

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
JUNE 6, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-May 16, 2016

ZONING BOARD OF APPEALS PUBLIC HEARING

3. Variance Request
7835 E. Chickory Drive
Michael Peters
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

4. Presentation
615 East Campbell Dr.
Michael & Alecia Foote

PLAN COMMISSION

PUBLIC HEARING

5. C-4 Zoning Parking Amendment
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

6. Discussion:
 - A. Plate Restriction Within Residential Zoning
 - B. Anti-Monotony Requirement

7. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: June 6, 2016

RE: AGENDA ITEMS FOR JUNE 6TH MEETING

Garage Variances, 7835 E. Chickory Lane

The owner of this Prairie Oak Estates residence, Mr. Peters, is requesting a variance to exceed the maximum garage height of 15' by an additional 8' for a total height of 23'. In addition, the total square footage allowance will be exceeded as well – instead of the allowable 900 square feet, this detached structure is designed to possess approximately 1,872 square feet. At the last meeting, the ZBA included a few other provisions of eth code to round out the total request.

This matter has been set for a public hearing on June 6, 2016.

Pertinent Code Section(s)

Section 156.162, Table 15

Corner Sideyard Variance, 615 E. Campbell

Mr. & Mrs. Foote would like to place a shed within the corner side yard at their house at 615 E. Campbell within the Richards Crossing subdivision. The current fence, located along their sideyard would be relocated within the corner sideyard as well. This matter shall be a presentation; the public hearing has been set for the evening of Tuesday, July 5th.

C-4 Zoning Parking Amendment

The public hearing to remove some of the burden of offstreet parking within the downtown Core Area shall take place Monday evening. The sections of the newly adopted Code that apply have been included that are affected by this amendment, i.e. Section 156-128 and Groups O & Q of the Parking uses chart.

Commercial Vehicle in Residential neighborhoods update

The Board discussed residential parking requirements for commercial vehicles at its last meeting. One of the members, Maria Lewis, will have a short presentation displaying some of the current parking of commercial vehicles that takes place. This will be an opportunity to decide upon whether there needs to be an amendment to the existing language.

Anti-Monotony Code Language

Currently, Section 156-82 sets forth the anti-monotony requirements within the Village. As housing permits have increased and lots are beginning to be developed side-by-side as has been occurring within High School and Meadow Estates subdivision, the language has been included

for a reminder on the current standards to be enforced. The Village's current language has never been put to the judicial test. George Gray, who has been assisting the Building Department included language that has been better battle tested and provides a test that may better communicate to developers and allow for less subjectivity.

Findings of Fact. The Zoning Board of Appeals find the following concerning 7835 E Chickory:

1. **Unnecessary Hardship.** The petitioner purchased an existing house that does not contain an accessory structure that can contain all of the personal possessions. These detached accessory structures are utilized throughout many of the properties within the adjacent area.
2. **Preserves Rights Conferred by the District.** This improvement will be constructed of residential quality and shall be an improvement within this RS-2 District. The roof is being constructed in a manner that matches the existing primary structure. This structure shall allow the petitioner to enjoy his property in a manner that shall be harmonious with the neighbors.
3. **Necessary for the Use of the Property.** This property does not currently possess a garage that may be utilized for the residential accessory uses of this property. This improvement is necessary for residential utilization of the property.
4. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. Allowing the garage to be constructed within the requisite setbacks is consistent with other houses located within the local area.

ZONING CODE

Village of Coal City

Table 15: Standards for Accessory Structures
 [Amended 3-23-1992 by Ord. No. 92-01; 9-12-1994 by Ord. No. 94-26;
 6-12-1995 by Ord. No. 95-12; 5-13-1996 by Ord. No. 96-15; 1-8-2001 by Ord. No. 01-01;
 7-23-2001 by Ord. No. 01-09]

Maximum height in residential districts: In feet (to top of ridge):	15	
In feet (to top of ridge)	15	
In stories:	1	
Maximum coverage of required rear yard (a):	35%	
Minimum setback from any lot line, in percentage of total property width (b):	10%	
Minimum rear yard setback for storage sheds:	3 feet	
Minimum rear yard setback for accessory garages	10 feet	
Minimum setback from principal or other accessory building (c):	10 feet	
Maximum height of eaves of accessory buildings in residential districts:	9 feet	
Maximum dimensions in any direction	36 feet	
Maximum number and size of residential accessory buildings (d):		
	Maximum Number	Maximum Floor Area (square feet)
Detached garage	No maximum	900
All other accessory buildings	1	300
Cumulative for all accessory buildings	2	1,100
Side yard setback for multi-family/multifamily zoning districts shall be 10% of the original platted plot.		

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NOTES:

- a. Cumulative for all accessory structures in rear yard. Excludes areas occupied by open patios and decks and swimming pools. Percentage of coverage applies to area of actual rear yard when it is smaller than area of required rear yard.
- b. Except fences, walls, landscape screens, berms, and hedges. Structures are subject also to the yard requirements of Table 16, which may impose greater setbacks from lot lines for certain structures.
- c. Except enclosed decks and patios and accessory uses that are structurally a part of the principal building.
- d. On residential lots in any RS District.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Michael B. Peters

Address: 7835 E Chickory Lane Phone number: (815) 922-9419

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: _____ Use of surrounding properties: North _____ South _____

East _____ West _____

What zoning change or variance: (specify) Height 23', Stories 1 1/2,
maximum dimension in any direction 40' (32x40')

To allow what use Build a garage (detached)

Tax number of subject property: parcel # 06-23-276-003

Common address of property: 7835 E. Chickory Lane Coal City, IL.

Parcel dimensions: 170' x 200' Lot area (sq. ft.) 34000

Street frontage 170' on Chickory lane and 170' on Carper
ROAD

Legal description LOT # 2, IN Prairie Oak Estates, being a
subdivision of part of the NE corner of section
23, TOWNSHIP 33 N, RANGE 8 E of the 3rd principle
meridian, According to the plat thereof recorded
July 30th 1993 as document # 325538, IN GRUNDY
County, IL.

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.

Michael B. Peters, 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 4th day of May, 2014.
[Signature] Michael B. Peters
Notary Public (Seal) Signature of Owner



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

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-269</u>	Location of hearing
Filing date	<u>5-4-16</u>	Village Hall
Hearing date	<u>6.6.16</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, Michael Peters, 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- 269, 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:
Rudy & Jackie Wolf 7830 E. Chickory Lane
CRAIG & JAN WATTS 7815 E. Chickory Lane
CAROL & Gene Bendien 7855 E. Chickory Lane
Mr + Mrs. Jay Lavasseur 7850 E. Chickory Lane
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.

