

# **VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING**

**MONDAY, NOVEMBER 16, 2015  
7 P.M.**

**COAL CITY VILLAGE HALL  
515 S. BROADWAY, COAL CITY, ILLINOIS**

## **AGENDA**

1. Call meeting to order
2. Approval of Minutes-November 2, 2015

### **ZONING BOARD OF APPEALS PUBLIC HEARING**

3. Variance Request  
Carbon Hill Road/Oak Street  
Coal City Unit School District #1
  - i. Swear in Testimonials
  - ii. Petitioner's Request
  - iii. Public Comment
  - iv. Board Consideration
  - v. Action of Request

4. Variance Request

540 E. Barber Drive

Roberto Rodriguez

- i. Swear in Testimonials
- ii. Petitioner's Request
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

**PLAN COMMISSION**

5. Meadow Estates Phase III Preliminary Plats and Final Plat

Mark Scaggs, Developer

- i. Board Consideration
- ii. Action on Request

6. Adjourn

## MEMO

**TO:** Planning & Zoning Board

**FROM:** Matthew T. Fritz  
Village Administrator

### MEETING

**DATE:** November 16, 2015

**RE: AGENDA ITEMS FOR NOVEMBER 16<sup>th</sup> MEETING**

#### Oak & Carbon Hill Ball field Variance

The School District is attempting to replace the grand stands that were set out at the Ball Field along the north side of Oak Street with a new grand stand structure that shall consolidate the stands into one area instead of two (its current layout). This new layout shall include a structure behind home plate that will reach 17' 6" in total height. It appears the overall encroachment is less than under the former layout. The Architect for the School has provided additional information in order to solidify the variance request. The total encroachment within the corner side yard on Carbon Hill Road (a 25' setback) shall be 270.2 square feet. The total encroachment into the front yard on Oak Street (a 25' setback) shall be 3.7 square feet. As previously suggested, this looks to be less than the previous encroachment, however, the existing bleachers are part of the tornado damage and are no longer located on the property to accurately assign the pre-existing encroachment. Lastly, the firm also reviewed the previous height of the softball pressbox; it was 19'8" high, which is slightly higher than the new press box.

In addition to these structures, the School District is contemplating adding a fence along the sidewalk adjacent to Carbon Hill Road. This would place a 4' high fence within the corner side yard of the lot. Although the Board is unsure of the final design of the fence, please consider including a variance to place the fence if they proceed with this expense as well.

This matter has been set for a public hearing on November 16, 2015.

#### 540 Barber, Side yard Variance to Construct Shed

The owner of the lot at 540 E. Barber is rebuilding due to the 6/22 tornado and would like to acquire a variance from the side yard requirements prior to construct a shed that shall house lawn care storage items. The rear yard shall be wholly surrounded by a fence, but the petitioner would like to place a shed on the east lot line with the fence emanating on each of its sides. This shed is required to be setback a minimum of 7 feet from the lot line. There are no plans to place the shed at the rear lot line due to the storm sewer that runs within the block's rear easement.

This matter is set for a public hearing on November 16, 2015.

#### The Next Phase for Meadow Estates

At the last P&Z Board Meeting, action upon the Meadow Estates, Phase III portion was set for this upcoming meeting. The question raised at the public hearing was regarding the outlots adjacent to the Claypool Ditch. Marks Scaggs, the developer, looked back for the reasoning behind the outlots. They were reserved according to the comments of the Claypool Ditch Drainage Authority. They

requested there not to be a private residence immediately adjacent to the ditch for maintenance access. I will send out an email to the Drainage board to find out if they still desire the outlots prior to the Plan Commission's recommendation of the matter to the Board of Trustees.

Judgement of the Final Plat proposal is a bit different than consideration of variances. Subdivision standards are set forth in Section 155 of the Code. This subdivision received its Preliminary Plat approval back in 2006. Final Plat is supposed to follow within one year's time. Since the Final Plat in this case is separated by so much time, this recommendation allows the developer to go to Final Plat on this Phase.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Coal City School District

Address: 655 W Division St Phone number: 815-634-2396

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: \_\_\_\_\_ Use of surrounding properties: North \_\_\_\_\_ South \_\_\_\_\_

East \_\_\_\_\_ West \_\_\_\_\_

What zoning change or variance: (specify) \_\_\_\_\_

Requesting a variance to setbacks as new grandstand will encroach.

