

VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
SEPTEMBER 21, 2015
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-August 17, 2015

ZONING BOARD OF APPEALS

PUBLIC HEARING

3. Variance Request
760 S. Broadway
Jerry L. Meece
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment

- iv. Board Consideration
- v. Action on Request

4. Variance Presentation
745 Pheasant Lane
Leigh Garrelts

5. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
AUGUST 17, 2015**

At 7 p.m. on Monday, August 17, 2015, acting chairman John Hawkinson called to order the meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Members in attendance were Gerald Heavens, Maria Lewis, Georgette Vota, Walt Mahaffey and Irving DeWald. Absent; Max Valdez. Also in attendance was Matt Fritz, village administrator and Trustee Tim Bradley.

The minutes of the July 20, 2015 meeting were presented for approval. Lewis moved to approve the minutes as written, second by DeWald. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and DeWald. Nays; none. Absent; Valdez. Pass; Mahaffey. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

Variance Request
190 E. Division Street
ED Ventures & Investments, LLC

All interested in speaking at the public hearing were sworn in by the Village Clerk. Frank Labanowski, petitioner and owner of the property was not present at the public hearing. Mr. Fritz explained the request for an attached garage to the existing premises at the corner of Washington and E. Division Street. The 15' x 20' garage will have 12' walls and a 10'pitch roof, consistent with the existing structure. The entrance to the garage will be off Washington Street. The corner side yard setback variance request will allow a 12' setback from the required setback. (Max Valdez arrived at the meeting at 7:15 p.m.) Lewis moved to approve the variance request at 190 E. Division Street with the proper dimensions being a corner side yard setback variance with 9' side yard and 17' rear yard and a plat of survey being supplied before receiving approval from the Village Board, second by Vota. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

Variance Request
760 S. Broadway
Jerry L. Meece

All interested in speaking at the public hearing were sworn in by the Village Clerk. Mr. Meece is the owner of the property located at 760 S. Broadway and the property is zoned C-4. The building is presently commercial office space and Mr. Meece is

interested in also making a portion of the building residential (apartments) which makes the property mix use. (Trustee Tim Bradley left the meeting at 7:23 p.m.) The building is over 100 years old. Mr. and Mrs. Mark Matteson of 740 S. Broadway were present for questions and support of the request. Areas of the request discussed were:

- Off street parking
- Number of apartments (2-3)
- Fire access doors
- Sidewalks
- Adequate parking-location
- South side of building-location to remain business

Mr. Meece was advised to bring in a copy of the proposed plans of construction. Lewis moved to continue the public hearing until September 21, 2015, second by Vota. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

Variance Request
225 W. Fourth Street
Edmund M. Berta

All interested in speaking at the public hearing were sworn in by the Village Clerk. The petitioner, Edmund Berta was present at this public hearing. He is requesting a variance for the construction of a garage at his residence which would exceed the maximum allowable square footage for a garage. The 32' x 50' structure meets the setback requirements and would be accessible from the alley. A bathroom will be installed in the new structure. The walls will be 10' high with a 5/12 pitch roof line. Mahaffey moved to approve the variance request at 225 W. Fourth Street by Edmund Berta for the construction of a garage, second by DeWald. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried. Mr. Berta was advised to attend the next Village board meeting scheduled for August 24th at 7 p.m.

Mr. Fritz updated the Board on several tornado issues. He displayed maps which showed the path of the tornado in Grundy County and the flagged addresses of permits issued for damages and demolition. He stated:

- 8 properties are damaged and abandoned
- 52 houses are demolished or labeled as total loses
- Certain rental properties are not being repaired in a timely manner

pmc

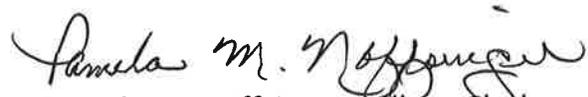
Coal City Planning and Zoning Board Meeting

August 17, 2015

Page Three

- Final debris pick-up is scheduled
- The ComEd easement affects four properties; solution to the situation has not been established at this time
- Property maintenance issues exist

Lewis moved to adjourn the meeting, second by Vota. All signified by saying aye. No one opposed. Motion carried. The meeting was adjourned at 8:16 p.m.


