalf of the applicant at the Charleston Board of Zoning Appeals and Planning meetings, please provide the Representative's contact information below:

REPRESENTATIVE: Trevor Justice *Trevor Justice*
(print name) (signed)

DATE: 3-4-24

REPRESENTATIVE'S FIRM NAME (IF APPLICABLE) _____

ADDRESS: 301 E 2140th Rd

PHONE No.: 217-549-6465

CITY / STATE / ZIP: Westfield IL 62474

801 18th St. Charleston IL. 61920

A Part of the Northeast Quarter (NE1/4) of Section Fourteen (14), Township Twelve (12) North, Range Nine (9) East of the Third Principle Meridian, Lying East of Right of Way of S.B.I. Route Number 130, and South of the Public Road along the North side of Section Fourteen (14), described as follows: Beginning at the intersection of the East right of way line of S.B.I. Route Number 130, and the South Line of Harrison Avenue, thence East along the South line of Harrison Avenue, 174 feet, thence South 105 feet, thence West 170 feet to the East right of way line of S.B.I. Route Number 130, thence Northerly along the East Line of S.B.I. Route Number 130, 105feet to the place of beginning, Coles County, Illinois.

Bartley Garage LLC.
814 18th st.
Charleston, IL 61920

March 1, 2024

Attn: City of Charleston BZAP

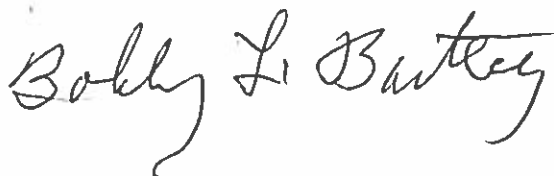
This letter is to express the intent of our application for conditional use categorized as (Contractors and Trade Shops With Outdoor Storage).

The property is located at 801 18th st., is 105'x 170' and is zoned as C-2. It was formerly used as a nursery/ garden shop with bulk landscape materials stored on site. The surrounding area is a mix of different types of commercial businesses as well as residential. All properties neighboring and across 18th street are zoned as C-2 commercial with residential properties to the east. Our application for a conditional use permit is to be able to use the property as a base of operations for some of our less used rapidly deploy-able vehicles and equipment necessary for large traffic accidents and incidents. This use would be limited to vehicles and support equipment that are owned by us Bartley Garage LLC. Absolutely no vehicles would be placed on this lot as a result of accidents, impoundments or towing in general. The vehicles, support equipment, and traffic control devices that would be based here are vital to meeting response criteria for many of our city, county, state police contracts. Many of our contracts stipulate a maximum response time. This property being located directly across the street would be a positive solution for us to be able expand consistent with the goals set forth in the comprehensive plan specifically to "Actively promote the retention, expansion, development and redevelopment of businesses and industries in Charleston". As our company grows so does the number of employees that we require to operate at maximum potential. This ability to grow is limited by the ability to secure and have support equipment available. We are currently limited in space with no foreseeable options to expand in the near future with the exception of this property. Relocation is not an option for us to expand as our facility has been in operation since 1949 and our established customers are familiar with our location.