To allow what use HS Baseball Field, for viewing

Tax number of subject property: 09 03 101 001

Common address of property: \_\_\_\_\_

Parcel dimensions: \_\_\_\_\_ Lot area (sq. ft.) \_\_\_\_\_

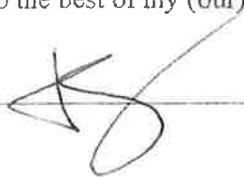
Street frontage Carbon Hill Rd and Oak Street

Legal description \_\_\_\_\_

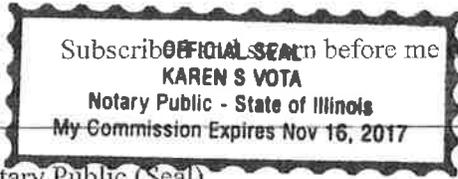
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

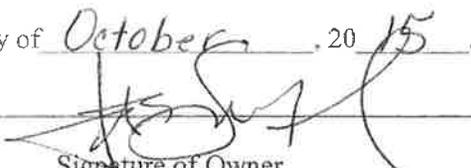
\*\*\*\*\*

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Jason Smith, CSBO , being first duly sworn, on oath deposes and says,  
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.



Subscribed before me on this 27<sup>th</sup> day of October, 2015.  
Notary Public (Seal)  Signature of Owner

\*\*\*\*\*

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. \_\_\_\_\_

**FOR OFFICE USE ONLY**

Case number	<u>ZA-265</u>	Location of hearing
Filing date	<u>10-27-15</u>	Village Hall
Hearing date	<u>11-16-15</u>	515 South Broadway
Filing fee	<u>\$ - 0 -</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

Coal City Community Unit School District #1

Land Parcels

Parcel Number	Description	Acres	Tax Due 2010	
06-34-477-001	300 N BROADWAY ST PT SEC 34-33-8 EXEMPTED 1963 DOCKET #93-32-118	12.450	\$ 14.94	
06-35-351-001	SUFFERNS SUB LTS 4 THRU 7 BLK 8 EXEMPTED 2000 PER DOCKET #00-32-1	0.000	\$ 10.00	
09-02-102-014	305 E DIVISION ST 7.43AC NE COR W1/2 NW1/4 SEC 2-32-8 EXEMPTED 1916 DOCKET #93-32-141	7.430	\$ 10.00	
09-02-105-001	305 E DIVISION ST ASSRS SUB COAL CITY EX S160 BALK BLK 9 EXEMPTED 1916 DOCKET #93-32-140	0.000	\$ 10.00	
09-02-105-006	ASSESSOR'S ADD N1/2 NW SEC 2-32-8 PT BLK 9 BEG 137'E SW COR, N160', E TO W LN RD, S TO S LN SD BLK, W TO POB E DIVISION STREET	0.000	NO BILL RECEIVED	NO TAX DUE
09-02-126-015	305 E DIVISION ST CELIA ESTATES RESUB N80 LT 2 EXEMPT PER 87-32-20 PER 290949	0.000	\$ 10.00	
09-03-101-001	655 W Division St Exempted 1971 ANNEXED TO VILLAGE OF COAL CITY 9/89 PER DOC 29929 DOCKET #93-32-142 PT GL 2 LYG W OF RD (EX IL	50	\$ 165.00	
09-03-157-010	S20 W1/2 NW SEC 3-32-8 DOC 383482 EXEMPTED PER DOCKET #00-32-4	0.610	\$ 10.00	
09-03-301-002	NW SW (EX S235 W926.81) SEC 3-32-8 EXEMPTED PER DOCKET #01-32-3	35.250	\$ 105.76	
09-03-327-011	PT NE SW-BEG SW COR LT 20 QUAIL RUN SUB, S10 W157.69 N10 E157.68 TO POB SEC 3-32-8 DOC 383482 EXEMPTED PER DOCKET #00-32-3	0.040	\$ 10.00	
09-04-400-004	PT E1/2 SE-BEG 1090.08 SE NE COR, SE725 SW901.28 NW726 NE901.26 TO POB SEC 4-32-8 DOC 473662 EXEMPTED PER DOCKET #08-32-1	15.010	\$ 45.04	
09-11-200-006	W1/2 NE (EX N208.71 W208.71 & EX N288.71 E12 & EX S110)	77.920	\$ 144.02	
09-11-200-009	7785 E SPRING RD E1/2 NE (EX N288.71 W252.71 & EX BEG 110 NW SE COR, SW726.04 NW300 NE726.04 SE300 TO POB & EX S110) SEC 11-32-8	69.990	\$ 2,702.88	PAID BY KELLY FARMS

## LEGAL NOTICE

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Coal City Zoning Board of Appeals on the Zoning Ordinance on the 16<sup>th</sup> day of November 2015, at 7 o'clock p.m. in the office of the Board of Appeals, Coal City Village Hall, 515 South Broadway, Coal City, Illinois on the following matter:

To consider: Variance for setback encroachment at High School baseball field

At the following address: 655 West Division Street

Legal description of property: 655 W Division St Exempted 1971 ANNEXED TO VILLAGE OF COAL CITY 9/89 PER DOC 29929 DOCKET #93-32-142 PT GL 2 LYG W OF RD (EX IL)

Request for the above appeal was applied for by: Coal City Community Unit School District #1

Said Board of Appeals will be at said time and place to hear all persons in support of such matter or any objection thereof.

