

Charleston Board of Zoning Appeals & Planning

City of Charleston

City Council Chambers

520 Jackson Avenue

Thursday, July 12, 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, July 12, 2018, 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 April 12, 2018.
4. **The Petition of Trinity Property Holdings, LLC**, for a Conditional Use Permit to allow for Schools (including Private & Parochial Schools), in the C-2 General Commercial District as part of title 10, Chapter 5, Section 3(C) (Table 5-3 Permitted Uses in Nonresidential Districts).

All on a tract of land described as:

PARCEL I:

BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 4 OF SALLEE'S SECOND (2ND) ADDITION TO THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS, 120 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK, THENCE SOUTH ON THE SAID EAST LINE, 115 FEET TO THE NORTH LINE OF STATE STREET, THENCE DEFLECTING TO THE RIGHT 111° 28' ALONG THE NORTH LINE OF STATE STREET, 140.2 FEET, THENCE DEFLECTING TO THE RIGHT 71° 48' 79.3 FEET, THENCE DEFLECTING TO THE RIGHT 93° 50' 127 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 119 W. STATE STREET, CHARLESTON, ILLINOIS 61920

PARCEL II:

BLOCK 4 IN SALLEE'S SECOND (2ND) ADDITION TO CHARLESTON, EXCEPT THE WEST 50 FEET THEREOF AND EXCEPT BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 4, MEASURE SOUTH ALONG THE EAST LINE 120 FEET, THENCE IN A WESTERLY DIRECTION 127 FEET, THENCE IN A NORTHERLY DIRECTION 110 FEET TO THE NORTH LINE OF SAID BLOCK 4, THENCE EAST ALONG SAID NORTH LINE 120 FEET TO THE PLACE OF BEGINNING; AND EXCEPT BEGINNING AT A POINT ON THE EAST LINE OF BLOCK 4 OF SALLEE'S SECOND (2ND) ADDITION TO THE CITY OF CHARLESTON, COLES COUNTY, ILLINOIS, 120 FEET SOUTH OF THE NORTHEAST CORNER OF SAID BLOCK, THENCE SOUTH ON THE SAID EAST LINE, 115 FEET TO THE NORTH LINE OF STATE STREET, THENCE DEFLECTING TO THE RIGHT 111°28' ALONG THE NORTH LINE OF STATE STREET, 140.2 FEET, THENCE DEFLECTING TO THE RIGHT 71° 48' 79.3 FEET, THENCE DEFLECTING TO THE RIGHT 93° 50' 127 FEET TO THE PLACE OF BEGINNING.

COMMONLY KNOWN AS: 121 W. STATE STREET, CHARLESTON, ILLINOIS 61920

PARCEL III:

PART OF BLOCK 4 IN SALLEE'S SECOND (2ND) ADDITION TO THE CITY OF CHARLESTON, COUNTY OF COLES, STATE OF ILLINOIS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF BLOCK 4 OF SALLEE'S SECOND (2ND) ADDITION TO THE CITY OF CHARLESTON; THENCE SOUTH 0° 00' 00" WEST (ASSUMED BEARING) ALONG THE EAST LINE OF SAID BLOCK 4 A DISTANCE OF 108.85 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUE ALONG THE LAST DESCRIBED COURSE A DISTANCE OF 11.15 FEET; THENCE NORTH 83° 00' 24" WEST A DISTANCE OF 127.00 FEET; THENCE NORTH 3° 13' 32" EAST A DISTANCE OF 44.23 FEET; THENCE SOUTH 68° 34' 55" EAST A DISTANCE OF 132.73 FEET TO THE PLACE OF BEGINNING.

More commonly known as 119 W State Street and 121 W State Street, Charleston, IL 61920 (PIN 02-2-12298-000 & 02-2-12295-000 & 02-2-12296-002).

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.

6. Old Business

7. New Business

8. 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.