Michael Peters

Applicant
Agent for applicant

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

Notary Public

TABLE: 25

1) DOES NOT APPLY

2) DOES NOT APPLY

3) WE HAVE TO RENT BOAT AND ATV STORAGE.
(AND SHRINK WRAP)
Pay

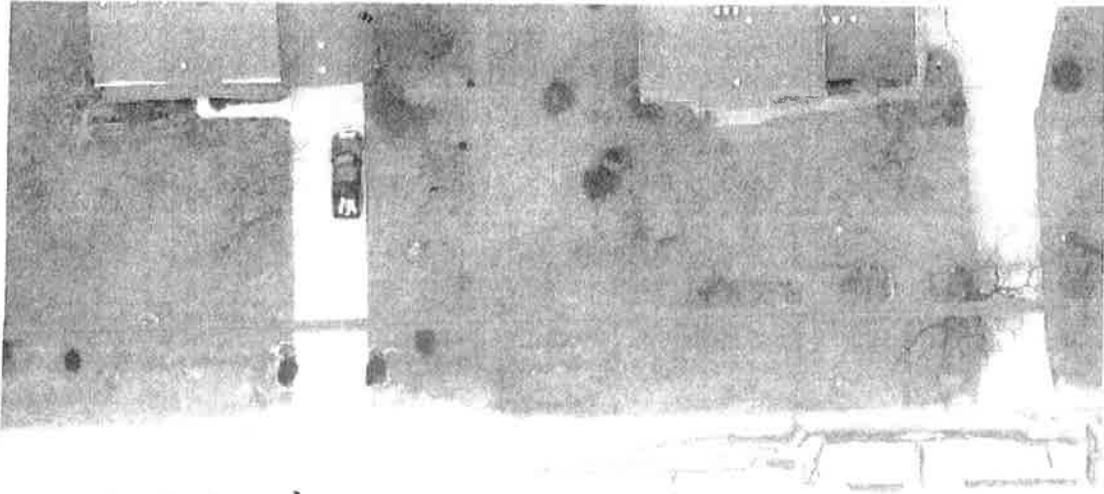
4) There are other properties in our immediate

subdivision with similar structures that are within the guidelines of the covenant of Prairie OAK ESTATES

5) NEIGHBOR (JAY LAVASSEUR) directly across the

street has similar size and height garage.

6) will have no impact on neighbors peaceful and quiet enjoyment of their property.



300-002

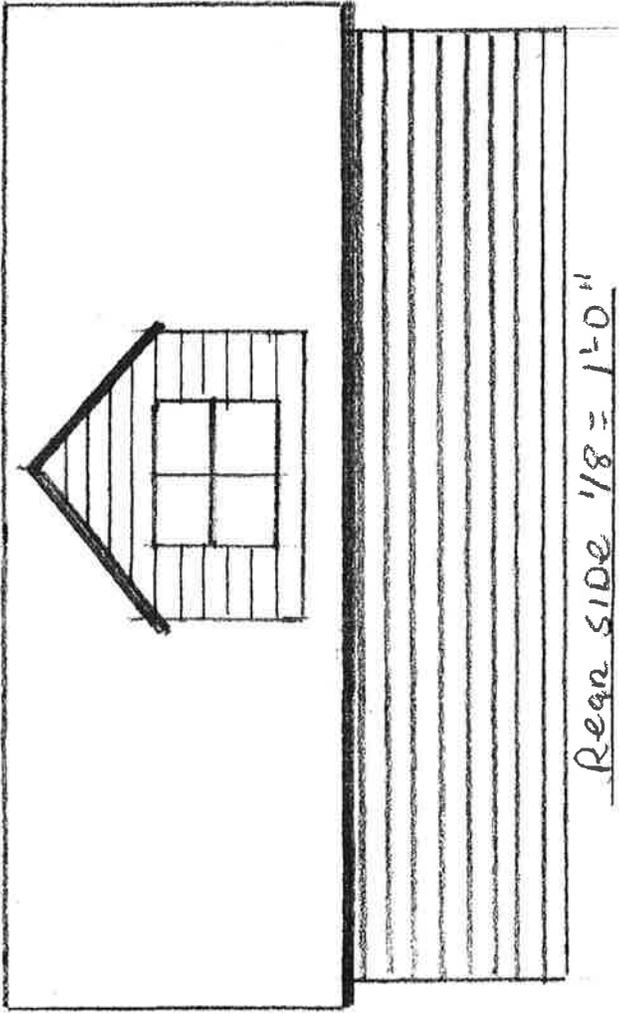
Mike Peters

Dimension
of Shed (Existing)
12' x 16'

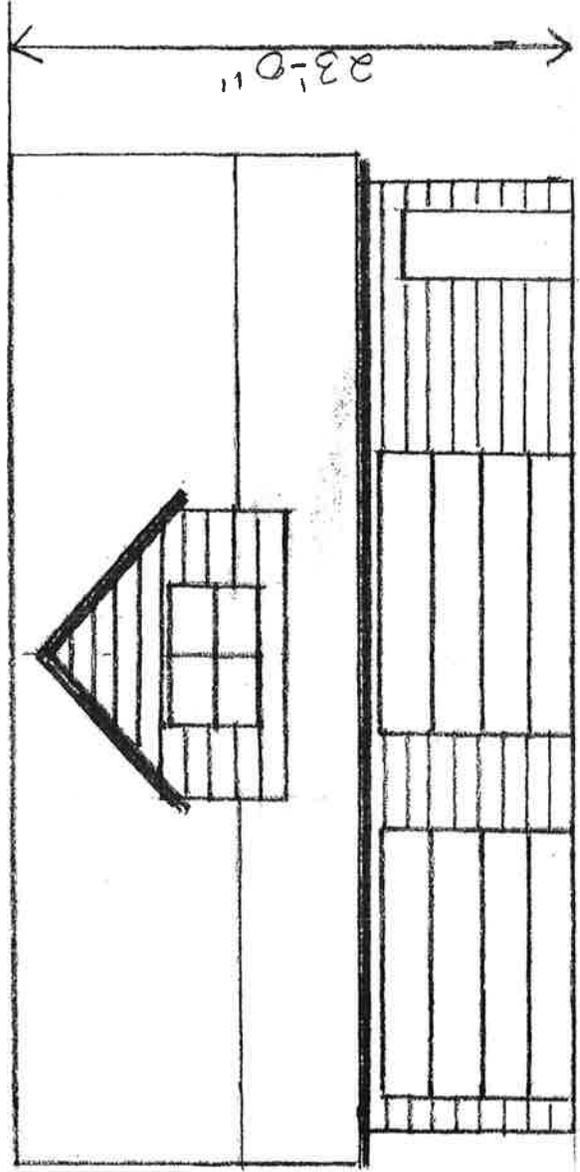
SQ Footage of
Proposed upper
portion (level)
of garage