Pamela M. Noffsinger, Village Clerk

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 21, 2015

RE: AGENDA ITEMS FOR AUGUST 21st MEETING

760 S. Broadway, Mixed Use to be Allowed on Street Level

Jerry Meece, the owner of the building at 760 S. Broadway would like to reconstruct his building to accommodate mixed use with two residential units to be built out alongside the professional office remodel. Since the last meeting, Mr. Meece has decided upon 2 one-bedroom apartments, which will allow him the required parking. These two units have parking within a garage that has access to the alley and will be located on the north side of the existing structure.

The code allows, by right (Table 7: Permitted and Conditional Uses in Commercial Districts, Group Q: Additional Permitted Uses in C-4 Commercial Districts, (23) Dwelling units above ground floor), these types of units if they were above the commercial use on street level. In this case, Mr. Meece would like to remodel his damaged property with residential units alongside the professional office suite. At face value, since the language exists in its current form, this would require a variance to allow the residents to be placed at the street level.

This petition was subject to a public hearing, which was continued until Monday evening's final consideration. Drawings have been submitted showing the layout of the apartments within the building.

745 Pheasant Lane, Front Porch Addition to encroach into Front Yard

Leigh Garrelts, who resides at 745 Pheasant sustained damage during the tornado and would like to add another 6 feet onto the front of her house in order to construct an attached porch to her front door. The current structure straddles the front yard setback line and any addition shall be an encroachment into the requisite 25' front yard setback. This matter shall be set for a public hearing at the meeting of October 19th.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Jerry L. Meece

Address: 1744 DuPont Ave Phone number: 815-693-4999
Morris, IL 60450

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: 760 S. Broadway St.

Existing zoning: C4 Use of surrounding properties: North Residential South Commercial

East _____ West _____

What zoning change or variance: (specify) Allow apartments on First Floor (rather than 2nd Floor), in addition to offices.

To allow what use Mixed use commercial and apartments

Tax number of subject property: 09-03-432-007

Common address of property: 760 S. Broadway St.; Coal City, IL 60450

Parcel dimensions: 50 X 125 Lot area (sq. ft.) 6,250

Street frontage ~ ~~76~~ Ft. 50

Legal description Lots 16 and 17, Block 19, Original Town of Coal City

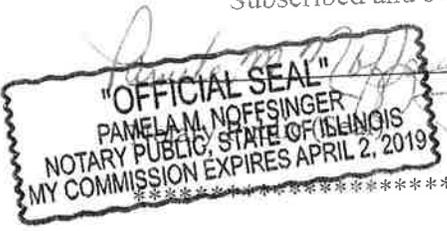
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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.

Jerry L. Meece, 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 24 day of July, 2015.



Jerry L. Meece
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 ZA-260
Filing date July 24, 2015
Hearing date Aug. 17, 2015
Filing fee \$ 100.00
Hearing time 7pm

