

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

City Council Chambers
520 Jackson Avenue
Thursday, January 25, 2024
7:00 P.M.

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.

Notice is hereby given that a regular meeting of the Charleston Board of Zoning Appeals & Planning will be held on January 25, 2024 at 7:00 p.m. in the City Council Chambers, on the 2nd Floor of City Hall at 520 Jackson Avenue, Charleston, Illinois 61920.

Social distancing may limit physical attendance at City Hall. The public hearing will also be broadcast at the following link: www.charlestonillinois.org (Click on: **Agendas, Packets & 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 – **Please put BZAP 01-25-2024 in the Subject Line.**
- ❑ Written comments received by 5:00 p.m. on January 19, 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 January 19, 2024, through 5:00 p.m. on January 24, 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 January 24, 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 -- **please put BZAP 05-26-2022 in the Subject Line.** 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.

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES** from the regular meeting of the Board of Zoning Appeals & Planning on November 16, 2023.

4. **THE PETITION OF Christine Stone** for the following Variances: Title 10, Chapter 5, Section 4-12: “C/D Corridor Development District” including but not limited to: 10-5-4-12(5)(a) to allow 25’ side and rear setbacks (in the required transition yards) in the CD—Corridor Development Zoning District:

All on a tract of land described as:

A part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township (12) North, Range Nine (9) East of the Third Principal Meridian, more particularly described as follows:

Commencing at an existing monument (Per Monument Record book 1, Page 173, at the Coles County Recorder’s Office) marking the Northwest corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17); thence on an assumed azimuth 179°17’39” along the West line of said Northwest Quarter (NW ¼) of the Southeast quarter (SE ¼) a distance of 528.02 Feet; thence azimuth 89°52’31” a distance of 327.60 Feet to an iron pin tagged #3140 and the point of beginning; thence azimuth 1°10’42” a distance of 320.0 feet to an iron pin tagged #3140; thence azimuth 89°55’06” along the Southerly right of way a line of Illinois Route 16 a distance of 160.0 Feet to an iron pin tagged #3140; thence azimuth 181°10’42” along a line established by I.P.L.S. #1425 (Ophir Claypool) and shown on plat of survey dated 1/31/1966 a distance of 319.88 Feet to an existing survey marker tagged #1425; thence azimuth 269°52’31” along a line established by I.P.L.S. #1425 (Ophir Claypool) a distance of 160.00 Feet to the point of beginning containing 1.175 Acres. All situated in Charleston Township, Coles County, Illinois.

Also known as 1591 Beech Tree Road (P.I.N. 02-1-000763-000).

All on a tract of land described as:

A part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Seventeen (17), Township (12) North, Range Nine (9) East of the Third Principal Meridian, more particularly described as follows:

Commencing at an existing monument (Per Monument Record book 1, Page 173, at the Coles County Recorder’s Office) marking the Northwest corner of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of said Section Seventeen (17); thence on an assumed azimuth 179°17’39” along the West line of said Northwest Quarter (NW ¼) of the Southeast quarter (SE ¼) a distance of 528.02 Feet; thence azimuth 89°52’31” a distance of 327.60 Feet to an iron pin tagged #3140 and the point of beginning; thence azimuth 1°10’42” a distance of 320.0 feet to an iron pin tagged #3140; thence azimuth 89°55’06” along the Southerly right of way a line of Illinois Route 16 a distance of 160.0 Feet to an iron pin tagged #3140; thence azimuth 181°10’42” along a line established by I.P.L.S. #1425 (Ophir Claypool) and shown on plat of survey dated 1/31/1966 a distance of 319.88 Feet to an existing survey marker tagged #1425; thence azimuth 269°52’31” along a line established by I.P.L.S. #1425 (Ophir Claypool) a distance of 160.00 Feet to the point of beginning containing 1.175 Acres. All situated in Charleston Township, Coles County, Illinois.

Also known as 1591 Beech Tree Road (P.I.N. 02-1-000763-000).

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.

5. **OLD BUSINESS:** Nominating Committee Report and Subsequent Vote.

6. **NEW BUSINESS:** Reminder of BZAP Meeting on 02/15/2024.