592 sq. Ft

MITE
815-922-9419

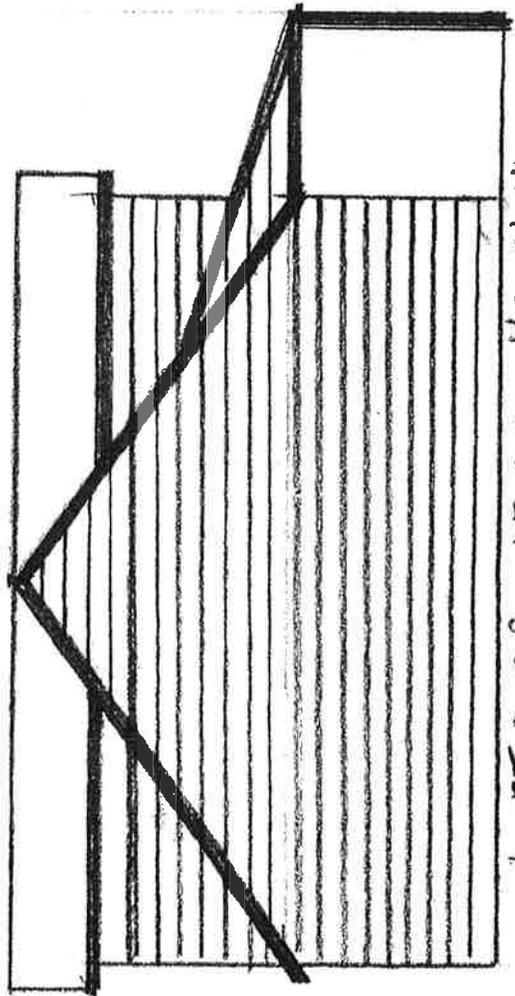


Rear side 1'8" = 1'-0"

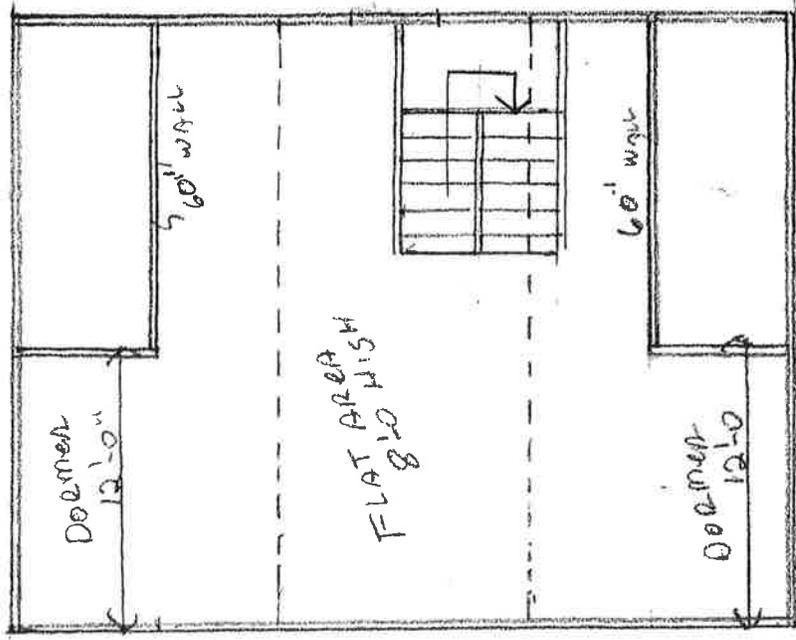


FRONT side 1'8" = 1'-0"

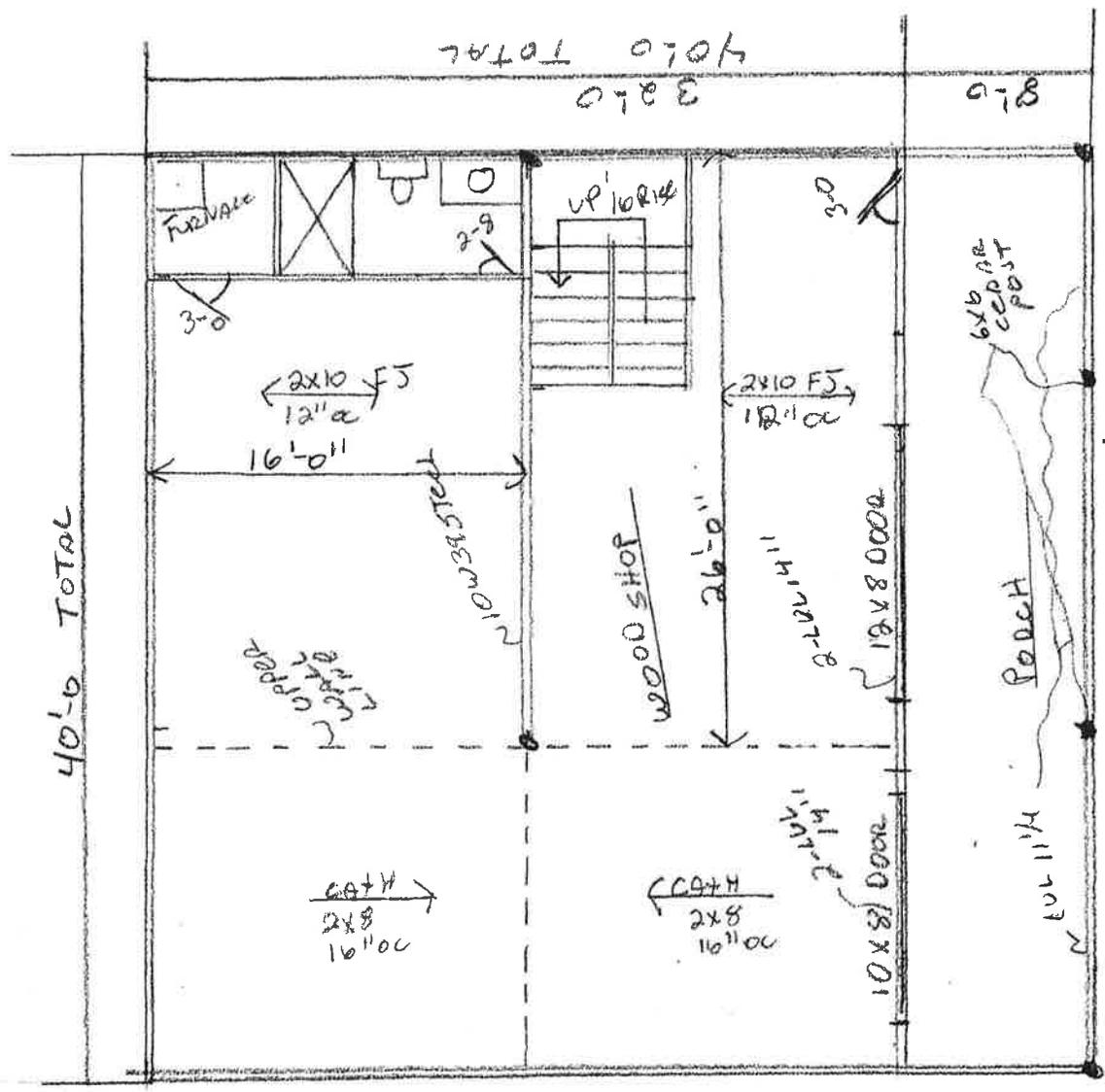
WOOD SHOP AND ART SHOP
Peters Res



LEFT AND RIGHT SIDE 1/8" = 1'-0"



