

# **VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING**

**MONDAY, JANUARY 4, 2016  
7 P.M.**

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

## **AGENDA**

1. Call meeting to order
2. Approval of Minutes-November 16, 2015

### **PUBLIC HEARING**

#### **ZONING BOARD OF APPEALS**

3. Variance Request  
60 E. Chestnut Street  
Bob Davis-Bob's Advanced Auto & Tire
  - i. Swear in Testimonials
  - ii. Petitioner's Request
  - iii. Public Comment
  - iv. Board Consideration
  - v. Action on Request

4. Variance Request

790 S. Broadway

Bob Davis-Bob's Advanced Auto & Tire

- i. Swear in Petitioner's
- ii. Petitioner's Request
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

5. Variance Request and Conditional Use Permit Presentation

715-745 Kankakee Street

Assumption Catholic Church

**PLAN COMMISSION**

6. New Parking Requirement Concept for the Village Core Area Discussion

7. Adjourn

## MEMO

**TO:** Planning & Zoning Board

**FROM:** Matthew T. Fritz  
Village Administrator

### MEETING

**DATE:** January 4, 2016

**RE: AGENDA ITEMS FOR JANUARY 4<sup>TH</sup> MEETING**

#### Addition to 60 E. Chestnut, Siding Variance

The expansion of Bob's Advanced Auto & Tire has been a mixture of many public actions in order to allow this business to expand. Previously, the sale of a public alley between the two properties allowed Bob Davis to tie the two properties together and then re-subdivide them in order to allow the existing business to extend northward from its former end point. The property that has been rezoned with a conditional use behind the auto shop is slated for demolition in either 2016 or 2017 dependent upon the final cost of the addition. The final result after all of these actions will be an expanded business along with additional parking replacing the house that was formerly at 65 E. Park Street.

At this time, Bob Davis would like a variance from the code to allow his building to maintain the same exterior – blue metal clad exterior. He would like to extend the current paint job northwards along both exterior sides. This requires a variance from the Core Area Design Guidelines – Building Materials: [A]luminum panels and siding and plastic or metal panels are prohibited within the Core Area. Along Broadway, he would like to incorporate fencing, north of the existing Pregnancy Resource Center to assist the curb appeal with the lot utilized for parking and car drop-off.

This matter has been scheduled for a public hearing on Monday evening.

#### Pertinent Code Section(s)

**Section 156.57**

**Core Area Design Guidelines**

#### 790 S. Broadway, Utilization of a C-4 Property as a Parking Lot for its Principal Use

Due to business expanding for Bob's Auto, he would like to improve the property that formerly housed a Car Wash at 790 S. Broadway to be offstreet parking for long-term storage of vehicles. The lot would be utilized for parking and surrounded with an 8' fence to avoid passers-by to be unaware of what was held within. The 8' fence is preferred aesthetically by the future owner to a 6' fence with barbed wire to keep people outside of the premises.

This matter has been scheduled for a public hearing for Monday evening as well.

#### Pertinent Code Section(s)

**Section 156.93, Table 7, Group K(1)**

**Section 156.171 (B), (C)**

715-745 Kankakee, Assumption Church Addition

Due to scheduling, representative of Assumption Church were requested to appear at Monday's meeting for their preliminary hearing prior to a scheduled public hearing on February 1st.

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.

In order to accomplish these tasks, the church is requesting 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, encroaching 6' past the 25' required setback.

Assumption also owns 155 Kankakee Street and 170 E. Oak Street. These properties are planned to be converted into parking lots, which requires a conditional use. Simultaneously, the Village shall begin working with the neighborhood to abandon the existing alley for access between all of the parking areas and the newly expanded church.

Parking in the Core Area

Included within your packet is a memo proposing a distance from Core Area properties that could be utilized to credit public parking spots towards the requisite offstreet parking requirements. Please review and determine whether staff should continue working on changing the standards to allow C-4 businesses this advantage.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the petition for 60 E. Chestnut:

1. **Not Resulting from Applicant Action.** The petitioner has expanded a building that was built when the Design Guidelines had not been enacted. The addition to accommodate additional business will merely continue the existing façade of the building that was previously allowed.
2. **Preserves Rights Conferred by the District.** Granting this variance will allow the existing property and its previously C-4 zoned property to the north the ability to continue the conditional use that was previously bestowed on these properties.
3. **Necessary for Use of the Property.** The amount of business requires expansion of the interior garage space to accommodate the vehicles and equipment being maintained within the community. The inability to accommodate the petitioners request would result in the business being required to move elsewhere to support its business plan.
4. **Minimum Variance Recommended.** The petitioner is improving the property and providing an improvement alongside the walkway on the Broadway business front to offset the departure from the Design Guidelines on the building's exterior.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the petition for conditional use at 790 S. Broadway:

1. **Traffic.** There shall not be an adverse amount of traffic utilizing the offstreet parking lot that shall be established for the long-term storage of vehicles.
2. **Environmental Nuisance.** The parking lot shall store vehicles only. No mechanic's work or maintenance shall be performed on the vehicles, which means there shall be no maintenance or utilization of fluids or chemicals requiring special disposal within the vehicle maintenance business. This property shall not be utilized for the accumulation of tires.
3. **Neighborhood Character.** The use of the property in this manner shall fit harmoniously into the neighborhood. Previously, the property had been utilized as a car wash; this use shall result in less traffic accessing the property.
4. **Public Services and Facilities.** Using the lot as a parking lot will lessen the need for public services. Formerly utilized as a car wash, the new use will not utilize as many public utilities or services. A fence surrounding the property is provided to alleviate any security concerns due to the long-term storage of vehicles.
5. **Public Safety and Health.** The proposed use will not be detrimental to the health and safety of the employees or general public within the vicinity of this parking lot.

6. **Other Factors.** The ability to support an existing auto repair facility at 60 E. Chestnut shall provide greater viability of the success of an existing business located within Coal City and result in proper storage of vehicles utilizing offstreet parking rather than the utilization of existing parking provided and maintained for other commercial businesses.

*Findings of Fact.* The Zoning Board of Appeals find as follows concerning the petition for variance at 790 S. Broadway:

1. **Special Circumstances Not Found Elsewhere.** The Core Area provides the greatest density of businesses within the Village. In order to facilitate the growth of an existing auto repair facility at 60 E. Chestnut the owner must provide additional offstreet parking to accommodate the total number of vehicles being maintained by the facility.
2. **Preserves Rights Conferred by the District.** The location of the fence within the corner side yard and front yard of the offstreet parking lot shall allow the property owner to utilize all of the C-4 Core Area property as is enjoyed by all of the adjacent property owners.
3. **Necessary for Use of the Property.** Fencing surrounding the property is necessary to secure the vehicles and maintain the aesthetic character of the Core Area. Managing the vehicle inventory in this manner, behind a screened area is preferred to existing storage that can be seen by passers-by.
4. **Consistency with the Local Area and Comprehensive Plan.** This facility shall accommodate a conditional use and has adequate facilities due to the improvements within this area including and alley and curb cuts along both Broadway and Walnut Street.
5. **Minimum Variance Recommended.** The utilization of a fence that provides screening and security upwards to height of 8' is recommended as opposed to utilizing barbed wire atop a shorter fence to ensure the long-term storage of vehicles is secure.