7. **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.

Board of Zoning Appeals & Planning

3.

Meeting Date: 01/25/2024

Information

Attachments

BZAP Minutes: 11/16/2023.

City of Charleston
BOARD OF ZONING APPEALS AND PLANNING
CITY COUNCIL CHAMBERS

520 Jackson Avenue
Charleston, Illinois
Thursday, November 16, 2023
7:00 p.m.

REGULAR MEETING MINUTES

The regular meeting of the Charleston Board of Zoning Appeals and Planning scheduled for 7:00 p.m. was called to order on Thursday, November 16, 2023, at 7:00 p.m. by Chairman Jason Wavering.

Item 2. Chairman Wavering directed the City Clerk to call the roll and the following answered present to the call of his or her name.

Board Members **Physically Present:** Paul Brown (7:21 p.m.), Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering.

Board Member (s) **Absent:** None

Board Members **Present by Remote Participation:** None.

Item 3. The next order of business was to allow remote participation if required.

Not Required.

City Planner Pamperin noted that he did not have any audience members attending by remote participation.

Staff members Present: City Planner Steve Pamperin; Building Code Official Alex Winkler; City Attorney Rachael Cunningham, and City Clerk Deborah Muller.

Chairman Wavering welcomed everyone and explained that the meeting was being audio and video-recorded and explained the Board's procedures.

Item 4. The next order of business was approval of the minutes.

A **motion** was made by Board Member Jill Nilsen and seconded by Board Member Tim Jacobs to approve the **Minutes** from the regular meeting of the Board of Zoning and Appeals & Planning from October 26, 2023.

A Roll Call vote showed Board Members Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering voting in favor of the motion.

Motion carried with 5-Yeas, 0-Nays.

Chairman Wavering then introduced Item #5 on the agenda:

He began the public hearing by reading the notice of publication into the record:

The Charleston Board of Zoning Appeals and Planning will conduct a Public Hearing on Thursday, November 16, 2023, at 7:00 P.M. in the City Council Chambers of City Hall, 520 Jackson Avenue, Charleston, Illinois, to consider the **Petition of DG Charleston BTM, LLC** for a **Zoning Map Amendment** (from the Manufactured Home Park District and I-1 Light Industrial District to A—Agricultural District) and a **Conditional Use Permit** to allow for “30 Acre Solar Garden” use.

All on a tract of land described as:

The South ½ of the Southeast ¼ of Section 3, Township 12 North, Range 9 East of the Third Principal Meridian, Coles County, Illinois.

Also known as P.I.N. 02-1-00075-000.

Chairman Wavering noted that this Notice had been published in the local Journal Gazette/Times-Courier on October 28, 2023, and posted on the City’s website: www.charlestonillinois.org, as well.

Chairman Wavering said that while they were waiting for Board Member Paul Brown to arrive, they would go ahead with Item #7 on the agenda: Selection of a Nominating Committee.

Item 7. Motion to Select Nominating Committee.

A brief discussion culminated with Board Member Tim Jacobs expressing interest in serving on the Nominating Committee and Board Member Paul Brown being volunteered to serve on the Nominating Committee.

A **motion** was made by Board Member Ryan Siegel and seconded by Board Member Tim Jacobs to approve Tim Jacobs and Paul Brown to comprise the Nominating Committee.

A Roll Call vote showed Board Members Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering voting in favor of the motion.

Motion carried with 5-Yeas, 0-Nays.

Officer election would take place at the first meeting in 2024.

Chairman Wavering asked the representative for the petitioner to come forward.

Chairman Wavering noted that 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.

Chairman Wavering asked that those wishing to speak be sworn in at that time. He noted that they would need to approach the podium and state their names and addresses for the record when they spoke.

Petitioner DG Charleston BTM, LLC was represented by Christopher Georgiadis, 700 Universe Boulevard, Juno Beach, Florida; who was duly sworn in.