UPPER LOFT 1/8 = 1'-0"
ART ROOM

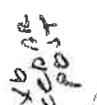
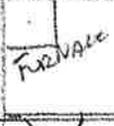


40'-0" TOTAL

38'-0" TOTAL

9'-8"

LOWER LEVEL 1/8 = 1'-0"
WOOD SHOP



2x10 FS
12" OC

2x10 FS
12" OC

6x4 H
2x8
16" OC

6x4 H
2x8
16" OC

10x8 DOOR

Copper
1/2\"/>

WOOD SHOP

Porch

2x11 H

2x11 H

26'-0"

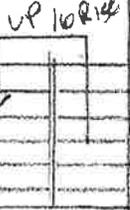
2x12 H

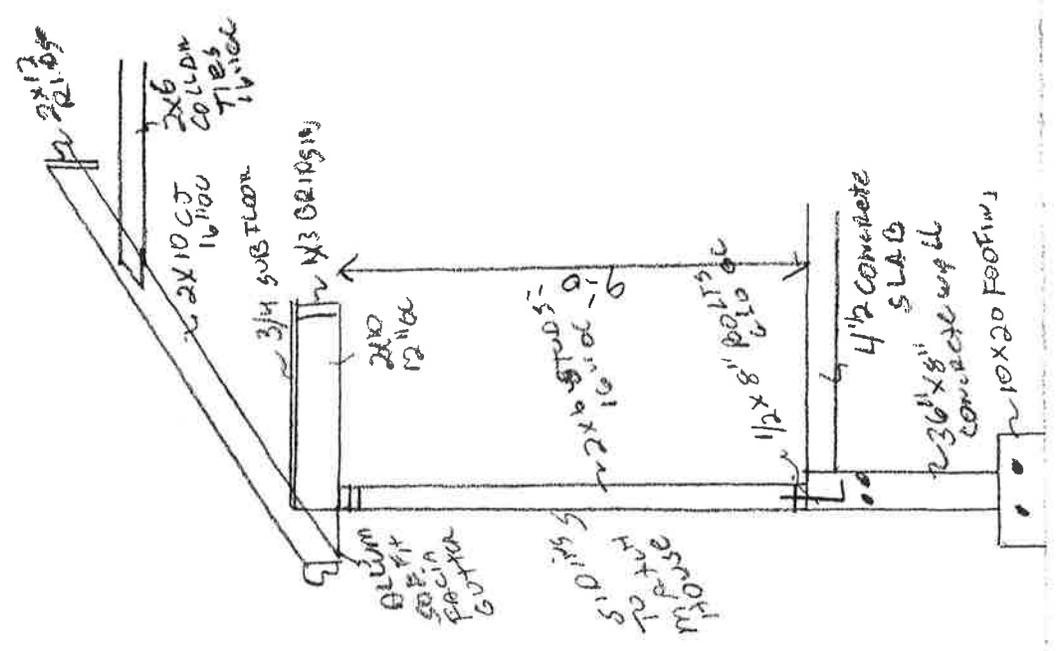
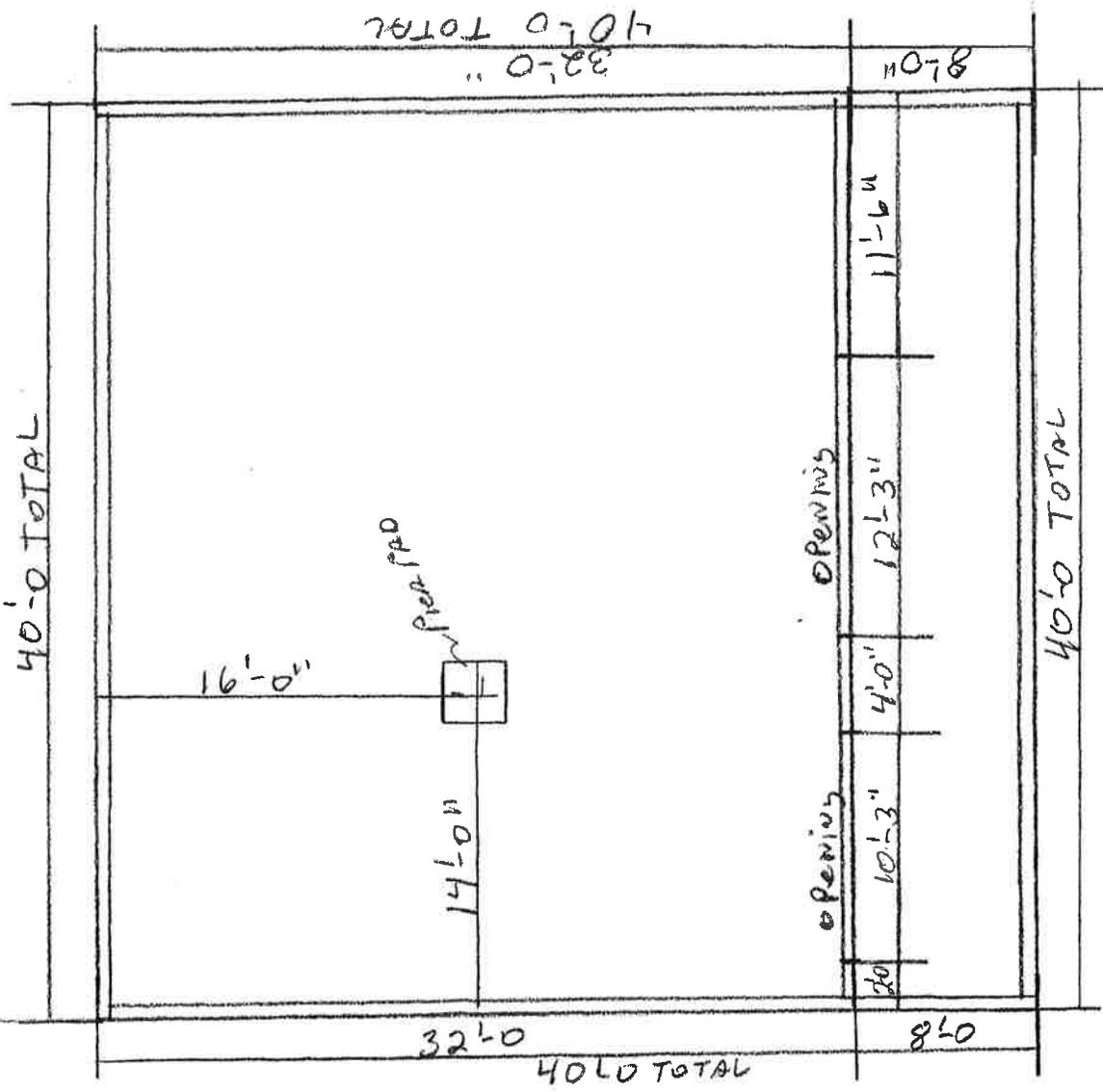
19x8000