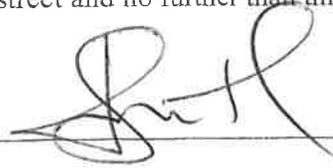
Persons may appear in person or by agent.

Dated this 27<sup>th</sup> day of October 2015.

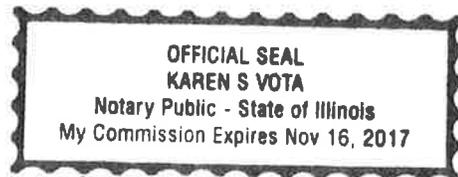
AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

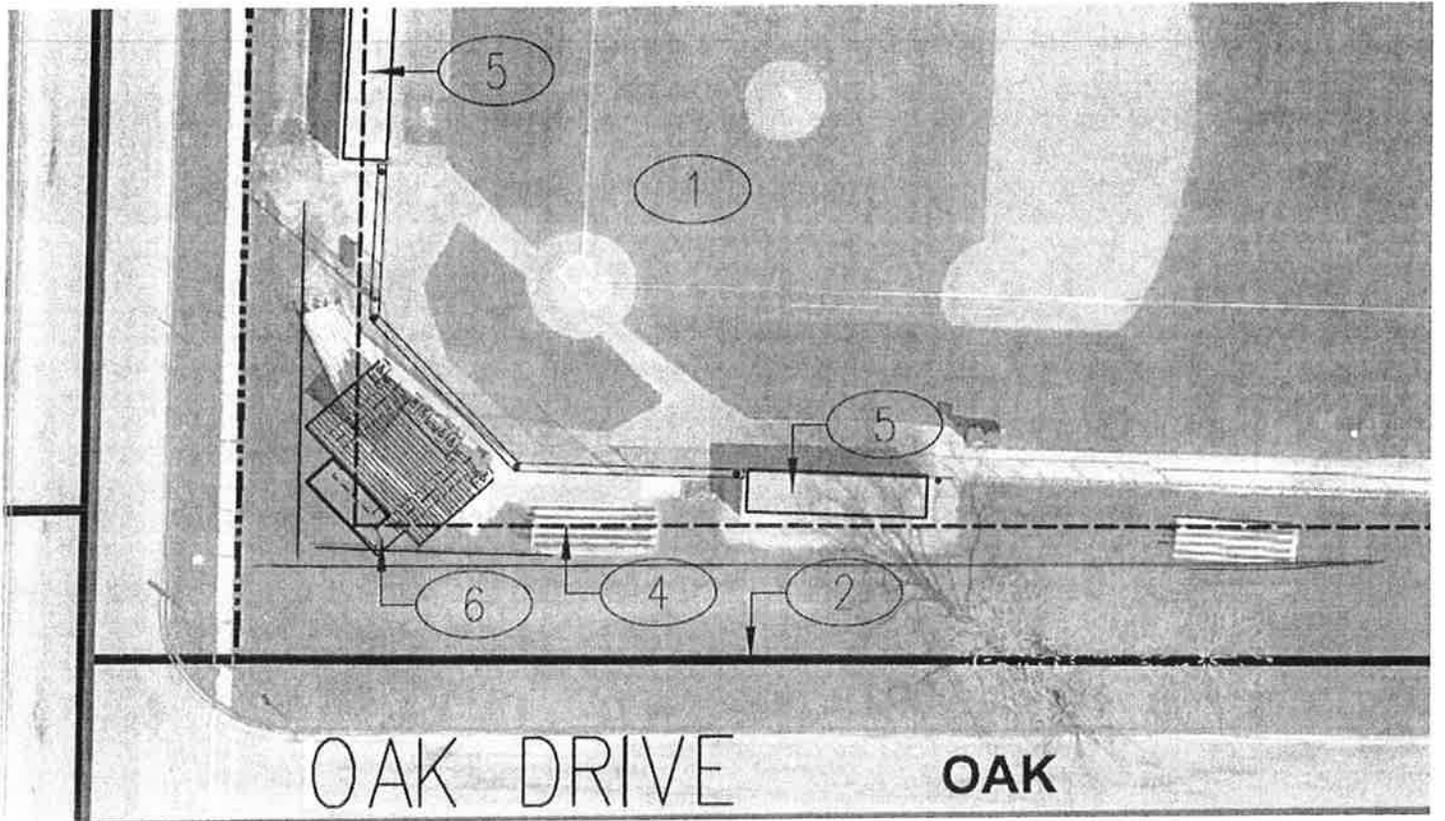
The undersigned, COAL CITY SCHOOLS, being first duly sworn on oath, deposes and states as follows, to wit:

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 265, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property in question, as to the date, time and place of the public hearing to be conducted by the said Zoning Board of Appeals; and in conjunction therewith, I have included with said notification a copy of the zoning application heretofore filed in this matter.
3. That said notification was given to all such adjoining property owners, by letter, a copy of which is attached hereto and made a part hereof, which letter was sent by Certified Mail Return Receipt Requested or in another type of form showing receipt thereof.
4. That, further said notification was effective at least fifteen (15) but not more than (30) days prior to the said public hearing.
5. Following, is a list of the names and addresses of all such adjoining property owners, all of whom have been notified in the manner aforesaid; and attached hereto are the certified mailing receipts, or another type of form, evidencing such notification:  
See attached
6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and made a part hereof.
7. In addition to the above requirements at least one sign was posted in the front yard of the affected property facing and visible from a public street and no further than thirty (30) feet from the right-of-way line.

  
CSBO  
 Applicant  
 Agent for applicant

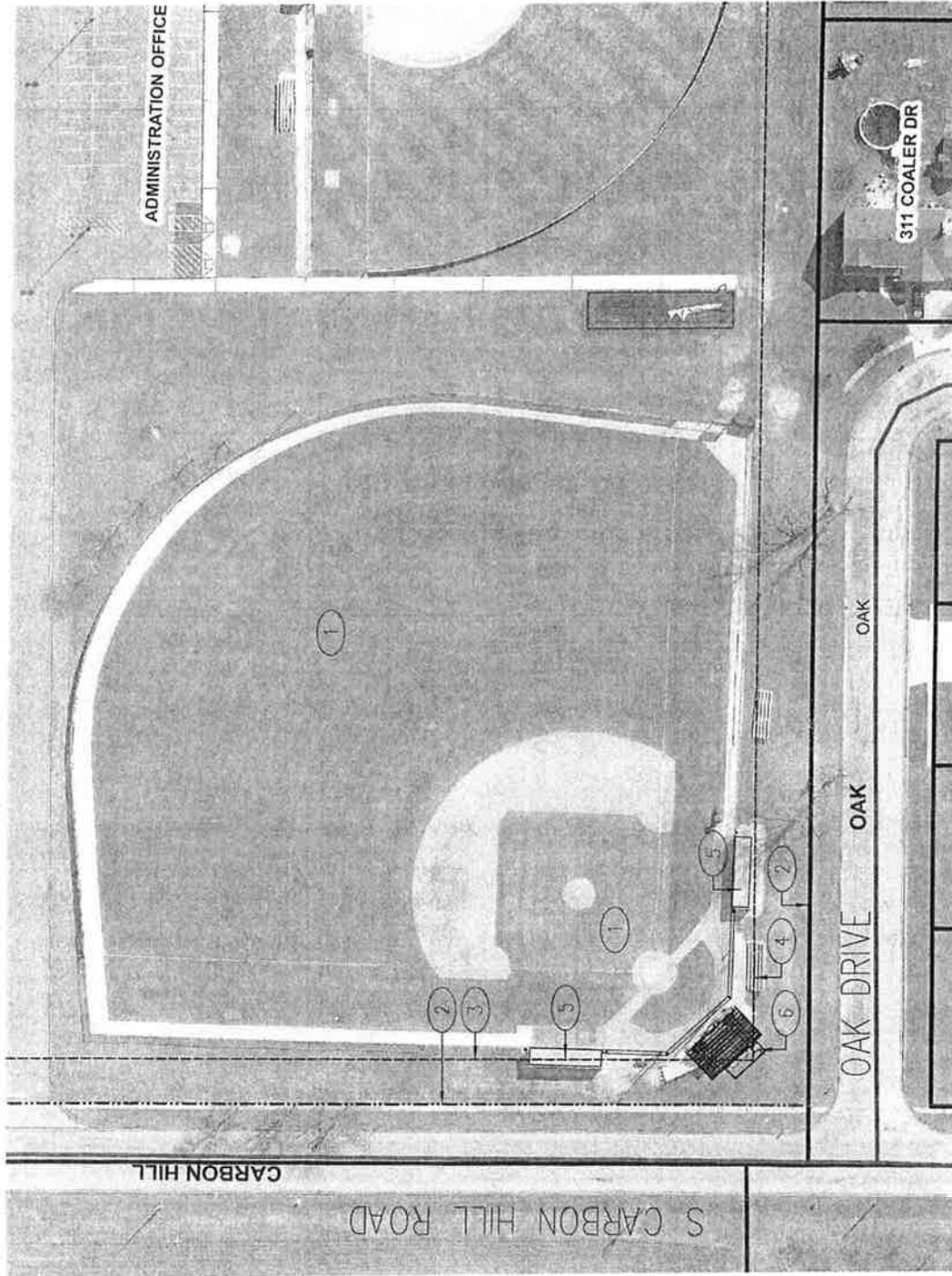
SUBSCRIBED and SWORN to before me,  
 this 27<sup>th</sup> day of October, 2015.  
Karen S. Vota  
 Notary Public