Mr. Georgiadis said that DG Charleston BTM, LLC, requested the approval of a Conditional Use Permit and Zoning Map Amendment in order to allow for the development of the Illinois Tool Works (ITW) Charleston Project, a proposed 5-megawatt alternating current solar photovoltaic project located within the municipal jurisdiction of Charleston. The project was considered a Solar Garden, as it was a commercial solar-electric photovoltaic array that would provide retail electric power for the primary purpose of electrical generation for the Illinois Tool Works facility located off-site from the location of the solar energy center.

The project would be located on approximately 28 acres of the 79-acre parcel. The project represented a 5.0-megawatt solar energy project and would improve the quality of infrastructure within the City of Charleston by producing a source of renewable energy for the Illinois Tool Works Facility.

The request for a Conditional Use Permit was necessary per Charleston City Code Title 10-7-22, Section (D)(1)(B) Solar Gardens comprising an area greater than ten (10) acres and which meet the conditions and requirements of this section shall be allowed as a conditional use in the Agriculture or Government Districts. The project would abide by all codes: local, state and federal.

The request for a Zoning Map Amendment was necessary because the parcel was primarily zoned M-U and secondarily, I-1. Both zones did not qualify for solar development, so they were requesting that the parcel be rezoned to AG: Agriculture District. The rezoning to AG made sense, as the parcel was currently being used for AG purposes and was being taxed for agricultural purposes by the existing landowner. The landowners, Jerry and Bonita Bales, planned to continue their farming operation outside of the solar facility area.

Mr. Georgiadis said that the project had adequate landscaping and screening. On the eastern and southern borders, the closest home was 700 feet away. He said that in the third to fourth month of

construction (March & April) there would be an increase in traffic on Hwy 130 to a heavy. They would be going through IDOT to make sure that required safety was met. Following construction, it would be limited to no traffic with local people checking on and maintaining the site. He emphasized that it would be adequately screened to home owners and there would be little to no traffic.

He explained that the 5 Megawatt load would meet the needs of the company with the excess going back to the Grid to be used by local businesses in the area.

Board Member Jacobs asked what the operating hours of the Illinois Tool Works would be.

Mr. Giardiasis said that he didn't know, but he assumed that they would have traditional hours.

Board Member Greathouse asked about the regulations.

Mr. Giardiasis said that the solar was 100 feet.

Board Member Siegel asked if there were any objection to adding the entire packet to the file.

Mr. Giardiasis had no objection to this.

Board Member Siegel asked what the substrate underneath was. What was under the solar panels?

Mr. Giardiasis said that there was regular vegetation beneath the panels.

Board Chair Wavering asked if Mr. Giardiasis' company had done this project before.

Mr. Giardiasis said that the company was the largest solar energy developer of this kind in the world and they had done this across the State of Illinois.

Board Member Wavering asked if anyone else wished to speak.

City Planner Pamperin said that he had Barbara on the phone who had some questions when they were ready to hear from her.

Board Chair Wavering asked Barbara to give her name and address for the record.

Barbara A. Thomas, 289 Maple Avenue, Charleston, asked if this was outside of the City limits outside her property? She understood that the energy would be sold. She asked if the energy was sold to Ameren.

Mr. Giardiasis said that first: The energy was not sold to Ameren it was sold to the business: Illinois Tool Works. And second: There was an active lease with the landowner who was hosting the project.

Ms. Thomas said that she wasn't sure if she was in favor of this. She didn't want to be looking

out her back window and seeing solar panels.

Mr. Giardiasis asked Ms. Thomas if her home was located to the south of the project.

Ms. Thomas said she was right there.

Mr. Giardiasis said that he could see where her home was.

Building Code Official Alex Winkler asked if she was the farthest west home—whether she owned the 7-plus acres north of her home. He explained that he was pointing to an aerial photograph of the location to the applicant so that he could better understand where her property was located.

Board Members also looked at the aerial photo to see where she was located. Once they were all oriented, the hearing proceeded.

Mr. Giardiasis said that he could see where her home was and that there were a couple of things they took into account. In the southern area, they put full blown landscaping buffer with 2 rows of trees planted to meet the top height of the solar panels when they are fully grown. The panels would face east/west, so they wouldn't be facing her home—even when the trees are not fully matured. So Barbara would not see the front end of the panels. There would also be fencing there. There would be ample landscaping there.