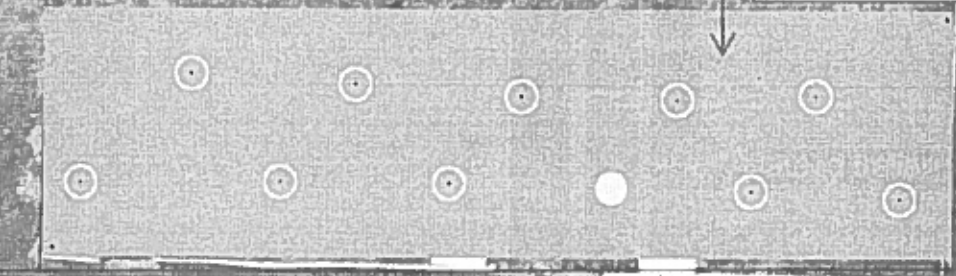
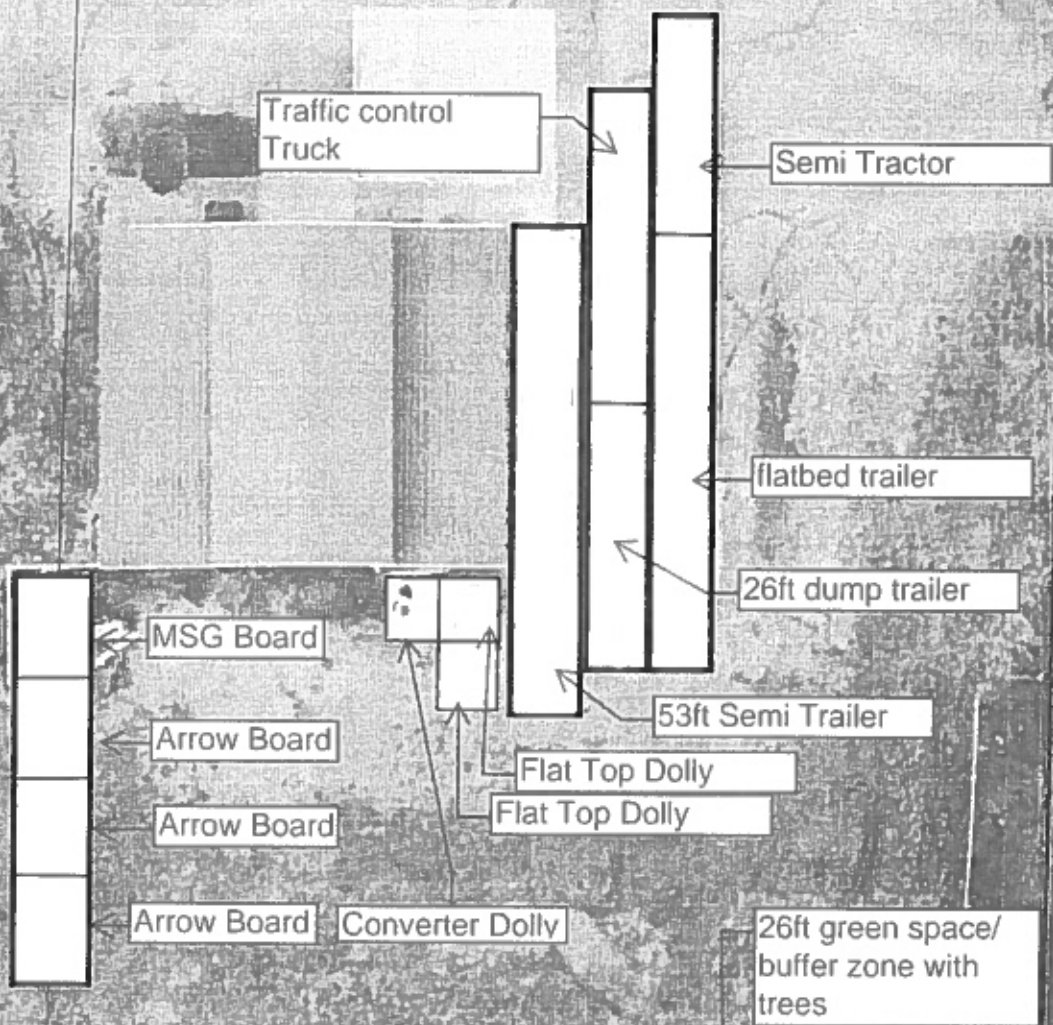
Our purpose for this location would be a positive addition to the area by allowing us to be able to support a higher volume of work in our current location thus creating more jobs. Our intended use of this property would not increase the traffic count to the residential areas to the east as this property is serviced by 18th Street. Any increase in traffic would be noticed in our original location not this "response Annex" further protecting the properties and residents surrounding the property at 801 18th street. In order to further protect the neighbors from noise or visual blight we will be placing a 26ft deep green space spanning the east end of the property with trees planted to act as a green barrier for an aesthetically pleasing buffer space. We feel confident that the proposed use falls within the conditions of the Zoning uses permitted, is consistent with the comprehensive plan, and will not be detrimental to the public health safety or comfort. We feel that through the placement of a buffer and with careful vehicle placement we can mitigate any adverse development related impacts to the adjacent neighborhoods and will not generate any additional pedestrian or vehicular traffic in the neighborhood. The building already has utilities that are sufficient enough to support our intended use as it is. We believe that this property complies with all regulations stated in Item F in section 2-4. In this properties former use as a garden shop with bulk landscape materials many of the items and equipment used in its prior purpose are the same or similar in nature to what we would have based over there with the biggest exception being a different named use for zoning purposes.

