

VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY, OCTOBER 19, 2015
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-October 5, 2015

PUBLIC HEARING ZONING BOARD OF APPEALS

3. Variance Request
745 Pheasant Lane
Leigh Garrelts
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

4. Zoning Amendment with Conditional Use

155 E. Division Street

Nick Bulanda

- 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 Presentation

- A. Phase III Updated Preliminary Plats
- B. Phase III Final Plat

6. Discussion of Coal City unit School District #1 Ball Field Improvements

7. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
OCTOBER 5, 2015**

At 7 p.m. on Monday, October 5, 2015, Chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent was Max Valdez. Also in attendance was Matt Fritz, village administrator, and Trustee Tim Bradley.

The minutes of the September 21, 2015 meeting were presented. Chairman Vota suggested a revision to the minutes. Hawkinson moved to approve the minutes with the addition, second by Heavens. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Valdez. Motion carried.

ZONING BOARD OF APPEALS

Presentation

Zoning Amendment and Conditional Use Permit
155 E. Division Street
Nick Bulanda

Mr. Fritz explained that Mr. Bulanda is requesting a conditional use permit in order to repair motor vehicles at the address of 155 E. Division Street and a zoning amendment from C-4 to C-5 in order to sell motor vehicles at the same address. Mr. Bulanda is wishing to expand his current car business. Points discussed were:

- 2 parking spots per the three service doors-only using two service bays
- Full service shop-for public and business use
- Front of building to be used as an office
- 6-8 vehicles for display in side
- Continue to retain his present Broadway/Division vehicle lot
- 2200 sq. ft. for vehicle sales
- Required parking spaces-10 in total/6-north side of building & 4-east side of building & 3-4 spots on west side of building
- Business Traffic-encourage use/2-3 customers per week
- Hours of operation-8 to 5 M-F & maybe one-half day on Saturday
- No truck deliveries except tires
- Two employees
- No spray painting or body work
- Showroom glass to be replaced; sand blast & clean brick siding

Done

Mr. Bulanda was advised to supply before his public hearing:

- Business Plan
- Describe plan for vehicle display
- Number of employees
- Landscaping plan
- Site plan/floor plan

The building is located in the core area and subject to the Commercial Design Guidelines. The subject of a triple basin drain in the garage will be discussed with the building and zoning official. The Public Hearing is scheduled for October 19th.

From the audience, the renter from 165 E. Division asked questions regarding alley access to residences, accumulated “junk” on the east side of building (no outside storage permitted) and is OK with the parking on the east side of the building.

Mr. Mahaffey asked for the stipulation regarding the awning placement on certain buildings that were involved with the Village’s Facade Improvement Program. Mr. Fritz stated that the awnings have to be placed on the buildings and the liens will not be released until they are complete.

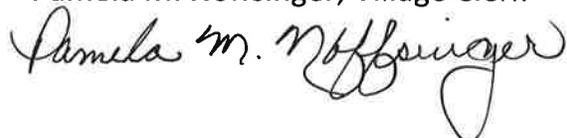
Mr. Fritz informed the Board:

- Approx. 110 houses are vacant
- 65 houses have been demolished
- Village posted 10 demolition procedures on property with four properties in the demolition process
- Addressing properties that need to be cleaned-up from the demolitions

Clarification was requested concerning set-backs. It was stated that set-backs are from the outermost part of a building which is the roofline and not the foundation.

Mahaffey moved to adjourn the meeting, second by Hawkinson. All signified by saying aye. No one opposed. Motion carried and meeting was adjourned at 8 p.m.

Pamela M. Noffsinger, Village Clerk



MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 19, 2015

RE: AGENDA ITEMS FOR OCTOBER 19TH MEETING

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. At the prior meeting, the petitioner suggested the additional front porch section would not go past the existing path that leads one to the front porch. This matter shall be the subject of a public hearing on Monday night.

155 E. Division, C5 Zoning Amendment along with Conditional Use #26

Nick Bulanda, the owner of Ultimate Rides, has recently acquired the building at 155 E. Division. This property has received conditional uses in the past to allow the auto and/or motorcycle repair shops to operate at the building. Ultimate Rides has run out of space at its current facility on the northwest corner of Broadway & Division and would like to operate from this facility as well. There are currently 2 lifts within the building.

At the previous meeting there was much discussion regarding the specific requirements of the code as it relates to parking. After the meeting, Ms. Lewis looked to the code and found that by utilizing the newly adopted code sections, there was no further need for the zoning change from C-4 to C-5. Motor vehicle sales is a permitted use within the existing C-4 zoning of the property. This does not require the Board to consider a zoning change on the property, but merely a the conditional use. However, parking will still require a variance. Bob Malone and I reviewed the parking requirements and 13 offstreet parking spots is the required number of spaces.

This matter has been set for public hearing on Monday evening as well.

