

COAL CITY VILLAGE BOARD MEETING

**MONDAY, NOVEMBER 23, 2015
7 P.M.**

(immediately following the Public Hearing)

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

AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Approval Minutes-November 9, 2015
4. Approval of Warrant List
5. Public Comment
6. Letter of Request-Coal City Junior Woman's Club
Annual Tree Lighting Ceremony
7. Fire & Police Board of Commissioners-Eligibility List Update



GFWC IL Coal City Junior Woman's Club
PO Box 113, Coal City IL 60416

November 23, 2015

Dear Village of Coal City:

The GFWC IL Coal City Junior Woman's Club would like to hold the Annual Village Tree Lighting on Sunday, November 29th.

Our immediate plans are to decorate the Village Hall for the children to come in and decorate Christmas cookies while enjoying Hot Chocolate. There will be an opportunity to sign holiday cards, which we will send to the Veteran's Home. We would like access to the Village around noon to decorate the village hall and prepare the park for arrival of "Big Guy". We will not allow access to the public until after Santa throws the switch for the holiday lights.

Santa is due to arrive about 3:45pm. He will be coming from the Coal City High School, he will be leaving from the Christmas performance being held there. We will advise parents attending the performance that they can follow Santa's "sleigh" to Campbell Park. We are requesting a fire truck or two and some police cars to make noise so all of Coal City knows Santa has arrived!! We are expecting parents and children to be at the park to greet Santa as well.

We plan the event to be done no later than 6:30pm. We will be responsible for any clean-up to be done after our event.

We are truly thankful for all the support the Village of Coal City has shown our club. We look forward to a successful event and appreciate your support.

Thank you,

**Cherie Sieger
Renee Super
GFWC IL Coal City Junior Woman's Club
Village Tree Lighting Chairmen**

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: November 23, 2015

RE: VARIANCES FOR AN ENCROACHMENT TO THE SET BACK REQUIREMENTS AND HEIGHT STANDARDS FOR THE COAL CITY BASEBALL FIELD LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET.

The Coal City School District, the property owner of the athletic facility, has expressed a desire to construct bleachers and a press box at this location. The proposed improvements would replace facilities destroyed in the tornado. Testimony presented at the public hearing indicated the replacement improvements would result in a lesser non-conformance than the original structures. While the Village does not have statutory authority to issue building permits or conduct inspections for school properties, the Village does have zoning authority in these matters. The plan as submitted requires approved variances to comply with the zoning code. Variances are required for the following:

1. Permit construction of a press box not to exceed 17 feet 6 inches in height, and
2. Permit construction with yard encroachments not to exceed 270.2 square feet from Carbon Hill Road and 3.7 square feet from Oak Street.

This case was heard in public hearing and considered by the Zoning Board of Appeals at its last meeting. No one except the petitioner was in attendance to speak on the matter. Following the public hearing, the ZBA recommended adoption of this request by a vote of 4-0-1.

Recommendation:

Adopt Ordinance No. _____: Granting Variances to the Village Code for height requirements and yard encroachments at the Coal City High School Baseball Field.

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: _____

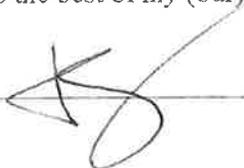
Parcel dimensions: _____ Lot area (sq. ft.) _____

Street frontage Carbon Hill Rd and Oak Street

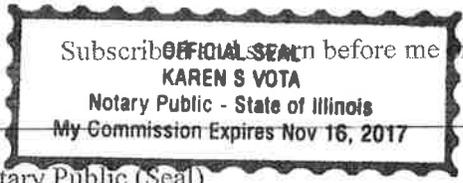
Legal description _____

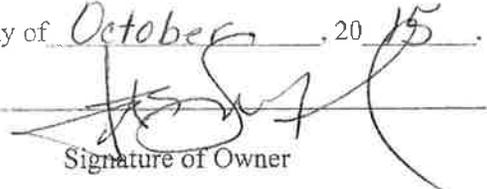
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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 27th 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>7 pm</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

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:

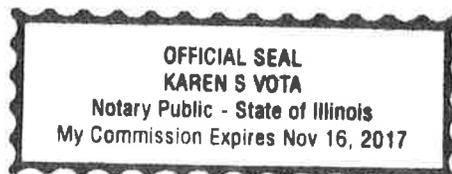
1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 265, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property 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

