

PUBLIC HEARING LEGAL NOTICE

The Charleston Board of Zoning Appeals and Planning will conduct a Public Hearing on Thursday, March 14, 2024 at 7:00 P.M. in the City Council Chambers of City Hall, 520 Jackson Avenue, Charleston, Illinois, to consider the petition of Spring Property Management LLC for the “West Park Plaza” Planned Unit Development Concept Plan: Title 10, Chapter 4, Section 3(C) – “Planned Unit Development (PUD)”.

All on a tract of land described as:

A Part of the Southwest Quarter (SW1/4) of Section 15, Township 12 North, Range 9 East of the Third Principle Meridian, described as follows:

All that property described in a certain Warranty Deed, (Parcel I and Parcel II), Recorded October 10, 2014, (Document #201400753985), Coles County Recorder’s Office, (Tax Assessor’s ID Number 02-1-00-669-000) – Common Address: 510 West Lincoln Avenue, Charleston, Illinois,

and

All that property described in a certain Warranty Deed, (Tract I, Tract II, Tract III, and Tract IV), Recorded October 10, 2014, (Document #201400753989), Coles County Recorder’s Office, (Tax Assessor’s ID Number 02-1-00-666-001 and Tax Assessor’s ID Number 02-1-00-670-000) – Common Address: 525–638 West Lincoln Avenue, Charleston, Illinois.

Said property in its entirety more commonly identified as “West Park Plaza” (P.I.N. 02-1-00669-000, P.I.N. 02-1-00666-001 and P.I.N. 02-1-00670-000, situated in Charleston, Coles County, Illinois.

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 8, 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 8, 2024 through 5:00 p.m. on March 13, 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 13, 2024 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 Planned Unit Development Concept Plan request or questions regarding the proposed Planned Unit Development Concept Plan request, 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: Spring Property Management LLC DATE: 2/5/2024
(print name) (signed)

ADDRESS: 171 N Aberdeen Street-Suite 400 PHONE No.: 312-343-8838

CITY / STATE / ZIP: Chicago, Illinois 60607

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)	<input type="checkbox"/>	Planned Unit Development	<input checked="" type="checkbox"/>
Conditional Use Permit (exhibit 2)	<input type="checkbox"/>	Major Subdivision	<input type="checkbox"/>
Zoning Map Amendment (exhibit 3)	<input type="checkbox"/>	Appeal of Code Official's Decision	<input type="checkbox"/>
Zoning Text Amendment (exhibit 3)	<input type="checkbox"/>		
Other (Please Describe):	<hr/>		

Brief Project Description: Proposed Redevelopment - Conversion and New Construction-Self-Storage and Recreation Facility

Zoning Classification: PUD

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

- A. Street Address of the Subject Property: 510 West Lincoln Avenue, Charleston, Illinois 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: _____		
Submitted Date:	Sent to Publish:	Published Date:	Hearing Date:	To Council Date:	Affected Zoning:

January 2015

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 *: Spring Property Management LLC

(print name)



(signed)

DATE:

2/5/2024

ADDRESS: 171 N Aberdeen Street-Suite 400

PHONE No.:

312-343-8838

CITY / STATE / ZIP: Chicago, Illinois 60607

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:

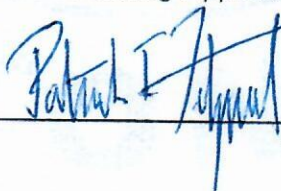
* If Owner(s) is different than the Applicant, please attach a letter from the Owner(s) authorizing submittal of this Application to the Charleston Board of Zoning Appeals and Planning.

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: Patrick T. Fitzgerald

(print name)



(signed)

DATE:

2/5/2024

REPRESENTATIVE'S FIRM NAME (IF APPLICABLE) Meyer Capel

ADDRESS: 306 West Church Street

PHONE No.:

217-352-1800

CITY / STATE / ZIP: Champaign, Illinois 61820

LETTER OF INTENT

This application for the approval of the Concept Site Plan for a Planned Unit Development (PUD) and Minor Subdivision for the properties identified by the accompanying legal descriptions seeks approval of the accompanying Concept Site Plan, reflecting the proposed PUD and Minor Subdivision, as an effective and efficient means under the applicable Code to optimize traffic circulation, parking accessibility, site landscaping, and the overall aesthetic appeal of the properties, and, in addition, this application seeks said approval in order to institute zoning to accommodate the conversion of the vacant space located at 510 W Lincoln Avenue, Charleston, Illinois 61920, to a temperature controlled self-storage facility and to accommodate the new construction of indoor Pickleball Courts or other recreational or commercial uses per the accompanying Concept Site Plan.

"West Park Plaza" Planned Unit Development

Part of the
SW¼ Sec. 15, T12N R9E, 3rd P.M.
Charleston, Illinois

Concept Phase

Code Compliance

Landscape Requirement

Source: Charleston's Unified Development Code Chapter 5, Section 10-5-3 Table 8-3 Minimum Percentage of Lot Area to be Landscaped.

Zoning District C-2: 15% Minimum Required

Existing Development Provided 7.7%

Denotes Buffer Yard Required Plantings - Type and Spacing in accordance with City Code.

Denotes 6' Tall Opaque Screening Fence
Fence standards in accordance with City Code.

Denotes Buffer Yard and "Green Space".

Note: Buffer yard plantings and screening fence shall be installed as technically feasible due to existing buried utilities, existing above ground utility equipment, and other existing obstructions.
Final placements shall be approved by the City.

Building Setback Requirements:

Building set back requirements in accordance with C-2 zoning requirements shall be maintained along the perimeter boundary of the Planned Unit Development.