- Building facades shall minimize monotony of expansive exterior walls with vertical breaks in the building facades.



## Building Materials

New buildings shall be constructed of high quality, durable exterior building materials, which shall be used on all commercial developments within the Core Area. The materials shall be durable in the local climate and convey design quality and visual interest of structures. Materials shall maintain an intended finish over time or acquire a finish which is understood to be an outcome of normal interaction with the local climate. Materials shall be attached in a manner that will maintain secure connections and closure along surfaces.

Materials shall withstand ongoing contact with the public, sustain impacts without exhibiting substantial change in surface appearance, or be installed in a location where the building is not subject to frequent pedestrian contact.

- Buildings should be constructed of approved masonry building materials such as brick or stone; these materials should be used on all sides of the building. Stucco, siding of all types, and any other exterior wall covering are discouraged for commercial and mixed-use buildings within the Core Area.
- Approved masonry material shall include manufactured building units that are an aggregate of clay, shale, sand, concrete, or any combination thereof and bonded according to architectural specifications.



Approved masonry materials are textured and colored. Products such as architectural concrete masonry units (brick or block), manufactured decorative stone and precast are considered approved masonry material.

- Recommended accent materials include stone, simulated stone, terra cotta, and wood and metal trim.

- Since parking will be promoted in the rear of the buildings, new construction within the Core Area should have “360 degree” appearance; i.e. with design and detail considerations for all visible sides. Those sides that do not face the thorough-fare must be coordinated with the façade.
- Rough sawed wood, aluminum panels and siding, and plastic or metal panels are prohibited within the Core Area.
- Exterior insulation finish systems (EIFS) or Dryvit are prohibited within the Core Area along the street level.



## Doors and Entrances

The doors and entrances to the new buildings in the Core Area shall provide an open invitation to potential customers, be attractive and inviting to pedestrians, and add visual interest to the street. However, doors shall be appropriately sized and in scale with a building’s façade and must comply within the current International Building Code (incorporated within Village Code) regarding proper sizing.

- The front doors of new buildings shall reflect the scale, placement, and proportions of a traditional downtown; recessed entrances are encouraged so that doors do not open into the pedestrian way within the public right of way.
- Main entrances shall be at the front of the building and face the sidewalk. Buildings situated on corner lots may take advantage of their prominent locations with angled, or rounded corner entrances.



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: BOB DAVIS

Address: 60 E CHESTNUT Phone number: 815-634-0004

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: C-4 Use of surrounding properties: North RS-3 South RS-3

East RS-3 West C-4

What zoning change or variance (specify) TO CONTINUE EXISTING BUILDING,  
STEEL EXTERIOR

To allow what use TO EXPAND BUSINESS

Tax number of subject property: 0902303011

Common address of property: 60 E Chestnut

Parcel dimensions: 50 x 128 Lot area (sq. ft.) 12724 + 3825  
(16549)

Street frontage 50

Legal description ORG TOWN COAL City LTS 20+21 BLK 1  
AND LTS 7+8 BLK 1

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.

ROBERT DAVIS, 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 3 day of October, 2014.

Jacqueline A. Allen  
Notary Public (Seal)



Robert R. Davis  
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-249</u>	Location of hearing	
Filing date	<u>10-3-14</u>	Village Hall	
Hearing date	<u>11-3-14</u>	515 South Broadway	
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Robert Davis, Jr., 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- 24/9, 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:

JOHN & JULIE MICEYCH, 695 S. BROADWAY / DAN & JACKIE CARTER,  
55 E. CHESTNUT / CLARENCE & LORNA PAULSON, 75 E. PARK /  
SCHWIER & ROBERT DAVIS, 70 E. CHESTNUT / JOHN TRAMMER, 75 PARK ST. /  
GREGORY PHILLIPS, 80 PARK ST. / THOMAS FULTON PO BOX 87 / THOMAS OSWALSON, 30  
BLACISTONE / TERRY KUNES, 5824 W. 142ND ST. HOMER GLEN

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.

Robert L. Davis, Jr.  
 Applicant  
 Agent for applicant

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

\_\_\_\_\_  
Notary Public

Special Circumstances Not Found Elsewhere:

We are currently requesting for a variance to put on an addition to the current steel building.

Not Resulting from Application Action

n/a

Unnecessary Hardship:

Due to the current size of the existing building and the demands of the customers we simply cannot meet the needs of our customers.

Preserves Right Conferred by the District:

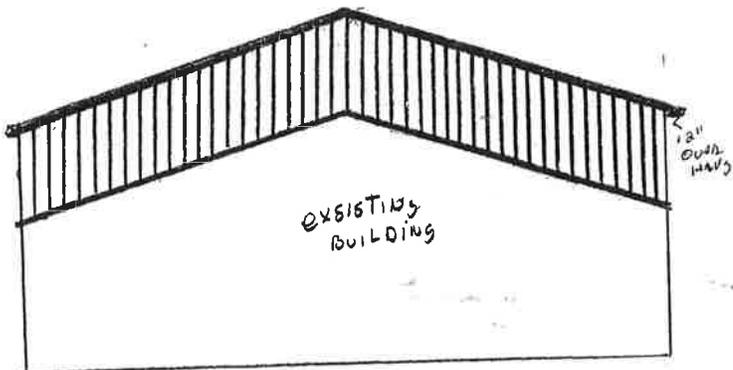
Necessary for Use of the Property:

Consistency with the local Area and the Comprehensive Plan:

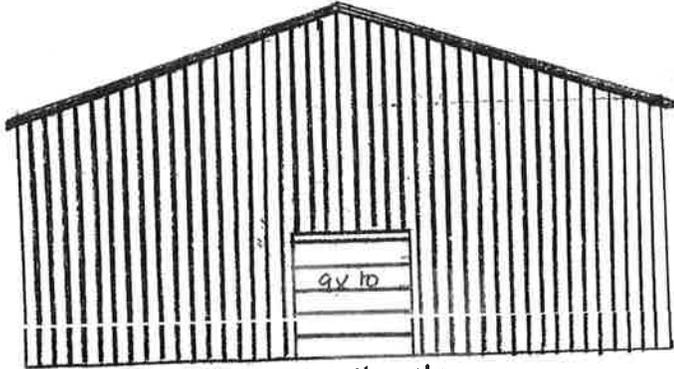
The current design of the addition will be within the limits of the comprehensive plan

Minimum Variance Recommended:

The current plan is what we feel is the minimal plan that will best serve our customers and the community as a whole.

