

9. Letter of Credit Reduction Meadow Estates
Phase 2 & 3
10. Approval of Zoning Map Amendments
11. Report of Mayor
12. Trustee Reports: Tim Bradley
Justin Wren
Dave Togliatti
Dan Greggain
Ross Bradley
Neal Nelson
13. Report of Village Clerk
14. Report of Village Attorney
15. Report of Village Engineer
16. Report of Chief of Police
17. Report of Village Administrator
18. Executive Session to Discuss Personnel and Acquisition of Property
19. Adjourn

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 10, 2016

**RE: DRUG FORFEITURE CONTRIBUTION FROM GRUNDY COUNTY
STATE'S ATTORNEY HELLAND**

Jason Helland, the Grundy County State's Attorney will be at Wednesday evening's meeting to present a contribution to be utilized by the Coal City Police Department for additional and replacement monitoring cameras for public areas. Grundy County receives certain revenues related to drug forfeiture and is one of the areas with which the State's Attorney has discretion upon how the funds shall be utilized.



January 22, 2016

MAYOR OF COAL CITY
515 S BROADWAY
COAL CITY, IL 60416

To Whom It May Concern:

The Will-Grundy Counties Building & Construction Trades Council and Kankakee/Iroquois Counties Building Trades of the AFL-CIO will once again hold its annual fundraiser for DAD's Day, scheduled for Saturday, June 18, 2016.

This is the 30th year the Building Trades has helped host this fund raiser to help fight diabetes. Each year's collection seems to surpass the previous year. Last year in Will and Grundy Counties and Kankakee County area, we collected over \$40,000.00. This year we would like to at least match that amount, if not surpass it.

Again, numerous Building Trade's volunteers, their families and friends will be donating their time for this worthy cause. With the help of our area businesses and our community leaders, allowing us to collect in front of their establishments and at various intersections, our Unions can help raise money for research, so one day there may be a cure for diabetes.

We are again asking for your support to work with us on Saturday, June 18, 2016. We ask your permission to use designated intersections for our collections. We will be collecting between the hours of 8:00 am and 12:00 pm. If there are any permits that need to be issued, we ask your help in obtaining them. We are also asking your permission to ask various businesses to use their storefronts for our collections.

In the past, many of our community officials have given us verbal permission over the telephone to conduct our fundraiser. We have had a slight problem with miscommunication with community officials and police departments. If we could have a letter or written statement that we have been approved, it would be greatly appreciated. You may also email to sj@ibewlocal176.org.

If you have any questions, please feel free to contact our office at (815)729-1240 and speak to Sharon. Thanking you in advance for your help and cooperation.

Sincerely

Dale Magruder, sj

Scott Smith, sj

Dale Magruder
Chairman, DAD's Day 2016
DM/sj

Scott Smith
Co-Chairman, DAD's Day 2016

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 10, 2016

**RE: ASSUMPTION CHURCH ADDITION
VARIANCE & CONDITIONAL USE**

Assumption Catholic Church, located at the corner of Kankakee & Church Streets is planning a renovation and addition that will expand the church on the eastern edge into its existing parking lot and add additional parking within the lot it owns on Oak Street. All of the existing and new parking would be tied-in together with entrances and improvements to include two existing alleys and a new entrance to the parking lot to be built on Oak Street. Although the church ultimately desires certain alley vacations from the Village in order to accomplish the necessary parking for the expansion, the variance and conditional use are the first priorities; should these be provided, Assumption and the Village can then work upon terms of alley vacation to allow for the proper flow of traffic to the church.

Assumption Catholic Church requested a corner side yard variance as well as two conditional uses for parking lots on parcels as an accessory use to the church utilization of an RS-3 zone property. The addition will encroach a few more feet into the corner side yard at the corner of Church & Kankakee than the existing building. The addition would leave only 19' for the corner side yard for a majority of the building structure; this is an encroachment of 6' past the 25' required setback. In addition, the stairs along with their concrete foundation to access the building would leave 11' from the public right of way resulting in a 14' encroachment into the corner side yard.

Assumption also owns 155 Church Street and 170 E. Oak Street. These properties are planned to be converted into parking lots, which requires a conditional use. The site plan for these lots has been included. It is necessary for Assumption to improve these parking areas to accommodate the improved seating capacity within the church. Due to their investment and existing offstreet parking, Assumption shall be able to meet its parking requirements.

The Zoning Board of Appeals (ZBA) held a public hearing at its February 1st meeting. Members of the church attended in support of the project and a few of the neighbors appeared with questions. Those questions focused primarily on the maintenance of existing access to their detached garages as well as the construction plan for the parking lot. The site plan shall only improve the condition of access to these households regardless of the final determination of the alleys to be the subject matter of future meetings after reaching subsequent agreements with affected land owners.

Recommendation:

Approve Ordinance No. ____: Granting a Variance and Conditional Use to Assumption Catholic Church for the expansion of the building at 215-245 Kankakee Street.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: ASSUMPTION BVM CHURCH

Address: 245 S. KANKAKEE ST Phone number: 815 634-4171

Owner represented by: Self X Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS 3 Use of surrounding properties: North 01, RS 3 South RS 3

East RS 3 West RS 3

What zoning change or variance: (specify) ① corner side yard variance; the yard will

have a setback of 19' instead of the minimum 25'

② conditional use to use parcel 09-02-107-002 for off-street parking

③ conditional use to use parcel 09-02-107-011 for off-street parking

To allow what use: addition and parking for a religious institution

Tax number of subject property: 09-02-107-001, 09-02-107-002, 09-02-107-011

Common address of property: 215-245 S. KANKAKEE

Parcel dimensions:	- 001 → 200 x 250	Lot area (sq. ft.)	- 001 → 50,000
	- 002 → 50 x 200		- 002 → 10,000
	- 011 → 100 x 150		- 011 → 15,000

Street frontage 001 is 200', 002 is 50', 011 is 100'

Legal description 001 → ASSESSOR'S SUBDIVISION, ALL OF BLOCK 11 (CHURCH)

002 → ASSESSOR'S SUBDIVISION, WEST 50' OF BLOCK 10

011 → ASSESSOR'S SUBDIVISION, LOT 3 + THE EASTERLY 25' OF BLOCK 12

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.

ASSUMPTION BLESSED VIRGIN MARY CHURCH

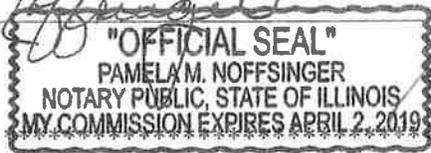
CURTIS GROVE, FINANCE CHAIR, being first duly sworn, on oath deposes and says,
Applicant's Name

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

Subscribed and sworn before me on this 30 day of December, 2015.

Pamela M. Noffsinger

Notary Public (Seal)



[Signature]

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-267

Location of hearing

Filing date

12-30-15

Village Hall

Hearing date

Feb. 1, 2016

515 South Broadway

Filing fee

\$ 100.00

Coal City, Illinois

Hearing time

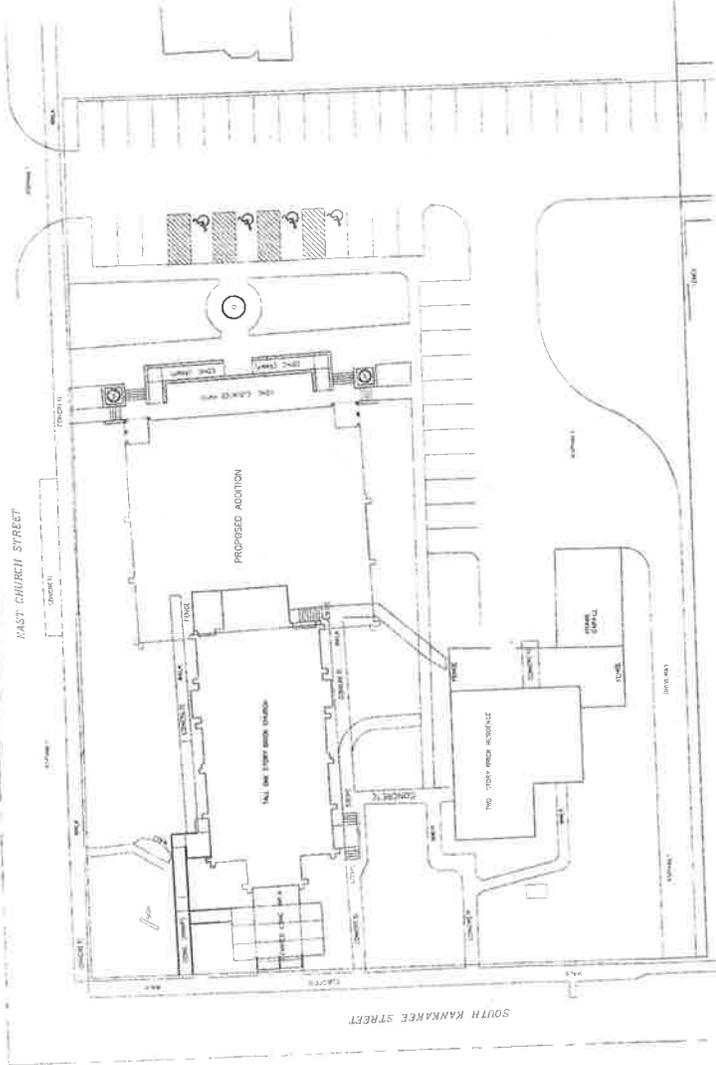
7pm

ADDITION/RENOVATION:

ASSUMPTION OF THE BLESSED VIRGIN MARY
ROMAN CATHOLIC CHURCH

245 S. KANKAKEE STREET

ILLINOIS
COAL CITY,



SITE PLAN



NOT TO SCALE. DIMENSIONS IN FEET. SEE PROJECT AND ARCHITECT'S SPECIFICATIONS FOR ALL DIMENSIONS AND FOR ALL NOTES. THIS DRAWING IS THE PROPERTY OF THE ARCHITECT AND IS NOT TO BE REPRODUCED OR COPIED IN ANY MANNER WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECT.