Location of hearing
Village Hall
515 South Broadway
Coal City, Illinois



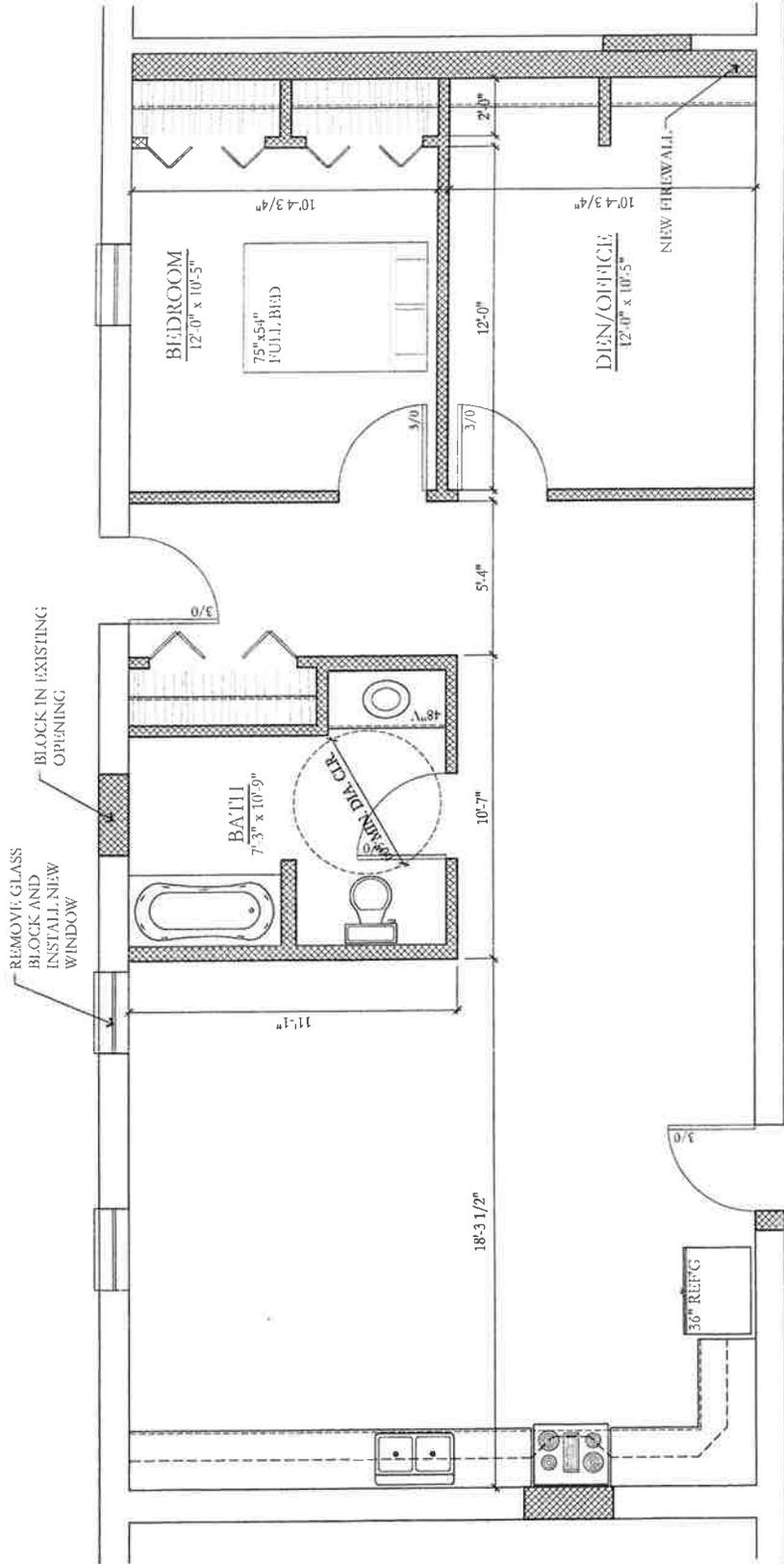
OFFICE BUILDING

760 SOUTH BROADWAY STREET
COAL CITY, ILLINOIS

Drawing #	ASK-3
Revision	3
Project	12.15
Date	9.11.15
1 of 1	

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APARTMENT "A" FLOOR PLAN:
SCALE: 1/4" = 1'-0"



AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

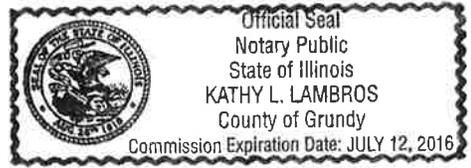
The undersigned, Jerry L. Meece, being first duly sworn on oath, deposes and states as follows, to wit:

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 260, 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:
Mark and Roseanne Matteson; 740 S. Broadway St.; Coal City, IL 60416
Greg Hodgen; 214 W. Fox St.; Coal City, IL 60416
Cheng Yan Xu Tatro; 775 S. Broadway St.; Coal City, IL 60416
Toby and Brendi Bendelli; 60 West Walnut; 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.

