



NOTICE OF PUBLIC HEARING

The City of Troy Zoning Board of Appeals will hold a public hearing on Monday, September 14, 2020 at 7:00 p.m. in City Council Chambers at the Troy Municipal Building, 116 E. Market St., Troy, Illinois to consider a petition for a variance from the Zoning Ordinance for the following: Petitioner and developer Lerch Homes is constructing a new building and is requesting a variance to the required minimum number of car holding spaces in the drive up area. Code of Ordinances Section 154.87 requires 6 spaces but Lerch Homes is requesting 4 car holding spaces at the proposed drive through on the east side of the building. This property is located at **2111 Troy Boulevard** and is zoned C-2 General Commercial.

All interested persons may attend this public hearing of the City of Troy Zoning Board of Appeals in person, in writing, or by counsel. The public hearing is an opportunity for public comment.

Linda Taake
Administrative Coordinator
Building & Zoning Department

Public Notified: August 21, 2020

Media Notified: August 21, 2020

ZONING BOARD OF APPEALS

HEARING AGENDA

Variance requested by: Lerch Homes – 2111 Troy Boulevard

7:00 p.m. Monday, September 14, 2020 – Council Chambers in City Hall

- 1) Hearing called to order – Chairman
- 2) Roll call of the Zoning Board of Appeals
- 3) Chairman’s request for witnesses to sign sheet giving their name and address
- 4) Chairman’s comments:
 - A. Name of petitioner
 - B. Owner of property
 - C. Location of property
 - D. City of Troy Code of Ordinance requirements and the variance requested
- 5) Presentation of evidence supporting or opposing requested variance:
 - A. Comments of petitioner and/or representative (or attorney, if present)
 1. Swearing in of petitioner/representative
 - B. Questions from Zoning Board of Appeals to petitioner and/or representative
 - C. Witness(es) in favor of granting requested variance
 1. Swearing in of witness(es)
 - D. Witness(es) opposing granting requested variance
 1. Swearing in of witness(es)
- 6) Opportunity for petitioner or witnesses to present additional evidence or testimony in favor of, or opposed to, granting requested variance.
- 7) The Zoning Board of Appeals may decide to recess the meeting to go to the site of the variance. If this is the case, the Board will return to Council Chambers for their deliberations.
- 8) Zoning Board of Appeals deliberations:
 - A. If the Board feels it is necessary, they may vote to go into closed session to discuss their deliberations per 5 ILCS 120/ Open Meetings Act.
- 9) Announcing the Zoning Board of Appeal’s decision:
 - A. In open session as required by law, motion to adopt the Board’s Resolution No. 2020-01ZBA granting or denying the petitioner’s requested variance. (Or, if needed, announcement of date to reconvene the meeting for Board’s decision to be given within 15 days after final hearing.)
- 10) Motion to adjourn hearing