SITE PLAN KEYNOTES (X):

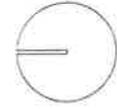
- ① EXISTING BASEBALL FIELD TO REMAIN.
- ② EXISTING PROPERTY LINE
- ③ LINE OF 25'-0" CORNER SIDE YARD SETBACK.
- ④ LINE OF 30'-0" REAR YARD SETBACK.
- ⑤ NEW PRECAST CONCRETE DUCOUT.
- ⑥ NEW PREFABRICATED PRESS BOX AND GRANDSTANDS.



TORNADO DAMAGE REPAIR  
 COAL CITY HIGH SCHOOL

HEALY, BENDER & ASSOCIATES, INC.  
 ARCHITECTS PLANNERS  
 4940 HELDE AVENUE, NAPEVILLE, IL 60564 TEL 630.904.4300 FAX 630.594.515

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BASEBALL FIELD



PROJ. NO. 6-2315-74  
 DRAWN BY LCB  
 DATE 08-04-15  
 REVISIONS

SHEET NO. SK-1



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Roberto G. Rodriguez

Address: 540 E. Barber Dr Phone number: 815-482-5800

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: RS2 Use of surrounding properties: North RS2 South RS2

East RS2 West RS2

What zoning change or variance: (specify) build garage/shed on side (east) property line and allow a 7 foot side yard variance.

To allow what use lawn care storage

Tax number of subject property: 09-02-381-013

Common address of property: 540 E. Barber Dr.

Parcel dimensions: 70 x 120 Lot area (sq. ft.) 8,400

Street frontage 70 ft.

Legal description 540 E. Barber Dr. Richards Crossing Sub Phase 1 LT 36 Sec 2-32-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

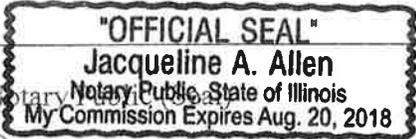
\*\*\*\*\*

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

[Signature], being first duly sworn, on oath deposes and says,  
Applicant's Name Roberto Rodriguez

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 16th day of October, 20 15.



[Signature]  
Signature of Owner

\*\*\*\*\*

[Signature]  
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. \_\_\_\_\_

**FOR OFFICE USE ONLY**

Case number	<u>ZA-264</u>	Location of hearing
Filing date	<u>10-19-15</u>	Village Hall
Hearing date	<u>Nov. 16, 2015</u>	515 South Broadway
Filing fee	<u>\$ 100-</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Roberto G. Rodriguez, being first duly sworn on oath, deposes and states as follows, to wit:

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 264, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property in question, as to the date, time and place of the public hearing to be conducted by the said Zoning Board of Appeals; and in conjunction therewith, I have included with said notification a copy of the zoning application heretofore filed in this matter.
3. That said notification was given to all such adjoining property owners, by letter, a copy of which is attached hereto and made a part hereof, which letter was sent by Certified Mail Return Receipt Requested or in another type of form showing receipt thereof.
4. That, further said notification was effective at least fifteen (15) but not more than (30) days prior to the said public hearing.
5. Following, is a list of the names and addresses of all such adjoining property owners, all of whom have been notified in the manner aforesaid; and attached hereto are the certified mailing receipts, or another type of form, evidencing such notification:  
Jeff Augello 3820 Carneyland Coal City, IL 60416  
Joe Norris 565 E. Barber Dr. Coal City, IL 60416  
Kevin McKinney 545 E. Bahsta Coal City, IL 60416  
D Construction 1488 S. Broadway Coal City, IL 60416
6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and made a part hereof.
7. In addition to the above requirements at least one sign was posted in the front yard of the affected property facing and visible from a public street and no further than thirty (30) feet from the right-of-way line.

