

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
AUGUST 1, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of minutes-July 5, 2016

ZONING BOARD OF APPEALS PUBLIC HEARING

3. Rezoning of Property
1630 S. Broadway
RMR Investments, LLC
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request
4. Variance Request Presentation
1185 E. First Street
John & Tara Powell

PLAN COMISSION

5. Façade Improvement Program Application Approval
 - A. 155 E. Division Street
Nick Bulanda
 - B. 684 S. Broadway
Cesare Bratta
6. Discussion of Anti-Monotony Regulations
7. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: August 1, 2016

RE: AGENDA ITEMS FOR AUGUST 1ST MEETING

Rezoning upon Annexation of 1630 S. Broadway

The owner of the former Lavezzi Building – RMR Investments, LLC is interested in annexing the building into the Village of Coal City. This property, which is currently unincorporated comes into the Village as an RS-1 zoned property upon annexation. The owners have requested the property be I-1 in order to carry out a trucking logistics firm operation. The utilization of the property will be much like currently takes place on the property other than 15-20 employees using the building after its interior is upgraded for their office function. The company will operate much like Cardinal Transport and is being supported with much of the staff from Cardinal. This will allow most of the truck traffic to be supported with the Cardinal yard rather than utilizing the access to Broadway.

Following the last meeting, I requested an additional improvement to the apron/approach to Broadway. This request was met positively with a promise to provide the improvement when it becomes feasible for a contractor; however, please do not make such an improvement a condition for the zoning and/or building permit.

This rezoning with conditional uses is set for a public hearing on Monday evening.

Maximum Garage square Footage Request, 1185 E. First Street

John and Tara Powell of 1185 East First Street would like to improve their home with a detached garage that would be 36'x32'. The total square footage is 1,152 square feet and will exceed the maximum allowable square footage by 252 square feet. This matter has been set for a public hearing at the next meeting of August 15, 2016.

Façade Improvement Approval, 155 E. Division

The owner of Ultimate Rides, Nick Bulanda, has been working on his new property for which he received conditional uses at 155 E. Division Street. At this time, he is applying for the Village's Façade Renovation Program. A review by the Plan Commission is necessary to be delivered to the Village Board in order for them to consider the adoption of an ordinance to allow the owner to participate in the program and the money to be lent. The façade of the building has not changed since his presentation for the conditional use. The village utilizes a local bank in order to facilitate payments through a construction loan process. Mr. Bulanda's project renovation estimate is \$74,000.

Façade Improvement Approval, 684 S. Broadway

The owner of Cyber Broadcasting is planning an expansion of his business to include the storefront formerly inhabited by Mainline Video. In order to do this, Cesare Bratta is planning on façade improvements that will greatly improve the eastern side of the building. His current cost for the renovation is \$20,000.

Anti-Monotony Code Language

George Gray was with you to discuss the anti-monotony regulations at your last meeting. He shall return and has worked on the current legislation according to your conversation. Those amendments have been included for your review. Mr. Gray will be in attendance on Monday evening to discuss this item.

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: July 27, 2016

RE: RMR INVESTMENTS ANNEXATION REQUEST

The Village has been requested by the owners of RMR Investments to annex its property to the Village of Coal City. This property commonly known as 1630 S. Broadway and formerly utilized by Lavezzi Plumbing, is being prepared to be the home of a new business desiring to be in Coal City. To date, the investment group has been discussing terms by which it is willing to bring the property within the incorporated boundaries of Coal City. At this time, the group would like to submit its Petition of Annexation to the Village Board.

The intended use shall require industrial zoning, which will be the matter of an upcoming Planning & Zoning Board Meeting. The recommendation regarding RMR's necessary land use and any requirements for the annexation of this property are intended to be delivered to the Board for its consideration at its next August 10th regular board Meeting.

Recommendation:

Receive the Petition for Annexation from RMR Investments, LLC for the property at 1630 S. Broadway.

PETITION FOR ANNEXATION

STATE OF ILLINOIS)
)
COUNTY OF GRUNDY) ss.