Ms. Thomas asked when they would function.

Mr. Giardiasis said that they would function all year round—even when it was cloudy. He noted that they had built several of these across the state.

Board Member Jacobs asked if they had pictures of existing sites.

Mr. Giardiasis said that he could provide those.

Ms. Thomas asked whether they would be secure. Would they be flying in the wind during a storm? She noted they had a big storm just last spring and things blew around that had never blown before.

Board Chair Wavering asked if there had been any emails, phone calls or communications from the public about this.

Mr. Giardiasis said that they did wind studies before they installed these.

Board Member Jacobs said that they couldn't guarantee for tornadoes, but they could do it based on wind calculations.

Board Chair Wavering said that there had to be proper permitting.

Board Chair Wavering asked if there were any other questions for Mr. Giardiasis.

Ms. Thomas said, “No.”

Board Chair Wavering asked about fencing—whether it would be 7-foot chain link fencing.

City Planner Pamperin said that Residential fencing allowed for 6-foot high fencing.

Mr. Giardiasis said that there were regulations that required a 7-foot high fence.

City Planner Pamperin said that this could be written into the Conditional Use Permit.

Board Chair Wavering asked if there were any more questions in favor of the petition; there were not. He asked if there were any more questions in opposition to the petition; there were not.

Board Member Nilsen said that it was an environmentally wonderful project.

Board Member Siegel said that he appreciated that they were screening the site to the neighbors to be good neighbors.

City Planner Pamperin said that the neighbors to the north had petitioned to be annexed to the City.

Board Member Siegel asked if they would have spot zoning with the Agricultural District being surrounded by an Industrial District. He asked if there was a reason why it wouldn't be a conditional use in the Industrial District.

City Planner Pamperin said that 1) Typically solar garden parcels were large and would be agricultural tracts; and 2) Spot zoning referenced small parcels. This was a total of 80 acres.

Board Member Greathouse asked what the other 50 acres were being used for.

City Planner Pamperin said that if it was over 5 acres, they would have to come back to BZAP.

Board Member Jacobs asked if they were leasing from the people who owned the property, it was typically a 25-35 year lease. What was in place if it was abandoned?

Mr. Giardiasis said that there was a decommission bond in place for that reason.

City Planner Pamperin said that there was a robust decommission Code.

Board Chair Wavering asked if there were any other questions. There were not.

Board discussion came to an end.

City Planner Pamperin told Mr. Giardiasis that they could ask for a continuance since they needed at least 4 votes in the affirmative.

Mr. Giardiasis said that he preferred to go forward with a vote.

City Planner Pamperin said that these were 2 unique petitions and requested 2 motions.

A motion was made by Board Member Tim Jacobs and seconded by Board Member Ryan Siegel to approve the petition of DG Charleston BTM, LLC for a Zoning Map Amendment from M—Manufactured Home District and I-1—Light Industrial District to A—Agricultural District.

A Roll Call vote showed Board Members Paul Brown, Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering voting in favor of the motion.

Motion carried with 6-Yeas, 0-Nays.

A motion was made by Board Member Tim Jacobs and seconded by Board Member Ryan Jill Nilsen to approve the petition of DG Charleston BTM, LLC for a Conditional Use Permit to allow a 30-Acre Solar Garden use and to allow a 7-foot tall fence.

A Roll Call vote showed Board Members Paul Brown, Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering voting in favor of the motion.

Motion carried with 6-Yeas, 0-Nays.

Chairman Wavering noted that this was a recommending body and this petition would be voted on for final approval at the City Council Meeting on November 21, 2023.

City Planner Pamperin noted that City Council meetings were open to the public should they choose to attend; there was a public comment period at the end of the meeting if they would like to say anything to the council; however, there would be no further testimony. There would not be further testimony because this public hearing had already taken place. He noted that the meeting would commence at 6:30 p.m. on Tuesday, November 21, 2023.

The petitioner exited at this point.

Old Business: None.

New Business: Nominating Committee to be selected.

As there was no further business to discuss, Board Chair Wavering said that he would entertain a motion to adjourn.

A motion was made by Board Member Tim Jacobs and seconded by Board Member Paul Brown to adjourn.