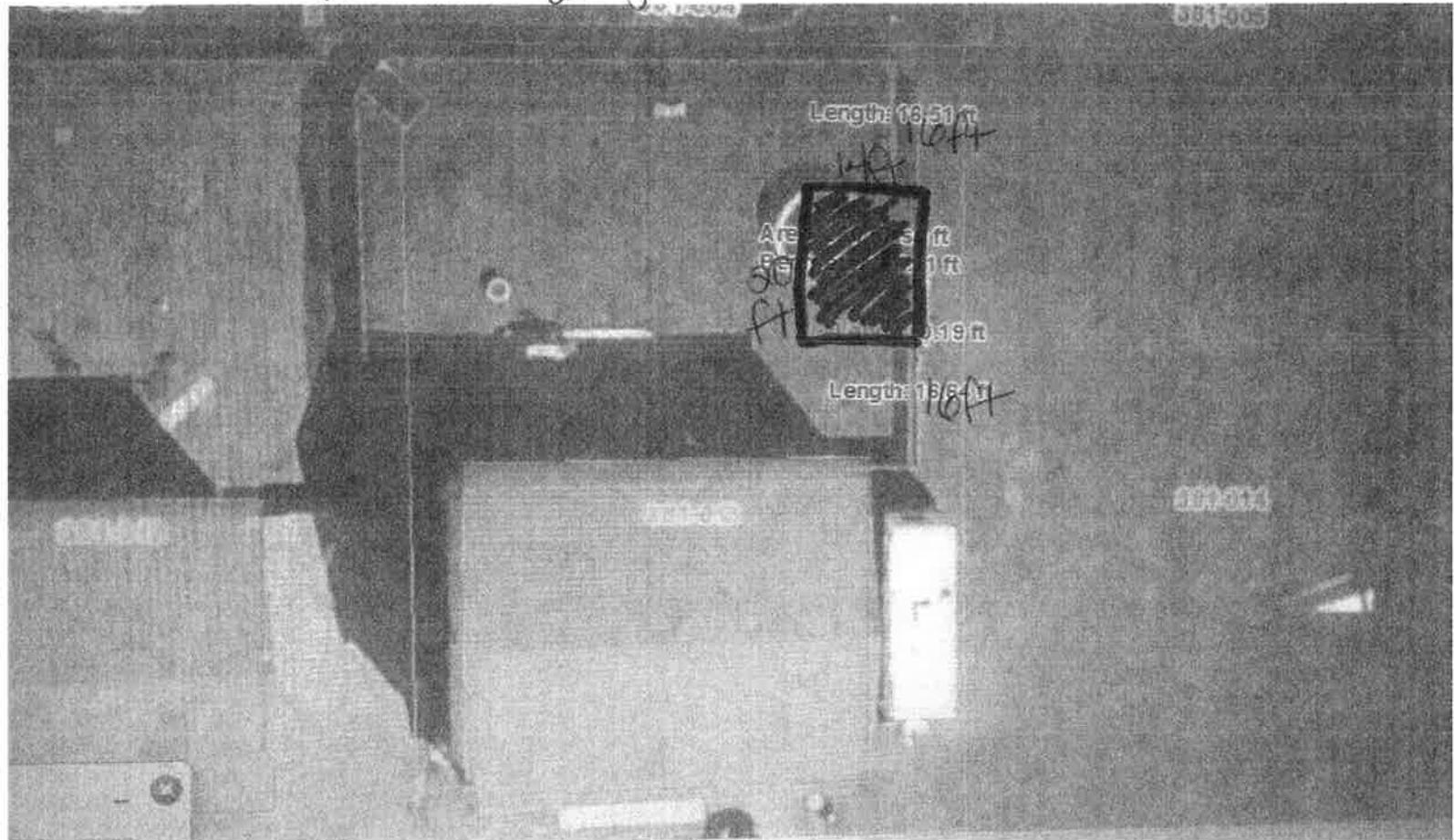
[Signature] Applicant  
Agent for applicant

SUBSCRIBED and SWORN to before me,  
this 12th day of November, 2015.

Michael J. Kessler  
Notary Public



20x14  
shed in  
back yard  
halfway between  
length of yard



### 1.) Special Circumstances

- cannot be put in back of property, like originally planned, due to storm drain

### 2.) Not resulting from Application Action

- No.