**BEFORE THE CORPORATE AUTHORITIES OF THE VILLAGE OF COAL CITY,
GRUNDY AND WILL COUNTIES, ILLINOIS**

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioner, RMR INVESTMENTS, LLC, an Illinois limited liability company (“Petitioner”) respectfully states under oath:

1. Petitioner is the sole owner of the following legally described land (the “Tract”) comprising approximately five acres, commonly known as 1630 S. Broadway Road in unincorporated Grundy County, Illinois, which property bears P.I.N. 09-11-300-007 and is legally described as follows:

PART OF THE SOUTHWEST QUARTER OF SECTION 11,
TOWNSHIP 32 NORTH, RANGE 8, EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHWEST CORNER OF THE
SOUTHWEST QUARTER OF SAID SECTION 11; THENCE
NORTH 1775.00 FEET ALONG THE WEST LINE OF SAID
SOUTHWEST QUARTER TO THE POINT OF BEGINNING;
THENCE CONTINUE NORTH 350.00 FEET ALONG SAID
WEST LINE; THENCE EAST 622.29 FEE; THEN SOUTH
350.00 FEET; THENCE WEST 622.29 FEET TO THE POINT OF
BEGINNING; SITUATED IN BRACEVILLE TOWNSHIP,
GRUNDY COUNTY, ILLINOIS.

2. The Tract is not situated within the corporate limits of any municipality and is wholly unincorporated.

3. The Tract is contiguous to the corporate limits of the Village of Coal City.

4. There are no electors residing in the Tract.

5. The Village of Coal City does not provide fire protection or public library services within the boundaries of the Tract.

6. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.

7. The foregoing statements of fact are true to the best of Petitioner's knowledge and information.

Petitioner respectfully request:

- A. That this Petition and annexation be conditioned upon the Village and the Petitioner entering into a mutually acceptable annexation agreement to govern the terms and conditions of the annexation of the Tract.
- B. That the above-described Tract be annexed to the Village of Coal City by ordinance of the President and Board of Trustees of the Village of Coal City, pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, as amended and in accordance with the terms of the Annexation Agreement.

Dated this _____ day of _____, 2016.

The undersigned certifies that it has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Tract, and that the allegations are true and correct to the best of his/her knowledge:

RMR INVESTMENTS, LLC

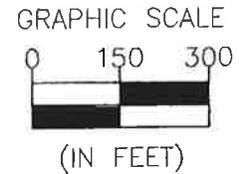
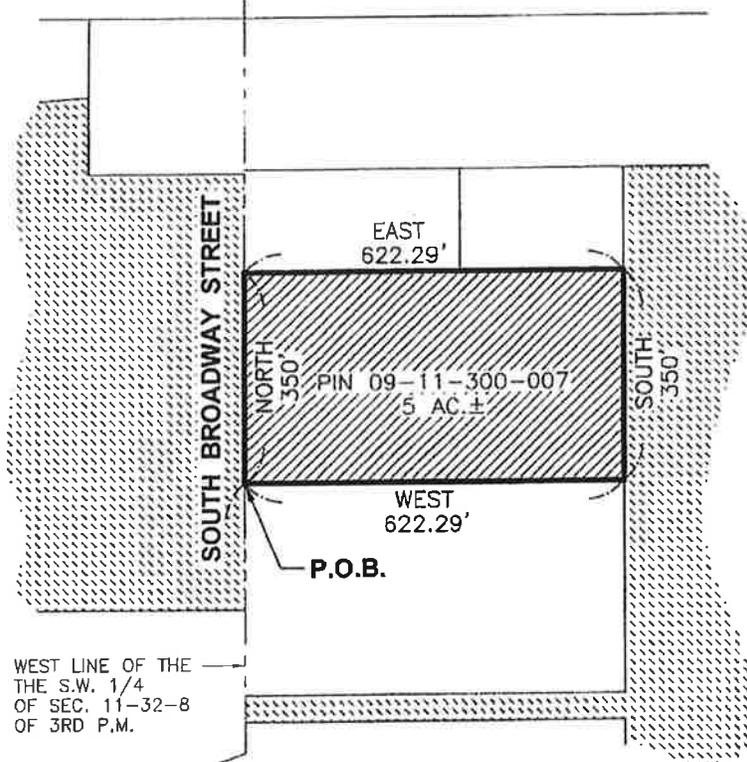
By: [Signature]
Its: Gen Partner