LOCATION MAP



PROJECT DIRECTORY

FARISH OFFICE
ASSUMPTION OF THE BLESSED VIRGIN MARY
245 S. KANKAKEE STREET
COAL CITY, ILLINOIS 62821

DIOCESE OFFICE
1000 W. MAIN STREET
SPRINGFIELD, ILLINOIS 62761

PROJECT ARCHITECT
D.Z.A. ARCHITECTS
1000 W. MAIN STREET
SPRINGFIELD, ILLINOIS 62761

MECHANICAL ENGINEER
M.E. ENGINEERS
1000 W. MAIN STREET
SPRINGFIELD, ILLINOIS 62761

ELECTRICAL ENGINEER
E.E. ENGINEERS
1000 W. MAIN STREET
SPRINGFIELD, ILLINOIS 62761

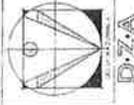
STRUCTURAL ENGINEER
S.E. ENGINEERS
1000 W. MAIN STREET
SPRINGFIELD, ILLINOIS 62761

CODE DATA / LOCAL AUTHORITY

ILLINOIS STATE CODE
60 ILCS 10-1.01
60 ILCS 10-1.02
60 ILCS 10-1.03
60 ILCS 10-1.04
60 ILCS 10-1.05
60 ILCS 10-1.06
60 ILCS 10-1.07
60 ILCS 10-1.08
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60 ILCS 10-1.45
60 ILCS 10-1.46
60 ILCS 10-1.47
60 ILCS 10-1.48
60 ILCS 10-1.49
60 ILCS 10-1.50

ABBREVIATIONS

AC	Aspirin	AS	Asphalt
AD	Asphalt Driveway	AT	Asphalt
AG	Asphalt Gravel	AV	Asphalt
AL	Aluminum	AW	Asphalt
AM	Asphalt	AX	Asphalt
AN	Asphalt	AY	Asphalt
AO	Asphalt	AZ	Asphalt
AP	Asphalt	BA	Asphalt
AQ	Asphalt	BB	Asphalt
AR	Asphalt	BC	Asphalt
AS	Asphalt	BD	Asphalt
AT	Asphalt	BE	Asphalt
AV	Asphalt	BF	Asphalt
AW	Asphalt	BG	Asphalt
AX	Asphalt	BH	Asphalt
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BM	Asphalt	BW	Asphalt
BN	Asphalt	BX	Asphalt
BO	Asphalt	BY	Asphalt
BP	Asphalt	BZ	Asphalt
BQ	Asphalt	CA	Asphalt
BR	Asphalt	CB	Asphalt
BS	Asphalt	CC	Asphalt
BT	Asphalt	CD	Asphalt
BU	Asphalt	CE	Asphalt
BV	Asphalt	CF	Asphalt
BW	Asphalt	CG	Asphalt
BX	Asphalt	CH	Asphalt
BY	Asphalt	CI	Asphalt
BZ	Asphalt	CJ	Asphalt
CA	Asphalt	CK	Asphalt
CB	Asphalt	CL	Asphalt
CC	Asphalt	CM	Asphalt
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CM	Asphalt	CW	Asphalt
CN	Asphalt	CX	Asphalt
CO	Asphalt	CY	Asphalt
CP	Asphalt	CZ	Asphalt
CQ	Asphalt	DA	Asphalt
CR	Asphalt	DB	Asphalt
CS	Asphalt	DC	Asphalt
CT	Asphalt	DD	Asphalt
CU	Asphalt	DE	Asphalt
CV	Asphalt	DF	Asphalt
CW	Asphalt	DG	Asphalt
CX	Asphalt	DH	Asphalt
CY	Asphalt	DI	Asphalt
CZ	Asphalt	DJ	Asphalt
DA	Asphalt	DK	Asphalt
DB	Asphalt	DL	Asphalt
DC	Asphalt	DM	Asphalt
DD	Asphalt	DN	Asphalt
DE	Asphalt	DO	Asphalt
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KT	Asphalt	LD	Asphalt
KU	Asphalt	LE	Asphalt
KV	Asphalt	LF	Asphalt
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LB	Asphalt	LL	Asphalt
LC	Asphalt	LM	Asphalt
LD	Asphalt	LN	Asphalt
LE	Asphalt	LO	Asphalt
LF	Asphalt	LP	Asphalt
LG	Asphalt	LQ	Asphalt



DZA
 ARCHITECTS
 1000 WEST 10TH AVENUE, SUITE 100
 DENVER, CO 80202
 TEL: 303.733.1100
 WWW.DZADENVER.COM

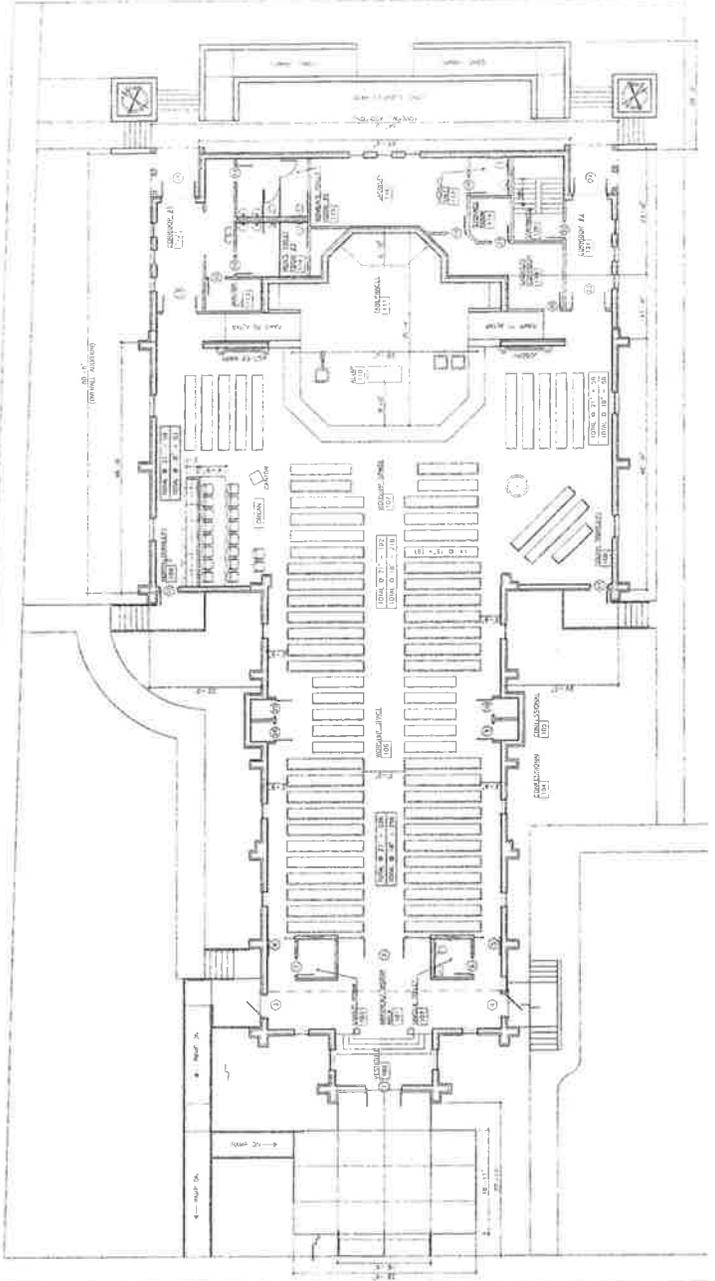
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7	ISSUED FOR PERMITS	10/20/14
8	ISSUED FOR PERMITS	10/20/14
9	ISSUED FOR PERMITS	10/20/14
10	ISSUED FOR PERMITS	10/20/14

CONTRACTOR/RESPONSIBLE PARTY
 ASSOCIATION OF THE
 BLESSED VIRGIN MARY
 ANIME CATHOLIC CHURCH
 PARISH OF SAINT
 MARY

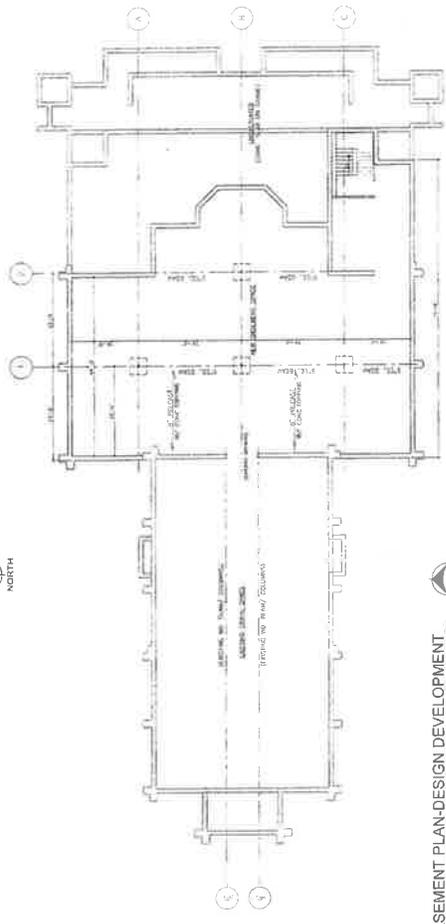
240 S. KIMMEL STREET
 LOAN CITY, KANSAS 66216

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 PLAN

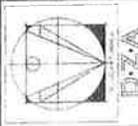
SCALE
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 1/4" = 1'-0"
 1/2" = 1'-0"
 3/4" = 1'-0"
 1" = 1'-0"
 A1.0



1 | MAIN FLOOR PLAN-DESIGN DEVELOPMENT
 1/8" = 1'-0"



2 | BASEMENT PLAN-DESIGN DEVELOPMENT
 1/8" = 1'-0"