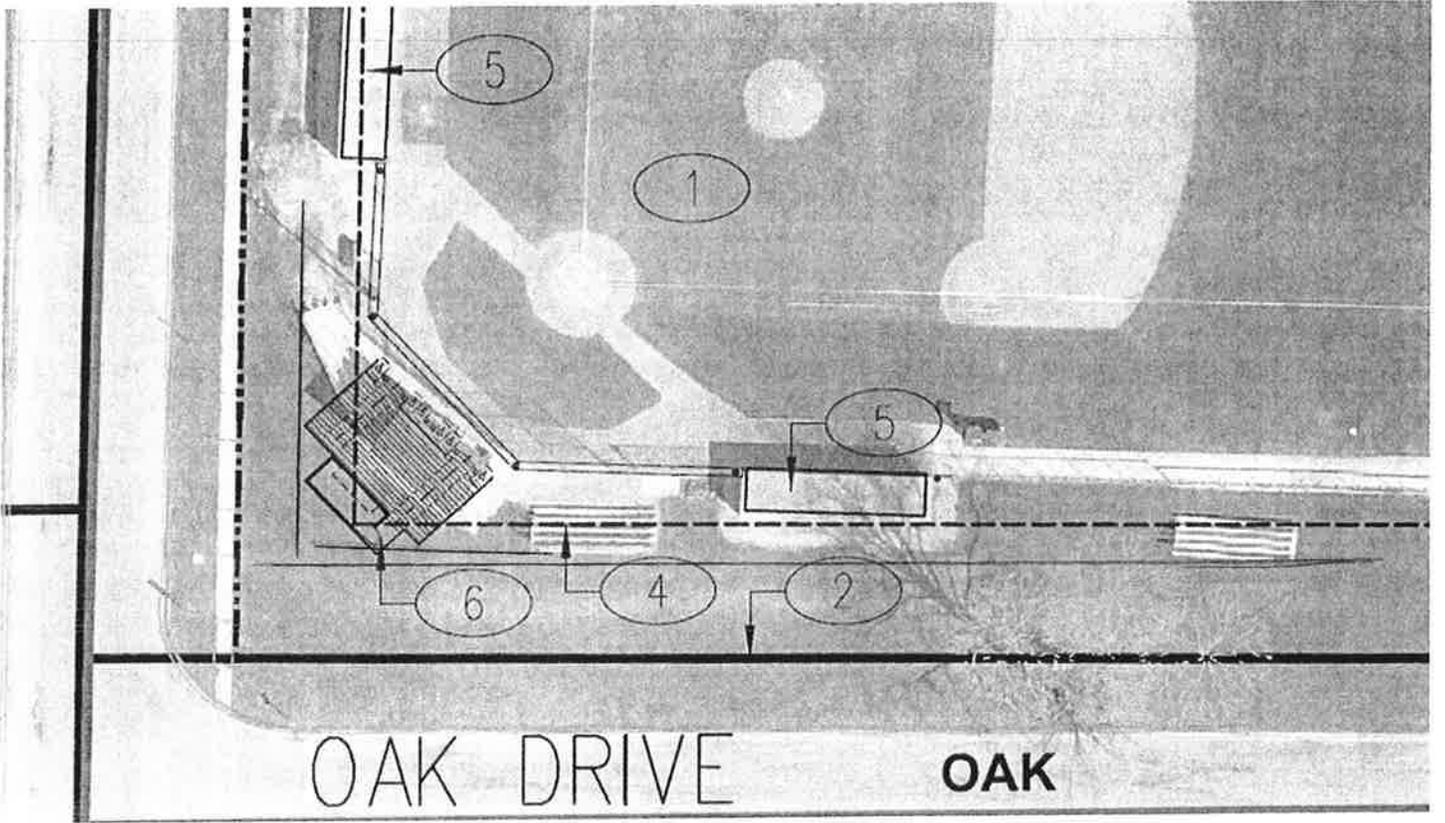
6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and 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.

[Signature] CSBO
Applicant
Agent for applicant

SUBSCRIBED and SWORN to before me,
this 27th day of October, 20 15.