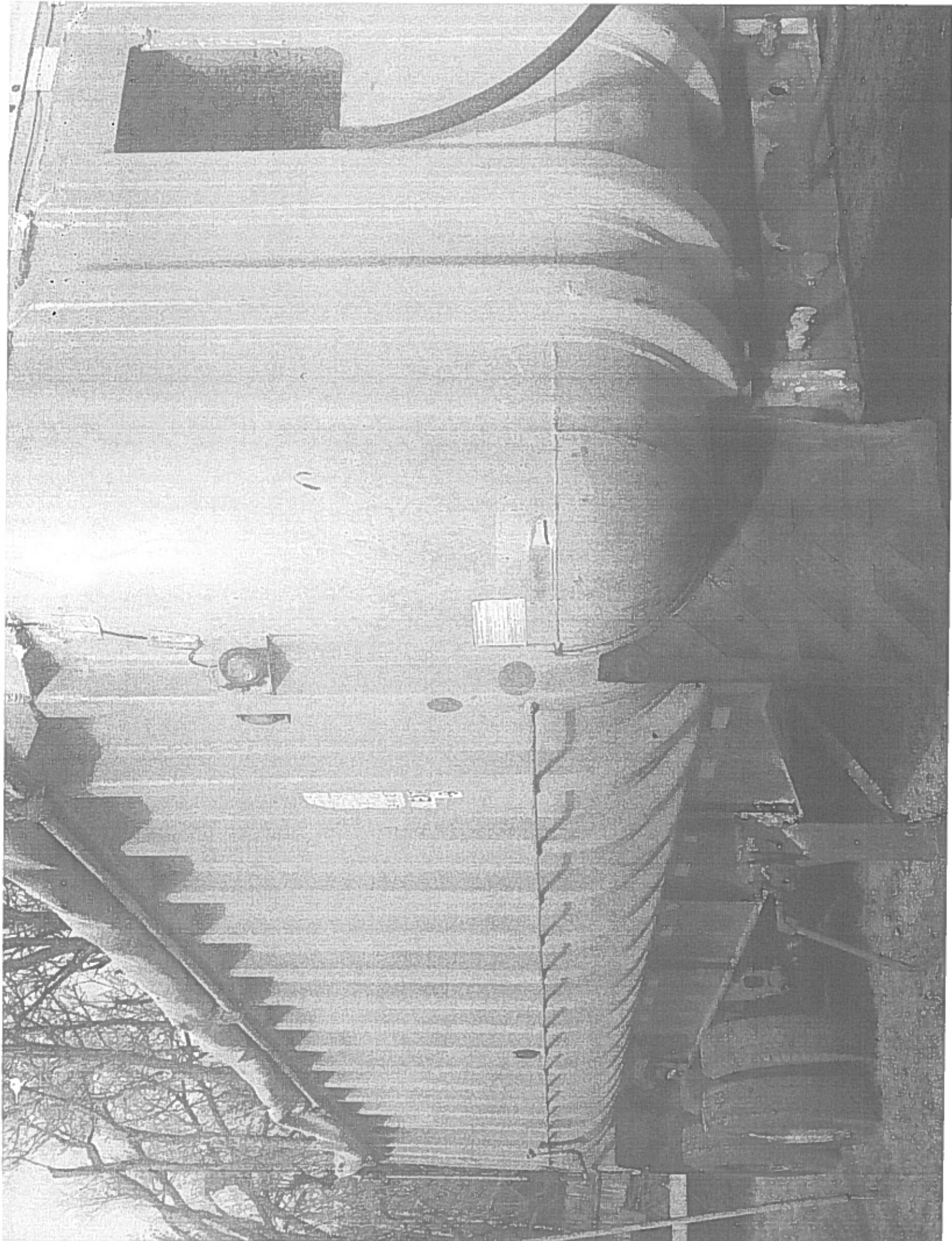
Sincerely,

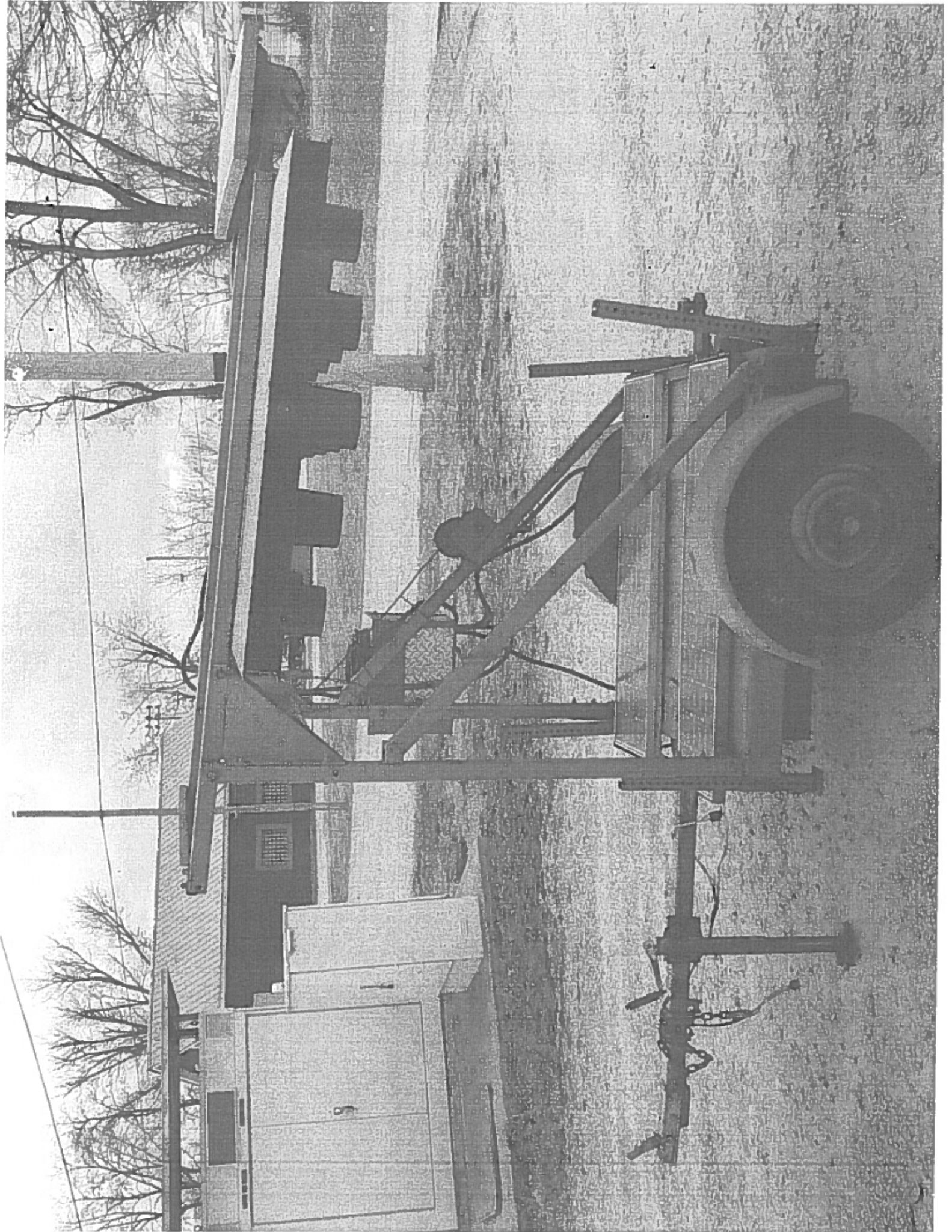
Bobby L. Bartley