A Roll Call vote showed Board Members Paul Brown, Darlene Greathouse, Tim Jacobs, Jill Nilsen, Ryan Siegel, and Jason Wavering voting in favor of the motion.

Motion carried with 6-Yeas, 0-Nays.

Adjournment: 8:04 p.m.

Respectfully submitted,

Secretary Darlene Greathouse

Deborah Muller
City Clerk/Recording Secretary

Board of Zoning Appeals & Planning

4.

Meeting Date: 01/25/2024

Information

Attachments

24-103: Petition of Christine Stone for Side & Rear Yard Variances at 1591 Beech Tree Road.

City of Charleston

Section 1-2

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

1. APPLICANT INFORMATION:

APPLICANT:

Christine Stone Christine Stone
(print name) (signed)

DATE:

12/5/23

ADDRESS:

1591 Beech Tree Rd

PHONE No.:

(217) 345-5844

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:

Canine & Feline Boarding Facility

Zoning Classification: _____

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

A. Street Address of the Subject Property: 1591 Beech tree Rd Charleston IL

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: <u>24-103</u>		
Submitted Date:	Sent to Publish:	Published Date:	Hearing Date:	To Council Date:	Affected Zoning:
<u>01/08/2024</u>	<u>PET.</u>		<u>01/25/2024</u>	<u>02/06/2024</u>	<u>CD</u>

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 *:

(print name)

(signed)

DATE:

ADDRESS:

PHONE No.:

CITY / STATE / ZIP:

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:

Christie Stone *Christie Stone*
(print name) (signed)

DATE:

12/5/23

REPRESENTATIVE'S FIRM NAME (IF APPLICABLE)

ADDRESS:

1591 Beech tree Rd

PHONE No.:

(217) 345-5844

CITY / STATE / ZIP:

Charleston IL 61920

EXHIBIT 1 - Variances
(Refer to 10-4-3 (J) of the Charleston City Code)

1. Purpose: Variances provide a mechanism for relief for property owners when strict application of this title would result in practical difficulties or a particular hardship. The variance granted shall be the minimum necessary to permit reasonable use of the land.
2. Applicability: The board of zoning appeals and planning shall hear and make recommendations on all requests for variances, in conformance with 65 Illinois Compiled Statutes 5/11-13-5. The city council shall decide all variances. No variance shall be granted to allow a use that is not authorized by this title or a density that exceeds the maximums established for the applicable zoning district. The practical difficulty or hardship must be clearly exhibited and shall not be a result of actions of the applicant or previous owner.
3. Application and Procedures: The application, with the required information as listed herein and as prescribed in the City Code, shall be filed with the building official and processed in accordance with the procedures for a type 3 application as described in subsection 10-4-1 (C) of the City Code.
4. Required Findings: A variance is not a right. In conformance with 65 Illinois Compiled Statutes 5/11-13-5, a variance may be granted only upon finding that:

These items (a-c) should be addressed in the application (see subsection d on the following page for specific review criteria for each item (a-c):

- a. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the zone (refer to d(1)(A-C) on the following page); and

d(1)(c)

- b. The plight of the owner is due to unique circumstances (refer to d(2)(A-B) on the following page); and

d(2)(B)

- c. The variance, if granted, will not alter the essential character of the locality (refer to d(3)(A-D) on the following page).

d(3)(A-D)

d. The following factors shall be used to determine whether each of the findings have been satisfied:

(1) Prior to finding that a property could not yield a reasonable return as provided in Item 4a of this section, the city shall consider:

(A) The initial purchase price was prudent and the intended return reasonable.

(B) Lack of reasonable return was not due to a general economic downturn that affected all similarly situated property in the city.

(C) The impact of the regulations could not have been reasonably anticipated at the time of purchase of the property.

(2) Prior to finding that the plight of the owner is due to unique circumstances, as provided in Item 4b of this section, the city shall consider:

(A) The variance is being requested due to a constraint that does not commonly apply to other properties within the city.

(B) The variance is required due to the shape or size of the property or due to natural constraints such as steep slopes, floodplains or significant vegetation (define this as specimen trees or stands of trees) that will be preserved.