### 3.) Unnecessary Hardship

- will alleviate storage issues for lawn care and will keep unnecessary tools, machinery, etc... out of sight.

### 4.) Preserves Rights Conferred by the District

- surrounding properties will not be affected and other variances for same structures have been approved.

### 5.) Necessary for Use of the Property

- for desired use of the land, the structure will not fit anywhere else.
- necessary for pool supply storage

6.) Consistency with the Local Area  
and Comprehensive Plan

- will not affect adjacent  
properties or restrict neighbors'  
use of their land

7.) Minimum Variance Recommended

- without 7ft. variance,  
applicant will not be allowed  
desired use of the land.

- significant amount of space  
needed for desired pool and  
structure

(only 33ft. between property  
line and existing patio.)

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: SCAGGS Development

Address: 24655 BLACKHAWK DR <sup>CHANNATION 60410</sup> Phone number: 815-467-6895

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South UNINCORPORATED  
East RS-3 West RS-3

What zoning change or variance: (specify) UPDATING PREVIOUSLY APPROVED  
PRELIMINARY PLAT FOR MEADOW ESCORTS PHASE III  
FINAL PLAT AND A SERIES OF ADDITIONAL PHASES.

To allow what use RS-3 Residential

Tax number of subject property: 09-02-251-003

Common address of property: \_\_\_\_\_

Parcel dimensions: \_\_\_\_\_ Lot area (sq. ft.) \_\_\_\_\_

Street frontage 262' x 200'

Legal description LOT 400 SECTION 2-32-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

\*\*\*\*\*

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

MARK SCABBS, being first duly sworn, on oath deposes and says,

Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

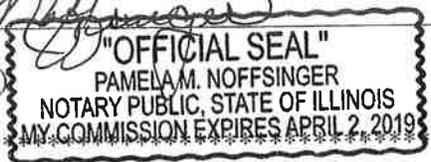
Subscribed and sworn before me on this 8<sup>th</sup> day of October, 2015.

Pamela M. Noffsinger

Mark Scabbs

Notary Public (Seal)

Signature of Owner



\*\*\*\*\*

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. \_\_\_\_\_

**FOR OFFICE USE ONLY**

Case number	<u>ZA-263</u>	Location of hearing
Filing date	<u>10-8-15</u>	Village Hall
Hearing date	<u>11-2-15</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

NOTICE

NOTICE IS HEREBY GIVEN, that a Public Hearing will be held by the Coal City Zoning Board of Appeals on the Zoning Ordinance on the 2 day of NOV., 20 15, at 7 o'clock p.m. in the office of the Board of Appeals, Coal City Village Hall,

515 South Broadway, Coal City, Illinois on the following matter:

To consider: UPDATING PREVIOUSLY APPROVED PRELIMINARY PLAT FOR MEADOW ESTATES PHASE III FINAL PLAT AND A SERIES OF ADDITIONAL PHASES.