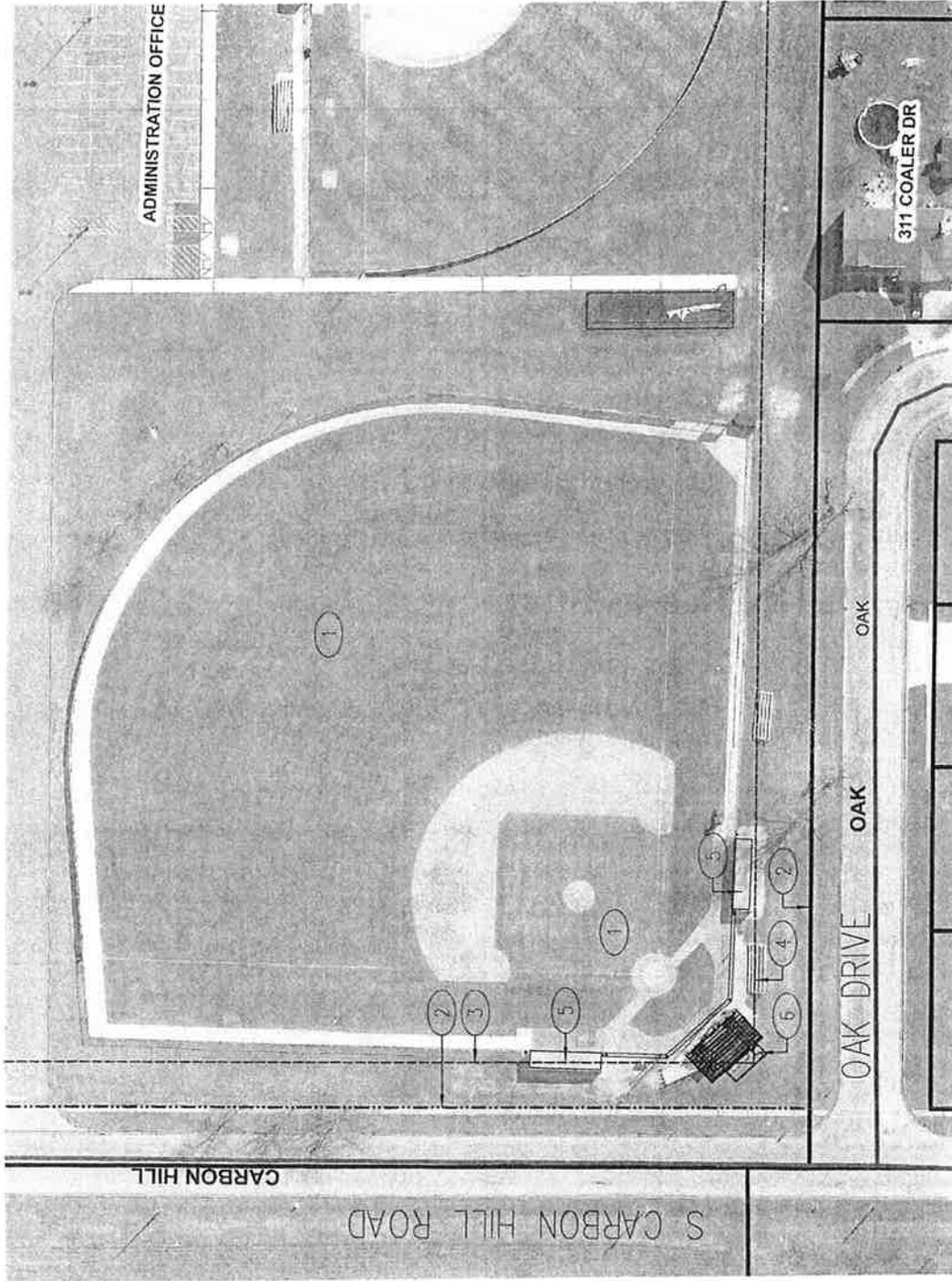
Karen S. Vota
Notary Public





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 DUGOUT.
- ⑥ NEW PREFABRICATED PRESS BOX AND GRANDSTANDS.

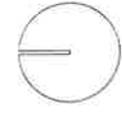


TORNADO DAMAGE REPAIR
 COAL CITY HIGH SCHOOL

HEALY, BENDER & ASSOCIATES, INC.
 ARCHITECTS
 PLANNERS

4040 HELDIE AVENUE, NAPERVILLE, IL 60564 TEL: 630.934.4300 FAX: 630.934.5515

COPYRIGHT © 2015 HEALY, BENDER & ASSOCIATES, INC.



BASEBALL FIELD



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

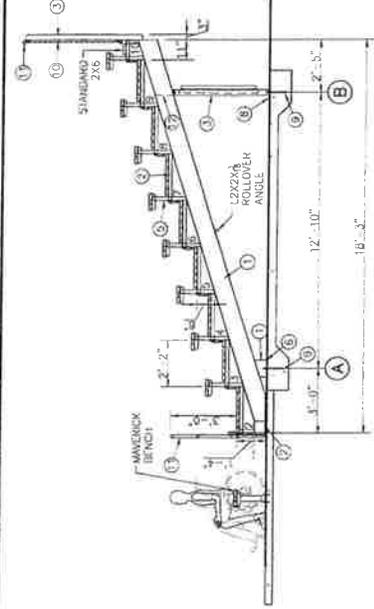
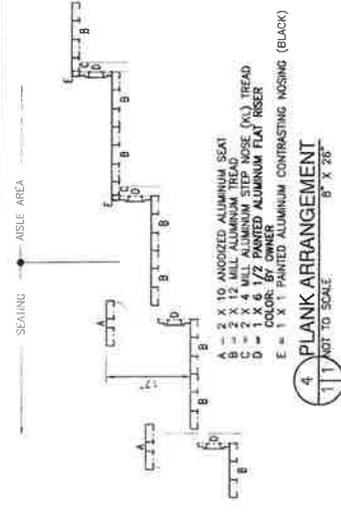
SHEET NO. SK-1