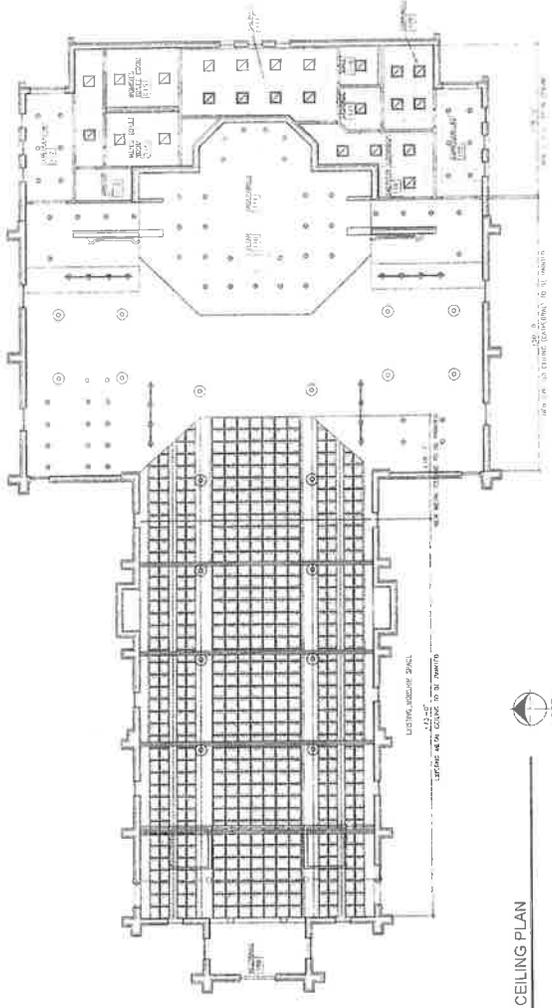
D.A.
ARCHITECTS, INC.
1000 S. KANSAS STREET
COAL CITY, ILLINOIS 62416

PROJECT NO.	1000
DATE	10/15/10
SCALE	AS SHOWN
DESIGNED BY	D.A.
CHECKED BY	D.A.
DATE	10/15/10

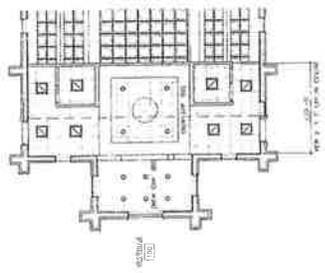
ASSUMPTION OF THE
MEMBER FROM MARY
LAND BUILDING CODE
SECTION 10.01.01

745 S. KANSAS STREET
COAL CITY, ILLINOIS 62416
REFLECTED CEILING PLAN

10/15/10
A2.0



1 REFLECTED CEILING PLAN



2 PARTIAL REFLECTED CEILING PLAN



D. Z. A. ARCHITECTS, INC.
ARCHITECTS
1000 W. 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.DZAA.COM

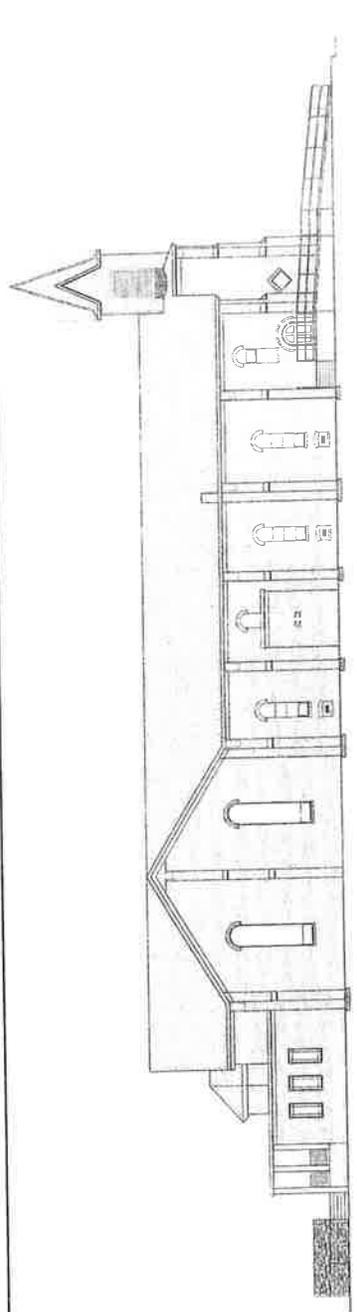
NO. 1	PROJECT NO.	
NO. 2	DATE	
NO. 3	SCALE	
NO. 4	BY	
NO. 5	CHECKED BY	
NO. 6	DATE	

CLIENT/PROVIDER FOR
ASSUMPTION OF THE BLESSED VIRGIN MARY
 ROMAN CATHOLIC CHURCH
 1000 W. 10TH AVENUE, NORTH
 DENVER, COLORADO

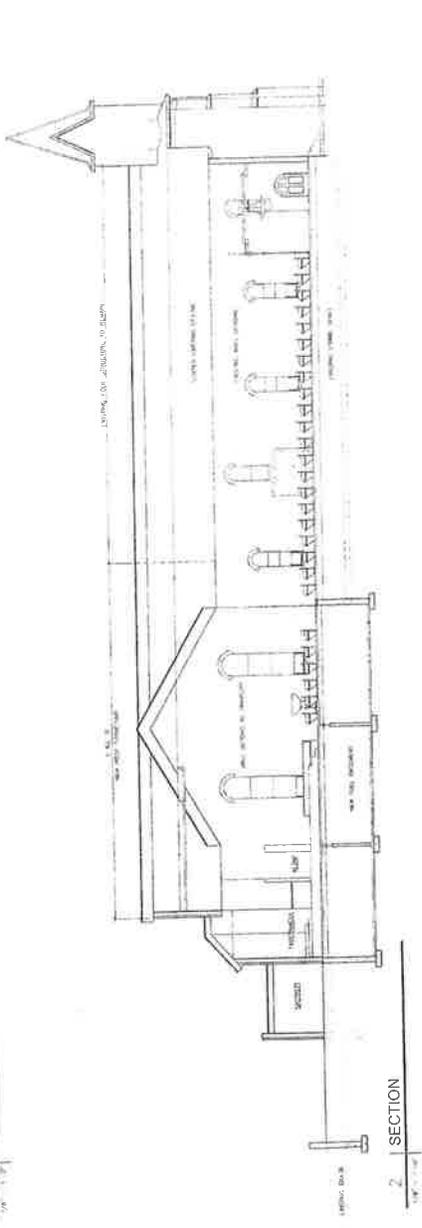
210 - KENNETH STREET
 1000 W. 10TH AVENUE, NORTH
 DENVER, COLORADO

11/09/14 11/09/14
 11/09/14 11/09/14

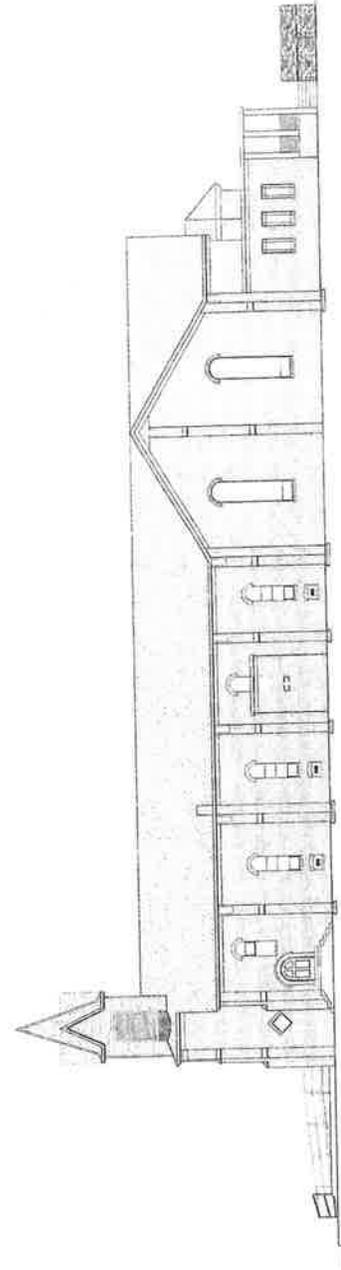
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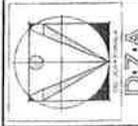
1 | NORTH ELEVATION



2 | SECTION



3 | SOUTH ELEVATION



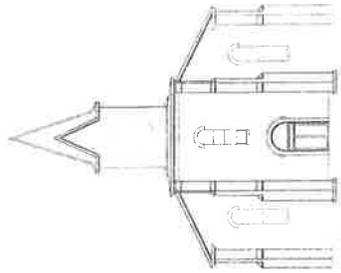
DZA
ARCHITECTURE, INC.
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
Tel: 954.575.1100
Fax: 954.575.1101
www.dzaarch.com

NO.	DATE	DESCRIPTION	BY	CHK

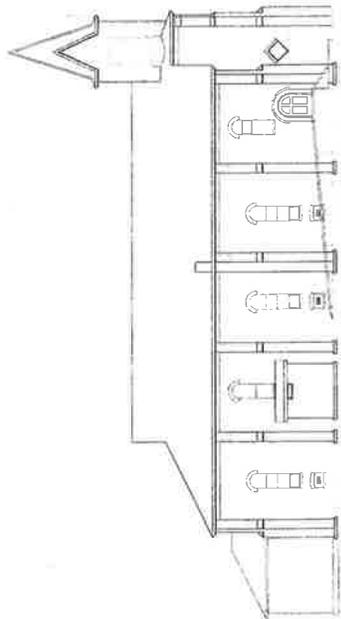
PROJECT: ASSUMPTION OF THE BLESSED VIRGIN MARY
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
ARCHITECT: DZA ARCHITECTURE, INC.
DATE: 11/16/11
SCALE: AS SHOWN

ASSUMPTION OF THE BLESSED VIRGIN MARY
1000 N. W. 10th St., Suite 100
Fort Lauderdale, FL 33304
ARCHITECT: DZA ARCHITECTURE, INC.
DATE: 11/16/11
SCALE: AS SHOWN

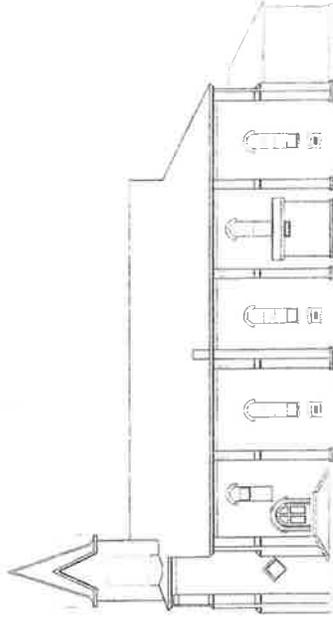
DATE: 11/16/11	BY: [Signature]	CHK: [Signature]	D20
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2 | WEST ELEVATION