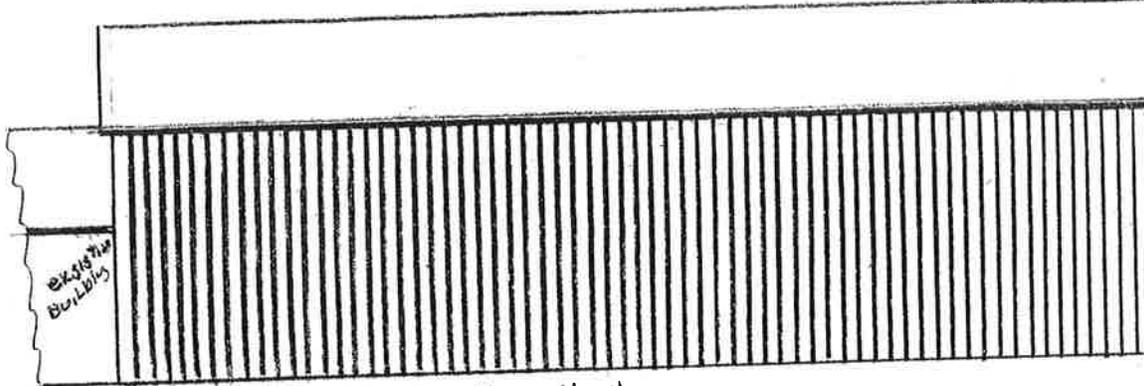


SOUTH SIDE  $1/8 = 1:0$

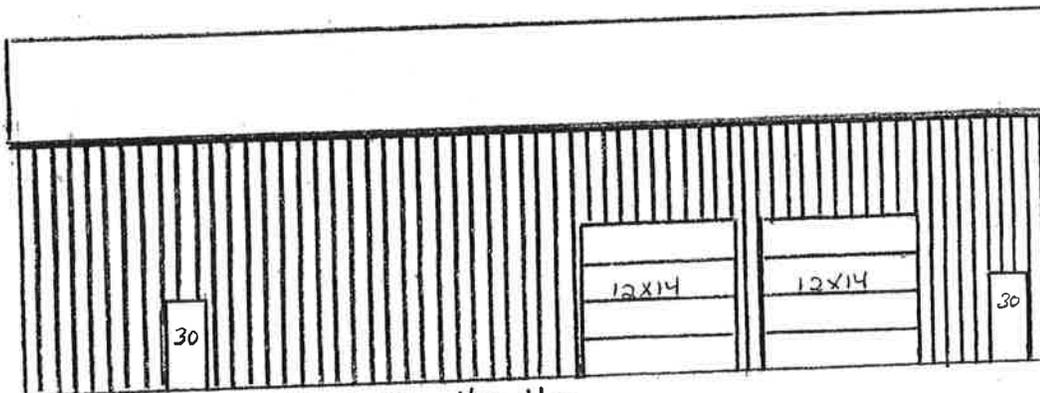


NORTH SIDE  $1/8 = 1:0$

RIDGE WEST



EAST SIDE  $1/8 = 1:0$



WEST SIDE  $1/8 = 1:0$



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: GREG Hodgen

Address: 790 S. BROADWAY Phone number: 8157904197

Owner represented by: Self  Attorney

Contract purchaser ROBERT DAVIS, JR. Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: C-4 Use of surrounding properties: North C-4 South RS-3

East RS3 West RS-3

What zoning change or variance: (specify) \_\_\_\_\_

\_\_\_\_\_

To allow what use a parking lot as the principal use for car storage

Tax number of subject property: 09-03-432-008

Common address of property: 790 S. BROADWAY

Parcel dimensions: \_\_\_\_\_ Lot area (sq. ft.) 6098 SQ FT

Street frontage \_\_\_\_\_

Legal description OTG TOWN COAL CITY LTS 18+19

\_\_\_\_\_

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.

Robert Davis Jr., 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 November, 2015.

Pamela M. Noffsinger

Notary Public (Seal)



Robert L Davis Jr

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-266</u>	Location of hearing
Filing date	<u>12-1-15</u>	Village Hall
Hearing date	<u>1-4-16</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

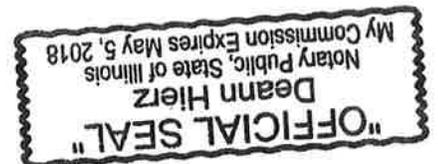
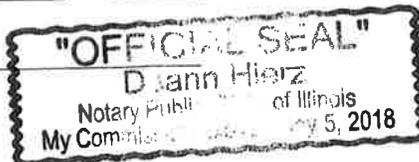
The undersigned, Robert Davis Jr, being first duly sworn on oath, deposes and states as follows, to wit:

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 266, 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:  
Kingman Auyeung 185 S. Broadway, Jerry Siebersma 15 W Walnut,  
Amanda Maeklan 55 W Walnut, Toby Bendelle 100 W. Walnut  
Jerry Meece 760 S. Broadway,  
First Bank of Manhattan Trust # 115 815 S. Broadway
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.

Robert Davis Jr  
Applicant  
Agent for applicant

SUBSCRIBED and SWORN to before me, this 2nd day of December, 2015.

Deann Hierz  
Notary Public



TRAFFIC:

THERE SHALL BE NO IMPACT IN THE TRAFFIC IN OR AROUND THE AREA

ENVIRONMENTAL NUISANCE:

THERE SHALL BE NO CHANGES IN ITS CURRENT CONDITION.

NEIGHBORHOOD CHARACTER:

CURRENTLY THE SITE IS IN SHAMBLES AND WE PROPOSE TO INSTALL A QUALITY DECORATIVE FENCING.

PUBLIC SERVICES AND FACILITIES:

NO

PUBLIC AND SAFETY HEALTH:

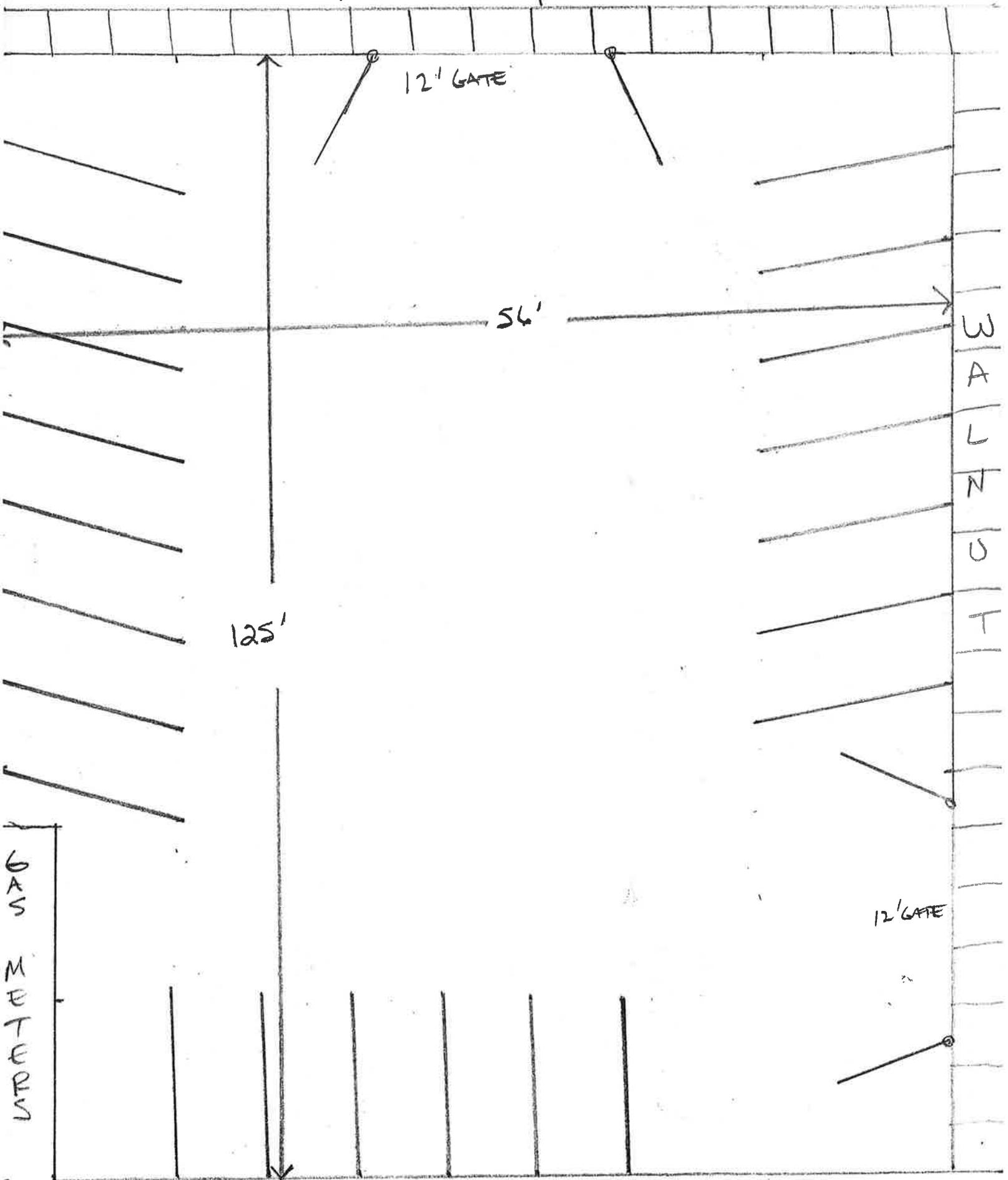
IN ALL ACTUALITY THE SITE WILL BE SAFER AND CLEANER THAN CURRENTLY IS.

OTHER FACTORS:

NONE

← 20' ±

BROADWAY



12' GATE

56'

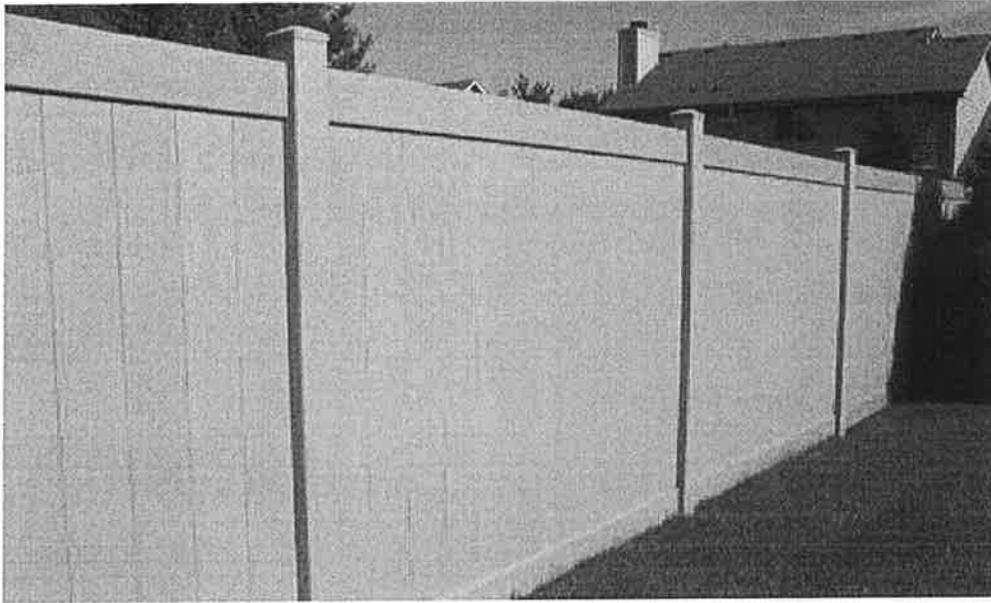
125'

W  
A  
L  
N  
U  
T

12' GATE

G  
A  
S  
M  
E  
T  
E  
R  
S

ALLEY





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  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: RS3 Use of surrounding properties: North 01, RS3 South RS3

East RS3 West RS3

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:	<u>-001 → 200 x 250</u>	Lot area (sq. ft.)	<u>-001 → 50,000</u>
	<u>-002 → 50 x 200</u>		<u>-002 → 10,000</u>
	<u>-011 → 100 x 150</u>		<u>-011 → 15,000</u>

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)



*[Handwritten 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	<u>ZA-267</u>	Location of hearing
Filing date	<u>12-30-15</u>	Village Hall
Hearing date	<u>Feb. 1, 2016</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>2pm</u>	