16'-0"

2x10 W/39 STAIR

3'-0"





FOUNDATION PLAN 1/8" = 1'-0"

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Michael & Alecia Foote

Address: 615 E. Campbell Dr. Phone number: 815-634-0677

Owner represented by: Self Attorney N/A

Contract purchaser N/A Other agent N/A

Agents name N/A Phone number: N/A

Address: N/A

Existing zoning: RS2 Use of surrounding properties: North RS2 South RS2

East _____ West RS2

What zoning change or variance: (specify) We would like to place a shed in our backyard 18 FT. from the sidewalk. Also a 6 FT. fence 10 FT. from the sidewalk. (12 x 16 shed)

To allow what use Use of a storage shed and privacy fence.

Tax number of subject property: 09-02-380-009

Common address of property: 615 E. Campbell Dr.

Parcel dimensions: 90 FT X 120 FT. Lot area (sq. ft.) 10,800 S.F.

Street frontage 90 FT

Legal description Richards Crossing Sub Phase 1 LT 66 SE C 2-32-8

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

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Alecia Foote, 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 2 day of June, 20 16.

Pamela M. Nofesinger
OFFICIAL SEAL
PAMELA M. NOFESINGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2019

Notary Public Seal

Signature of Owner

Alecia Foote

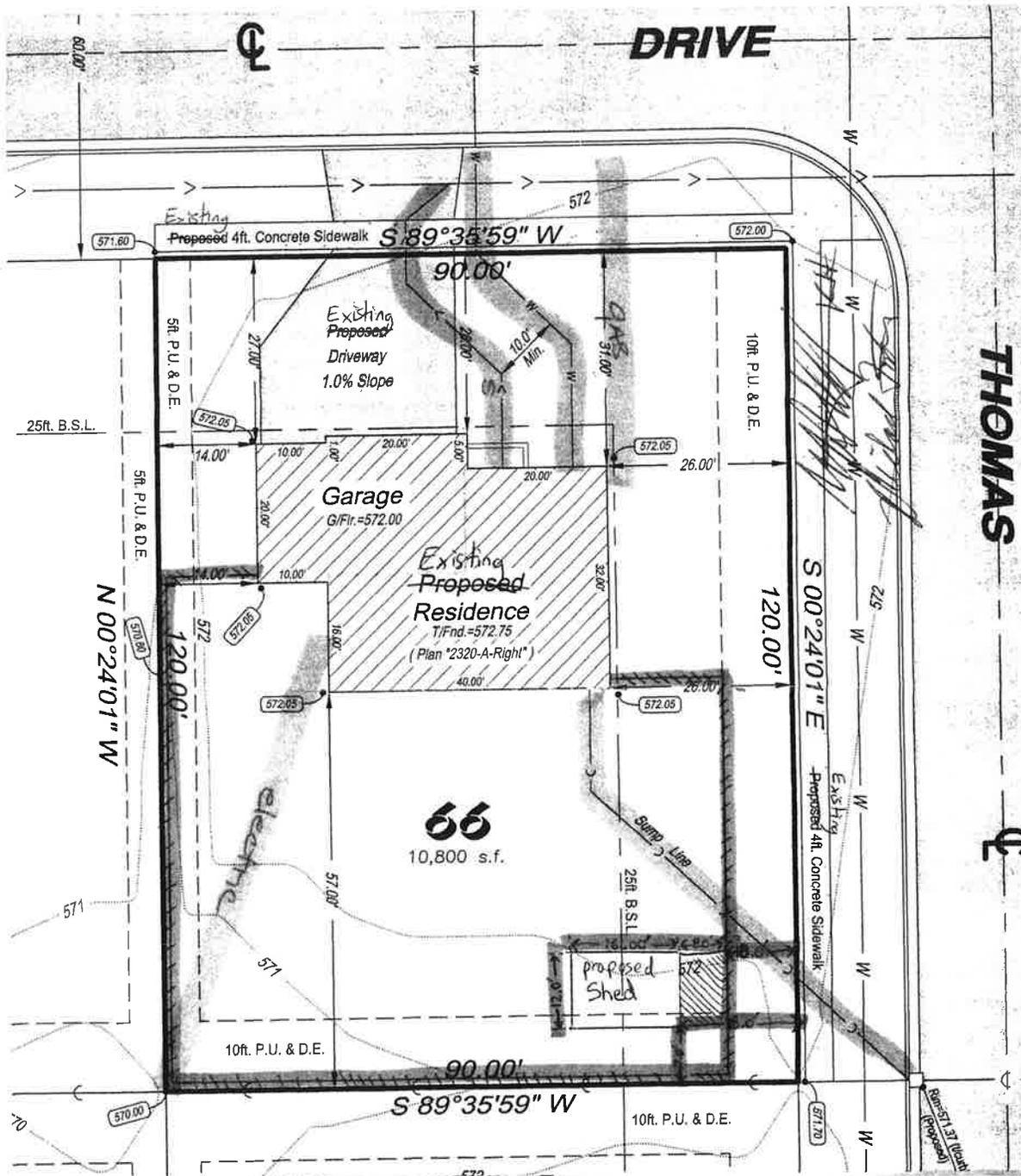
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>ZA-270</u>	Location of hearing	
Filing date	<u>6-2-16</u>	Village Hall	
Hearing date	<u>7-5-16</u>	515 South Broadway	
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

Michael & Alecia Foote
 615 E. Campbell Dr.
 Richards Crossing



Proposed 6' primary road

§ 156-127. Number and size of required facilities.

- A. Numbers and sizes of off-street parking and loading spaces shall be provided for all new uses and existing uses that are enlarged, expanded, or changed, in conformance with the standards in Tables 10, 11, 12, and 13.⁷³
- B. No additional spaces shall be required for expansion or change of an existing use if the standards herein would require an increase over the spaces already provided on the site of less than 15%.

§ 156-128. Off-street parking for C-4 Downtown Commercial District. [Amended 3-25-1996 by Ord. No. 96-06]

One off-street parking space shall be provided for each employee of each business within the C-4 Downtown Commercial District.