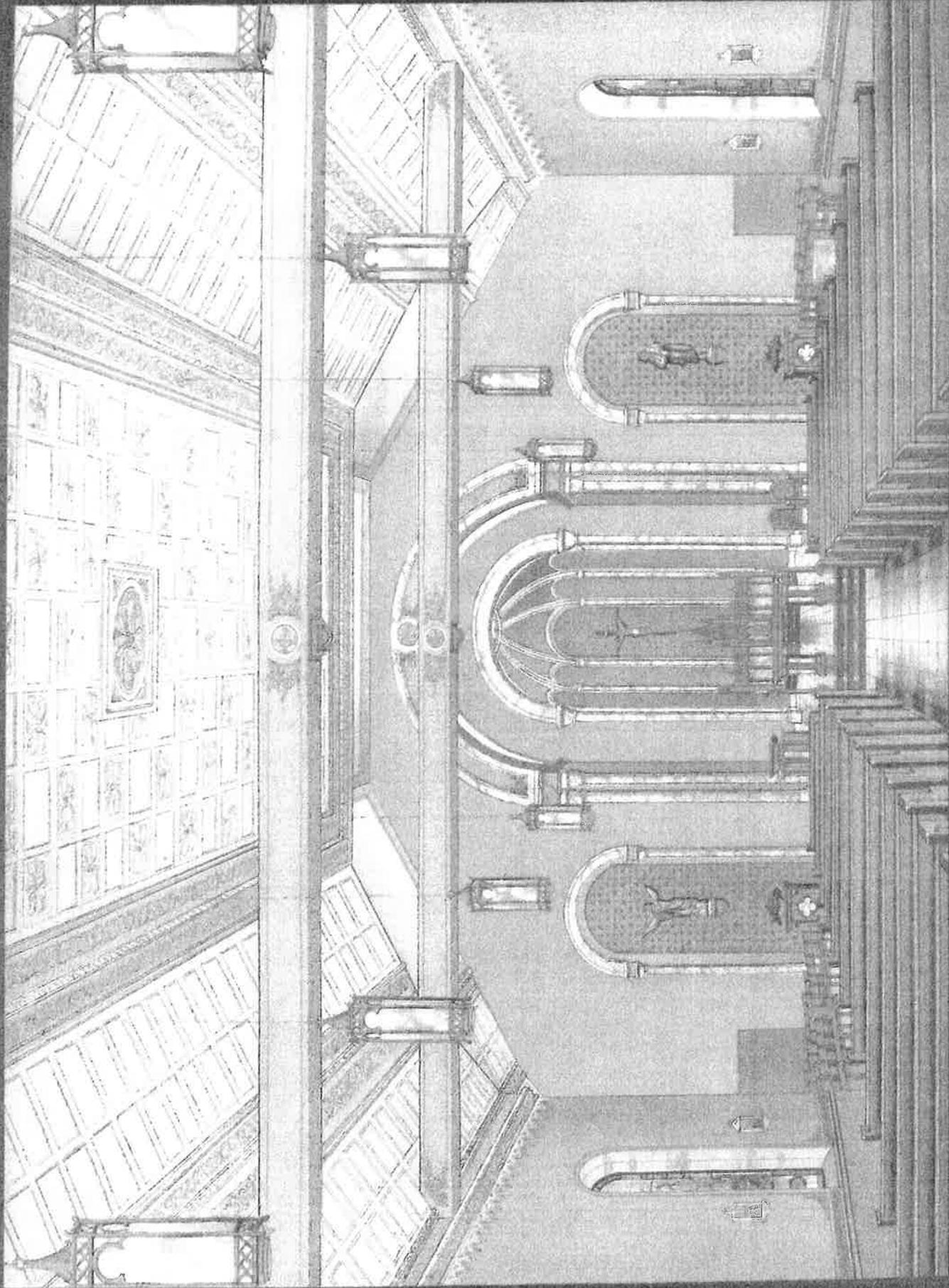
1 | NORTH ELEVATION



4 | SOUTH ELEVATION



3 | EAST ELEVATION



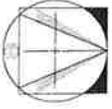
Daprato Rigali Studios
ARCHITECTURAL FIRM

Assumption of the Blessed Virgin Mary - Coal City, IL

church

ASSESSOR'S SUB





DZA
ASSOCIATES, INC.
1407 Woodland Road
Lindos, MO 64116
Phone: 816.221.1100
Fax: 816.221.1101
www.dza.com

▲	EXISTING	REVISION
▲	REVISION	REVISION

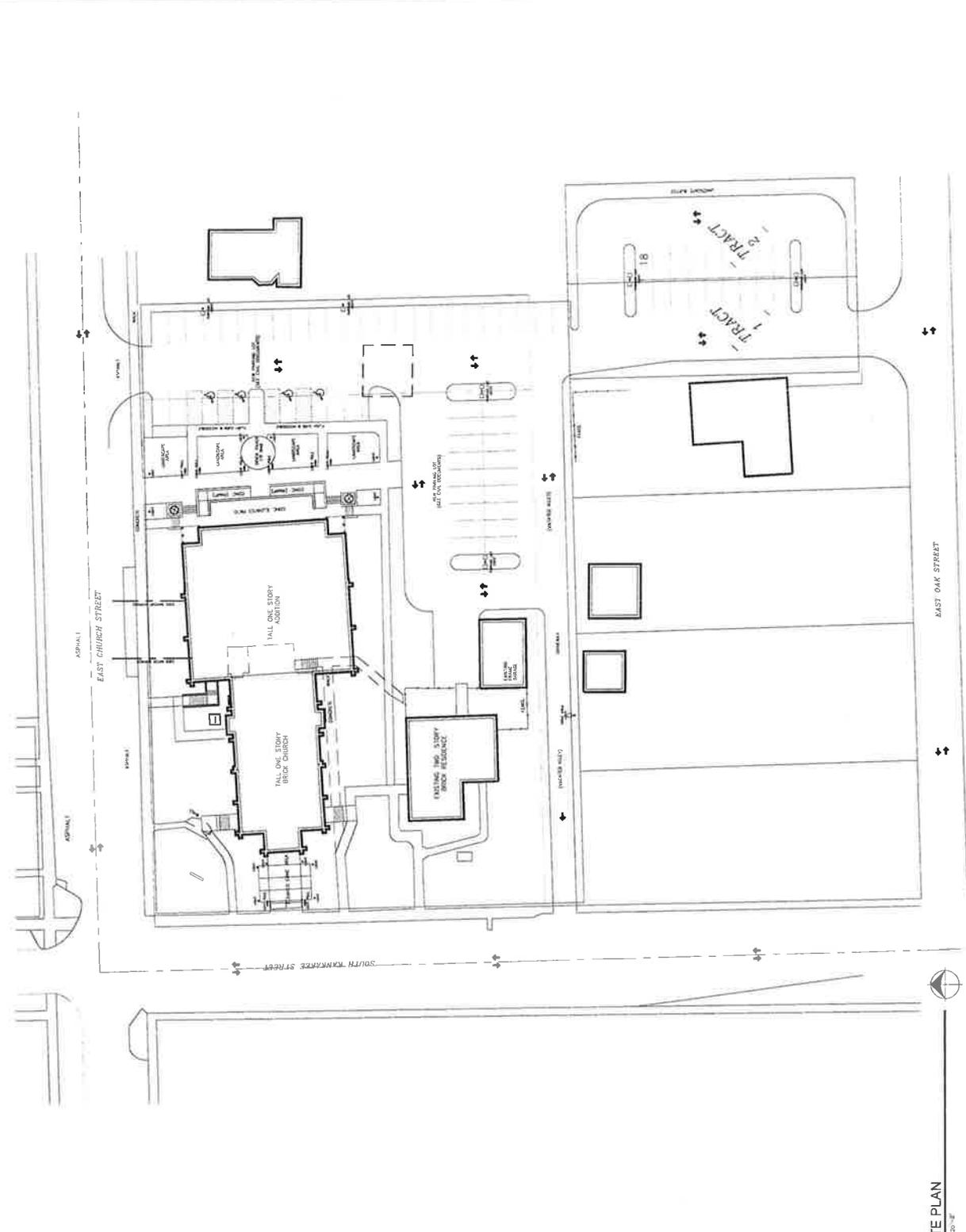
PRELIMINARY

ASSUMPTION OF THE
BLESSED VIRGIN MARY
ROMAN CATHOLIC CHURCH
PROCESS OF ADULT

245 S. KANKAKEE STREET
COAL CITY, ILLINOIS 62416

SITE PLAN

DATE	BY	SCALE	PROJECT
05/20/14	TJA	1" = 20' - 0"	T11.0
1.0.01	R.D.		



SITE PLAN
1" = 20' - 0"

NOTE: THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION AND USE OF THE PROJECT WILL NOT CAUSE VISUAL OBSTRUCTION OR INTERFERENCE WITH THE VISUAL QUALITY OF THE SURROUNDING AREA. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS AND HAS DETERMINED THAT THE PROPOSED CONSTRUCTION AND USE OF THE PROJECT WILL NOT CAUSE VISUAL OBSTRUCTION OR INTERFERENCE WITH THE VISUAL QUALITY OF THE SURROUNDING AREA.

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, CURTIS GROVE, FINANCE CHAIR, 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- 267, 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.