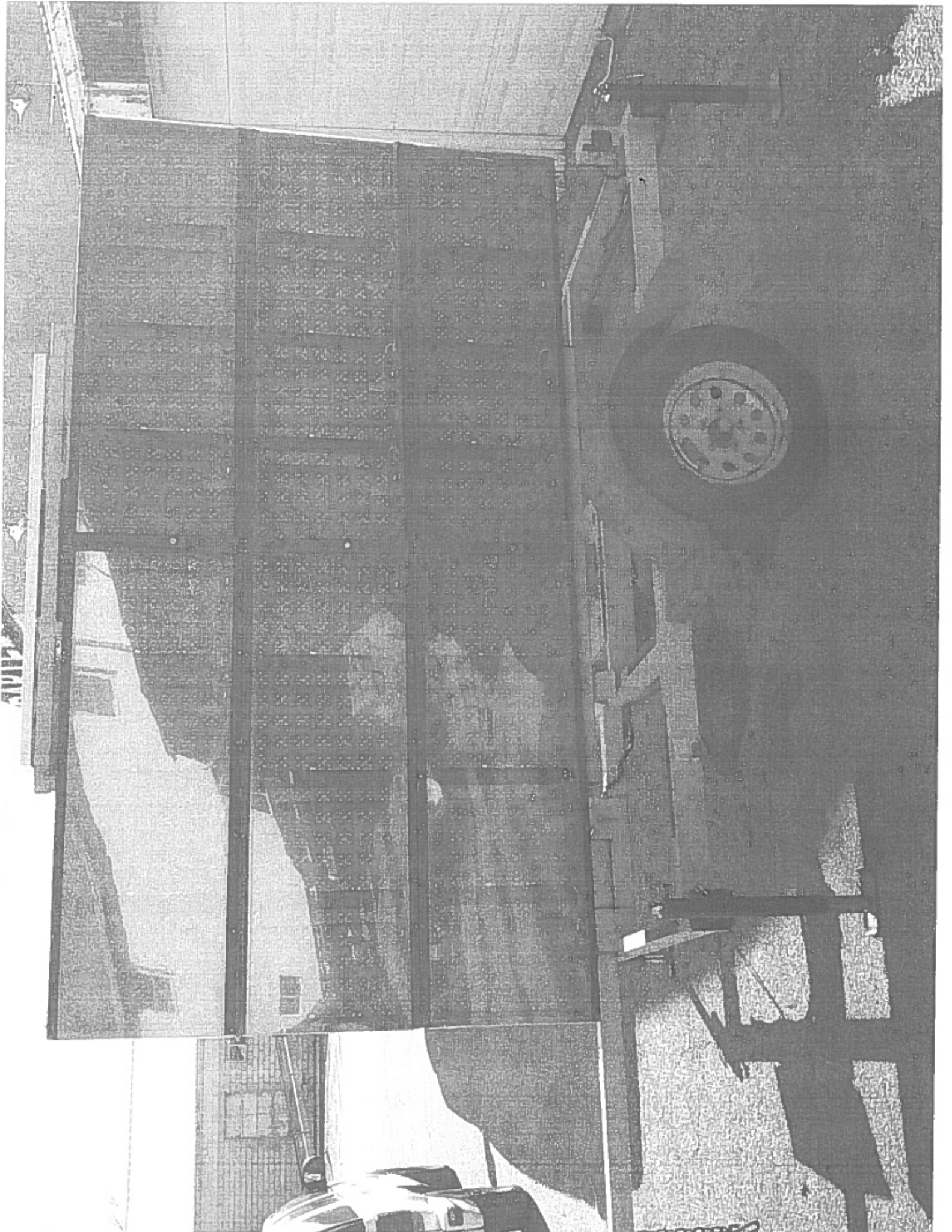


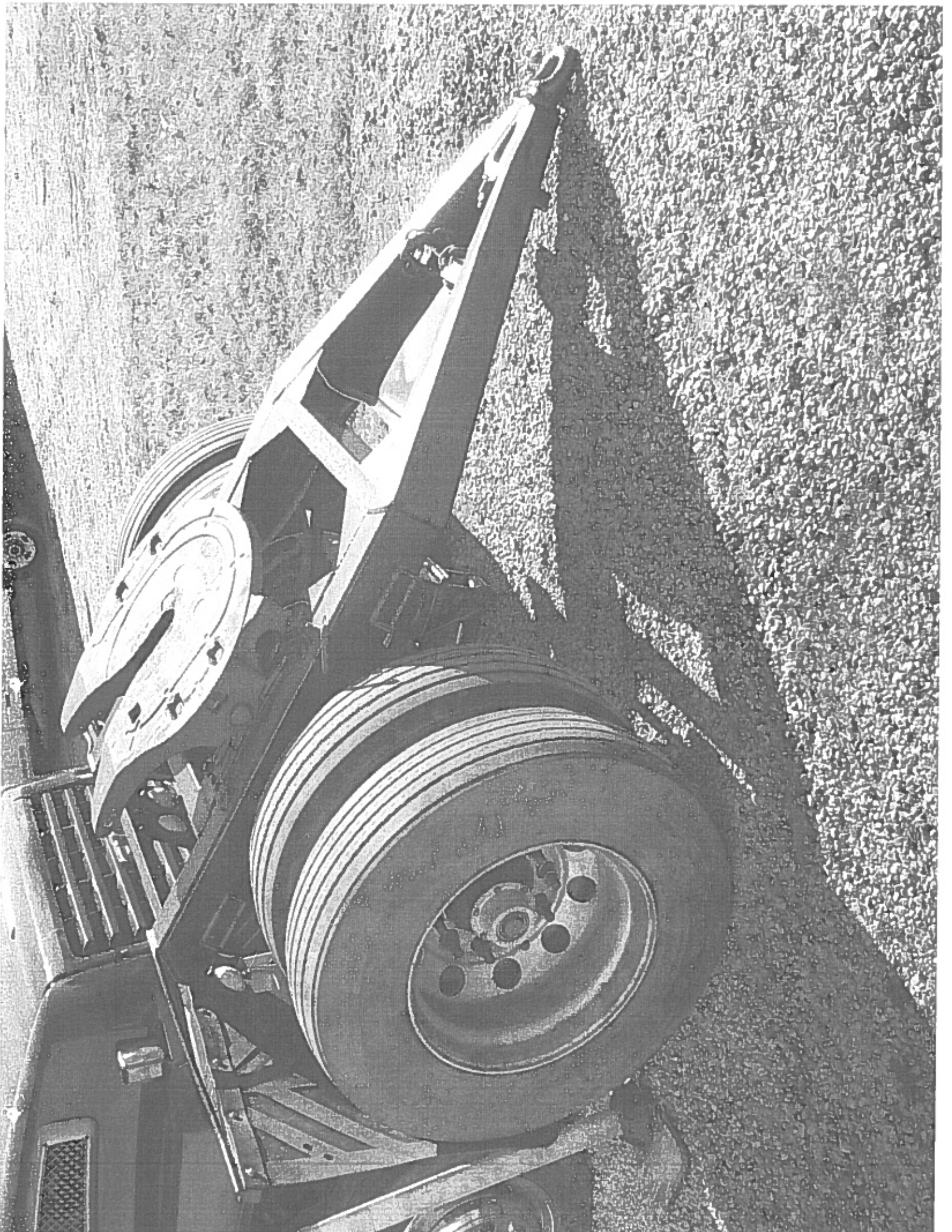