Date: 7-23-2016

SUBSCRIBED AND SWORN TO
before me this 28th day of
July, 2016.
Claudette M Schmitt
Notary Public



**ANNEXATION PLAT
FOR
PART OF THE S.W. 1/4 OF SEC. 11
T. 32 N., R. 8 E. OF THE 3RD P.M.
TO THE VILLAGE OF COAL CITY, ILLINOIS**



NORTH
1775'

LEGEND

-  AREA WITHIN EXISTING CORPORATE LIMITS
-  PROPERTY TO BE ANNEXED
-  SECTION LINE
- P.O.C.** POINT OF COMMENCEMENT
- P.O.B.** POINT OF BEGINNING

P.O.C.
S.W. CORNER OF
THE S.W. 1/4 OF
SEC. 11-32-8

LEGAL DESCRIPTION - RMR INVESTMENTS, LLC

Part of the Southwest Quarter of Section 11, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the southwest corner of the Southwest Quarter of said Section 11; thence North 1775.00 feet along the west line of said southwest quarter to the POINT OF BEGINNING; thence continue north 350.00 feet along said west line; thence east 622.29 feet; thence south 350.00 feet; thence west 622.29 feet to the Point of Beginning; situated in Braceville Township, Grundy County, Illinois.

I, MICHAEL E. FARRELL, an Illinois Professional Land Surveyor, do hereby state that the hereon drawn plat was prepared at and under my direction for the purpose of annexing the property described hereon to the Village of Coal City, Illinois

Michael E. Farrell
Certificate No. 035-003386



CHAMLIN & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS PERU ILLINOIS MORRIS		
SCALE: 1"=200'	ANNEXATION PLAT	
DATE: 07/20/16	DRAWN BY: NET	FILE NO.: 13321

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: RMR INVESTMENTS, LLC

Address: 1630 S. BROADWAY Phone number: (800) 435-9302

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: UNINC. Use of surrounding properties: North UNINC. South I-1

East I-1 West I-1

What zoning change or variance: (specify) AMEND THE ZONING TO UTILIZE INDUSTRIAL I-1 ZONING INSTEAD OF RS-1 UPON ANNEXATION OF THE PROPERTY

To allow what use OUTSIDE STORAGE (EXCEPT STACKING OF CONTAINERS), AND ALLOWANCE FOR THE PARKING AREAS TO CONTINUE WITH GRAVEL.

Tax number of subject property: 09-11-300-007

Common address of property: 1630 S. BROADWAY

Parcel dimensions: 350' x 622.29' Lot area (sq. ft.) 5.00 ACRES

Street frontage 350'

Legal description PT SOUTHWEST - BEGINNING 1775 N. SOUTHWEST COR., NORTH 350, EAST 622.29, SOUTH 350, WEST 622.29 to the PT OF BEGINNING, SECTION 11-32-8 PER 358801

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: John + Tara Powell

Address: 1185 East First St. Phone number: 815-274-0276

Owner represented by: Self Attorney

Contract purchaser Other agent

Agents name Phone number:

Address:

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South R3

East RS-3 West RS-3

What zoning change or variance: (specify) 252 sq ft over the 900 sq ft maximum to build a 36x32 garage

To allow what use To build a 36x32 Garage

Tax number of subject property: Tax Code-04001, Pin 06-35-481-005

Common address of property:

Parcel dimensions: 125 x 181 Lot area (sq. ft.) 21,962

Street frontage 125

Legal description Coal Branch Junction LTS 1 Thru 4 BLK 30 Sec 35-33-8

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.

Tara Powell, 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 15 day of July, 20 16.

Pamela M. Noffsinger
Notary Public (Seal)



Tara Powell
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-272</u>	Location of hearing
Filing date	<u>July 15, 2016</u>	Village Hall
Hearing date	<u>Aug. 15, 2016</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

Village of Coal City
Application for Façade Improvement

The information contained within this application is intended to assist the applicant in complying with the requirements of the Village's Façade Improvement Program. The standards set forth within Section 37.30 shall prevail if additional information is necessary or a conflict exists. The Village Board shall utilize this information during its consideration of your project.