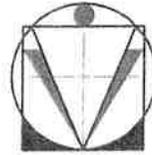


 Applicant
 Agent for applicant

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

 Notary Public

PIN #	SITE ADDRESS	OWNER	TAX BILL ADDRESS	CITY	ZIP	CERTIFIED MAIL
09-02-104-013	130 CHURCH ST	TERRY L CERUTTI JR	130 CHURCH ST	COAL CITY	60416	7011 0470 0002 4241 7401
09-02-104-014	140 CHURCH ST	NICOLE E CROWLEY	140 CHURCH ST	COAL CITY	60416	7010 10000001 4433 3657
09-02-104-017	150 CHURCH ST	KERRIE M RUETZ	150 CHURCH ST	COAL CITY	60416	7011 0470 0002 4241 7371
09-02-104-016	160 CHURCH ST	PAUL & TINA JAKUBOWSKI	200 DES PLAINES ST	COAL CITY	60416	7011 0470 0002 4241 7391
09-02-107-003	159 CHURCH ST	JUAN & ROSA MUÑOZ	159 CHURCH ST	COAL CITY	60416	7011 0470 0002 4241 7364
09-02-107-004	165 CHURCH ST	RONALD SJOSTROM	165 CHURCH ST	COAL CITY	60416	7011 0470 4241 7357
09-02-107-007	110 E OAK ST	ELIZABETH L WATSON	1020 E DIVISION ST	COAL CITY	60416	7011 0470 0002 4241 7340
09-02-107-008	120 E OAK ST	ANTHONY GIROT ET AL	365 S WILL RD	DIAMOND	60416	7011 0470 0002 4241 7323
09-02-107-009	140 E OAK ST	DAWN M FARMER	140 E OAK ST	COAL CITY	60416	7011 0470 0002 4241 7326
09-02-107-010	160 E OAK ST	MICHAEL HAMILTON	160 E OAK ST	COAL CITY	60416	7011 0470 0002 4241 7319
09-02-107-012	190 E OAK ST	ANTONIO & LAURA ESPARZA	190 E OAK ST	COAL CITY	60416	7011 0470 0002 4241 7487
09-02-106-012	85 CHURCH ST	%FIRST MIDWEST BANK TR #6167 TRUST DIVISION	2801 W JEFFERSON ST	JOLIET	60435	7011 0470 0002
09-02-106-013	65 CHURCH ST	%FIRST MIDWEST BANK TR #6167 TRUST DIVISION	2801 W JEFFERSON ST	JOLIET	60435	4241 7302
09-02-106-014	250 S KANKAKEE ST	WILLIAM J & JENNIFER L RIGGS	250 S KANKAKEE ST	COAL CITY	60416	7011 0470 0002 4241 7246
09-02-152-008	165 E OAK ST	DAVID C CULLEN	165 E OAK ST	COAL CITY	60416	7011 0470 0002 4241 7600
09-02-152-009	185 E OAK ST	DAVID W HIBBARD SR	%JAMI HART 185 E OAK ST	COAL CITY	60416	7011 0470 0002 4241 7463
09-02-501-013	?	BNSF RAILWAY COMPANY PROPERTY TAX DEPT	AOB2 P O BOX 961089	FT. WORTH TX	76161-0089	7011 0470 0002 4241 7470



D·Z·A ASSOCIATES, INC.
Architecture • Life Safety • Planning

245 KANKAKEE STREET, COAL CITY, ILLINOIS

ASSUMPTION OF THE BLESSED VIRGIN MARY CHURCH/ SITE IMPROVEMENTS

APPROVAL CRITERIA FOR VARIANCES

February 1, 2016

Generally

No variation shall be recommended or granted unless the applicant shall establish that carrying out the strict letter of the provisions of this code would create a particular hardship or a practical difficulty. In making the determination whether there are practical difficulties or particular hardships, the Zoning Board of Appeals may take into consideration the extent to which the following facts favorable to the owner have been established by the evidence:

(1) Special Circumstances Not Found Elsewhere

Special or unique circumstances exist that are peculiar to the property for which the variance is sought and that do not apply generally to other properties in the same zoning district. These special circumstances might include, for example, the physical character of the land or building(s), dimensions, topography, or soil conditions. These circumstances are not of so general or recurrent a nature as to make it reasonably practical to provide for a general regulation.

Response: The planned improvements include a renovation and addition to the existing Church. Based on the existing building configuration and the desire to increase seating, the proposed design includes the creation of a Transept for additional seating. By doing so, the new design meets a fundamental requirement of allowing the parishioners to be closer to the Altar and create a sense of togetherness. To accomplish the Transept, the Church is requesting a variance to the side/ corner yard setback along Church Street.

(2) Not Resulting from Application Action

The plight of the owner was not created by the applicant or of any other party with interest in the property.

Response: The hardship was not created by the applicant or any other party of interest. The variance is solely based on the positioning of the existing Church and the design desire of the Parish. A decision was made to maintain the existing Church building and to preserve the historical value of the area.

(3) Unnecessary Hardship

The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or pecuniary hardship.

Response: The proposed variance will alleviate a hardship and allow the Church to move forward with the fundamental desire to have the parishioners be closer to and part of the worship service. If not permitted, the configuration of the worship space will be too long to meet the desires of the Diocese for new Church design.

(4) Preserves Rights Conferred by the District

A variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties in the same zoning district and does not confer a special privilege ordinarily denied to other properties in the district.

Response: The proposed variance is specific to the Church design is consistent with sound design practice and offers suitable corner/ side yard setback with the variance approved. Additionally, the design of architecture of the addition will also attempt to reduce the visual impact of the new addition by softening the architectural edges and bring certain specific aspects of the structure, down in scale, to be harmonious with the existing streetscape.

(5) Necessary for Use of the Property

Failure to pass the variance will deprive the applicant the use of his/her property in a manner equivalent to the use permitted by other owners of property in the immediate area or may prohibit a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

Response: The proposed variance is essential to meet the design criteria set forth by the Parish/ Diocese. The Church design is consistent with sound design practice and offers suitable corner/ side yard setback with the variance approved. This request is specific to the planned use, however, is also consistent with other setback noted within the neighborhood.

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

Consideration will be given to the effect the granting of the variation will have on the desirability or use of adjoining or nearby residential property and the property owners' peaceful and quiet enjoyment of their property whether the granting of the variation will be consistent with the Comprehensive Plan.

Response: The proposed variance is consistent with the existing use of the property and through sound design efforts, the size, material, massing and scale of the new addition will be consistent with the existing building and the surroundings.

(7) Minimum Variance Recommended

The variation is the minimum variation that will make possible the reasonable use of the property, building, or structure.

Response: The proposed variance is the minimal variance needed to address the design concerns of the Parish. While requesting additional latitude in the variance request would further increase seating capacity, it was minimized in an effort to be harmonious with the neighborhood.

Please feel free to contact me should you require any additional information regarding this information contained within this document. Thank you.

Sincerely,

D.Z.A. ASSOCIATES, INC.



Ralph DeLuca, Jr. AIA, LEED AP
Principal

cc: Father Robert Noesen/ Assumption Parish
Mr. Curtis Grove/ Assumption Parish

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE CONCERNING THE ASSUMPTION CHURCH ADDITION
GRANTING A VARIANCE TO THE ZONING CODE FOR CORNER SIDE YARD
SETBACK REQUIREMENTS AT 215 S. KANKAKEE AND GRANTING
CONDITIONAL USES AT 155 E. CHURCH STREET AND 170 E. OAK STREET**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

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

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on _____, 2016

ORDINANCE NO. _____

**AN ORDINANCE CONCERNING THE ASSUMPTION CHURCH ADDITION
GRANTING A VARIANCE TO THE ZONING CODE FOR CORNER SIDE YARD
SETBACK REQUIREMENTS AT 215 S. KANKAKEE AND GRANTING
CONDITIONAL USES AT 155 E. CHURCH STREET AND 170 E. OAK STREET**

WHEREAS, an application for variances from Section 156-73 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Assumption BVM Church (“applicant”) on December 30, 2015 for changes to the corner side yard setback due to the building addition onto the existing church; and

WHEREAS, Section 156-73 requires a minimum corner side yard depth of 25 feet, the applicant is seeking a variation from these requirements to have a minimum rear yard setback of 11 feet (reduction of 14 feet); and

WHEREAS, due to the intended use of the new structure, the petitioner further requested the Zoning Board of Appeals to allow the utilization of a conditional use, which is provided in Table 5, Group B, (13) of the Village Zoning Code; and

WHEREAS, a public hearing was noticed and duly held on February 11, 2016; subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition to include a variance from the requisite corner side yard setback and the construction of additional offstreet parking, which is an accessory use to a currently allowed conditional use within the RS-3 zoning district; and

WHEREAS, Section 156-250 permits the Village Board to approve variations from the Zoning Code and section 156-230 provides for Conditional Uses; 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 the following regarding the petitioner’s request for a corner side yard variance:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner practices a unique utilization of the building which requires the space to reflect an atmosphere in which the

members of the church can congregate, which necessitates the creation of an architectural transept to be constructed during the church's expansion.

- B. **Not Resulting from Applicant Action.** The petitioner decided upon preserving the historical value of the existing structure and utilized the existing position of the structure as it is currently positioned on the corner residential lot.
- C. **Unnecessary Hardship.** The constraints of the Code would not allow the members of the church to congregate in an acceptable manner; alternatives to transept design result in longer structures that do not allow the members to efficiently congregate or ones that would need to be constructed elsewhere.
- D. **Preserves Rights Conferred by the District.** The expansion of the church shall allow the historic practice at the location to continue. The building's design was created in order to provide the proper scale and approach for the residential district in which eth improvement will take place.
- E. **Necessary for Use of the Property.** The development plan fits the requirements set forth by the Catholic Church Diocese and shall allow the members of the church to continue and expand at its current location.
- F. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. Allowing the building addition to be constructed shall complement the local area as well as the existing structure.
- G. **Minimum Variance Recommended.** Designs for increased seating capacity were minimized in light of the Village's code requirement to minimize the impact of the church within the neighborhood and adjacent properties.

Findings of Fact. Furthermore, the Board of Trustees finds the following regarding the petitioner's request for conditional uses:

- H. **Traffic.** This use shall augment existing offstreet parking options for the utilization of the church's membership and should further minimize the use of adjacent parking within adjacent rights of way throughout the neighborhood.
- I. **Environmental Nuisance.** The parking areas shall be constructed according to the village's code providing adequate buffering from adjacent properties and shall abide by the lighting provisions including cutoff lights for the parking areas.
- J. **Neighborhood Character.** The design of the parking lot areas is provided to enhance the investment within the church's addition. The improvement will include properly drained, newly asphalted areas and curb improvements as well as approaches for affected adjacent neighbors.