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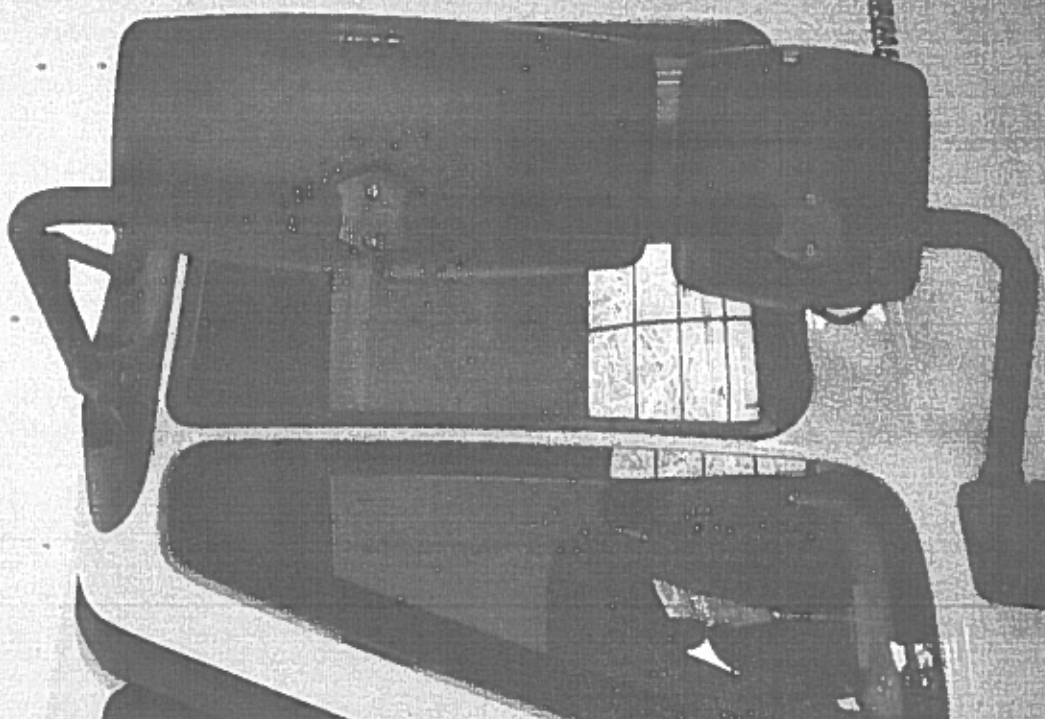
ACCIDENT SAFETY & REPAIR

