COAL CITY
PLANNING AND ZONING
BOARD MEETING

MONDAY
AUGUST 15, 2016
7 P.M.

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

AGENDA

1. Call meeting to order

2. Approval of Minutes-August 1, 2016

ZONING BOARD OF APPEAL
PUBLIC HEARING

3. Variance Request
   1185 E. First Street
   John & Tara Powell
   - i. Swear in Testimonials
   - ii. Petitioner's Request
   - iii. Public Comment
   - iv. Board Consideration
   - v. Action on Request

4. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: August 15, 2016

RE: **AGENDA ITEMS FOR AUGUST 1ST MEETING**

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 on Monday evening.

Pertinent Code Section(s)
Section 156.162, Table 15

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

1. **Unnecessary Hardship.** The petitioner purchased an existing property in need of much improvement. The existing structures on the property do not allow for any utilization requiring the full replacement of the garage structure.

2. **Preserves Rights Conferred by the District**. This improvement will be constructed of residential quality and shall be an improvement within this RS-3 District. 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 improvement is necessary for residential utilization of the property. This improvement shall be the first improvement with the replacement of the primary structure next.

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 an improvement and consistent with other houses located within the local area.

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 36 x 32 garage

To allow what use To build a 36' x 32' 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.

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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 — Tara Powell

Notary Public (Seal) — Signature of Owner

"OFFICIAL SEAL"
PAMELA M. NOFFSINGER
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES APRIL 2, 2019

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

Please note the number of pages attached._____

FOR OFFICE USE ONLY

Case number	ZA-272	Location of hearing
Filing date	July 15, 2016	Village Hall
Hearing date	Aug. 15, 2016	515 South Broadway
Filing fee	$ 100.00	Coal City, Illinois
Hearing time	7pm	

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Tara Powell John Powell, being first duly sworn on oath, deposes and states as follows, to wit:

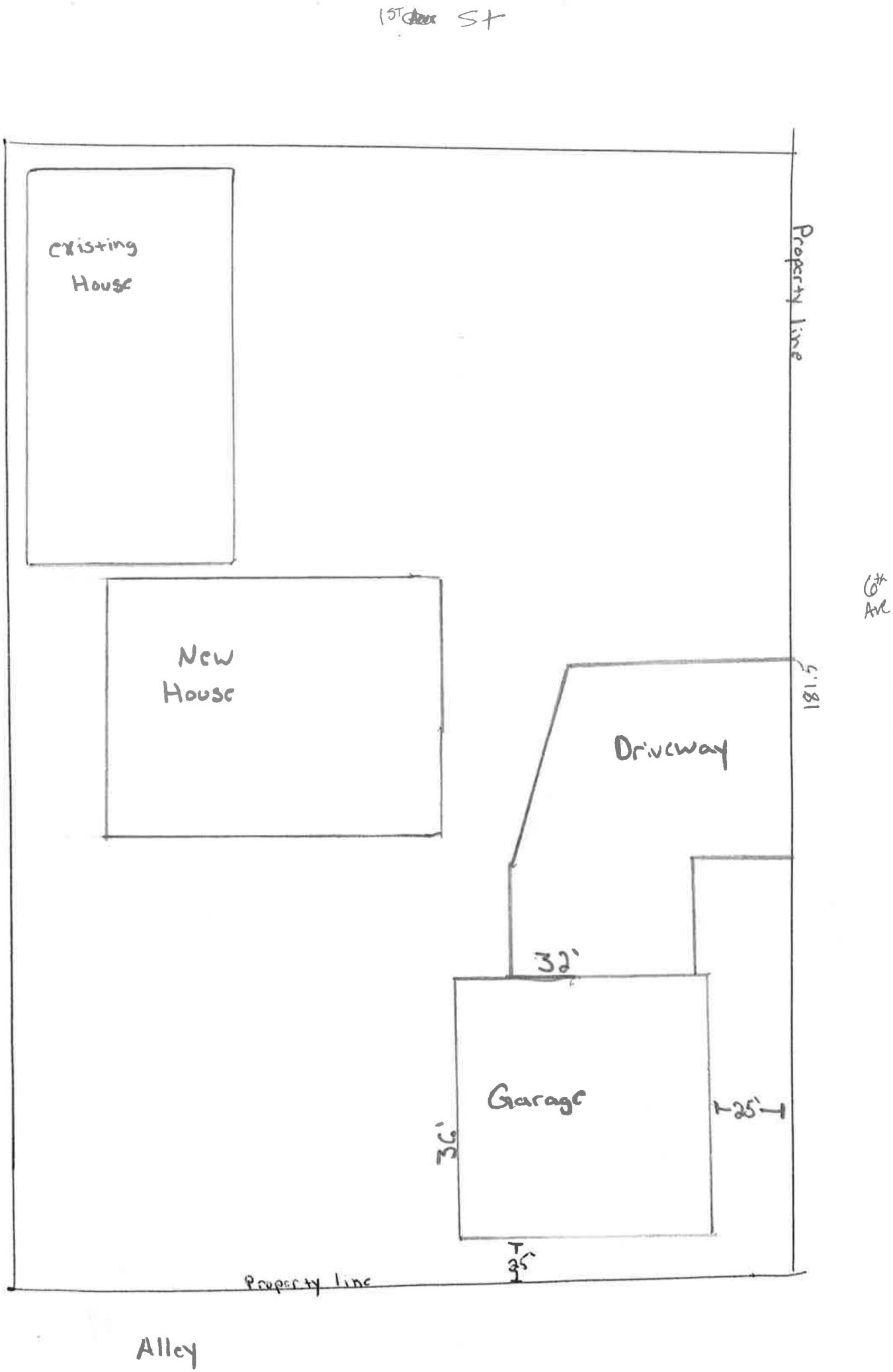
1. That I am the applicant, or the agent for the applicant, in zoning case #ZA-272, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property 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:

   Bill + Tina Tarman 1165 East First St. Ron Byers 1072 E. Division St. Diamond
   AJ Manietta 1170 East First St.
   Joe + Macaluso 75 N 6th Ave.
   Steve + Mary Jo Monroe 1180 East First St.
6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and made a part hereof.
7. In addition to the above requirements at least one sign was posted in the front yard of the affected property facing and visible from a public street and no further than thirty (30) feet from the right-of-way line.

Applicant
Agent for applicant

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

Notary Public


1ST ~~Ave~~ St
Existing House
New House
Property line
6th Ave
181.5'
Driveway
32'
Garage
25'
36'
35'
Property line
Alley