Applicant(s) Name: NICK BULANDA Owner of Record

Address: 125 S. BROADWAY ST. COAL CITY IL 60416

Phone Number: 815-634-3900 Cell Number: 815-212-3968

Address of property: 155 E DIVISION PIN# of property: _____

Legal Description of property:
Current use of property: <u>AUTO REPAIR & SALES</u>
Assessed value of property: <u>120,000.⁰⁰</u>
<u>Improvement information:</u>
Contractor Name: <u>OWNER, GLASS HOUSE INC, KAUANAUGH CONCRETE</u> <input type="checkbox"/> Currently Registered
Cost Estimate: <u>74,000.⁰⁰</u>
Façade area: <u>NORTH SIDE OF BUILDING</u>
Request amount for grant: <u>74,000.⁰⁰</u>
Summary of improvements: <u>BUILD FOOTING, RE-FRAME LOAD BEARING WALLS, INSTALL GLASS INSTALL SIDING.</u>

Additional requirements:

Project Design

- Copies of the drawings of the proposed work, to scale and preferably in color

Project Description

- Brief narrative description of the project to include a listing of the materials to be utilized.

Current Photos

- Pictures of façade and particular areas to be enhanced.

Security Payment

- Proof of security payment in the amount of 5% of the total project deposited with a qualified bank intended to be utilized for administration of this loan.

155 E Division

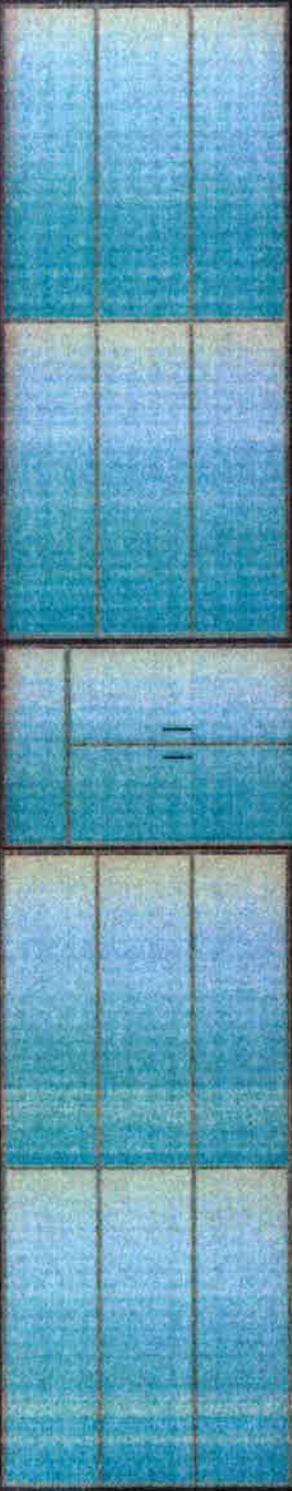
- **Current status:** I have spent a large amount of money inside the building to get this place above code. Brand new meter socket, panel, and wire drop from the pole. Inside we ran brand new electric for the entire building. We installed brand new rooftop HVAC units along with commercial duct work. We updated everything structural inside the building, installed beams and any supporting walls needed to meet requirements. We created a new bathroom and updated all plumbing, including a triple basin oil separator for the floor drain. High end wall paint, prep, and roof repair have already been done. Facade brick work and preparation for the storefront windows on the far south end was completed at my expense. I wanted to create a preview for the way I plan finish the rest of my building. I plan to use this money to make the front of the building secure and structurally sound for years to come. These two front walls need major work, they do not have much structural support, sub par footings; and they are load bearing walls. We want to rebuild them from below ground to the roof. I plan to install very expensive glass on these walls and would like this to be done right. I want this building to be the center of attention as you drive into town. A large portion of the front will be glass with high end vehicles on display. I really think it will bring a nice visual effect to the area. I also wanted to apologize for the mess behind the building and at my other properties. After losing my baby brother it has been very hard getting everything caught up and in order. He was my best friend and the hardest working kid that I know. It took awhile for me to get back on pace, and I plan to make things right. I love this town and want to be here for years to come, I want the village happy and on board with the things I try to do for this town. My end goal is getting more tax dollars to this town and I believe this professional building will help achieve that.