- K. **Public Services and Facilities.** The site plan does not require any additional public services and provides the ability for future maintenance of current public facilities to become the responsibility of the petitioner at a higher standard than currently provided.
- L. **Public Safety and Health.** The utilization of this property for parking shall include adequate signage and access to maintain the safety of the neighborhood and the church's patrons.
- M. **Other Factors.** The parking lots shall be accessory to a conditional use, which is a Catholic parish that has been established within the community nearly as long as the village's existence; the provision of this conditional use is a benefit to many members throughout the Village of Coal City.

Section 3. Description of the Property. The property is located across multiple parcels with its primary address at 215 S. Kankakee Street in the Village of Coal City within an RS-3 District. The legal descriptions for the properties are as follows:

215 – 245 S. Kankakee Street
Assessor's Subdivision, all of block 11

155 E. Church Street
Assessor's Subdivision, the westerly 50 feet of block 10

170 E. Oak Street
Assessor's Subdivision, lot 3 and the easterly 25 feet of block 12

Section 4. Public Hearing. A public hearing was advertised on January 9, 2016 in the Coal City Courant and held by the Zoning Board of Appeals on February 1, 2016, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variance. The variation requested in the December 30, 2015 Variance Application to Section 156-73 of the Zoning Code shall reduce the corner side yard setback from 25 feet to 11 feet.

Section 6. Conditional Uses. The petitioner shall be allowed to construct parking lots as accessory uses to the currently allowed conditional use at its property.

Section 7. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The construction of the new improvement shall be consistent with the information previously submitted and according to the presentations to the Planning & Zoning Board Meeting of February 1, 2016.

**AN ORDINANCE CONCERNING THE ASSUMPTION CHURCH ADDITION GRANTING A VARIANCE
TO THE ZONING CODE FOR CORNER SIDE YARD SETBACK REQUIREMENTS AT 215 S.
KANKAKEE AND GRANTING CONDITIONAL USES
AT 155 E. CHURCH STREET AND 170 E. OAK STREET**

- B. The offstreet parking areas shall be designed and constructed so as to abide by the requirements set forth in the Village Code.

Section 8. 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 9. 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 10. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____ day of _____, 2016, at Coal City, Grundy and 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: February 10, 2016

**RE: LETTER OF CREDIT REDUCTION FOR
MEADOW ESTATES, PHASES 2 & 3**

Last October, the Village Board entered into an agreement (attached) whereby Scaggs Development Corp. provided a Cashiers Check to the Village for the full estimated amount of improvements to be completed within Phases 2 & 3 of the Meadow Estates subdivision. According to the agreement, the Village shall return the check to Mark Scaggs upon the provision of a maintenance or performance bond in an amount exceeding 10% of the total value of work to be completed, i.e. \$16,258.66.

Joe McKenna has provided notice informing the Village the work has been substantially completed (aside from 2 light poles to be installed) and the Board should release the Cashiers Check upon presentation by Mark Scaggs of a \$20,000 bond. This is similar to a letter of credit reduction that takes place as public improvements are completed within a subdivision; in this case, Coal City's form of collateral was a Cashiers Check instead of a letter of credit. The bond to be provided to the Village shall be valid for an additional 24 months.

Recommendation:

Comply with the terms of the Performance Agreement concerning public improvements in Meadow Estates, Phases 2&3 returning the Cashiers Check to Scaggs Development Corp. upon the provision of a \$20,000 bond.

ENGINEERS • SURVEYORS • PLANNERS

February 5, 2016

Mr. Matt Fritz - Village Administrator
Village of Coal City
515 South Broadway
Coal City, Illinois 60416

SUBJECT: Meadow Estates Subdivision Phases 2 & 3
Substantial Completion - 2 Year Maintenance Period

Dear Mr. Fritz:

We have reviewed the Meadow Estates Subdivision Phases 2 & 3 and consider the improvements to have been completed in accordance with Village Code. We recommend the Village consider accepting a \$20,000 bond from Scaggs Construction, Inc. to be maintained for the duration of a two (2) year maintenance period. The following items will be completed by Scaggs Construction, Inc. during the maintenance period:

1. Installation of 2 street lights in accordance with the design plans will be required. One located at the intersection of Short Drive and Enrietta Drive and one located at the west limits of Short Drive. Street lights will include breakaway capability and electrical connection access at the pole bases. Proposed electrical service to the street lights will be staked in the field and reviewed with public works and the Village Engineer prior to installation.
2. Permanent restoration of the east bank of the drainage ditch along the west limits of Phase 3 will be required in the Spring of 2016. Silt fence, which currently exists along the entire west limits of Phase 3, will need to be re-erected and maintained throughout duration of the maintenance period.
3. A final walk through and punch list completion will be required prior to release of the 2 year maintenance period. A final walk through will be conducted and punch list developed by the Village at request of the developer no sooner than 6 months prior to the end of the maintenance period.
4. Final modifications will be required to the submitted "as-builts" and shall be the responsibility of the developer prior to release of the 2 year maintenance period.

If you have questions or require additional information, please call.

Sincerely,



Joseph W. McKenna, P.E.

cc: Mr. Darrell Olson - Director of Public Works
Mr. Mark Scaggs - Scaggs Construction, Inc.

PERU OFFICE:

LARRY D. GOOD, P.E. • JAMES K. CLINARD, S.E., P.E. • ROGER J. CHAMLIN, P.E. • KEVIN W. HEITZ, P.E., P.L.S.
DEAN A. CHALKEY, C.F.M. • DON W. BIXBY, P.E. • ADAM OSSOLA, P.E. • MICHAEL S. RICETTA, P.L.S. • SCOTT M. SPAYER, P.L.S.

MORRIS OFFICE:

GUY R. CHRISTENSEN, P.E. • MICHAEL W. PERRY, P.E. • MICHAEL E. FARRELL, P.L.S.
JOSEPH W. MCKENNA, P.E. • TIMOTHY R. HEJNY, P.E. • RYAN E. HANSEN, P.E.

PERFORMANCE AGREEMENT

This Agreement (the "Agreement") entered into on this day of October, 2015 between Scaggs Development Corp., of 24655 Blackhawk Drive, Channahon, Illinois 60410, (hereinafter referred to as "Contractor"), and the Village of Coal City, having its principal offices at 515 S. Broadway, Coal City, Illinois 60416, (hereinafter referred to as "Village"); and

WHEREAS, Contractor is developing property in the Village, the project being Meadow Estates Phase 2, which is legally described in Exhibit "A" attached hereto and made apart hereof just as though fully recited herein (hereinafter referred to as "Project"); and

WHEREAS, the Project requires certain subdivision improvements to be completed in conformance with the subdivision requirements of the Village; and

WHEREAS, Contractor desires to assure the Village of proper performance of the required subdivision improvements.

NOW THEREFORE, Contractor agrees as follows:

1. Contractor agrees to complete subdivision improvements in accordance with the subdivision requirements of the Village, and perform the work described in the final engineering details contained in Exhibit "B" which is attached hereto and made a part hereof just as though fully recited herein.

2. Contractor agrees to deposit with the Village a check in the sum of \$162,586.60 to assure prompt and faithful performance in the installation and the final engineering of work described in Exhibit "B", all being done in conformance with the plats and engineering previously submitted to the Village by the Contractor.

3. To secure performance of Contractor's obligations, Contractor agrees to deliver to the

Village a Cashiers Check in the sum of \$162,586.60, payable to the Village of Coal City and Contractor. In the event Contractor fails to complete its performance which complies with Village requirements, on or before October 30, 2016, then the Village shall notify Contractor, Contractor, and Contractor shall be obligated to endorse the check within five (5) business days of receipt of notice from the Village. Failure to promptly endorse the check within the time period described above will result in default of this Agreement by Contractor, and give the Village the right to withhold the issuance of building permits or occupancy permits for any lots or structures owned by Contractor in Meadow Estates Subdivision within the Village of Coal City, Illinois. Additionally, the Village shall have the right to any legal relief available to it to require performance by Contractor.

4. Upon acceptance of the subdivision improvements described herein, the Village agrees to immediately return the Certified Check to Contractor upon presentation by Contractor of a maintenance bond or cash in the amount of the greater of (i) \$16,258.66 and (ii) a sum equal to 15% of the amount determined by the Village Engineer to be sufficient in amount to complete the subdivision improvements specified herein, to be held by the Village for a period of 24 months after the final completion of the subdivision improvements as a guarantee against any defect in the material or workmanship furnished in connection with such improvements latent in character and not discernible at the time of the final approval of such improvement, and to guarantee against any damage to such improvements by reason of settling of the ground, base or foundation thereof. After

the termination of such 24 month period such deposit shall be refunded to the Contractor, if no defects have developed, or if any defects have developed then the balance of such deposit after reimbursement of the Village for any amounts expended by it in the curing of such defect.

5. Any notice given under this Agreement shall be in writing and delivered to the address contained in the opening of this Agreement by certified mail, return receipt.

6. Indemnification. Contractor shall defend, indemnify and hold harmless the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees in their official capacity for any claims arising out of any damage or injury to persons or property arising out of the construction work completed by Contractor or its agents, employees or contractors as contemplated in this Agreement, except for matters arising out of the negligence or willful misconduct of the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees and for any matters arising out of the Village's previous ownership of a portion of the Property. It is expressly understood, agreed upon and the specific intent of this Agreement that the Village and its elected or appointed officers and officials, trustees, agents, volunteers, representatives and/or employees will at no time assume responsibility or liability for the actions of Contractor or any of its workers or for the actions of any third parties with respect to work performed in relation to the subdivision improvements at the direction of Contractor for their activities on the Property.

7. Compliance with Regulations. Except as may be permitted or required by this Agreement, Contractor shall comply in all respects with the applicable provisions of the Village Code.

8. Continuity of Obligations.

(a) This Agreement shall inure to the benefit of and shall be binding upon Contractor and Contractor's successors and assigns in any manner in title and shall inure to the benefit of and shall be binding upon the Village and the successor Corporate Authorities of the Village and any successor municipality.