Land Use	Permitted Use Districts	Conditional Use Districts
Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles, motorcycles, snowmobiles	C-3, C-4, C-5	O-2
Motor vehicle repair shops including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles	I-1, I-2	C-3, C-4, C-5

Meadow Estates Final Plat, Phase 3

Mark Scaggs, the developer for Meadow Estates recently informed the Planning & Zoning Board of his intent to break up the subdivision in additional phases. The collateral for Phase 2 was recently provided to the Village and public improvements have begun. Now, the developer would like the Board to approve a Final Plat for Phase 3 of Meadow Estates. This will allow the next 6 lots on the west end of Short Drive to be developed as conceptually platted.

This matter has been set for a public hearing at the meeting of November 2nd.

Discussion of CCUSD Ballfield Improvements

Due to the June 22nd tornado's destruction, the School District is embarking upon some improvements as it replaces the small structures related to its athletic facilities. Within the packet are some designs for a new baseball field improvement. The intent of the project is to eliminate two sections of bleacher and replace them with one section right behind the home plate backstop. There is an aerial and an elevation of the intended improvement.

Overall, from the standpoint of footprint, this appears to reduce the overall non-conformity that currently exists surrounding the ballfield property. Therefore, due to the reduction of overall non-conformity, this would be an allowable improvement without further consideration. However, the new stands that will be placed behind home plate (on the north side of Oak Street), will exceed 15' in height, which is the limit for an accessory structure. The high school campus has quite a few outbuildings scattered throughout its property and is unlike most properties throughout the Village. If the ballfield was considered as a separate use, any structures on the premises would be able to build as high as a house (35').

In the end, this appears to reduce an existing non-conformity; however, I wanted the Planning & Zoning Board to review it due to the overall size of the intended improvement.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: LEIGH GARRELT

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>	



730 QUAIL RUN

740 QUAIL RUN

750 QUAIL RUN

760 QUAIL RUN

615 EAGLE CT

725 PHEASANT LN

735 PHEASANT LN

745 PHEASANT LN

755 PHEASANT LN

765 PHEASANT LN

775 PHEASANT LN

785 PHEASANT LN

6FT

PHEASANT

730 PHEASANT LN

740 PHEASANT LN

750 PHEASANT LN

N/A

760 PHEASANT LN

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Leigh Garrelts, 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- 261, 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:

Occupants: 730, 735, 740, 750 + 755 Pheasant Lane
730, 740, + 750 Quail Run

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.

Leigh Garrelts
 Applicant
 Agent for applicant

SUBSCRIBED and SWORN to before me,
 this _____ day of _____, 20_____.

 Notary Public

1. Her home is the only home in the neighborhood built without an overhang or porch over the front door.
2. She purchased this home approximately 10 years after it was built.
3. As a result of not having an overhang or porch over her front door, the wood under the threshold of the door and under the two sidelights is rotting. It is also very hot in the 2 rooms and the foyer during the summer months. Four windows are also exposed to the elements with no overhang.
4. See #1
5. See #1
6. The granting of this variance should have no effect on the nearby neighbors' peaceful and quiet enjoyment of their property.
7. The six foot wide porch allows for posts to be installed to support the roof and it also allows for the easy movement around someone sitting in a chair.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: NICK BUCANDA

Address: 155 E DIVISION Phone number: 815-212-3968

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: C4 Use of surrounding properties: North RS3 South RS3

East C4 West C5

What zoning change or variance: (specify) C4 to C5 ALONG WITH CONDITIONAL USE FOR MOTOR VEHICLE REPAIR SHOP.

To allow what use VEHICLE SALES. VEHICLE REPAIR SHOP.

Tax number of subject property: 09-02-102.001

Common address of property: 155 E DIVISION

Parcel dimensions: 53 x 119 Lot area (sq. ft.) 6307

Street frontage 73 ON DIVISION 158 ON KANKAKEE

Legal description _____

A PIECE OF GROUND DESCRIBED AS COMMENCING AT A POINT 380 FEET OF THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND DIVISION STREETS IN COAL CITY; THENCE SOUTH 150 FEET, THENCE EAST 75 FEET, THENCE NORTH 150 FEET, THENCE WEST 75 FEET TO THE PLACE OF BEGINNING; LOCATED IN SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN GRUNDY COUNTY, ILLINOIS (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME).

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.

NICK BULANDA, 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 25 day of September, 20 15.

Pamela M. Noffsinger

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-262</u>	Location of hearing
Filing date	<u>9-25-15</u>	Village Hall
Hearing date	<u>10-19-15</u>	515 South Broadway
Filing fee	<u>\$ 200.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, NICK BULANDA, 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- 262, 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:
20 S. KANKAKEE ST
40 S. KANKAKEE ST
45 S. KANKAKEE ST

165 E DIVISION ST

110 E DIVISION ST

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.


Applicant
Agent for applicant

SUBSCRIBED and SWORN to before me,
this _____ day of _____, 20_____.

Notary Public

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: SCAGGS DEVELOPMENT

Address: 24655 BLACKHAWK DR ^{CHANNAYAN 60410} 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 ESCATES 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 SCAGGS, 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 8th day of October, 2015.