Project Description:

- I plan to build temp walls and remove the entire front of this building. Pay the concrete company to remove the old footing and replace with a new 48" footing that will be below frost line. This will be above code and very secure for the storefront windows.
- After the new footing is in place, we will have the contractor install the new load bearing LVL beams, 2x6 front walls and facade awning bump out. This will all be prepared for the storefront window installation.
- I will have Glass House install 800 sq ft glass windows with a storefront doors. This will run 60 feet across the north side of building, and the front 30 feet of the west side. Also he will install a matching storefront setup on the middle west side of the building. This storefront will match the current one I have in place on the same wall towards the back. Glass overhead garage doors will be replaced with the current ones on the west side.
- Commercial siding will be installed to the front of the building after the windows are in place.
- Awning bump out, roof preparation and miscellaneous ground work will happen after everything is in place. I will install all electric and signage at my expense.
- Fence installation will happen after all clean up, garbage, tire removal and trailer removal. I plan to purchase a dumpster after we start this job to being backyard clean up.

Work Performed	Cost
Excavate preparation and install 48" footing wall (90 linear feet)	8,800
Rebuild all front load bearing walls and preparation for store front windows (with materials)	8,500
Front walls - 800 sq ft store front windows with double glass door entry (30.00 per sq foot installed)	26,500
Side wall - store front window and single door Installation (30.00 per sq foot installed)	3,600
Commerical siding and awning facade installation	6,000
Insulation	1,000
Install 5/8" fire rated drywall, tape and paint	3,200
Roof Repair for new walls	1,500
Installation of 3 glass commerical garage doors (3,500 per door)	10,500
Fence around alley perimeter (120 linear feet)	3,200
2 dumpster rentals (material clean up, alley clean up)	1,200
Total	74000
Lighting, electric, signage, and ground work will be done at my expense.	

**ULTIMATE
RIDES**



Village of Coal City
Application for Façade Improvement

The information contained within this application is intended to assist the applicant in complying with the requirements of the Village's Façade Improvement Program. The standards set forth within Section 37.30 shall prevail if additional information is necessary or a conflict exists. The Village Board shall utilize this information during its consideration of your project.

Applicant(s) Name: Cesare Bratta Owner of Record
 Address: 684 S. Broadway, Coal City
 Phone Number: 815-634-8709 x101 Cell Number: 815 955 1168
 Address of property: 684 S. Broadway PIN# of property: _____

Legal Description of property: ORIG TN Coal City S17' LT 14 & A11 LTS 15 + 16 BLK 24 SEC 3-32-8
Current use of property: <u>was mainline video ; cyber Broadcasting is going to expand into space</u>
Assessed value of property: <u>net taxable value from Tax bill : \$87,495</u>
<u>Improvement information:</u>
Contractor Name: <u>Jerry's Glass</u> <input type="checkbox"/> Currently Registered
Cost Estimate: <u>between \$10,000 and \$20,000</u>
Façade area: <u>44' wide by 11' tall</u>
Request amount for grant: <u>\$20,000</u>
Summary of improvements: <u>Window area to be updated with new glass ; brick work completed as needed.</u>

Additional requirements:

Project Design

- Copies of the drawings of the proposed work, to scale and preferably in color

Project Description

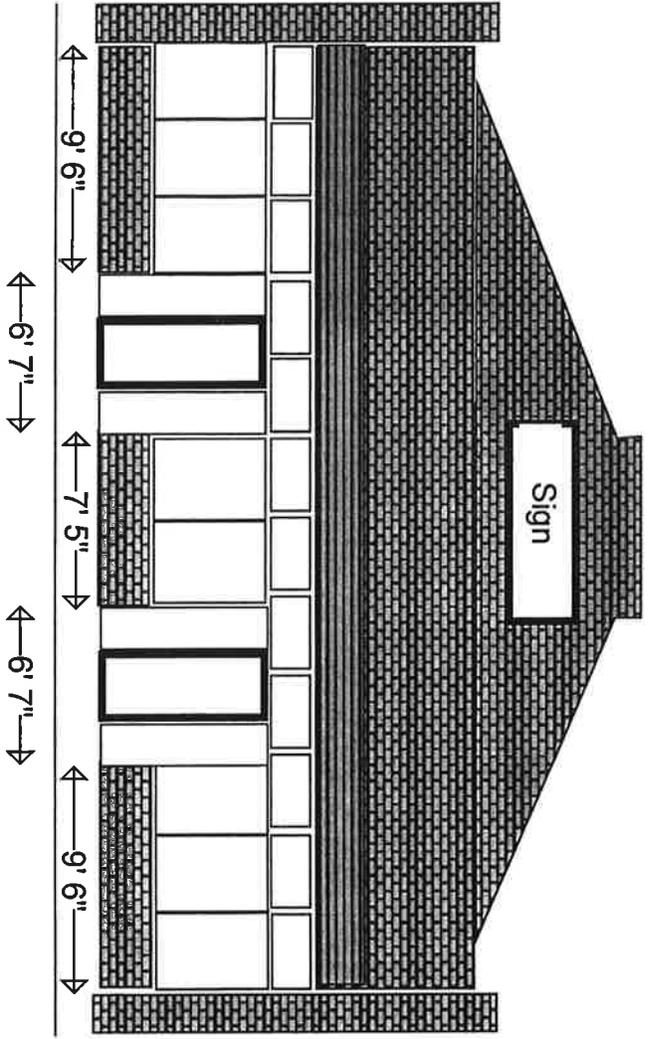
- Brief narrative description of the project to include a listing of the materials to be utilized.

Current Photos

- Pictures of façade and particular areas to be enhanced.

Security Payment

- Proof of security payment in the amount of 5% of the total project deposited with a qualified bank intended to be utilized for administration of this loan.



Ver 1.0

CONSTRUCTION REQUIREMENTS FOR SINGLE-FAMILY DETACHED RESIDENCES.

~~(C) In connection with the construction of single-family detached residences, the following provisions/restrictions shall apply in order to avoid monotony and yet at the same time provide for complimentary housing styles.~~

~~(D)(C) For each single-family detached home, there must be a substantial difference between its exterior style and the homes on both sides of the subject house and the home directly across the street from the subject house; provided, however, this requirement shall not apply (1) where the two houses are on corner lots and face different streets, nor (2) where the two houses are separated by an arterial street.~~ A substantial difference between styles is defined as follows:

(1) *Major variations.* One major variation plus either a color variation or a change in trim color and/or accent color shall constitute a substantial difference. Major variations are the following:

- (a) Floor plan - different model;
- (b) Roof treatment -- ex: hip, gable, 25% or greater change in slope or change in roof profile (change in ridge heights, number of dormers, roof intersections);
- (c) Location of garage entry - side or front;
- (d) Material treatment - ex. siding, brick, stone; full treatment ~~brick~~ vs. half and half; or
- (e) Overall architectural style - Mediterranean vs. Colonial, for example, or, ———
- (f) Door treatment or design - garage and entry.;

(2) *Minor variations.* Three minor variations plus a color variation shall also constitute a substantial difference. Minor variations are the following:

- (a) Vertical ~~vs~~ horizontal siding;
- (b) Colors of materials;
- (c) Type of brick treatment - extended porticos, etc.;
- ~~(d) Door treatment or design — garage and entry;~~
- ~~(e)~~ Porches;
- ~~(f)~~ Window styles - casements, bows and double hung, etc.;
- ~~(g)~~ Shutter treatment;
- ~~(h)~~ Brick arches;
- ~~(i)~~ Brick bay projections;
- ~~(j)~~ Balconies;
- ~~(k)~~ Ornamental treatment - lighting fixture location, posts, fascia;
- ~~(l)~~ Reversing plan;
- ~~(m)~~ Variety in front setbacks of at least 10% of the lot depth, or;
- ~~(n)~~ Brick wing arms.;
- ~~(o) Color of roof treatment.~~

Also need definitions: Building elevation; roof profile

DRAFT ANTIMONOTONY LANGUAGE Ver 1.0

§156-82 Standards for anti-monotony

A.