§ 156-129. Preservation and replacement of existing spaces.

No off-street parking or loading spaces, either provided in conformity with the provisions of this chapter or a previous ordinance or voluntarily provided in excess of what such provisions require, shall be reduced in size or number below the requirements herein, or further below such requirements, so long as the use they serve continues in operation.

§ 156-130. Submission of site plan.

- A. A site plan showing off-street parking and loading facilities shall accompany an application for any of the following for any use required to provide over four off-street parking spaces or one or more off-street loading spaces:
 - (1) Building permit or certificate of occupancy.
 - (2) Conditional use permit.
 - (3) Rezoning.
 - (4) Preliminary or final plat approval as provided in the Subdivision Control Ordinance, adopted in § 155-1 of this Code.
 - (5) Variance from off-street parking or loading requirements.
 - (6) Planned unit development preliminary or final plan.
- B. The Village Board may waive or defer this requirement in any instance in which the specific use of the premises, and therefore the specific parking and loading requirements applicable, are not yet determined, such as in the case of a rezoning for an industrial subdivision. The site plan shall meet the requirements of Table 2.⁷⁴

§ 156-131. Vehicle storage and repair.

No storage of any kind, nor motor vehicle repair work except for emergency services, is permitted in any open off-street parking or loading area except those provided for single-family detached or attached dwellings.

§ 156-132. Access.

73. Editor's Note: Tables 10 through 13 are included as attachments to this chapter.

74. Editor's Note: Table 2 is included as an attachment to this chapter.

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ZONING CODE

(30) Wallpaper stores

(321) Yard goods stores, notions and sundries.

Comment [GV106]: Updated and rennumbers In alphabetical order

Group NI: Additional Conditional Uses in C-2 and Higher-Numbered Commercial Districts

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(1) Bars without live entertainment or dancing

(21) Child Day-care centers, as defined in § 156-3.

(3) Currency exchanges

(42) Drive-in establishments, as defined in § 156-3.

(53) Game rooms, as defined in § 156-3.

(6) Garages, public, as a principal use

(74) Kiosks as defined in 156-3; a single free-standing freestanding, with not more than 50 square feet of floor area, on the same lot as all or a portion of a shopping center, and used for any permitted or conditional use in its district.

Comment [GV107]: Added kiosk definition and removed additional info from chart

(85) Parking, off-street, lots, public garages, or storage garages as a principal use.

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(9) Pet grooming

(10) Plazas and public spaces

(9) Pubs without live entertainment or dancing.

(106) Recreational institutions, as defined in § 156-3.

(117)—Restaurants serving alcoholic beverages but without live entertainment or dancing.

(12) Saloons without live entertainment or dancing.

(138) Taverns and bars without live entertainment or dancing.

(14) Taxidermists

Comment [GV108]: Updated C-2 Conditional and put in alphabetical order

Group OJ: Additional Permitted Uses in C-3 and Higher-Numbered Commercial Districts

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(1) Animal Hospitals

(21) Antique shops.

ZONING CODE

- (3) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock
- (42) Art studios/shops or galleries, but not including auction rooms.
- (5) Art and graphic supply stores
- (63) Automobile parts and accessory stores.
- (74) Bicycle sales, rental, and repair shops.
- ~~(5) Blueprinting and photostating establishments.~~
- (86) Bookstores or book and stationery stores.
- (97) Business machine sales, rental, and service.
- (108) Camera shops and photographic supply stores.
- (119) Camping equipment sales.
- ~~(12) Card shops~~
- (130) Carpet and rug stores (retail sales).
- (141) Catering establishments/services
- (152) China and glassware stores.
- ~~(163) Clothing and shoe stores.~~
- (17) Clubs or lodges, private
- ~~(174) Coin and stamp philatelic stores.~~
- (185) Computer sales, and rental and service
- (196) Custom dressmaking establishments/shops and repair
- (20) Dance studios
- (21) Dental offices
- (2217) Department stores, junior department stores and discount department stores.
- (23) Discount department stores
- (2418) Employment agencies.

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Comment [GV109]: Updated to match chart

Comment [GV110]: Updated to match chart

Comment [GV111]: Updated to match chart

Comment [GV112]: Updated to match chart

ZONING CODE

- (2519) Exterminating services.
- (26) Financial institutions, as defined in §156-3
- (27) Florists
- (280) Frozen food stores, including ~~excluding~~ locker rental.
- (291) Furniture stores, including ~~upholstery when conducted as part of and secondary to the retail operations.~~
- (3022) Furrier shops, including the ~~incidental storage and conditioning cleaning of furs.~~
- (3123) Garden supply stores, tool, and seed stores, including ~~lawn mower, snow blower, and snowmobile sales and service.~~
- (32) Gift shops
- (3324) Gunsmith shops.
- (3425) Hardware stores.
- (35) Hat shops and repair
- (3626) Health clubs, as defined in § 156-3.
- (3727) Hobby and craft shops.
- (3828) Hotels and motels.
- (39) Ice Sales
- ~~(29) Interior decorating shops, including upholstery and the making of draperies, slip covers, and other similar articles when conducted as part of the retail operations and secondary thereto.~~
- (40) Insurance offices
- (41) Jewellery and watch sales and repair
- (4230) Kennels, pet grooming, and ~~veterinary offices~~as defined in § 156-3.
- (4334) Laboratories, medical, dental, research, and testing within a completely enclosed building.
- (32) Leather goods and luggage stores.
- (33) Locksmith shops.

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Comment [GV113]: Permitted in all commercial moved to that group

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Comment [GV114]: Permitted in all commercial moved to that group

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Comment [GV115]: Permitted in all commercial moved to that group

ZONING CODE

(44) Luggage shops

(44) Medical offices

(4534) Meeting and banquet halls.

(35) Millinery shops.

(46) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles, snowmobiles or motorcycles

(4736) Musical instrument sales and repair, stores and instrument repair shops

(48) Music studios

(49) Newspaper distribution agencies

(37) Offices, business and professional.

(50) Office supply stores

(38) Offices, either business, governmental, political, or institutional.

(51) Optometry offices

(5239) Orthopedic and medical appliance stores (retail sales only).

(53) Paint stores

(40) Pawnshops.

(54) Pet grooming (does not include kenneling)

(5541) Pet shops.

(56) Photo processing stores, except kiosks

(42) Phonograph record, tape and sheet music stores.

(43) Photography studios, including the development of film when conducted as part of the retail business.

(44) Picture framing shops.

(5745) Post offices.