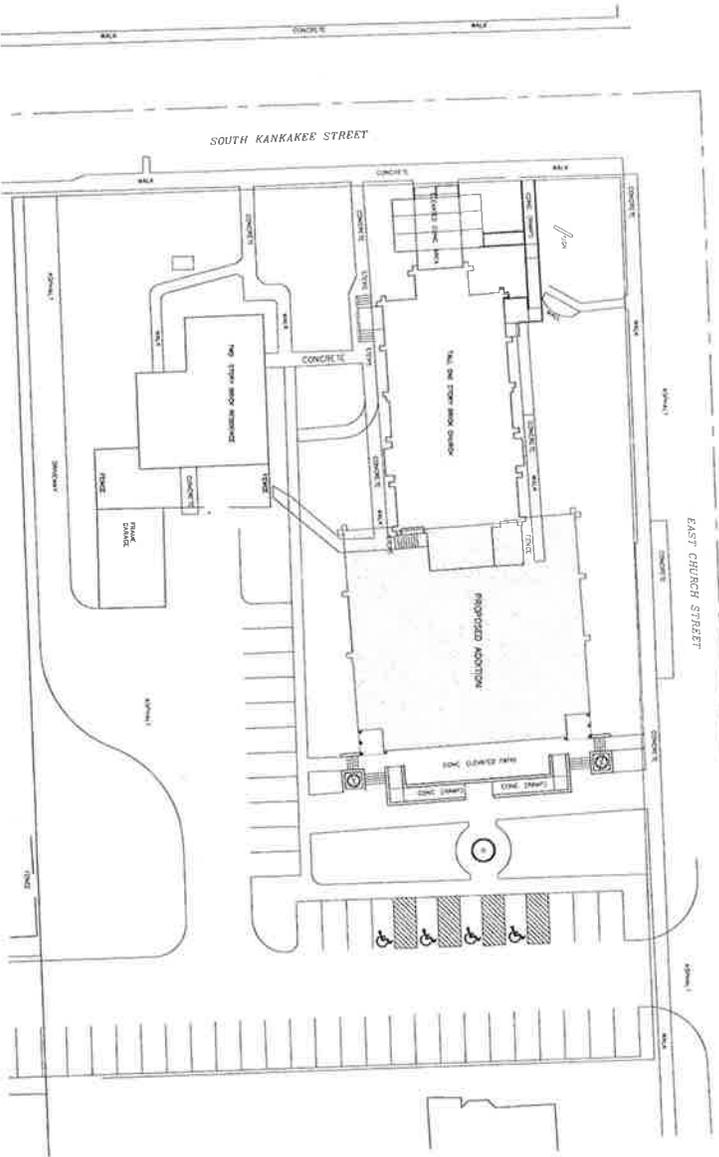
# ADDITION/ RENOVATION:

## ASSUMPTION OF THE BLESSED VIRGIN MARY

ROMAN CATHOLIC CHURCH

245 S. KANKAKEE STREET

COAL CITY, ILLINOIS



SITE PLAN



THIS DRAWING IS TO BE USED IN CONNECTION WITH THE ASSUMPTION OF THE BLESSED VIRGIN MARY ROMAN CATHOLIC CHURCH, 245 S. KANKAKEE STREET, COAL CITY, ILLINOIS.

### LOCATION MAP



### PROJECT DIRECTORY

**PARISH OFFICE:**  
 ROMAN CATHOLIC CHURCH  
 245 S. KANKAKEE STREET  
 COAL CITY, ILLINOIS 62424  
 P: (630) 834-4171

**MECHANICAL ENGINEER:**  
 M.E. CONSULTING ENGINEERS  
 555 N. WASHINGTON STREET  
 COAL CITY, ILLINOIS 62424  
 P: (630) 837-7078

**ELECTRICAL ENGINEER:**  
 J. J. HARRIS & ASSOCIATES  
 625 BARNHART ROAD  
 COAL CITY, ILLINOIS 62424  
 P: (630) 837-7078

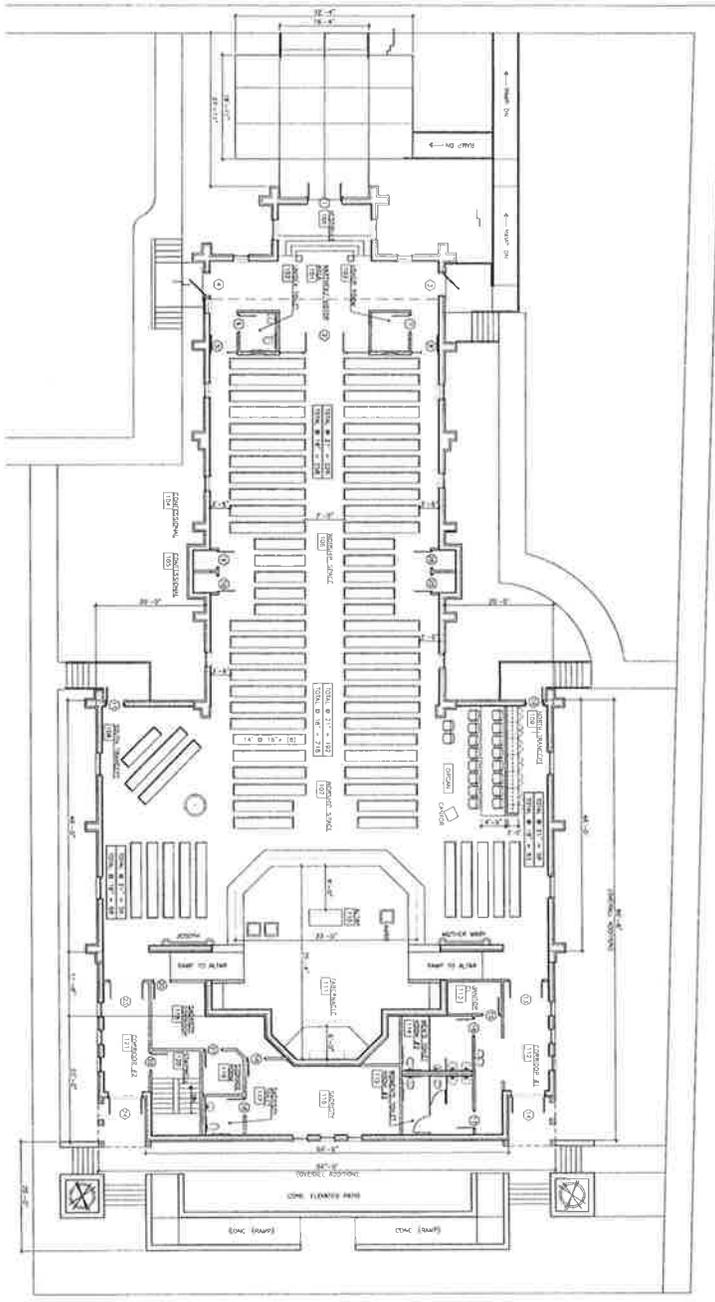
**STRUCTURAL ENGINEER:**  
 D.Z.A. ASSOCIATES, INC.  
 417 N. ENGINEERS BUILDING  
 214 S. STATE STREET  
 COAL CITY, ILLINOIS 62424  
 P: (630) 833-3180