DESIGN LOADS

TREAD & SEAT AREA 100psf UNIFORM LIVE LOAD.
 SEAT (VERTICAL) 120 lbs/ft.
 SEAT (HORIZONTAL) 240 lbs/ft.
 HANDRAILS 50 lbs/ft.
 HANGING SIGNAGE 20 lbs/ft.
 HANGING SIGNAGE 20 lbs/ft.
 SNOW LOADS AS PER STATE ADOPTED CODE.
 WIND LOADS AS PER STATE ADOPTED CODE.
 SEISMIC LOADS AS PER STATE ADOPTED CODE.

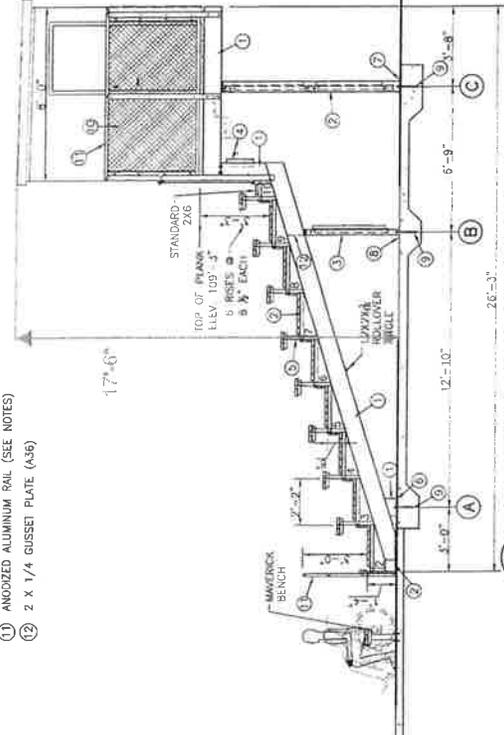
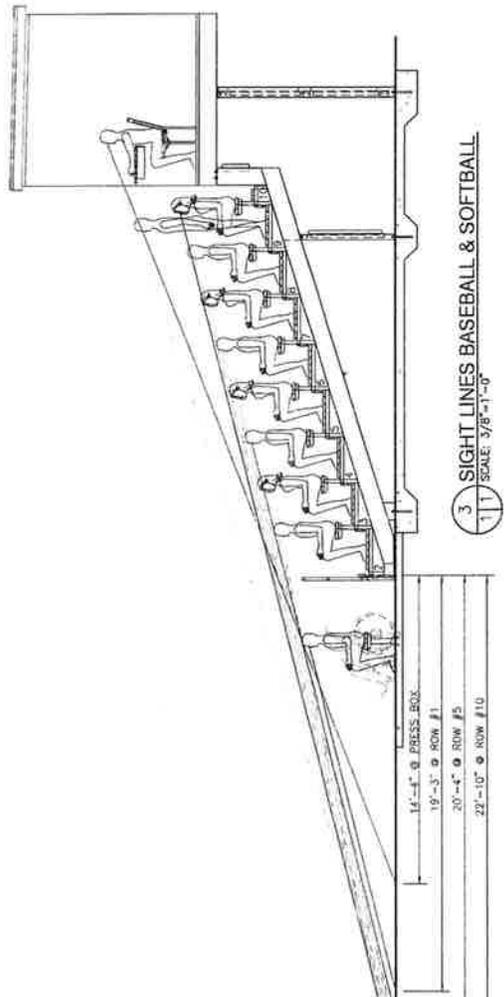
NOTES

- ALL STRUCTURAL AND MISCELLANEOUS STEEL SHALL CONFORM TO THE FOLLOWING AISC STANDARDS:
 PLATE UP TO 1/2" THICK = A36
 PLATE U.N.O. = A572 GRADE 50
 ANGLE = A36/A588 GRADE 50
 CHANNEL = A36/A588 GRADE 50
 ROD = A36/A529 GRADE 50
 TUBE = A510 GRADE "B" 48 ksi
- WELDS ARE ALL AROUND WITH TYPE ER70S-6 ALL METALS TO BE HOT DIPPED GALVANIZED TO A.S.T.M. A-123-88 OR 1.
- STRUCTURAL BOLTS ARE HOT DIPPED GALV. AND ARE EQUAL TO OR GREATER THAN A-307.
- NO CONNECTIONS UTILIZING HIGH STRENGTH BOLTS.
- ANCHORED ALUMINUM RAIL IS 1 1/4" NOMINAL PIPE SIZE (1 5/8" O.D.).
- SOUTHERN BLEACHER COMPANY AS A MANUFACTURER AND INSTALLER OF GRANDSTAND SEATING IS NOT AUTHORIZED TO CERTIFY PLANS AS ADA COMPLIANT. HOWEVER, TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THESE EXCEED REQUIREMENTS FOR QUANTITY OF ADA SEATING, ACCESS/EGRESS TO ADA SEATING, & DISPERSAL OF ADA SEATING.
- ALL FIELD CONNECTIONS ARE NON-SUP CRITICAL U.N.O. ALL CONNECTIONS ARE DESIGNED TO UTILIZE A307 BOLTS. IT IS ACCEPTABLE TO USE A325N BOLTS IN LIEU OF THE A307 BOLTS. THE INSTALLATION OF THESE BOLTS ARE TO BE TIGHTENED A SNAUG TIGHT CONDITION AS SPECIFIED BY AISC.