(58) Print shops with six or fewer employees

Comment [GV116]: Renamed to Hat shops and repair

Comment [GV117]: Permitted in all commercial moved to that group

Comment [GV118]: Permitted in all commercial moved to that group

Comment [GV119]: Moved to Conditional in c3,4,5

Comment [GV120]: Added to C-3 permitted

Comment [GV121]: Updated to match chart

Comment [GV122]: Moved film development to c-3 conditional

Comment [GV123]: Permitted in all commercial moved to that group

ZONING CODE

(5946) Produce markets.	
(60) Propane bottle exchange	
(61) Real estate offices	
(47) Schools, commercial, for music, dance, business, or trade.	Comment [GV124]: Split to separate groups into dance and music permitted and educational /business schools are moved to conditional
(6248) Second-hand/Secondhand stores and rummage shops.	Comment [GV125]: Updated to match the chart
(49) Sewing machine sales and service.	Comment [GV126]: Permitted in all commercial moved to that group
(63) Shoe shops and repair	
(6450) Sporting goods stores.	
(65) Stationary stores	
(66) Supermarkets	
(67) Tailor shops and repair	
(6851) Tanning salons.	
(69) Tax preparation offices	
(7052) Taxidermists.	
(53) Telegraph offices.	Comment [GV127]: Eliminated- no longer exist
(7154) Theaters, indoors.	
(72) Ticket offices, theatre and amusement	
(73) Ticket Offices, transportation	
(74) Tiles stores	
(75) Tobacco shops	
(7655) Toy stores.	
(56) Trading stamp redemption centers.	Comment [GV128]: Eliminated – no longer exist
(57) Travel bureaus.	Comment [GV129]: Permitted in all commercial moved to that group
(58) Union halls.	Comment [GV130]: Moved to conditional in c-3 only

ZONING CODE

(7759) Variety stores.

(78) Veterinary offices

(7960) Video-cassette Videocassette sales or rental.

(80) Wallpaper stores

(81) Yard goods stores, notions and sundries

Comment [GV131]: added

Comment [GV132]: Updated to just show video instead of videocassette

Comment [GV133]: Reorganized and alphabetized

Group PK: Additional Conditional Uses in C-3 and Higher-Numbered Commercial Districts (except as otherwise stated)

(1) Amusement establishments, indoor as defined in § 156-3

(1) Animal hospitals.

(2) Bars with live entertainment or dancing

(3) Bars without live entertainment or dancing

(4) Bowling alleys

(2) Auto body repairs.

(5) Currency Exchange

(2) Indoor amusement establishments, including bowling alleys, pool halls, dance halls, commercial swimming pools, and skating rinks.

(6) Dance halls

(7) Day-care centers, as defined in § 156-3

(8) Drive-in establishments as defined in § 156-3

(9) Game Rooms, as defined in § 156-3

(10) Garages, public, as principal use

(113) Greenhouses, commercial.

(12) Kiosks, as defined in § 156-3

(134) Mortuaries, as defined in § 156-3.

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ZONING CODE

(33) Union halls.

Comment [GV136]: Updated and renumbered and alphabetized

Group QL: Additional Permitted Uses in C-4 and Higher-Numbered-Commercial Districts

(1) Antique shops

(2) Appliance sales and repair stores, including radio, television, stereo, video, lighting and clock

(3) Art studios

(4) Art and graphic supply stores

(5) Autoparts and accessory stores.

(6) Bicycle sales, rental, and repair shops.

(5) Blueprinting and photostating establishments.

(7) Bookstores or book and stationery stores.

(8) Business machine sales, rental, and service.

(9) Camera shops

Comment [GV137]: Updated to match chart

(10) Camping equipment sales

(11) Card shops

(12) Carpet and rug stores (retail sales).

(13) Catering services

Comment [GV138]: Updated to match chart

(14) China and glassware stores.

(15) Clothing stores.

Comment [GV139]: Updated to match chart

(16) Clubs, lodges, private

(16) Coin and stamp stores.

Comment [GV140]: Updated to match chart

(17) Computer sales, rental and service

(18) Custom dressmaking shops and repair

(19) Dance studios

ZONING CODE

- (20) Dental offices
- (21) Department stores, junior department
- (22) Discount department stores
- (23) Dwelling units above ground floor
- (24) Employment agencies.
- (25) Exterminating services.
- (1) Off-street parking lots, public garages, or storage garages as principal uses.
- (1) Dwelling units above the ground floor in buildings with a ground floor in non-residential/nonresidential use.
- (26) Financial institutions, as defined in § 156-3
- (27) Florists
- (28) Frozen food stores, excluding locker rental.
- (29) Furniture stores
- (30) Furrier shops, including incidental storage and cleaning of furs.
- (31) Garden supply stores
- (32) Gift shops
- (33) Graphics and drafting services
- (2) Plazas and public spaces.
- (34) Gunsmith shops.
- (35) Hardware stores.
- (36) Hat shops and repair
- (37) Health clubs, as defined in § 156-3.
- (38) Hobby and craft shops.
- (39) Hotels and motels.
- (40) Ice Sales

Comment [GV141]: Remove #2 from c-4

ZONING CODE

~~(29) Interior decorating shops, including upholstery and the making of draperies, slip covers, and other similar articles when conducted as part of the retail operations and secondary thereto.~~

Comment [GV142]: Permitted in all commercial moved to that group

(41) Insurance offices

(42) Jewellery and watch sales and repair

(43) Laboratories, medical, dental, research, and testing within a completely enclosed building.

(44) Luggage shops

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(44) Medical offices

(45) Meeting and banquet halls.

~~(46) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles~~

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(47) Music stores and instrument repair shops

(48) Newspaper distribution agencies

(49) Office supplies stores

(50) Optometry offices

(51) Orthopedic and medical appliance stores (retail sales only).

(52) Paint stores

(53) Pet grooming (does not include kenneling)

(54) Pet shops.

(55) Photo processing stores, except kiosks

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(56) Post offices.

(57) Print shops with six or fewer employees

(58) Produce markets.

(59) Propane bottle exchange

~~(3) Light machining and repair.~~

Comment [GV143]: Remove #3 from c-4

~~(604) Radio and television stations and studios.~~

Comment [GV144]: Split the definitions

ZONING CODE

(61) Real estate offices

(625) Recording studios.

(6) Tourist information and hospitality centers.

Comment [GV145]: Remove hospitality centers

(63) Secondhand stores

Comment [GV146]: Updated to match the chart

(64) Shoe shops and repair

(65) Sporting goods stores.

(66) Stationary stores

(67) Supermarkets

(68) Tailor shops and repair

(69) Tanning salons.

(70) Tax preparation offices

(71) Taxidermists.

(72) Television stations and studios

(73) Theaters, indoors

(74) Ticket offices, theatre and amusement

(75) Ticket Offices, transportation

(76) Tiles stores

(77) Toy stores.

(78) Variety stores.

(79) Veterinary offices

Comment [GV147]: added

(80) Video sales or rental.