### CODE DATA / LOCAL AUTHORITY

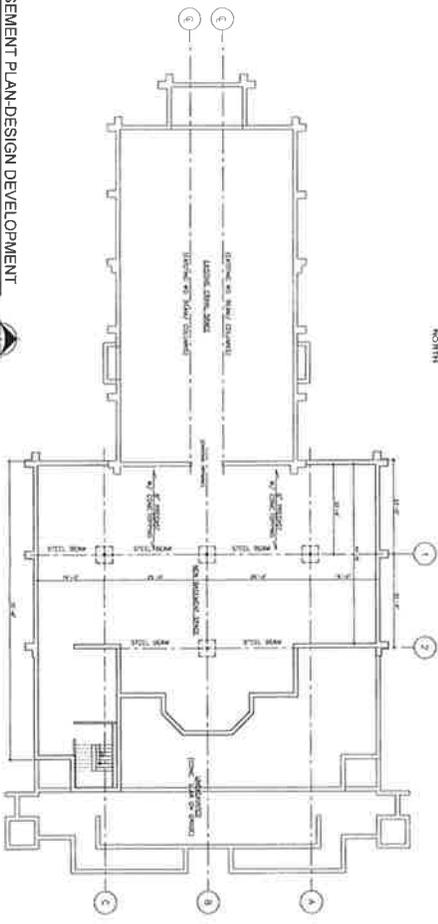
**UNIFORM CODE BOOK:**  
 2009 IBC INTERNATIONAL BUILDING CODES  
 2009 IBC INTERNATIONAL RESIDENTIAL CODES  
 2009 IBC INTERNATIONAL MECHANICAL CODES  
 2009 IBC INTERNATIONAL ELECTRICAL CODES  
 2009 IBC INTERNATIONAL PLUMBING AND MECHANICAL CODES  
 2009 IBC INTERNATIONAL FIRE AND SAFETY CODES  
 2009 IBC INTERNATIONAL ENERGY EFFICIENCY CODES  
 2009 IBC INTERNATIONAL SCHEDULES OF MATERIALS  
 2009 IBC INTERNATIONAL STRUCTURAL CODES  
 2009 IBC INTERNATIONAL TABLES OF JOISTS AND ROOFING  
 2009 IBC INTERNATIONAL TABLES OF WALLS AND PARTITIONS  
 2009 IBC INTERNATIONAL TABLES OF FLOORS AND CEILING  
 2009 IBC INTERNATIONAL TABLES OF ROOFING AND CEILING  
 2009 IBC INTERNATIONAL TABLES OF FOUNDATIONS  
 2009 IBC INTERNATIONAL TABLES OF EARTH RETENTION  
 2009 IBC INTERNATIONAL TABLES OF RETENTION WALLS  
 2009 IBC INTERNATIONAL TABLES OF RETENTION WALLS  
 2009 IBC INTERNATIONAL TABLES OF RETENTION WALLS

### ABBREVIATIONS

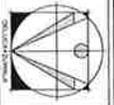
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1 MAIN FLOOR PLAN-DESIGN DEVELOPMENT



2 BASEMENT PLAN-DESIGN DEVELOPMENT



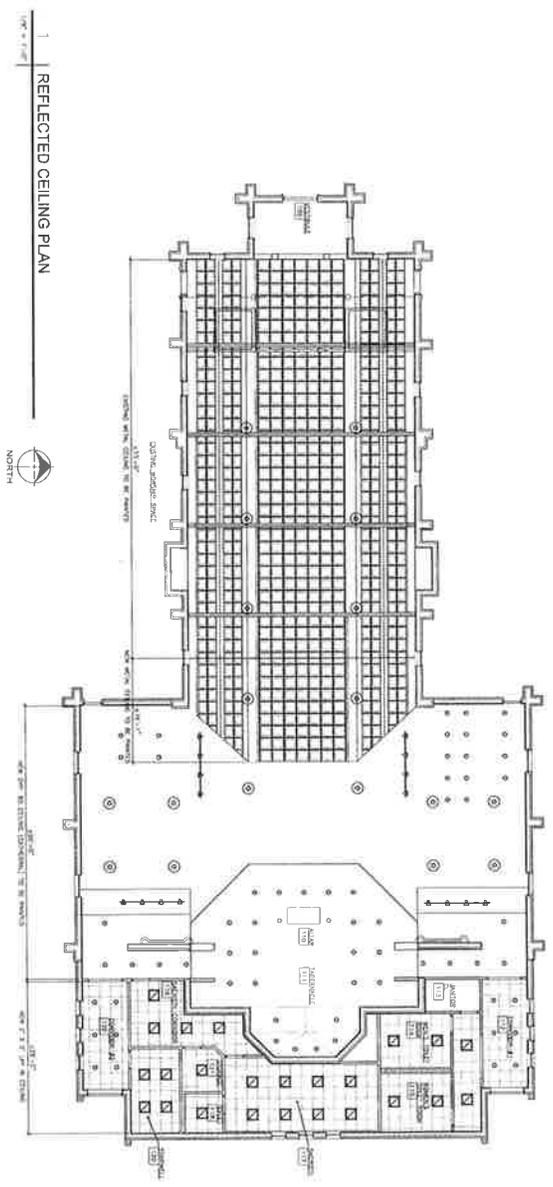
**B.A.A.**  
ARCHITECTS, INC.  
1000 W. 14th Street, Suite 1400  
Denver, CO 80202  
Tel: 303.733.1111  
Fax: 303.733.1112  
www.baarchitects.com

DATE	DESCRIPTION
02/26/14	ISSUED FOR PERMIT

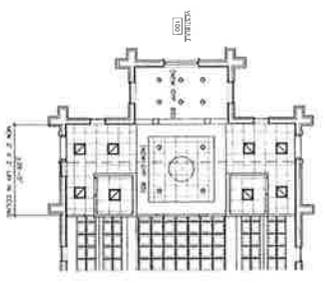
ADMINISTRATOR FOR:  
ASSUMPTION OF THE  
BLESSED VIRGIN MARY  
ROMAN CATHOLIC CHURCH  
SCHOOL OF DENVER

245 S. MANitou STREET  
DENVER, COLORADO 80202  
TEL: 303.733.1111  
WWW.BAARCHITECTS.COM

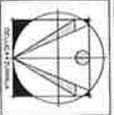
02/26/14 (S&M)  
A110



1 REFLECTED CEILING PLAN



2 PARTIAL REFLECTED CEILING PLAN



**DVA**  
ASSOCIATES, INC.  
ARCHITECTS

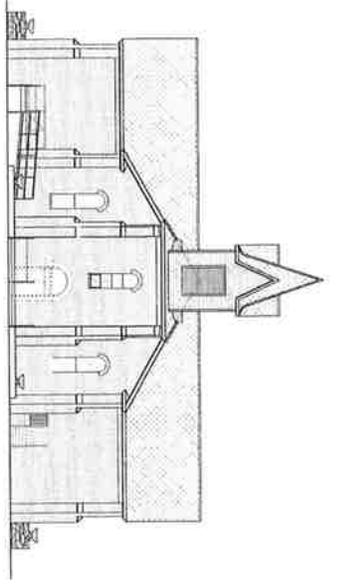
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DESIGNER	ARCHITECT
CHECKED BY	ARCHITECT
DATE	03/25/14

ASSOCIATION/ORGANIZATION FOR:  
ASSUMPTION OF THE  
BLESSED VIRGIN MARY  
PARISH  
1000 S. KENNEDY STREET  
CORONA, NJ 07030