ITEM DESCRIPTION

- W 10 X 12 (50 ksi)
- W 6 X 8 (50 ksi)
- L 3 X 3 X 1/4 (50 ksi)
- L 2 X 2 X 3/16 (50 ksi)
- L 2 X 1 1/2 X 3/16 (50 ksi)
- 10 X 6 X 3/8 PLATE
- 8 X 6 X 1/2 PLATE
- 6 X 6 X 3/8 PLATE
- 3/16" X 1/2" ALL THREADED 800 W/ 200 A SAFE SET ANCHOR (MIN. EMBEDMENT = 9')
- 9 GAUGE CHAINLINK FENCE
- ANCHORED ALUMINUM RAIL (SEE NOTES)
- 2 X 1/4 GUSSET PLATE (A36)



NOT FOR CONSTRUCTION

Southern BLEACHER COMPANY

701 BAY COAST DRIVE, SUITE 100
 FORT BELLEVILLE, ILLINOIS 62208
 PHONE: (618) 335-2200
 FAX: (618) 335-2201
 WWW.SOUTHERNBLEACHER.COM

THIS COMPANY AND ITS REPRESENTATIVES ARE NOT RESPONSIBLE FOR THE CONSTRUCTION OF THIS SEATING. THE USER OF THIS SEATING SHALL BE RESPONSIBLE FOR THE DESIGN, CONSTRUCTION, AND MAINTENANCE OF THE SEATING. THE USER SHALL BE RESPONSIBLE FOR THE SEATING TO BE CONSTRUCTED IN ACCORDANCE WITH THE SEATING CONTRACT AND ALL APPLICABLE CODES AND REGULATIONS. THE USER SHALL BE RESPONSIBLE FOR THE SEATING TO BE CONSTRUCTED IN ACCORDANCE WITH THE SEATING CONTRACT AND ALL APPLICABLE CODES AND REGULATIONS.

DETAIL NUMBER: 310
 SHEET SHOWN ON: 1 OF 1
 SHEET CUT FROM: 1 OF 1

SECTION VIEWS - BASEBALL & SOFTBALL
 10 ROWS / 8' RISE X 26" TREAD

COAL CITY HIGH SCHOOL
 COAL CITY, ILLINOIS

DATE: 10/07/15
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 PROJECT NUMBER: 15266

1 6

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN
ENCROACHMENT TO THE SET BACK REQUIREMENTS AND HEIGHT
REQUIREMENTS AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD
LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET IN THE
VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

DAVID TOGLIATTI
JUSTIN WREN
ROSS BRADLEY
TIM BRADLEY
DAN GREGGAIN
NEAL NELSON
Village Trustees

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT TO THE SET BACK REQUIREMENTS AND HEIGHT REQUIREMENTS AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the Coal City School District (“applicant”) on October 27, 2015 for the placement of press box/storage building at the High School baseball field; and

WHEREAS, the yard setbacks for this zoning district require a 25’ corner side yard setback (fronting Carbon Hill Road) and a 25 foot front yard setback (fronting Oak Street) between the property lines and the structures, and the applicant requests relief of 270.2 square feet from Carbon Hill Road and 3.7 square feet from Oak Street from these requirements; and

WHEREAS, the height standard for this property is 15 feet and the applicant requests permission for a press box and bleachers at a height of 17 feet 6 inches; and

WHEREAS, a public hearing was noticed and duly held on November 16, 2015; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on November 16, 2015, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows:

- A. **Unnecessary Hardship**. The structures in question replace prior structures similar in design and use destroyed by tornado. The inability to replace the structures will result in a hardship not only for the petitioner, but the residents and students of the Coal City School District.
- B. **Not Resulting from Application Action**. The plight of the owner results from property being destroyed by a tornado, and not the willful action of the petitioner.