Comment [GV148]: Updated to just show video instead of videocassette

(81) Wallpaper stores

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(82) Yard goods stores, notions and sundries

Comment [GV149]: Updated and alphabetized c-4 permitted

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 16 - ____

AN ORDINANCE AMENDING THE VILLAGE OF COAL CITY
CODE OF ORDINANCES AMENDING THE REQUIREMENTS FOR OFFSTREET
PARKING FOR C-4 PERMITTED USES

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. 16-_____

**AN ORDINANCE AMENDING THE VILLAGE OF COAL CITY
CODE OF ORDINANCES AMENDING THE REQUIREMENTS FOR OFFSTREET
PARKING FOR C-4 PERMITTED USES**

WHEREAS, it is in the best interest of the residents of Coal City that the Village update the Village Code in a timely manner; and

WHEREAS, the Planning and Zoning Board published and conducted a public hearing on Monday, March 7, 2016; and

WHEREAS, the number and size of off street parking facilities are required within Section 156-127 of the Village of Coal City Code; and

WHEREAS, Section 156-128 maintains requirements for businesses located within any C-4 zoning district to maintain one off-street parking spot for each employee of the business; and

WHEREAS, the Board of Trustees has determined that it is in the best interest of the Village to update the building code requirements and standards regarding the application of building permits.

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

Section 1. Recitals. The recitals listed below shall replace the existing code provisions.

Section 2. Amendments.

- A. Amend existing Section 156-128 by removing the existing language and replace with the following:

Off-street parking for C-4 Downtown Commercial District. Business owners utilizing property located within C-4 zoning shall not be required to procure off-street parking in addition to those parking spaces provided within the public right of way.

- B. Amend *Table 7: Permitted and Conditional Uses in Commercial Districts* whereby the permitted uses listed below within Group O shall be removed –

- Group O, (36) Health Clubs, as defined in 156-3
- Group O, (38) Hotels and motels
- Group O, (45) Meeting and banquet halls
- Group O, (71) Theaters, indoor

The aforementioned uses listed above shall be inserted within Group P of Table 7 according to their alphabetic location and the Group shall be renumbered accordingly.

- C. Amend *Table 7: Permitted and Conditional Uses in Commercial Districts* whereby the permitted uses listed below within Group Q shall be removed –

- Group Q, (16) Clubs, lodges, private
- Group Q, (37) Health Clubs, as defined in 156-3
- Group Q, (39) Hotels and motels
- Group Q, (45) Meeting and banquet halls
- Group Q, (73) Theaters, indoor

The aforementioned uses listed above shall be inserted within Group R of Table 7 according to their alphabetic location and the Group shall be renumbered accordingly.

Section 3. Effective Date. After its passage, the amended provisions of the Village Code, outlined herein, shall be effective and commence 10 days after this Ordinance is printed in book or pamphlet form and published by the authority of the corporate authorities.

**AN ORDINANCE AMENDING THE VILLAGE OF COAL CITY
CODE OF ORDINANCES AMENDING THE REQUIREMENTS FOR OFFSTREET PARKING FOR C-4
PERMITTED USES**

SO ORDAINED this _____ day of _____, 2016, at
Coal City, Grundy County, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

(10) Building materials and design must be consistent with the surrounding neighborhood character, as determined by the Planning and Zoning Commission.

§ 156-823. Standards for Anti-monotony standards. [Added 1-23-2006 by Ord. No. 06-02]

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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/floor plan or floor plan foot print and same elevation may be on the same side of the street unless separated by four lots.

Comment [GV57]: Add foot print for clarification

[Image not included]

(2) No home with the same model/floor plan or floor plan foot print and same elevation may be directly across the street or diagonally unless separated by three lots.

Comment [GV58]: Add foot print for clarification

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[Image not included]

(3) No home with the same model/floor plan or floor plan foot print may be on the same side of the street unless separated by two lots.

Comment [GV59]: Add foot print for clarification

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[Image not included]

(4) No home with the same model/floor plan or floor plan foot print may be directly across the street or diagonally unless separated by two lots.

Comment [GV60]: Add foot print for clarification

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[Image not included]

(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.

[Image not included]

(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.

[Image not included]

(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.

Village of Coal City, IL
Thursday, May 26, 2016

Chapter 156. ZONING CODE

Article IV. Residential Districts

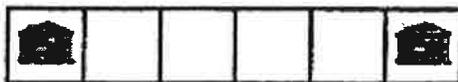
§ 156-80. Residential lots abutting arterial streets.

In subdivisions created after the date of effect of this chapter, residential lots accommodating fewer than four dwelling units and abutting an arterial street shall not have direct access onto the arterial. Such lots shall front upon and have access only to existing or new collector or local streets, and not to an arterial, except where the Zoning Board determines this to be impractical. Arterial streets shall be as designated in the Village Comprehensive Plan.

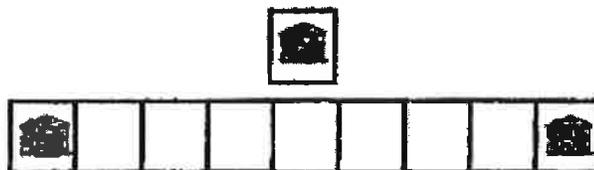
§ 156-82. Standards for anti-monotony.

[Added 1-23-2006 by Ord. No. 06-02]

- 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 elevation may be on the same side of the street unless separated by four lots.



- (2) No home with the same model or floor plan and same elevation may be directly across the street or diagonally unless separated by three lots.



- (3) No home with the same model or floor plan may be on the same side of the street unless separated by two lots.

150.039 CONSTRUCTION REQUIREMENTS FOR SINGLE-FAMILY DETACHED RESIDENCES.

(A) 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.

(B) 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 a color variation shall constitute a substantial difference. Major variations are the following:

- (a) Floor plan - different model;
- (b) Roof treatment - hip, gable, 25% or greater change in slope;
- (c) Location of garage entry - side or front;
- (d) Material treatment - full brick vs. half and half; or
- (e) Overall architectural style - Mediterranean vs. Colonial, for example.

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

- (a) Vertical or 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 - easements, bows and double hung;
- (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;
- (n) Brick wing arms;
- (o) Color of roof treatment.

(Ord. 06-18, passed 12-26-06)

Editors note:

The effective date of this section shall be March 1, 2005. Any residential building or structure to be built in any subdivision where the final plat of subdivision, regardless of whether it was a plat of a particular phase of a multi-phase development or of a single subdivisions, was approved prior to March 1, 2005 shall be exempt from the provisions of this section. Further, all lots or parcels of land existing as of December 26, 2006 which are not able to be subdivided under their current zoning shall likewise be exempt from the provisions of this section. All land annexed to the village after March 1, 2005 must comply with the provisions of this section.