Purpose. The purpose of this section is to preserve the aesthetically pleasing character of the Village's residential districts by promoting such character, protecting and enhancing property values, and to promote the easy identification of houses, while encouraging the construction of new buildings of distinctive design and discouraging excessive similarity among adjacent buildings.

B.

Anti-monotony standards. The developer of single-family homes shall offer a reasonable variety of models and building elevations for each housing type so as to provide individuality to the development and prevent architectural monotony by following these guidelines:

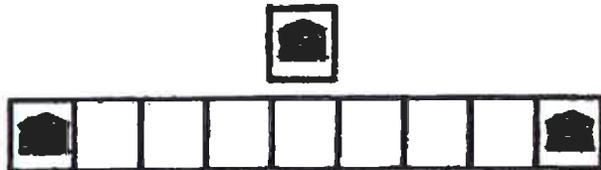
(1)

No home with the same model or floor plan and same **front building** elevation may be on the same side of the street unless separated by four lots or the home incorporates a major variation as defined in this section.



(2)

No home with the same model or floor plan and same **front building** elevation may be directly across the street or diagonally unless separated by three lots or the home incorporates a major variation as defined in this section.



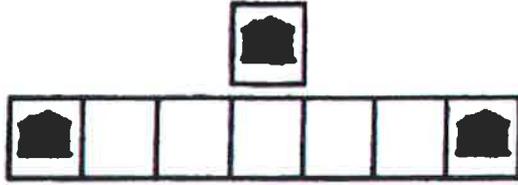
(3)

No home with the same model or floor plan may be on the same side of the street unless separated by two lots or the home incorporates a major variation as defined in this section.



(4)

No home with the same model or floor plan may be directly across the street or diagonally unless separated by two lots or the home incorporates a major variation as defined in this section.



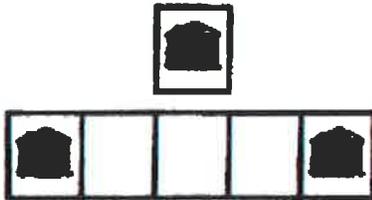
(5)

No home with the same dominant color feature can be adjacent to another home with the same dominant color (i.e., same color siding). Homes with the same dominant color must be separated by two lots unless the home has a substantial difference as defined by this section.



(6)

No home with the same dominant color feature can be directly across the street or diagonal from a home with the same dominant color unless the home has a substantial difference as defined by this section.



(7)

On a cul-de-sac turnaround, no home with the same model or floor plan and/or dominant color feature may be duplicated on the turnaround unless the home has a substantial difference as defined by this section.

C.

A substantial difference between styles is defined as follows:

- (1) *Major variations.* One major variation plus either a color variation or a change in trim color and accent color shall constitute a substantial difference. Major variations are the following:
 - (a) Floor plan - different model;
 - (b) Roof treatment – ex: hip, gable, or change in roof profile (change in ridge heights, number of dormers, roof intersections)
 - (c) Location of garage entry - side or front;
 - (d) Material treatment: ex. siding, brick, stone; full treatment vs. half and half;
 - (e) Overall architectural style - Mediterranean vs. Colonial, for example, or

(f) Door treatment or design - garage and entry.

(2) *Minor variations.* Three minor variations plus a color variation shall also constitute a substantial difference. Minor variations are the following:

- (a) Vertical vs horizontal siding;
- (b) Colors of materials;
- (c) Type of brick treatment - extended porticos, etc.;
- (d) Porches;
- (e) Window styles - casements, bows and double hung, etc.;
- (f) Shutter treatment;
- (g) Brick arches;
- (h) Brick bay projections;
- (i) Balconies;
- (j) Ornamental treatment - lighting fixture location, posts, fascia;
- (k) Reversing plan;
- (l) Variety in front setbacks of at least 10% of the lot depth, or
- (m) Brick wing arms.

Amend §156-3 B to incorporate the following in their proper location:

Building Elevation: see, Elevation, Building

Elevation, Building: the pattern of a building as made by the walls, roof, and details when viewed from ground level, usually referencing one side of a building.