ASSIST UNIT

BARTLEY GARAGE / AUTO REPAIR

1-217-343-3355

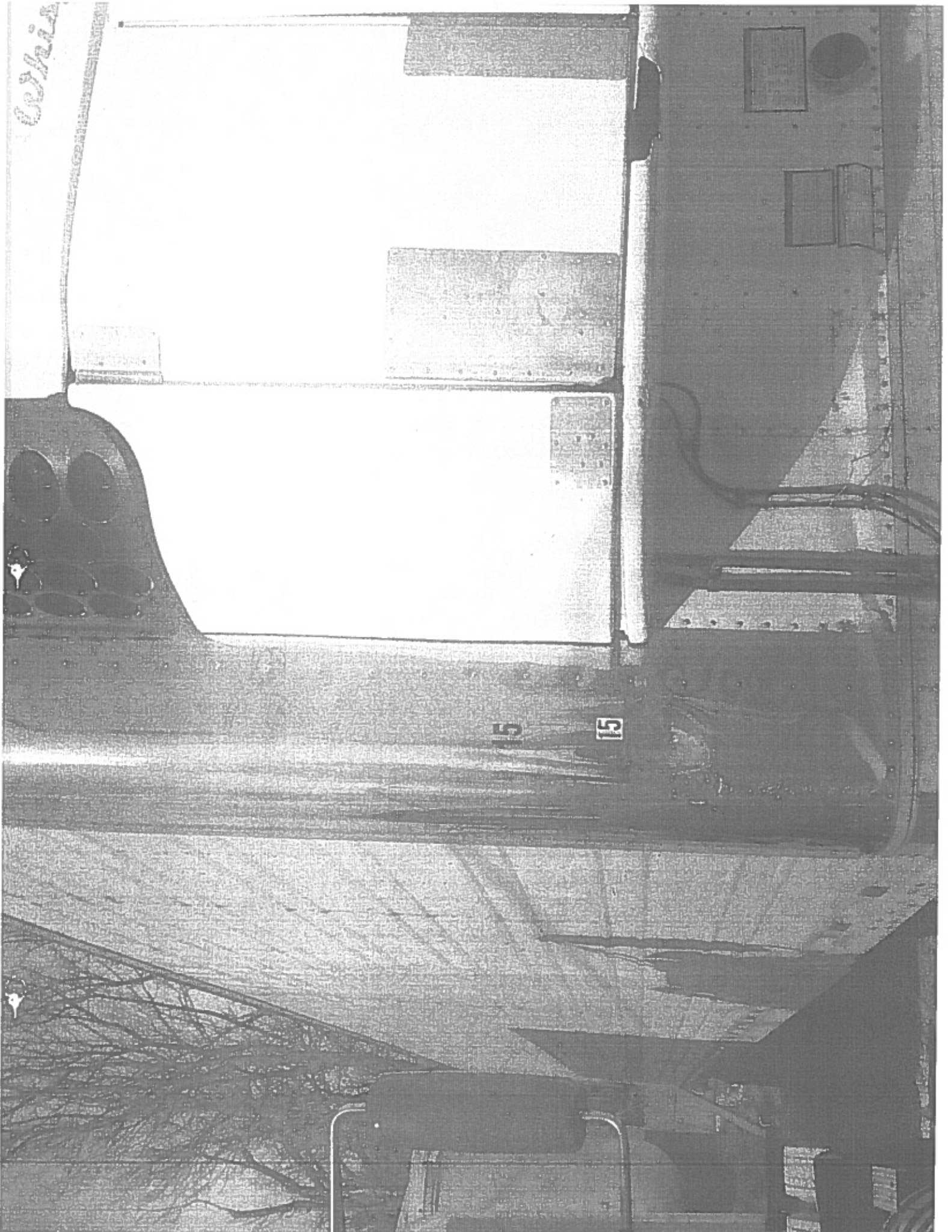
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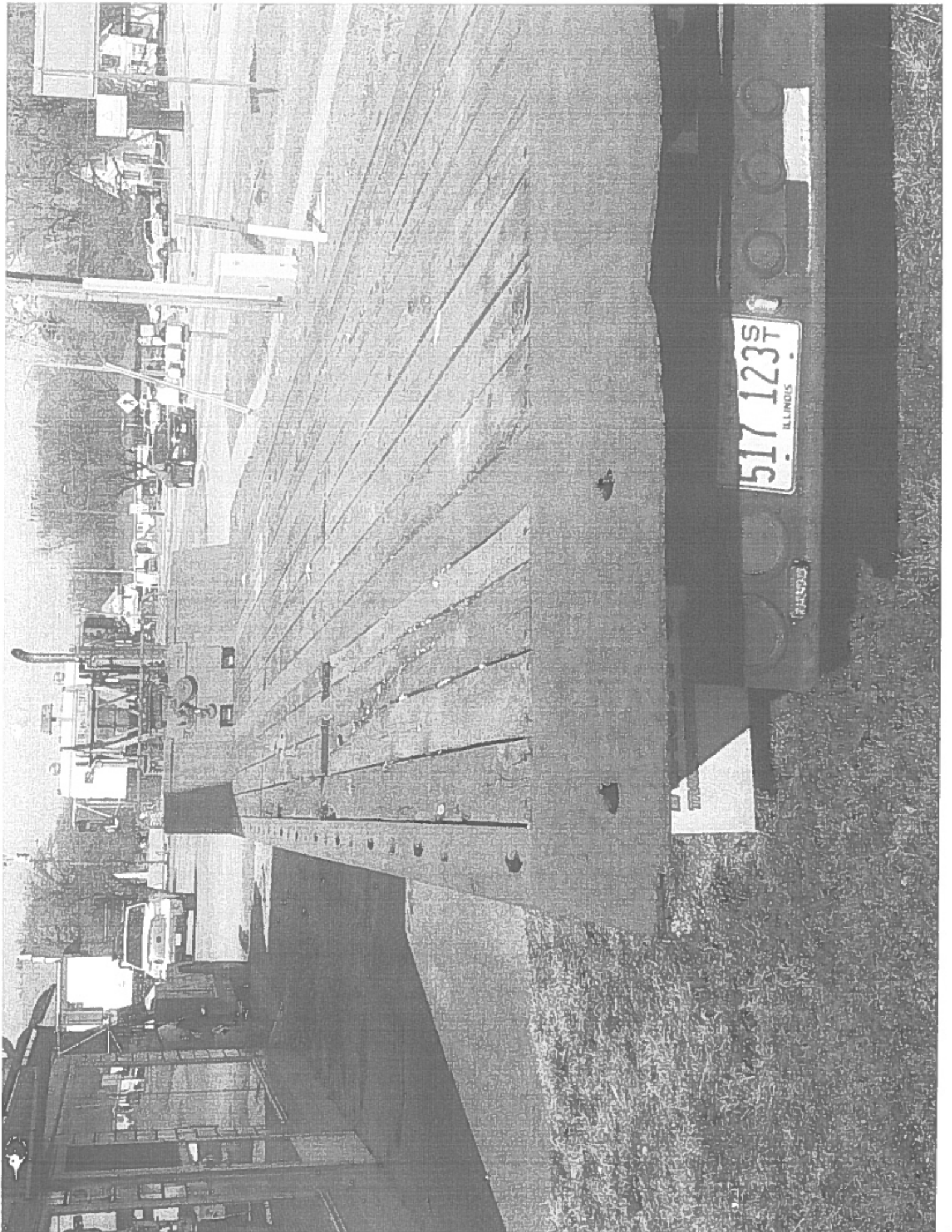
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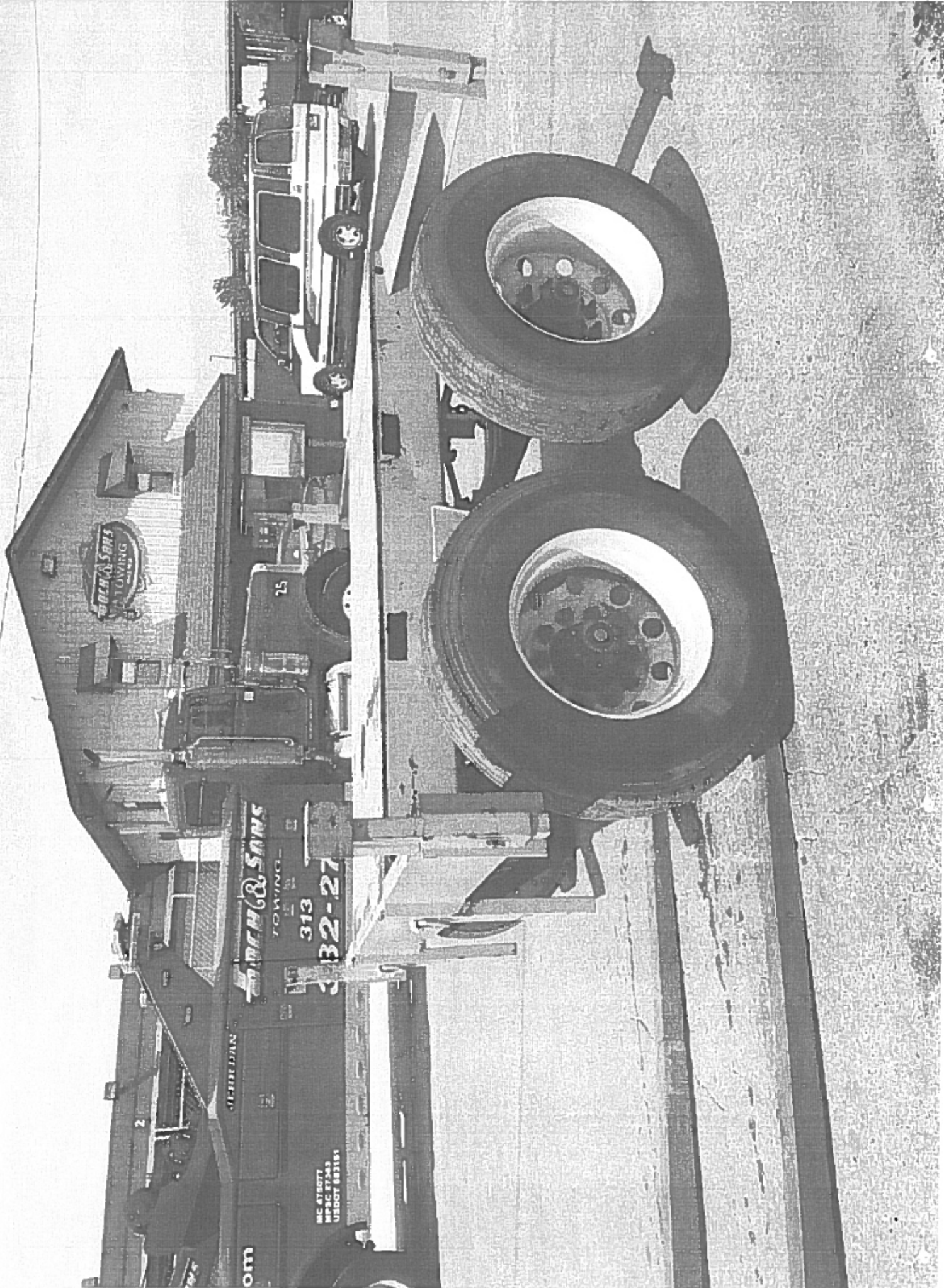
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ILLINOIS