9. Amendment. An amendment to this Agreement may be made upon mutual agreement and approval by ordinance and execution by the Village and the Contractor.

10. Enforcement. In addition to the provisions of Paragraph 3 hereof, the Village and Contractor, and their successors and assigns, covenant and agree that in the event of default of any of the terms, provisions or conditions of this Agreement by either party, or their successors and assigns, which default exists uncorrected for a period of ten (10) days after written notice to any party of such default, the party seeking to enforce said provision shall have the right of to bring a cause of action in law or equity against the other party seeking relief, including without limitation specific performance. The prevailing party in any litigation shall be entitled to recover its reasonable attorneys' fees and costs. Contractor agrees to look solely to the Village for the recovery of any judgment from the Village, it being agreed that neither the Village nor its elected or appointed officials shall be personally liable for such judgment. The Village agrees to look solely to the interest

of the Contractor in the Property for the recovery of any judgment from Contractor; it being agreed that neither Contractor nor its respective partners, directors, officers, members, managers, or shareholders shall be personally liable for such judgment.

11. Authority to Execute. The parties hereby acknowledge and agree that all required notices, meetings and hearings have been properly given and held by the Village with respect to the approval of this Agreement and agree not to challenge this Agreement or any of the obligations created by it on the grounds of any procedural infirmity or any denial of any procedural right. The parties hereby warrant and represent that the persons executing this Agreement on their respective behalf have been properly authorized to do so.

12. No Third Party Beneficiaries. No claim as a third party beneficiary under this Agreement by any person, firm or corporation shall be made, or be valid, against the Village or Contractor.

13. Counterparts. This Agreement may be executed in two or more counterparts and all of which, when taken together, shall constitute one and the same instrument.

14. No Waiver or Relinquishment of Right to Enforce Agreement. Failure of either party to this Agreement to insist upon the strict and prompt performance of the terms, covenants, agreements and conditions herein contained, or any of them, upon any other party imposed, shall not constitute or be construed as a waiver or relinquishment of either party's rights thereafter to enforce any such term, covenant, agreement or conditions, but the same shall continue in full force and effect.

15. Venue. *The Parties hereto, and their successors and assigns, agree that for purposes of any lawsuit(s) between them concerning this Agreement, its enforcement, or the subject matter thereof, venue shall be in Grundy County, Illinois, and the laws of the State of Illinois shall govern the cause of action.*

16. Severability. *The provisions hereof shall be deemed to be severable and if any section, paragraph, clause, provision or item herein shall be held invalid, the invalidity of such section, paragraph, clause, provision or item shall not affect any other provision hereof.*

17. Integration and Amendment. *This Agreement sets forth all promises, inducements, agreements, conditions and understandings between Contractor and Village relative to the subject matter hereof, and there are no promises, agreements, conditions or understandings, either oral or written, express or implied, between them, other than are herein set forth or otherwise referred to in this Agreement. No alteration, amendment, change or addition to this Agreement shall be binding upon the parties unless reduced to writing and duly executed by each of them. All exhibits and the recitals to this Agreement are expressly incorporated herein by this reference thereto.*

IN WITNESS WHEREOF, *the parties have executed this Agreement as of the dates set forth below their respective signatures.*

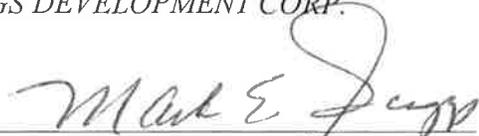
9.

Approved this 12 day of October, 2015

VILLAGE OF COAL CITY

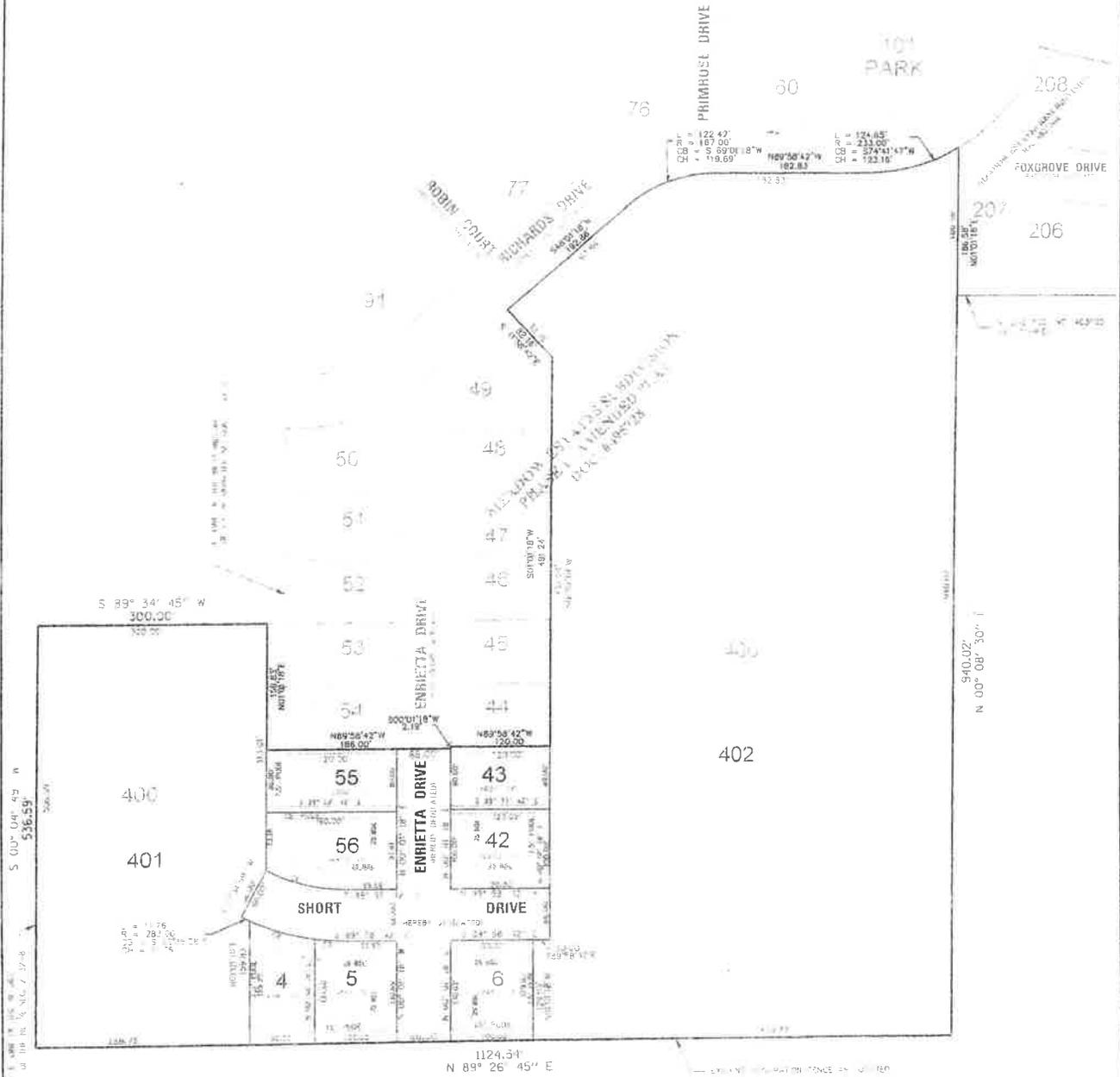
SCAGGS DEVELOPMENT CORP.

By: 
Terry Halliday, President

By: 
Mark E. Scaggs, President

MEADOW ESTATES SUBDIVISION PHASE 2

A RESUBDIVISION OF LOT 400 IN MEADOW ESTATES SUBDIVISION PHASE 1 - AMENDED PLAT OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



NO.	DATE	BY	DESCRIPTION
1	03/15/15	J. ROGINA	PRELIMINARY
2	03/15/15	J. ROGINA	FINAL

TOTAL UNITS [Single Family]		
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ITEM	UNITS	QUANTITY	UNIT PRICE	TOTAL
WATER MAIN				
8" PVC WATER MAIN	LF		\$27.00	\$0.00
10" PVC WATER MAIN	LF	100	\$35.00	\$3,500.00
12" PVC WATER MAIN	LF		\$33.00	\$0.00
8" GATE VALVE IN BOX	EA		\$1,450.00	\$0.00
10" GATE VALVE IN BOX	EA	1	\$1,600.00	\$1,600.00
12" GATE VALVE IN BOX	EA		\$1,900.00	\$0.00
CONNECTION TO EXISTING WATERMAIN	EA		\$3,000.00	\$0.00
FIRE HYDR W/ AUX VALVE	EA		\$2,400.00	\$0.00
DRY HYDRANT INSTALLATION	EA		\$1,200.00	\$0.00
TEMPORARY FLUSHING HYDRANT	EA	1	\$1,800.00	\$1,800.00
1" WATER SERVICE COMPLETE - SHORT	EA	5	\$1,000.00	\$5,000.00
1" WATER SERVICE COMPLETE - LONG	EA	2	\$1,500.00	\$3,000.00
TRENCH BACKFILL	TON	72	\$17.00	\$1,224.00
WATER MAIN TOTAL				\$16,124.00

STORM SEWER				
12" RCP	LF	366	\$24.00	\$8,784.00
15" RCP	LF	297	\$27.50	\$8,167.50
18" RCP	LF	358	\$28.00	\$10,024.00
21" HDPE N-12	LF	255	\$29.00	\$7,395.00
24" RCP	LF		\$32.00	\$0.00
INLET TYPE A	EA	1	\$950.00	\$950.00
INLET TYPE A W/CURB	EA	2	\$1,200.00	\$2,400.00
CATCH BASIN-TYPE C - W/CURB	EA		\$1,000.00	\$0.00
CATCH BASIN-TYPE C	EA		\$900.00	\$0.00
CATCH BASIN-TYPE A, 48" DIA. W/ TY 8	EA	4	\$1,400.00	\$5,600.00
CATCH BASIN-TYPE A, 48" DIA. W/ CURB	EA	6	\$1,500.00	\$9,000.00
MANHOLE TYPE A - 48" DIAMETER	EA	3	\$1,350.00	\$4,050.00
MANHOLE TYPE A - 48" DIA W/RESTRICTOR	EA		\$1,500.00	\$0.00
MANHOLE TYPE A - 60" DIAMETER	EA		\$2,000.00	\$0.00
MANHOLE TYPE A - 72" DIAMETER	EA		\$2,500.00	\$0.00
DRAIN TILE CONNECTIONS	EA		\$300.00	\$0.00
TRENCH BACKFILL	TON	76	\$17.00	\$1,292.00
STORM SEWER TOTAL				\$57,662.50