- C. **Necessary for Use of the Property.** The property in question is an athletic field. Bleachers, press boxes, and storage areas are necessary and accepted components for conducting athletic events at the site.
- D. **Minimum Variance Recommended.** The petitioner indicates the press box will be shorter than the previous structure and the footprint of the improvements will be smaller than the prior structures; effectively reducing the degree of non-conformance established by the original structures.

Section 3. Description of the Property. The property is located at the northeast corner of Carbon Hill Road and Oak Street in the Village of Coal City within an RS-2 District.

655 W. Division Street 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)
PIN 09-03-101-001

Section 4. Public Hearing. A public hearing was advertised on October 28, 2015 in the Coal City Courant and held by the Planning and Zoning Board on November 16, 2015, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variances. The variations requested in the September 16, 2015 Variance Application to the Zoning Code are granted as follows:

- A. A variance in conjunction with Section 156.72 is hereby granted to allow construction of a press box not to exceed 17 feet 6 inches in height; and
- B. A variance in conjunction with Section 156.72 is hereby granted to permit front yard encroachments not to exceed 270.2 square feet from Carbon Hill Road and 3.7 square feet from Oak Street.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. No additional conditions.

Section 7. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT TO THE SET BACK REQUIREMENTS AND THE HEIGHT REQUIREMENT AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET IN THE VILLAGE OF COAL CITY

SO ORDAINED this _____ day of _____, 2015, at Coal City, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: November 23, 2015

RE: VARIANCE FOR THE LOCATION OF A SHED WITHIN THE SIDE YARD OF 540 E. BARBER DRIVE

Mr. Robert Rodriguez, the property owner of 540 E. Barber Drive, has expressed a desire to construct shed at this address. The plan as submitted requires approved variances before a building permit can be issued. A variance is required for the following:

1. Permit construction of a shed on the east side of the rear yard not to exceed a seven foot encroachment onto the east side of the rear yard (code stipulates seven feet).

Conditions incorporated into the ordinance include the following:

1. The shed shall be placed in a location consistent with the drawings submitted to the Zoning Board.
2. The shed shall not be placed upon existing easements.
3. No part of the shed shall encroach onto the common property line.
4. Total height of structure shall not exceed the maximum allowable height permitted in the zoning district.

This case was heard in public hearing and considered by the Zoning Board of Appeals at its last meeting. No one except the petitioner was in attendance to speak on the matter. Following the public hearing, the ZBA recommended adoption of this request by a vote of 5-0.

Recommendation:

Adopt Ordinance No. _____; Granting Variances to the Village Code for the Location of a shed within the side yard setback at 540 E. Barber.

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

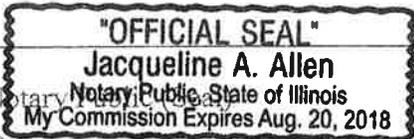
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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.

Roberto Rodriguez, 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.