(3) Prior to finding that the variance, if granted, will not alter the essential character of the locality, as provided in Item 4c of this section, the city shall consider:

(A) The variance will not reduce the viability of adjacent uses.

(B) The variance will not reduce the value of adjacent properties.

(C) The variance will not create a health or safety hazard for the users of the subject or adjacent properties, pedestrians, bicyclists or automobiles.

(D) The variance will not subject adjacent residences to additional light or noise.

5. Decision Makers:

a. Board Of Zoning Appeals And Planning: The board of zoning appeals and planning shall conduct a public hearing in conformance with subsection 10-4-1(B) of the City Code. The board shall make recommendation to the city council on approval or denial of the variance request. The board shall make finding based upon Item 4 of this section in conformance with 65 Illinois Compiled Statutes 5/11-13-5.

b. City Council: City council shall make the final decision by considering the above described findings and minutes of the public hearing from the board of zoning appeals and planning.

Property Legal Description

1591 Beech Tree Rd

Charleston il, 61920

FIPS County Code 17029

APN 02-1-00763-000

PT NW1/4 SE1/4 SEC 17 T12N R09E VET OFFICE CONTRACT BUYER CHRISTINE STONE

Latitude 39.48345

Longitude -88.222281

Letter of Intent for Boarding Facility

Christine M Stone.

Morgan L. Pinkerton

1591 Beech Tree Rd

Charleston IL, 61920

Date: 12/04/23

Dear Board Members,

This letter is intended to introduce you to our idea of building a successful Animal Boarding facility, All Paws inn. With the Boards approval, we plan to build and run an operational boarding facility where our goal will be to serve our community of pet parents by providing a safe and trustworthy environment for their pets. Our property has a fifty feet (50') setback from the east and south property lines. We are asking to be able to build twenty-five feet (25') into that set back from both the east and south property lines.

Our Boarding facility main service will be to provide a temporary home for dogs while their owners are away. This includes nightly boarding, day boarding, and other add on services like nail trims and baths.

We are planning for our building to be approximately 24x60, this includes a 12x20 lobby and sixteen kennels where canines will have access to a 5x6 exterior runs and 4x5 interior box. Surrounding the kennel, we are planning to have an at least six-foot-tall privacy fence with sound proofing rubber barriers. Even though we have limited neighboring businesses or houses in our area, we will plan to keep the noise to a minimum.

We have worked with the company Horizon Structures, known for USDA approved dog housing, to build and customize our dream kennel. Like a manufactured home, our kennel will be built before being delivered to our prepared foundation site.

Attached to this letter I have provided a detailed copy of the features that the kennel we have designed will entail.

We hope that that you find this project to be a positive addition for our community.

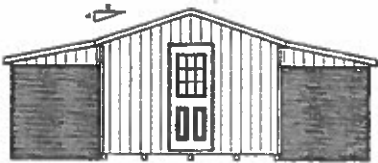
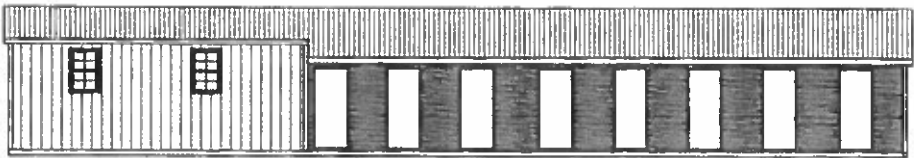
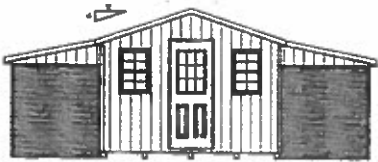
Thank you.