SANITARY SEWER				
6" SANITARY SEWER SERVICE	LF		\$28.00	\$0.00
8" SANITARY SEWER (SDR 26)	LF		\$30.00	\$0.00
10" SANITARY SEWER (SDR 26)	LF		\$32.00	\$0.00
12" SANITARY SEWER (SDR 26)	LF	195	\$35.00	\$6,825.00
SANITARY SERVICE - SHORT	EA	1	\$700.00	\$700.00
SANITARY SERVICE - LONG	EA	1	\$1,200.00	\$1,200.00
MANHOLE TYPE A - 48" DIAMETER	EA	1	\$2,150.00	\$2,150.00
TRENCH BACKFILL	CY	238	\$17.00	\$4,046.00
SANITARY SEWER TOTAL				\$14,921.00

EARTHWORK				
TOPSOIL EXCAVATION	SITE PREVIOUSLY MASS-GRADED	CY	\$1.70	\$0.00
CLAY EXCAVATION	SITE PREVIOUSLY MASS-GRADED	CY	\$2.75	\$0.00
FINE GRADING	SITE PREVIOUSLY MASS-GRADED	SY	\$0.80	\$0.00
RIP RAP		SY	\$15.00	\$0.00
SILT FENCE		LF	\$1.50	\$0.00
STRAW BALE DITCH CHECK		EA	\$65.00	\$0.00
INLET PROTECTION		EA	\$125.00	\$2,000.00
STRAW BALE SEDIMENT TRAP		EA	\$150.00	\$0.00
STABILIZED CONSTRUCTION ENTRANCE		EA	\$2,000.00	\$2,000.00
HYDROSEED - ROW AREAS	ACRE		\$2,500.00	\$0.00
EROSION CONTROL FABRIC		SY	\$2.00	\$0.00
TOPSOIL RESPREAD		SY	\$1.50	\$0.00
EARTHWORK TOTAL				\$4,000.00

ROADWAY				
TOPSOIL RESPREAD	LOT IMPROVEMENT COST	SY	\$1.25	\$0.00
FINE GRADE R.O.W.		SY	\$1.00	\$3,030.00
9" AGGREGATE BASE COURSE, CA-6		SY	\$4.00	\$10,348.00
BITUMINOUS PRIME COAT - MC-30		GAL	\$1.50	\$1,940.25
STABILIZATION FABRIC		SY	\$1.25	\$3,750.00
1.5" BITUMINOUS SURFACE COURSE		SY	\$6.05	\$15,651.35
1.5" BITUMINOUS BINDER COURSE		SY	\$6.00	\$15,522.00
PCC COMBINATION C&G (M-3.12)		LF	\$12.50	\$16,687.50
PCC SIDEWALK	LOT IMPROVEMENT COST	SF	\$3.25	\$0.00

STREET R.O.W IMPROVEMENTS				
STREET LIGHTS		EA	\$2,950.00	\$2,950.00
STREET TREES	LOT IMPROVEMENT COST	EA	\$225.00	\$0.00
ROADWAY TOTAL				\$69,879.10

TOTAL COST OF IMPROVEMENTS **\$162,586.60**

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 10, 2016

RE: ANNUAL ADOPTION OF ZONING MAP

The Planning & Zoning Board reviewed the Village of Coal City Zoning District Map at its last meeting of February 1, 2016. The Board recommends the adoption of the enclosed map as this year's update to the Village's Zoning Map. Changes to the map, due to the actions of the Village Board over the past year are minimal. A parcel that was formerly zoned residential on Park street underwent a map amendment and became C-4 so as to allow for the expansion of Bob's Auto.

According to Section 156-46 of the Village Code, this Map must be considered and adopted on an annual basis.

Recommendation:

Adopt the 2016 Village of Coal City Zoning District Map as presented.



VILLAGE OF COAL CITY, ILLINOIS

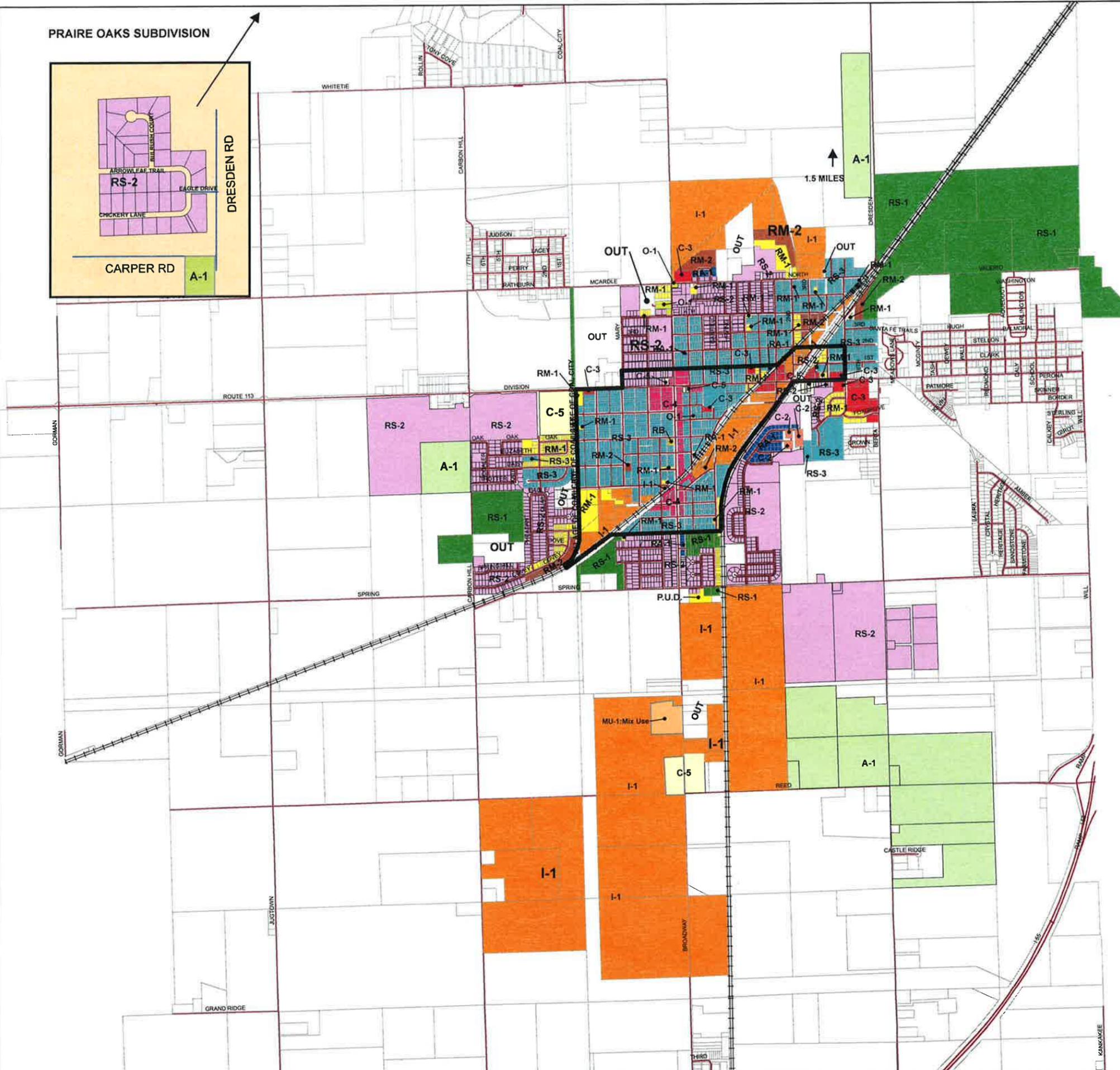
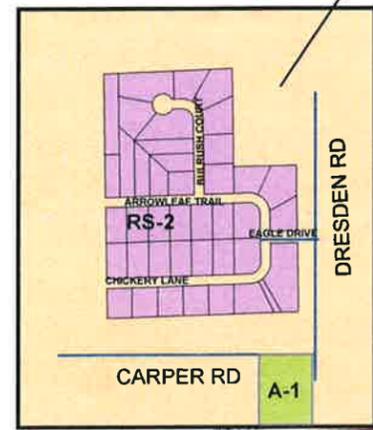
ZONING MAP 2016

TERRY HALLIDAY
MATTHEW FRITZ
THOMAS BEST
PAMELA NOFFSINGER

MAYOR
ADMINISTRATOR
CHIEF OF POLICE
VILLAGE CLERK

VILLAGE TRUSTEES

DAVID TOGLIATTI. JUSTIN WREN. NEAL NELSON.
ROSS BRADLEY. DAN GREGGAIN TIM BRADLEY.



Legend

Coal_City_Zoning

- | | |
|------------------------------|--|
| A-1: Agricultural | RA-1: Attached Residential |
| C-1: Convenience Commercial | RB: Residence Business |
| C-2: Neighborhood Commercial | RM-1: Low Density Multi Family Residential |
| C-3: Community Commercial | RM-2: High Density Multi Family Residential |
| C-4: Downtown Commercial | RM-3: High Density Multi Family Mobile Home |
| C-5: Highway Commercial | RS-1: Low Density Single Family Residential |
| I-1: Industrial | RS-2: Medium Density Single Family Residential |
| O1: Local Office | RS-3: Medium to High Single Family Residential |
| O2: Office Park | MU-1: Mix Use Per Ordinance |
| Core Area | RoadCenterlines_Within_1_5mi_BufferOfCoalCity_20111104 |