Pamela M. Noffsinger

Mark Scagg

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 SCAGGS

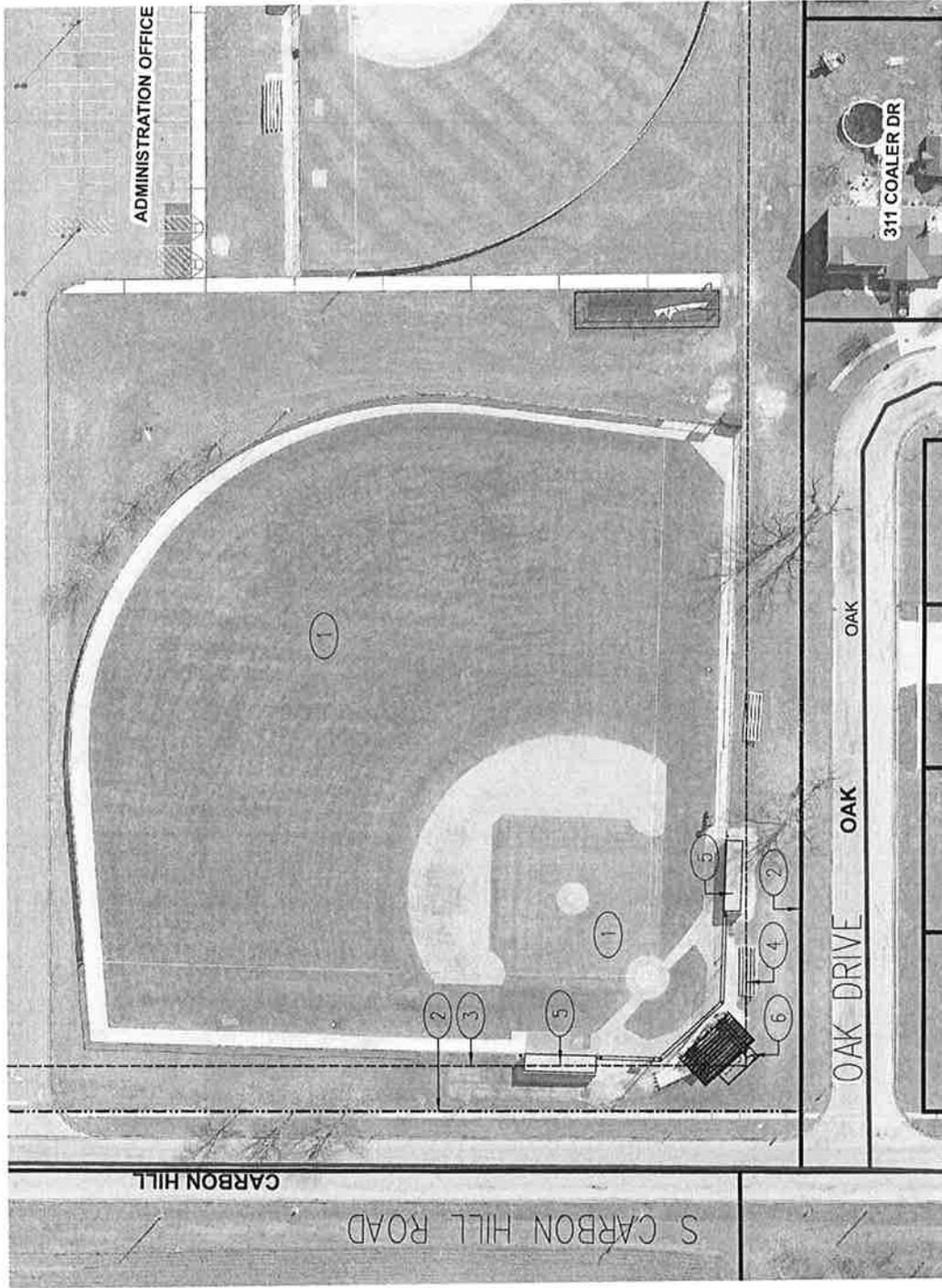
Said Board of Appeals will be at said time and place to hear all persons in support of such matter or any objection thereof.

Persons may appear in person or by agent.

Dated this 8 day of October 20 15.

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 DUGOUT.
- ⑥ NEW PREFABRICATED PRESS BOX AND GRANDSTANDS.



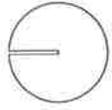
TORNADO DAMAGE REPAIR
 COAL CITY HIGH SCHOOL

HEALY, BENDER & ASSOCIATES, INC.
 ARCHITECTS
 PLANNERS

4940 HELDE AVENUE, INDEPENDENCE, MO 64604 TEL 816.994.4300 FAX 816.994.1555

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PROJ. NO. 6-2315-74
 DRAWN BY LCB
 DATE 08-04-15
 REVISIONS
 SHEET NO. SK-1



BASEBALL FIELD



OAK DRIVE OAK

ADMINISTRATION OFFICE

311 COALER DR

S CARBON HILL ROAD

OAK DRIVE OAK