At the following address: \_\_\_\_\_

Legal description of property: LOT 400 SECTION 2-32-8

Request for the above appeal was applied for by: MARK SCABBS

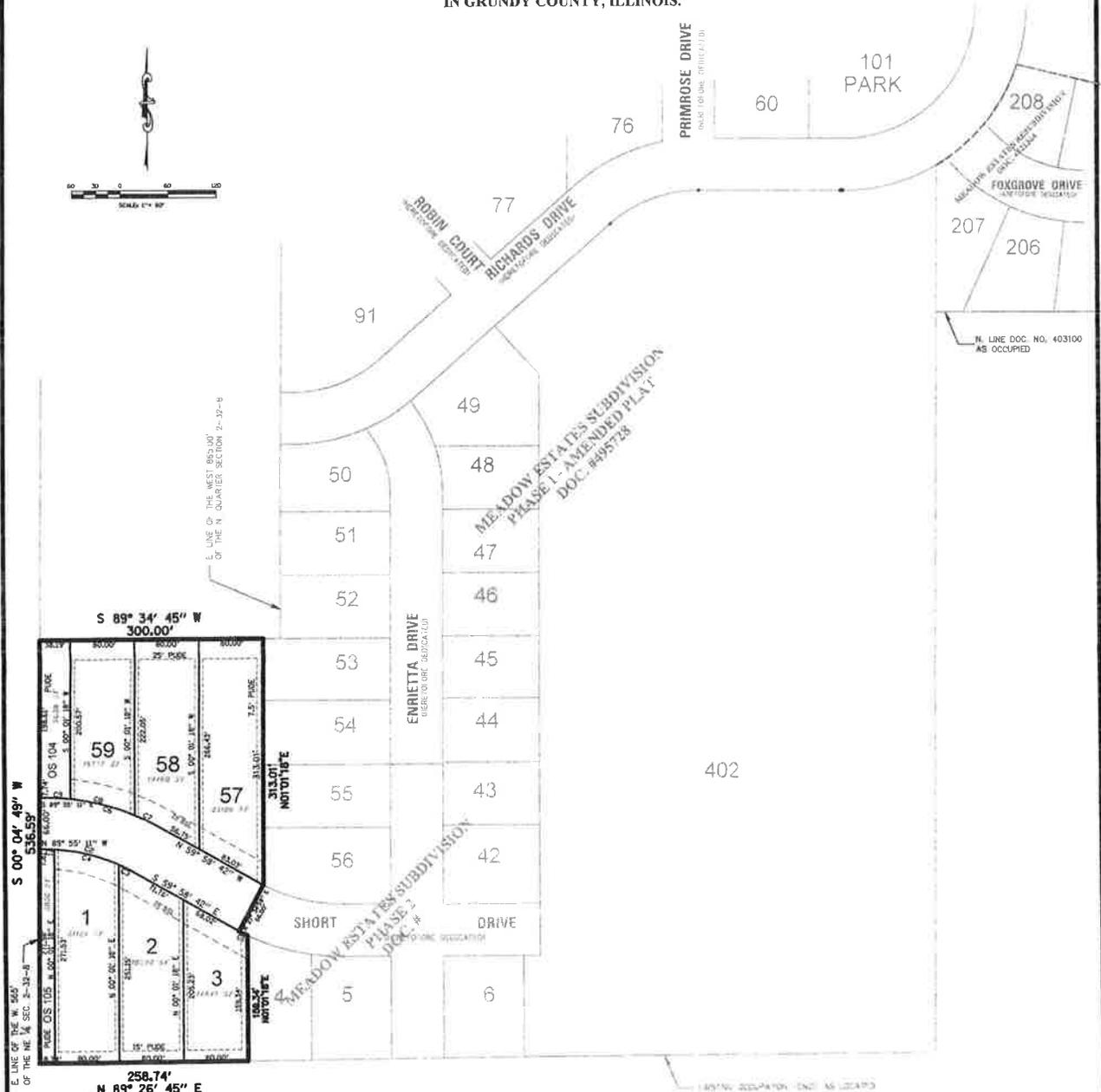
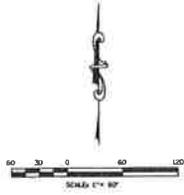
Said Board of Appeals will be at said time and place to hear all persons in support of such matter or any objection thereof.

Persons may appear in person or by agent.

Dated this 8 day of October 20 15.

# MEADOW ESTATES SUBDIVISION PHASE 3

A RESUBDIVISION OF LOT 401 IN MEADOW ESTATES SUBDIVISION PHASE 2 OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



CURVE TABLE					
CURVE No.	RADIUS	ARC DISTANCE	CHORD BEARING	CHORD DISTANCE	DELTA
C1	283.00'	11.76'	N 63°36'28" W	11.76'	02°22'57"
C2	217.00'	113.62'	N 74°58'42" W	112.33'	30°00'00"
C3	217.00'	20.10'	N 68°37'57" W	20.10'	09°18'30"
C4	217.00'	62.86'	N 76°13'34" W	62.76'	21°52'44"
C5	217.00'	10.63'	N 85°34'15" W	10.63'	02°48'45"
C6	217.00'	148.18'	N 74°58'42" W	146.49'	39°00'00"
C7	283.00'	34.50'	N 63°28'13" W	34.48'	06°59'03"
C8	283.00'	62.97'	N 75°21'42" W	62.60'	16°48'00"
C9	283.00'	39.71'	N 86°52'11" W	39.69'	06°17'02"

- NOTES:
- ALL EASEMENTS ARE CENTERED ON LOT LINES UNLESS NOTED.
  - 3/8" IRONS ARE SET AT ALL LOT CORNERS AND CHANGES OF DIRECTION.
  - ALL LOTS WITHIN THE SUBDIVISION SHALL HAVE A 5.0 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ON EACH SIDE YARD AND REAR YARD, UNLESS OTHERWISE NOTED.
- CONCRETE MONUMENT

# PRELIMINARY PLAT OF MEADOW ESTATES SUBDIVISION PHASES 2, 3, 4 & 5

A SUBDIVISION OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN,  
IN GRUNDY COUNTY, ILLINOIS.