Sources of Title:

(Parent Tracts)

Document #201400753985

Recorded 10/10/2014

(Former Wal-Mart)

PIN: 02-406669-000

02-406704-000

Warranty Deed

Document #201400753989

Recorded 10/10/2014

(Deed Tracts I, III, & IV)

PIN: 02-406669-001

02-406704-000

Total Area = 11,031 Acres

(Parent Tracts Combined)

Zoning District: C-2 General Commercial District

(Subject Parcel)

Taxing Bodies

Community Unit School District 1

City of Charleston

Coles County

Lawrence Community College District 517

Charleston Township Road District

Charleston Township Park District

Charleston Township

Coles County Airport Authority

Multi-Township Assessment District 6

CSI CONSOLIDATED SERVICES INC.

of Coles County (IL Prof. Design Firm #1257)

CIVIL ENGINEERING • SURVEYING • CONSTRUCTION LAYOUT

520 Jackson Avenue • P.O. Box 644 • Charleston, Illinois • 61920 • (217) 345-5611

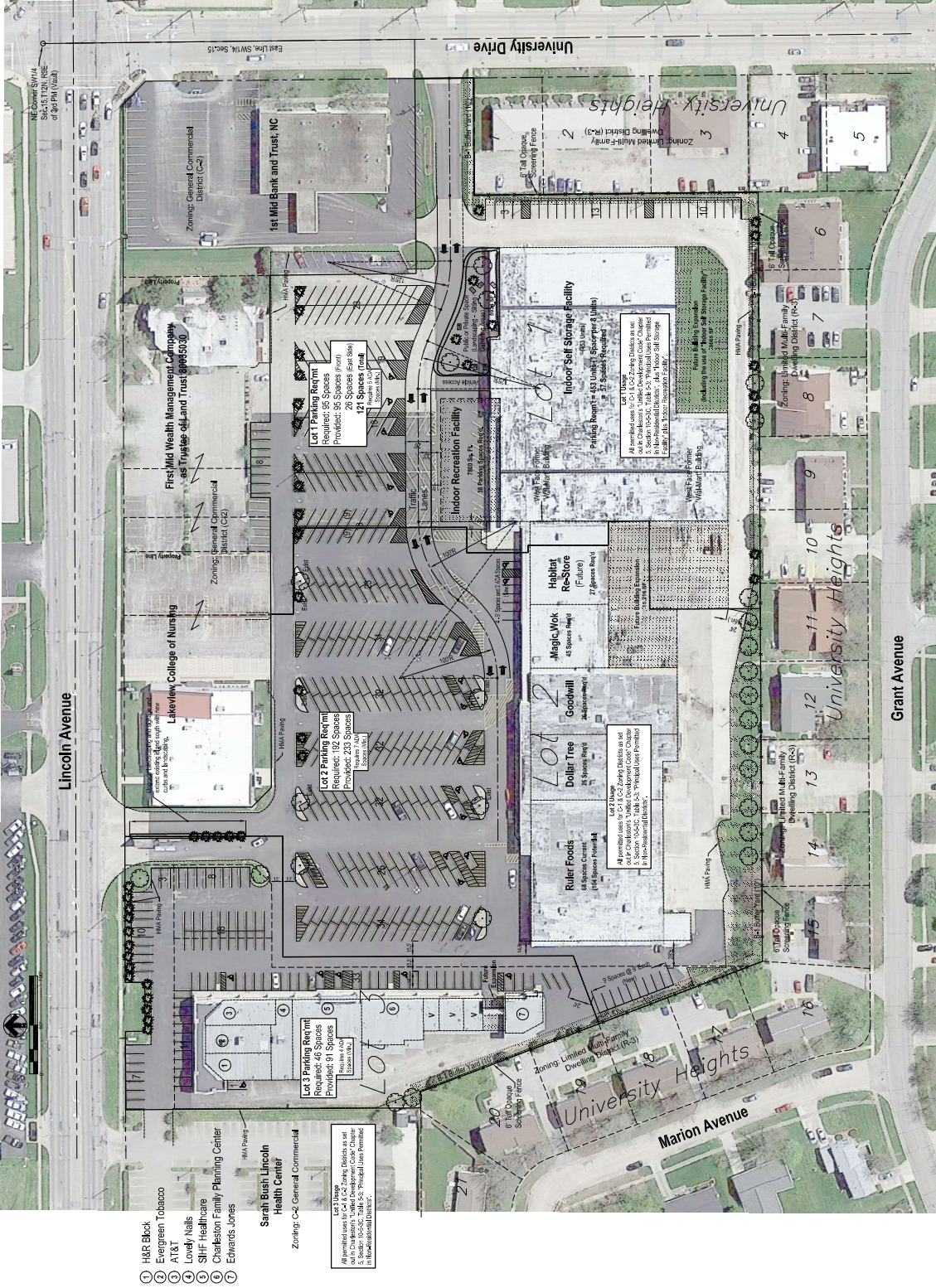
Rev. 2/21/2024 (182)

Revisions:

(1) All Lots: Clarified Permitted Lot Usages

(2) Lot 1: Added the permitted use of the southeast corner of the lot for future Tutor

Self Storage Facility (see)



- ① H&F Block
- ② Evergreen
- ③ AT&T
- ④ Lowly Walls
- ⑤ SHF Healthcare
- ⑥ Charleston Family Planning Center
- ⑦ Edwards Jones

Sarah Bush Lincoln
Health Center

Zoning: C-2 General Commercial

Lot 1 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 2 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 3 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 4 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 5 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 6 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

Lot 7 Usage
All permitted uses in C-2 & C-2 Zoning Districts as set
out in Charleston's Unified Development Code Chapter
5, Section 10-5-3, Table 8-3, "Minimum Percentage of Lot
Area to be Landscaped".