Kimberly Auyeung
2880 S. Archer Ave
Chicago, IL 60608

Jerry L. Meece
Applicant
Agent for applicant

SUBSCRIBED and SWORN to before me,
this 24th day of July, 20 15.
Kathy L. Lambros
Notary Public



VARIANCE REQUEST

Owner/ Applicant:

Jerry L. Meece
1744 DuPont Ave.
Morris, IL 60450

Building:

760 S. Broadway St.
Coal City, IL 60416

RESPONSES TO TABLE 25: APPROVAL CRITERIA FOR VARIANCES

Generally:

The building is a one story brick building, zoned C4 and currently (most recently) used for commercial office space (J. L. MEECE ENGINEERING), but was previously and historically mixed use with part apartments and part commercial business. I would like to be able to return it to mixed use apartments/commercial office space, to return the building to viable rental space in the village.

Zoning allows mixed use with the apartments above the commercial space below, however the building is not structurally suitable for 2 story, nor would it be economical to do so.

The purpose is to return the building to practical rental property suitable for plausible tenants in Coal City. Advice from realtor is that a single unit commercial office or retail space may not be marketable as it once was. Therefore it is an advantage both to me as the owner and to the village in general to return the building to practical use, and in good order.

In addition the building is a historical building, apparently over 100 years old, having served as a post office, a meat market, a music store, as well as finally an engineering office.

(1) Special Circumstances Not Found Elsewhere;

It is a commercial building with history of apartments, and a residence next door.

(2) Not resulting for Application Action:

Plight was not created by the owner. Situation arises from tornado damage and need to rebuild practically.

(3) Unnecessary Hardship

The proposed variance will alleviate a peculiar hardship of trying to rebuild a marketable commercial building after tornado damage.

(4) Preserves Rights Conferred by the District

A variance is necessary to preserve the right to develop a marketable property.

(5) Necessary for Use of the Property

Failure to pass the variance will deprive the owner of maximum value and use of the property, in a manner equivalent to the use permitted by other similar owners.

(6) Consistency with the Local Area and the Comprehensive Plan.

I believe the variance will be consistent with the local area and the comprehensive plan.

(7) Minimum Variance Recommended

I believe the variation is the minimum variation that will make possible the reasonable use of the property. If the variance is not approved, the building may sit empty for a very long time, based on recent property histories and recommendations from real estate professionals.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: LEIGH GARRELS

Address: 745 PHEASANT LANE Phone number: 815-530-2108

Owner represented by: Self Attorney

~~Contract purchaser Other agent~~

~~Agents name Phone number:~~

~~Address:~~

Existing zoning: RS-2 Use of surrounding properties: North RS-2 South RS-2

East RS-2 West RS-2

What zoning change or variance: (specify) Add a 6' wide by 32' front porch

To allow what use Protect front door + threshold from the weather

Tax number of subject property: 09-03-328-006

Common address of property: 745 PHEASANT LANE

Parcel dimensions: 82 x 170 Lot area (sq. ft.) 13 940 sq ft

Street frontage 82

Legal description Quail Run Sub Lt 18 Sec 3-32-8

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.

LEIGH GARRELTS, 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 16 day of Sept., 2015.

Pamela M. Noffsinger
Notary Public (Seal)



Leigh C Garrelts
Signature of Owner

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

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>ZA-261</u>	Location of hearing
Filing date	<u>9-16-15</u>	Village Hall
Hearing date	<u>10-19-15</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	



760 QUAIL RUN

750 QUAIL RUN

740 QUAIL RUN

730 QUAIL RUN

615 EAGLE CT

765 PHEASANT LN

755 PHEASANT LN

745 PHEASANT LN

735 PHEASANT LN

725 PHEASANT LN

6FT

PHEASANT

N/A

760 PHEASANT LN

750 PHEASANT LN

740 PHEASANT LN

730 PHEASANT LN

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N/A

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