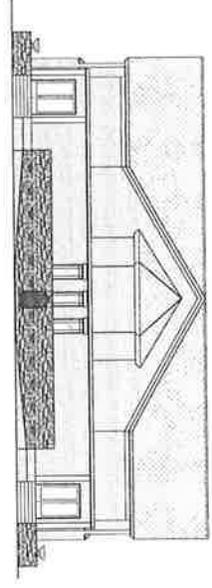
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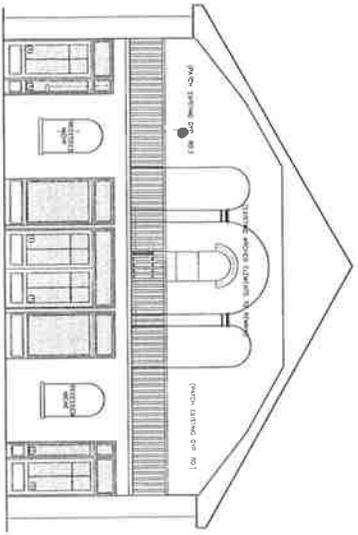




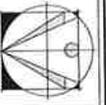
1 | WEST ELEVATION



2 | EAST ELEVATION



3 | INTERIOR ELEVATION



**D. Z. A.**  
 ARCHITECT

1000 N. 10th Street, Suite 100  
 Phoenix, AZ 85004  
 Phone: (602) 254-1111  
 Fax: (602) 254-1112  
 Email: dz@dzarchitect.com

PROJECT NO. 13-001

DATE: 07/14/14

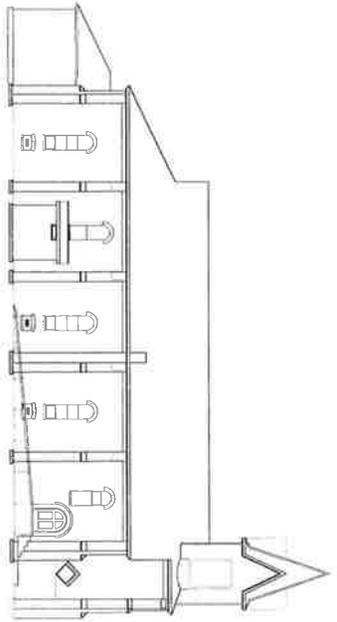
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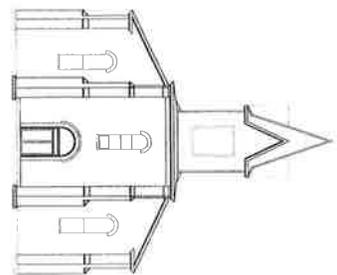
ADDITION/ADAPTATION FOR  
 ASSUMPTION OF THE  
 BISHOP OF PHOENIX  
 BISHOP CATHEDRAL CHURCH  
 PROJECT NO. 13-001

245 S. KANAWAT STREET  
 COOL, AZ 85003

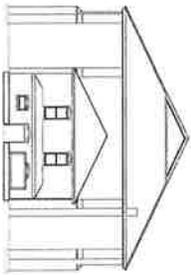
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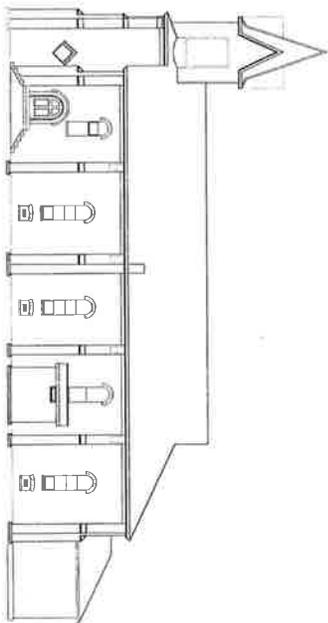
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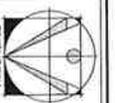
2 | WEST ELEVATION



3 | EAST ELEVATION



4 | SOUTH ELEVATION



**DZA**  
ARCHITECTS, INC.

REGISTERED PROFESSIONAL ARCHITECTS  
STATE OF NORTH CAROLINA  
NO. 10000

DATE	12/15/11
PROJECT	ASSUMPTION OF THE BLESSED VIRGIN MARY
CLIENT	ROYAL CATHOLIC CHURCH
LOCATION	248 S. KANAWEE STREET, COAL CITY, NC 28616
SCALE	AS SHOWN
BY	[Signature]
CHECKED BY	[Signature]
DATE	12/15/11

ARCHITECT/REGISTERED PROFESSIONAL ARCHITECT  
ASSUMPTION OF THE BLESSED VIRGIN MARY  
ROYAL CATHOLIC CHURCH  
PROJECT OF 2011

248 S. KANAWEE STREET  
COAL CITY, NC 28616  
ELEVATION - EXTERIOR

DATE	12/15/11
PROJECT	ASSUMPTION OF THE BLESSED VIRGIN MARY
CLIENT	ROYAL CATHOLIC CHURCH
LOCATION	248 S. KANAWEE STREET, COAL CITY, NC 28616
SCALE	AS SHOWN
BY	[Signature]
CHECKED BY	[Signature]
DATE	12/15/11

DOOR SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	REMARKS
1	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
2	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
3	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
4	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
5	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
6	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
7	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
8	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
9	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
10	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
11	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
12	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
13	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
14	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
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16	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
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18	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
19	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	
20	WOOD DOOR (6'0" x 2'0")	EA	1	150.00	150.00	

REMARKS - ROOM FINISH SCHEDULE

**GENERAL NOTES - ROOM FINISH SCHEDULE**

1. GENERAL CONTRACTOR TO PROVIDE (1) ONE SET OF FINISH AND MATERIAL SCHEDULE FOR ALL CONTRACTORS TO USE.
2. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
4. ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE NATIONAL BUILDING CODE OF THE PHILIPPINES AND ALL APPLICABLE LOCAL ORDINANCES.

**PARTITION TYPES**

1. WALL PARTITION  
 2. GLASS PARTITION  
 3. METAL PARTITION  
 4. WOOD PARTITION  
 5. CONCRETE PARTITION

ROOM FINISH SCHEDULE

NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL	REMARKS
1	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
2	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
3	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
4	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
5	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
6	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
7	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
8	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
9	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
10	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
11	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
12	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
13	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
14	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
15	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
16	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
17	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
18	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
19	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	
20	FLOOR FINISH (WOOD)	SQ. M	100	100.00	10000.00	



**DOOR TYPES**

A. SOLID WOOD DOOR  
 B. GLASS DOOR  
 C. METAL DOOR  
 D. WOOD DOOR WITH GLASS  
 E. WOOD DOOR WITH METAL  
 F. WOOD DOOR WITH GLASS AND METAL

