

**Charleston Board of Zoning Appeals & Planning
City of Charleston**

City Council Chambers

520 Jackson Avenue

Thursday, March 28, 2018

7:00 P.M.

Notice is hereby given that a regular meeting of the Charleston Board of Zoning Appeals & Planning will be held on Thursday, March 28, 2019, at 7:00 p.m. in the City Council Chambers, on the 2nd Floor of City Hall at 520 Jackson Avenue, Charleston, Illinois 61920.

AGENDA

***PLEASE NOTE:** Times are provided for audience members to ask the Petitioner questions, speak in support of the petition or speak against the petition. Anyone addressing the Board of Zoning Appeals & Planning is requested to approach the podium, provide the City Clerk with name & address, and speak into the microphone. A handheld microphone will be provided for those unable to approach the podium.

1. Call to Order
2. Roll Call
3. Approval of Minutes from the regular meeting of the Board of Zoning Appeals & Planning on July 12, 2018 and September 13, 2018.
4. **The Petition of the City of Charleston and the First Christian Church** for consideration of a Major Subdivision [10-4-3 (E)] Concept Plan and Preliminary Plat;

All on tracts of land described as:

Sister City Phase II Subdivision

Legal Descriptions (By Ownership)

- **First Christian Church Tract (PIN 02-1-01134-001) / 1706 Community Drive:**

Part of the West Half (W ½) of the Southeast Quarter (SE ¼) of Section Twenty-three (23), Township Twelve (12) North, Range Nine (9) East of the Third Principal Meridian being more particularly described as follows:

Commencing at an existing survey marker at the southwest corner of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) East of the Third (3rd) Principal Meridian (Monument Record Book 1, Page 232, Coles County Recorder's Office); thence N00°11'33"E, (bearings based upon GPS observation)

along the west line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section Twenty-Three (23), 1665.17 Feet (1664.84 feet deed) to the south line of Heritage Woods Subdivision XI, a subdivision to the City of Charleston, (Recorded 01/13/1975, Book 5 of Plats at Page 33, Coles County Recorder's Office); thence N89°58'55"E, along said south line and its extension thereof, 1218.20 feet (1218.06 feet deed) to an existing survey marker and the westerly right-of-way line of Illinois Route #130; thence S03°59'14"E, along said westerly right-of-way line, 60.14 feet to the Point of Beginning; thence continuing S03°59'14"E, along said right-of-way line, 639.22 feet to an existing survey marker; thence S 00°08'46"W, 58.18 feet; thence S89°58'55"W, 678.72 feet to the east right-of-way line of a future street; thence northwesterly, along said future right-of-way line, along a curve to the right with a 470.00 foot radius, 48.08 feet arc (Long Chord N02°56'55"W, 48.06 feet); thence N00°01'05"W, along said future right-of-way line, 404.95 feet; thence northeasterly, along said future right-of-way line, along a curve to the right with a 120 foot radius, 116.69 feet arc (Long Chord N27°50'25"E, 112.15 feet); thence N55°41'54"E, along said future right-of-way line, 218.23 feet; thence northeasterly, along said future right-of-way line, along a curve to the right with a 120 foot radius, 71.80 feet arc (Long Chord N72°50'25"E, 70.74 feet); thence N89°58'55"E, along said future right-of-way line, (said line also being 60.00 feet south of and normal to the south line of the aforementioned Heritage Woods Subdivision XI and its extension thereof), 336.79 feet to the Point of Beginning, containing 10.00 acres, more or less, Charleston, Coles County, Illinois.

The property is more commonly known as land south of Sister City Park, Charleston, Illinois 61920 / First Christian Church Tract (PIN 02-1-01134-001) / 1706 Community Drive.

- **City of Charleston Tract (PIN 02-1-01134-002)**

Part of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) East of the Third (3rd) Principal Meridian, more particularly described as follows:

Beginning at an existing survey marker at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) East of the Third (3rd) Principal Meridian (Monument Record Book 1, Page 232, Coles County Recorder's Office); thence N00°11'33"E, (bearings based upon GPS observation) along the west line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section Twenty-Three (23), 1665.17 Feet (1664.84 feet deed) to the south line of Heritage Woods Subdivision XI, a subdivision to the City of Charleston, (Recorded 01/13/1975, Book 5 of Plats at Page 33, Coles County Recorder's Office); thence N89°58'55"E, along said south line and its extension thereof, 1218.20 feet (1218.06 feet deed) to an existing survey marker and the westerly right-of-way line of Illinois Route #130; thence S03°59'14"E, along said westerly right-of-way line, 60.14 feet to the intersection of the said Right-of-Way line and the south line of a future street; thence S89°58'55"W, along said future right-of-way line, (said line also being 60.00 feet south of and normal to the south line of the aforementioned Heritage Woods Subdivision XI and its extension thereof), 336.79 feet; thence southwesterly along said future right-of-way line, along a curve to the left with a 120 foot radius, 71.80 feet arc (Long Chord S72°50'25"W, 70.74 feet); thence S55°41'54"W, along said future right-of-way line, 218.23 feet; thence southwesterly, along said future right-of-way line,