Roberto Rodriguez
Signature of Owner

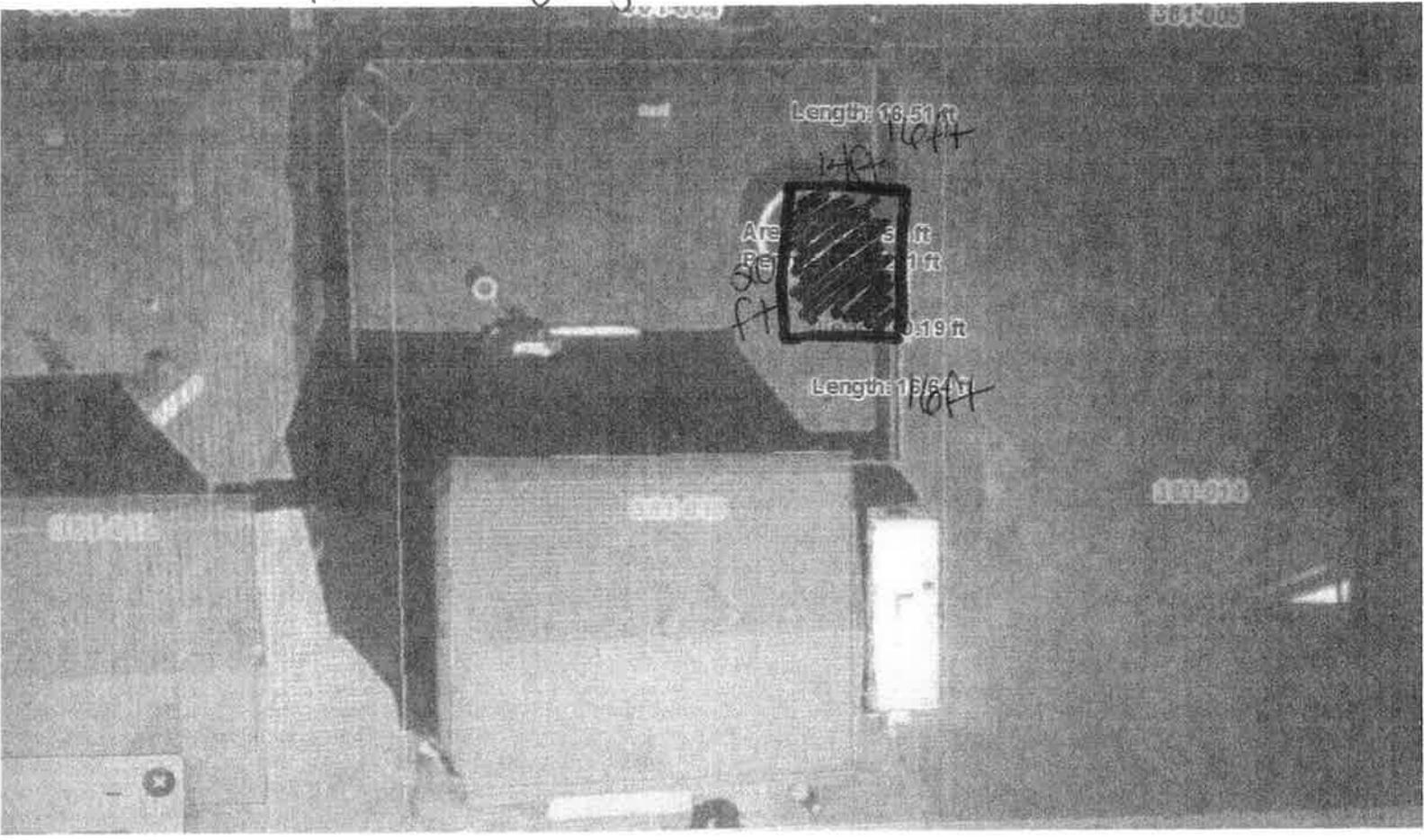
Jacqueline A. Allen
You may attach additional pages, if needed, to support the documentation of application.

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>	

20x14
shed in
back yard
halfway between
length of yard



AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

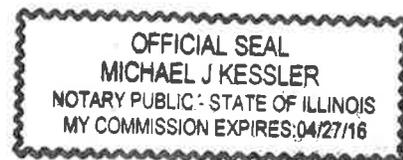
The undersigned, Roberto G Rodriguez, being first duly sworn on oath, deposes and states as follows, to wit:

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 Cumberland 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, 20 15.

Michael J. Kessler
Notary Public



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 pod supply storage

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN
ENCROACHMENT DUE TO SHED CONSTRUCTION WITHIN THE SIDE YARD OF
540 EAST BARBER DRIVE IN THE VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

DAVID TOGLIATTI
JUSTIN WREN
ROSS BRADLEY
TIM BRADLEY
DAN GREGGAIN
NEAL NELSON
Village Trustees

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT DUE TO SHED CONSTRUCTION WITHIN THE SIDE YARD OF 540 EAST BARBER DRIVE IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Roberto Rodriguez (“applicant”) on October 19, 2015 for the placement of a shed within the side yard; and

WHEREAS, the side yard setback for sheds for this zoning district requires 7 feet between the accessory structure and the side lot line and the applicant requests relief of 7 feet from this requirement; and

WHEREAS, a public hearing was noticed and duly held on November 16, 2015; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on November 16, 2015, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows:

- A. **Unnecessary Hardship**. Being unable to utilize storage facilities on the property in the same manner as surrounding houses, lack of additional storage causes unnecessary hardship.
- B. **Preserves Rights Conferred by the District**. The shed permitted by the variance will allow the enclosed storage of tools, equipment; a use permitted in other properties of the district.
- C. **Necessary for Use of the Property**. The shed permitted by this variance is necessary to prevent the outside storage of tools and equipment necessary for maintaining the property.

D. **Minimum Variance Recommended.** The petitioner shall place the shed in the rear yard adjoining the common property line so as not to interfere with rear lot line public easements.

Section 3. Description of the Property. The property is located 540 E. Barber Drive in the Village of Coal City within an RS-2 District.

540 E. Barber Drive, Richards Crossing Subdivision, Phase 1, Lot 36 Sec 2-32-8, in the Village of Coal City, Grundy County, Illinois. PIN 09-02-381-013

Section 4. Public Hearing. A public hearing was advertised on October 28, 2015 in the Coal City Courant and held by the Planning and Zoning Board on November 16, 2015, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variances. The variations requested in the October 19, 2015 Variance Application to the Zoning Code are granted as follows:

A. A variance in conjunction with Section 156.72 is hereby granted to allow the placement of a shed on the east side of the rear yard not to exceed 7 feet encroachment into the required side yard.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The shed shall be placed in a location consistent with the drawings submitted to the Plan Commission.
- B. The shed shall not be placed upon existing easements.
- C. No part of the shed shall encroach on the common property line.
- D. Total height of structure shall not exceed the maximum allowable height permitted in the zoning district.