Christine Stone

Morgan Pinkerton

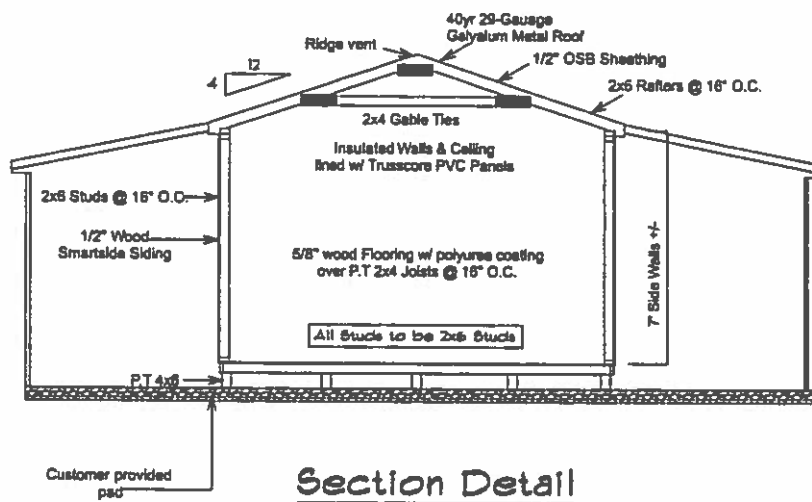






Elevations

Job Name:	Dimensions:	Drawn By: Jean Lopez
	24x60	Revisions: 1



Section Detail

Construction Notes:	Job Name:	Dimensions:	Drawn By: Juan Lopez
		24x60	
			Revisions: 1

Site Preparation Guidelines for Storage Sheds / Gazebos / Kennels



We recommend that your storage shed or prefab kennel foundation be a level pad of $\frac{3}{4}$ " crushed stone, 3" – 4" deep, 1' larger than the size of the shed (for example, a 10' x 14' building would require a pad at least 11' x 15'). This will allow for better drainage around the perimeter of the shed for rain/snow melt dripping off the eaves – especially, if you are not planning on installing rain gutters on the shed or dog kennel. Water splashing directly onto the ground will, eventually, create a muddy area and splash up onto the shed or kennel walls. The gravel shed foundation prevents this to extend the life of the building.

- To prepare a storage shed or pre-built dog kennel base, remove the sod from an area slightly larger than the pad, level the site by removing dirt where necessary, and spread the gravel to a depth of about three or four inches. Tamp the shed or kennel base gravel down with a piece of 4-by-4 or metal tamper until it is evenly distributed and the site is flat and level.
- A "frame" of pressure-treated 4x4's or cement block will help keep the stone in place and create a neater appearance; however, it is not required.

Cement pillars, with or without tie-downs, are required by some municipalities. Check local regulations for quantity and recommended placement.



www.horizonstructures.com

P: (888) 447-4337

F: (610) 593-7730

HIA # PA055761

ESTIMATE

Proposal is valid for 15 days.

Date
10/17/23

Quote #
6946

Address	Charleston, 61920 IL		
Prepared For	Jacob Pinkerton	Rep	Daniela Sanchez
Phone	2175088933	Rep Phone	610-593-7710
Email	jacoblpinkerton@gmail.com	Rep Email	daniela@horizonstructures.com

Product	Qty	Sales Price	Total Price
24 x 60 Commercial Dog Kennel Includes: 12x20 Lobby (16) 4 x 5 Dog Boxes (16) 5 x 6 Dog Runs (Exterior Runs do not include run floors) 48" Wide Feed Alley Paint Color: Trim Color: Shingle Roof Color: Door Color: STANDARD FEATURES INCLUDE: - 4x4 Pressure Treated Posts In Runs - 2x4 Pressure Treated Floor Joist - 16" OC - 5/8" LP SmartFloor w/ Polyurea Coating on Interior Floor - 2x4 Wall Studs - 16" OC - Your Choice of Siding - Painted LP SmartSide - 24x36 Double Pane Windows with Screens - Insulated Fiberglass Slab Door with Keyed Latch - R-13 Fiberglass Insulated Walls & Ceiling in Interior - R-7 Spray Foam Insulated Floor in Interior - Interior Walls & Ceiling are Lined with Trusscore - Interior Dog Box Partitions & Gates are 11.5 GA Chain Link - Exterior Dog Runs with Chain Link Partitions and Entry Gate - 20" Plexi-Glass Chew-Proof Dog Door with Stainless Edging - Cathedral Ceiling - 2x4 Rafters - 16" OC - 7/16" LP TechShield Sheathing - 30 Year Architectural Shingles Includes Freight and Placement	1.0		
Metal Roof Upgrade	1.0		