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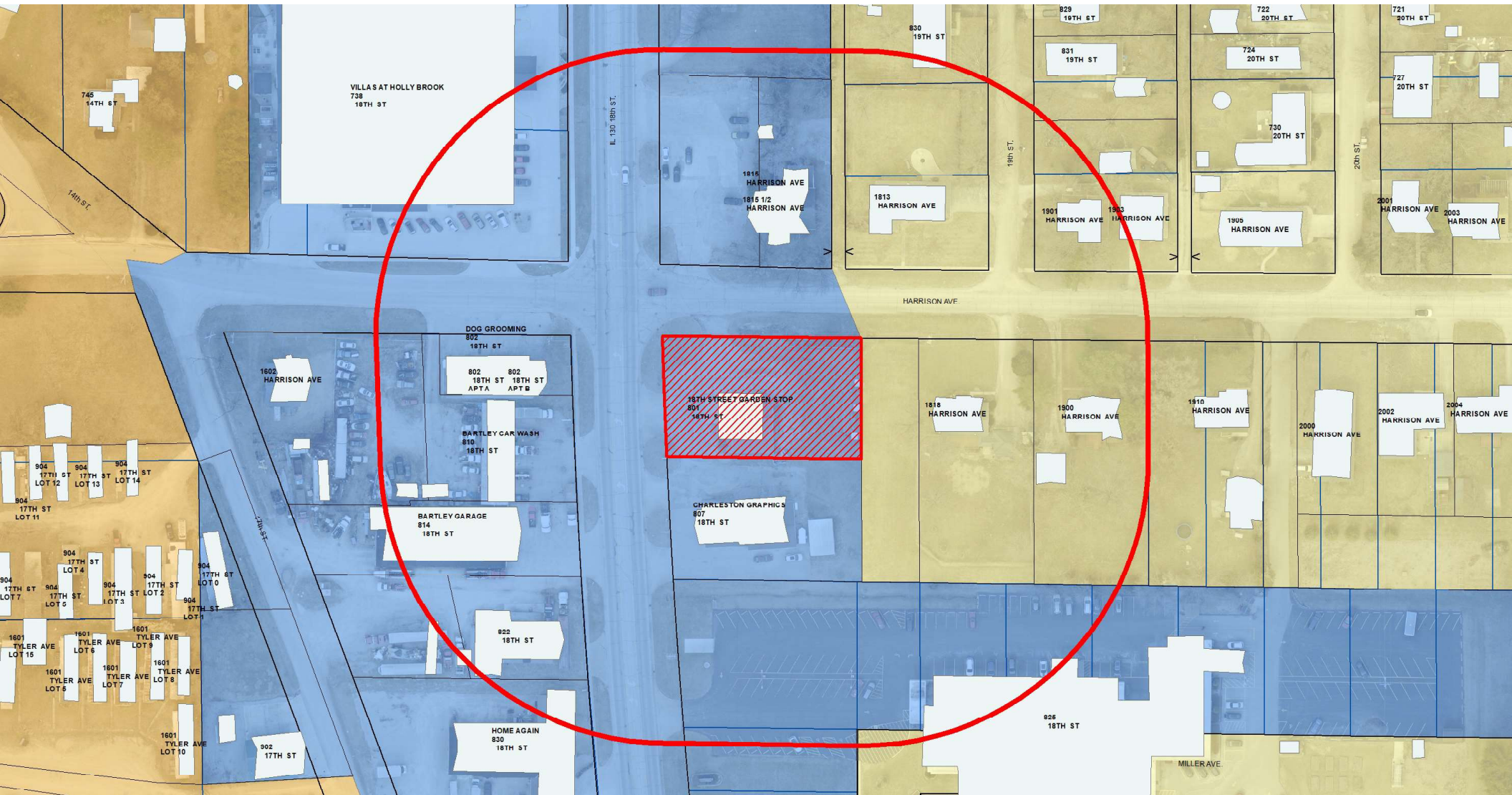
TOWERS & SONS
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TOWING