Section 7. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT
DUE TO SHED CONSTRUCTION WITHIN THE SIDE YARD OF 540 EAST BARBER DRIVE IN THE
VILLAGE OF COAL CITY**

SO ORDAINED this _____ day of _____, 2015, at Coal City, Grundy
& Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: November 23, 2015

RE: FINAL PLAT APPROVAL FOR PHASE 3 OF MEADOW ESTATES

Mark Scaggs, the developer of Meadow Estates subdivision, would like to start developing 6 additional lots outside of Phase One and Phase Two of Meadow Estates. Previously, in 2006, the Planning & Zoning Board provided a positive recommendation which was approved by the Village Board for a Preliminary Plat for the entire subdivision. At this time, the subdivision was annexed and provided zoning within the Village. Initially, Meadow Estates' second phase was to be a 50-lot improvement, but the developer would like to break this portion into smaller phases that will allow him to post less public improvement bond and construct more houses. Mark Scaggs is not asking for any relief from the Village code, but he would like to bring 6 of the lots forward to final plat.

Attached to the Resolution is the Final Plat for Phase Three to be recorded upon positive Village support for the Resolution. After the Final Plat has been authorized for signature, the Village Engineer shall review the engineering plans for the proposed infrastructure (roads, curb and gutter, street lights, and storm collection) along with the Engineer's Estimate of Probable Construction Cost (EEOPC) to set the proper security.

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. The petition is to move forward to Final Plat on 6 new properties at the end of Short Drive that shall become Phase Three if they receive Final Plat Approval.

The Plan Commission considered this request at its November 2nd and November 16th meetings and by unanimous consent of those present, recommended its approval and requested the petitioner to update his submission for the Final Plat of Phase Three to correct dimension measurements (Attachment A to the Resolution).

Recommendation:

Adopt Resolution No. ____: Providing Final Plat Approval of Phase Three.

RESOLUTION NO. _____

**A RESOLUTION PROVIDING FOR
FINAL PLAT APPROVAL FOR PHASE THREE OF MEADOW ESTATES**

WHEREAS, the Village Board adopted Resolution 06-02 on February 13, 2006 approving the Preliminary Plat for Meadow Estates subdivision with 94 total lots, including 19 multi-family dwellings, one commercial outlot and the remaining lots to be utilized for detached single-family dwelling units; and

WHEREAS, the Village's Engineer, Chamlin & Associates, approved the First Phase Final Plat on October 16, 2006 after amending the preliminary plat to move the location of the park property and changed a majority of the multi-family dwellings into single-family detached units; and

WHEREAS, the developer of the subdivision, Scaggs Construction, Inc. desired to update the existing Preliminary Plat to properly reflect the intended future phasing of construction within the subdivision whereby the remaining 50 residential lots shall be constructed utilizing four additional phases in order to properly construct and complete all of the requisite public improvements; and

WHEREAS, Mark Scaggs petitioned the Plan Commission on behalf of Scaggs Construction, Inc. to request final Plat Approval for Phase Three of the subdivision to allow the construction of single-family detached residential units of lots 1,2,3,57,58, and 59; and

WHEREAS, the Plan Commission reviewed the October 8th, 2015 petition for Phase 3 final plat approval for the subdivision that received proper public notice within the October 14, 2015 edition of the Morris Herald and conducted a public hearing on the matter at its meeting of November 2, 2015; and

WHEREAS, with the unanimous vote of those present, the Plan Commission recommended the adoption of the Phase 3 Final Plat as presented at its November 16, 2015 Meeting to the Village Board of Trustees;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND BOARD OF TRUSTEES OF THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS AS FOLLOWS:

1. That the above recitals are hereby incorporated into the body of this Resolution and restated as set forth herein.

**A RESOLUTION PROVIDING FOR
FINAL PLAT APPROVAL FOR PHASE THREE OF MEADOW ESTATES**

2. Additional phases shall require Scaggs Construction, Inc. to properly fund, and construct public improvements according to the standards set forth in the Coal City Village Code. No certificate of occupancy shall be issued within future phases until proper installation of all public improvements have been installed to the satisfaction of the Village of Coal City and/or its representative(s).

3. Final Plat Approval for Phase 3 of Meadow Estates is provided according to the depiction attached hereto as Attachment A and must be recorded by Scaggs Construction, Inc. at the Grundy County Recorder's Office according to the standards set forth within the Village Code.

SO RESOLVED this 23rd day of November, 2015, at Coal City, Grundy and Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

ATTACHMENT A

Meadow Estates, Phase 3 Final Plat