**ROOM FINISH LEGEND**

FLOOR FINISH (WOOD)  
 WALL FINISH (WOOD)  
 WALL FINISH (CONCRETE)  
 WALL FINISH (GLASS)  
 WALL FINISH (METAL)  
 WALL FINISH (WALLPAPER)  
 WALL FINISH (PAINT)  
 WALL FINISH (PLASTER)  
 WALL FINISH (GIPSUM)  
 WALL FINISH (CEMENT)  
 WALL FINISH (BRICK)  
 WALL FINISH (BLOCK)  
 WALL FINISH (STONE)  
 WALL FINISH (MASONRY)  
 WALL FINISH (CONCRETE BLOCK)  
 WALL FINISH (CONCRETE BRICK)  
 WALL FINISH (CONCRETE BLOCK WITH GLASS)  
 WALL FINISH (CONCRETE BRICK WITH GLASS)  
 WALL FINISH (CONCRETE BLOCK WITH METAL)  
 WALL FINISH (CONCRETE BRICK WITH METAL)  
 WALL FINISH (CONCRETE BLOCK WITH GLASS AND METAL)  
 WALL FINISH (CONCRETE BRICK WITH GLASS AND METAL)

**ASSOCIATION OF ARCHITECTS OF THE PHILIPPINES**  
 REGISTERED ARCHITECT  
**DR. JUAN M. DELA CRUZ**  
 PROJECT ARCHITECT

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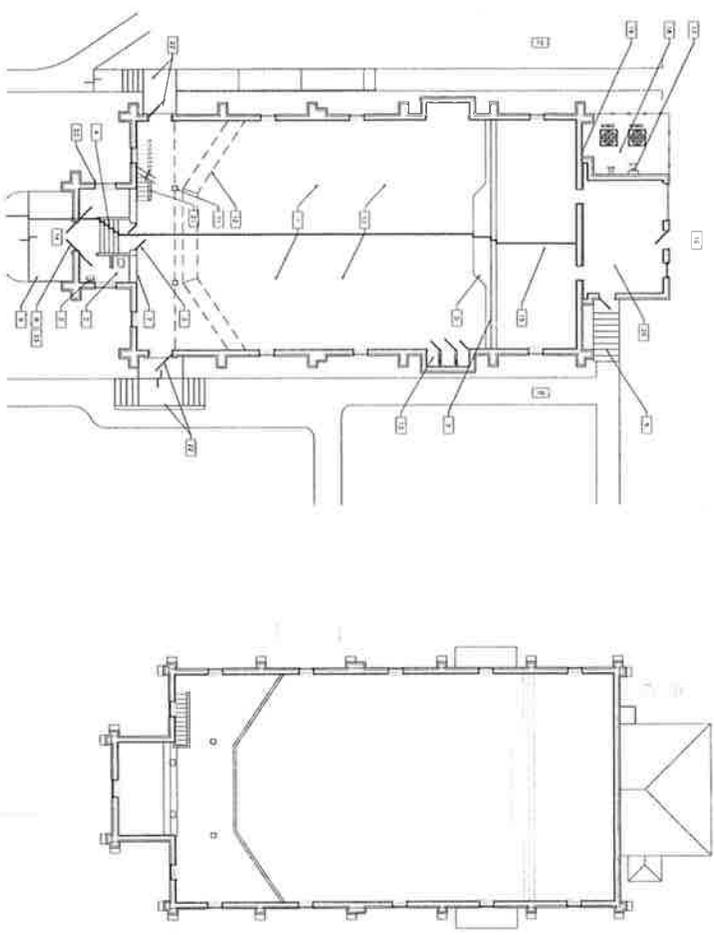
**245 S. MANILA STREET**  
 QUEZON CITY, LUNAS, 06018

**DATE: 10/10/14**  
**SCALE: AS SHOWN**  
**PROJECT NO: A3.0**

GENERAL NOTES - DEMOLITION

1. DEMOLITION SHALL BE ACCORDING TO THE DEMOLITION ACT AND ALL APPLICABLE REGULATIONS AND ORDINANCES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL AUTHORITIES.
3. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES AND ADJACENT PROPERTIES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HISTORICAL AND CULTURAL RESOURCES.
5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ENVIRONMENTAL RESOURCES.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PUBLIC UTILITIES.
7. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PRIVATE UTILITIES.
8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NEIGHBORHOODS.
9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL TRAFFIC.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PEDESTRIANS.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL BICYCLISTS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MOTORISTS.
13. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL AIR QUALITY.
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL NOISE LEVELS.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL VIBRATION LEVELS.
16. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DUST LEVELS.
17. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL DEBRIS.
18. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WASTE.
19. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL HAZARDOUS MATERIALS.
20. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ASBESTOS.
21. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL LEAD.
22. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PCBs.
23. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL MERCURY.
24. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CRYSTALINE SILICA.
25. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FIBERGLASS INSULATION.
26. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL PAINTS.
27. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADHESIVES.
28. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL GLASS.
29. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CERAMIC TILE.
30. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CARPETING.
31. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FLOORING.
32. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL CEILING.
33. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL WALLS.
34. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ROOFS.
35. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL FOUNDATIONS.
36. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL STRUCTURES.
37. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
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99. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL UTILITIES.
100. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROTECTION OF ALL ADJACENT PROPERTIES.

DEMOLITION KEYNOTES



1 MAIN LEVEL FLOOR PLAN

2 BALCONY FLOOR PLAN



ASSOCIATION OF THE BISSON VISIONARY BOARD OF DIRECTORS OFFICE OF ASSET	
240 S. KAMMICK STREET CHICAGO, ILLINOIS 60606	
MAIN LEVEL FLOOR PLAN DEMOLITION KEYNOTES AND GENERAL NOTES	
DATE: 11/10/11	SCALE: D1.0
DRAWN BY: [Name]	CHECKED BY: [Name]
13.00'	13.00'

## MEMO

**TO:** The Planning & Zoning Board Members

**FROM:** Matt Fritz, Village Administrator

**DATE:** December 31, 2015

**RE:** **NEW PARKING REQUIREMENT CONCEPT FOR THE VILLAGE'S CORE AREA**

On multiple occasions, the P&Z Board has reviewed the parking requirements and has concluded to keep the standards as written between the parking use tables and the different types required dependent upon zoning. This frequently can become problematic in the many small properties that make up the Village's Core Area along Broadway. This results in many variance requirements, which is an impediment to the property being purchased or utilized.

One of the benefits of being located within the Core Area is the availability of on-street parking provided and maintained by the Village of Coal City within the parkway. Providing an exception for the C-4 zoning properties within Coal City whereby any parking within 220' of the property can be counted towards the total necessary spots required for the use would eliminate many of the variances that are considered due to parking limitations. The 220' measurement was created by analyzing the total frontages that exist between Church and Willow streets, dividing them in half and then adding half of the distance of the street width to include parking "around the corner."

This type of allowance for parking would allow greater value to the properties within the Core Area because the Village-owned and maintained parking would be credited as fulfilling the total number of parking spots for the use within the buildings.

If the P&Z Board is interested in pursuing this concept, staff would comb through the code and configure what amendments would be necessary to implement this change within the Village Code.