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32-27

MC AT 8007
MP AC 87443
US DOT 883181



VILLAS AT HOLLY BROOK
738
18TH ST

1816
HARRISON AVE
1815 1/2
HARRISON AVE

1813
HARRISON AVE

1901
HARRISON AVE

1905
HARRISON AVE

2001
HARRISON AVE

2003
HARRISON AVE

DOG GROOMING
802
18TH ST

802
18TH ST 802
APTA APT B

BARTLEY CAR WASH
810
18TH ST

BARTLEY GARAGE
814
18TH ST

18TH STREET GARDEN STOP
801
18TH ST

CHARLESTON GRAPHICS
807
18TH ST

1818
HARRISON AVE

1900
HARRISON AVE

1910
HARRISON AVE

2000
HARRISON AVE

2002
HARRISON AVE

2004
HARRISON AVE

1602
HARRISON AVE

904
17TH ST
LOT 11

904
17TH ST
LOT 7

1601
TYLER AVE
LOT 15

1601
TYLER AVE
LOT 6

1601
TYLER AVE
LOT 10

902
17TH ST

802
18TH ST

HOME AGAIN
830
18TH ST

826
18TH ST

MILLER AVE

IL 130 18th ST

19th ST

20th ST

14th ST

17th ST

HARRISON AVE

17th ST

MILLER AVE