along a curve to the left with a 120 foot radius, 116.69 feet arc (Long Chord S27°50'25"W, 112.15 feet); thence S00°01'05"E, along said future right-of-way line, 404.95 feet; thence southeasterly, along said future right-of-way line, along a curve to the left with a 470.00 foot radius, 48.08 feet arc (Long Chord S02°56'55"E, 48.06 feet); thence N89°58'55"E, 678.72 feet; thence S00°08'46"W, 247.91 feet to an existing survey marker; thence S89°53'39"E, 69.02 feet (69.06 feet deed) to the east line of the said West Half (W 1/2) of the Southeast Quarter (SE 1/4), said point being 1.4 feet west of an existing survey marker (set under previous survey performed by IPLS #1981- Dated 04/14/1980); thence S00°06'41"W, along said east line, 660.97 feet (660.84 feet deed) to an existing survey marker ("drill hole" in concrete) marking the southeast corner of the said West Half (W 1/2) of the Southeast Quarter (SE 1/4); thence S89°58'13"W, along the south line of the said West Half (W 1/2), 1339.38 feet (1339.24 feet deed) to the Point of Beginning, containing 39.16 acres, more or less, Charleston, Coles County, Illinois.

The property is more commonly known as land south of Sister City Park, Charleston, Illinois 61920 / City of Charleston Tract (PIN 02-1-01134-002).

5. The Petition of the City of Charleston for consideration of a Zoning Map Amendment [10-4-3 (B)] of the official zoning map of the City of Charleston from R-1—Single-Family Residence and RE—Residential Estates to GOVT - Government District on a tract of land described as:

Part of the West Half (W ½) of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) East of the Third (3rd) Principal Meridian, more particularly described as follows:

Beginning at an existing survey marker at the Southwest Corner of the Southeast Quarter (SE 1/4) of Section Twenty-Three (23), Township Twelve (12) North, Range Nine (9) East of the Third (3rd) Principal Meridian (Monument Record Book 1, Page 232, Coles County Recorder's Office); thence N00°11'33"E, (bearings based upon GPS observation) along the west line of the West Half (W 1/2) of the Southeast Quarter (SE 1/4) of said Section Twenty-Three (23), 1665.17 Feet (1664.84 feet deed) to the south line of Heritage Woods Subdivision XI, a subdivision to the City of Charleston, (Recorded 01/13/1975, Book 5 of Plats at Page 33, Coles County Recorder's Office); thence N89°58'55"E, along said south line and its extension thereof, 1218.20 feet (1218.06 feet deed) to an existing survey marker and the westerly right-of-way line of Illinois Route #130; thence S03°59'14"E, along said westerly right-of-way line, 60.14 feet to the intersection of the said Right-of-Way line and the south line of a future street; thence S89°58'55"W, along said future right-of-way line, (said line also being 60.00 feet south of and normal to the south line of the aforementioned Heritage Woods Subdivision XI and its extension thereof), 336.79 feet; thence southwesterly along said future right-of-way line, along a curve to the left with a 120 foot radius, 71.80 feet arc (Long Chord S72°50'25"W, 70.74 feet); thence S55°41'54"W, along said future right-of-way line, 218.23 feet; thence southwesterly, along said future right-of-way line, along a curve to the left with a 120 foot radius, 116.69 feet arc (Long Chord S27°50'25"W, 112.15 feet); thence S00°01'05"E, along said future right-of-way line, 404.95 feet; thence southeasterly, along said future right-of-way line, along a curve to the left with a 470.00 foot radius, 48.08 feet arc (Long Chord S02°56'55"E, 48.06 feet); thence N89°58'55"E, 678.72

feet; thence S00°08'46"W, 247.91 feet to an existing survey marker; thence S89°53'39"E, 69.02 feet (69.06 feet deed) to the east line of the said West Half (W 1/2) of the Southeast Quarter (SE 1/4), said point being 1.4 feet west of an existing survey marker (set under previous survey performed by IPLS #1981- Dated 04/14/1980); thence S00°06'41"W, along said east line, 660.97 feet (660.84 feet deed) to an existing survey marker ("drill hole" in concrete) marking the southeast corner of the said West Half (W 1/2) of the Southeast Quarter (SE 1/4); thence S89°58'13"W, along the south line of the said West Half (W 1/2), 1339.38 feet (1339.24 feet deed) to the Point of Beginning, containing 39.16 acres, more or less, Charleston, Coles County, Illinois.

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The following protocol will be observed after presentation of petition(s) at the direction of the Chair:

- A. *Questions from the Board and Petitioner response.
- B. *Questions from the audience and Petitioner response.
- C. *Anyone present wishing to speak in favor of the petition.
- D. *Anyone present wishing to speak against the petition.
- E. Petitioner response.
- F. Board Discussion.
- G. Call for a vote.

7. Old Business

8. New Business

Appointment of Nominating Committee to consider recommendations for 2019 BZAP Officers.

9. Adjournment

BZAP MEMBERS PLEASE NOTE: Contact Deborah Muller, City Clerk, at 345-8426, as soon as possible, if you are **NOT** able to attend this meeting. Thank you.