Product	Qty	Sales Price	Total Price
Metal Siding Upgrade	1.0		
Upgrade to 6 Gauge Welded Wire	1.0		
Guillotine Dog Door (Can lock dog in or out)	16.0		
Upgrade to 36 x 36 Slider Window	4.0		
Upgrade to 6 Panel "Man" Door - Pre-hung	2.0		
Continuous Floor drain (includes drain pipe) \$58.00/lineal foot	90.0		
Slope Floor for Drains - \$5.50/sqft (Kennel Area Only)	320.0		
Exterior Run Floors with Upgraded Polyurea Finish	1.0		
Freight and Installation Charges for Exterior Polyurea Run Floors	1.0		
Metal Gutters - \$20/linear ft	120.0		
Interior Divider Panel - 6' High Solid Heavy Duty Plastic, 3/16" Thick with Welded Frame - \$75.00 Per Lineal Foot	14.0		
30 Gallon Electric Hot Water Heater	1.0		
Hose Port (requires onsite water line installation by local contractor)	1.0		
Tub Sink (installed)	1.0		
125 AMP Electrical package w/ Breaker Box Includes: Light, Switch, Receptacle & Breaker Box - Requires connection to customer's electric service by an electrician.	1.0		
110 Volt Exhaust fan with thermostat & timer	1.0		
Mini Split Unit Heat/AC - 800 Sq. Ft (24,000 BTU)	1.0		
Additional Mini Split Head Unit (Located in Lobby Area)	1.0		
Radiant Floor Heat - \$15.00/Sqft (No component parts) (Kennel Area Only)	480.0		
Components and Installation for Radiant Floor Heat (Electric Boiler Just for pipes, Option for LP)	1.0		
Additional Outlets and Lights (4) Lights (4) Outlets	8.0		
Please note that a fully assembled structure will require a minimum clearance for delivery that is 20 feet wide	1.0		
The driver will need a clear unobstructed path from the road side to the location on your property where the structure will be placed.			
Payment Terms: 35% of the invoice total, payable by cash or check, is required to place the kennel order. 55% payment due 3 weeks before kennel delivery date. Remaining balance to be paid by check or cash upon delivery of the kennel. Customer agrees to pay 2% interest on any remaining balance due 30 days after completion. Due to volatile lumber pricing, price of kennel is not locked in until the 35% payment is applied. NOTE: Before sending any wire payments please call the office to confirm wiring info.	1.0		

Business name: All Paws Inn

A 24' x 60' Kennel including a 12' by 20' Lobby, surrounded by 6' Sound proofing fence.

Services would be Boarding and Daycare for dogs and cats, and some grooming options like nails and bath.

Possible pricing for services:

Nightly boarding dogs: \$22.00.

Additional dog sharing a room: \$10.00.

Feline nightly boarding - \$20.00

Day Boarding –

2-6 hours - \$14.00

7-10 hours- \$18.00

Food should be provided by owners for pets staying. If kennel provides food the Meal fee is \$5 per meal

After hours pickup or medication dispensing - \$10

Add Ons:

Nail trim- \$15.00

Nails and Glands- \$20.00

Bath - \$25.00

Goal for yearly revenue - \$130,000 minimum

The average annual revenue for a dog boarding business in the US falls between \$100,000 and \$500,000.

Advantages

- Location- In between Charleston and Matton on Rt 16 and a vet clinic on site.
- Minimal Competition, only a few boarding facilities in the area.
- High demand

NOT FOR CONSTRUCTION
CITY REVIEW ONLY

TRAIL 50'
CORRIDOR SPACE

TRAIL 50'
CORRIDOR SPACE

NOT FOR CONSTRUCTION
CITY REVIEW ONLY

1540'

1591
Beech Tree
Road

50'
TRANSITION YARD
EDGE SETBACK

50'
TRANSITION YARD
EDGE SETBACK

NOT FOR CONSTRUCTION
CITY REVIEW ONLY

50'
TRANSITION YARD
EDGE SETBACK

AG

