

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
SEPTEMBER 19, 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 15, 2016

PUBLIC HEARING

3. Variance Request
6805 E. McArdle Road
Coal City United Methodist Church
 - 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: September 19, 2016

RE: AGENDA ITEMS FOR SEPTEMBER 19TH MEETING

Accessory Structure to the Church Property at 6805 E. McArdle Street

The Coal City Methodist Church, located at 6805 E. McArdle Street, would like to add a residence to its property for the utilization of the Pastor and the Pastor's family off of the southwest corner of the existing parking lot. The Methodist Church has a Parsonage Committee that has been working on the means by which the Church would decide upon construction a new home, where it would be, and deciding upon whether it would take place on the Church's property or elsewhere.

The construction of a residence on the Church's property is an accessory use to the permitted Conditional Use being utilized by the Coal City Methodist Church to operate a church within the RS-2 District. A public hearing has been set for Monday evening in order to take comments and possibly recommend the conditional use to the Village Board. The petitioner is trying to size their large scale prints down in order to provide copies for each of the Board members. The residence is a 3-bedroom house that would comply with RS-2 zoning regulations. Its closest dimension is a 40' setback from the westerly boundary of the property; the lot for the house is currently staked out on the Church property.

Pertinent Code Section(s)

Section 156.72, Table 5(B)(1)



Findings of Fact. The Zoning Board of Appeals find as follows:

1. **Traffic.** The parsonage will be placed off of a parking lot that provides the access for the new residence. No new accesses to the property shall be constructed resulting in no adverse impacts to traffic.
2. **Environmental Nuisance.** The residence shall be constructed in a manner consistent with the single family detached residential units that exist within the surrounding neighborhood. Drainage shall occur onsite on the Church's existing property resulting in no nuisances.
3. **Neighborhood Character.** The exterior of the home shall utilize a mix of vinyl siding and stone exterior and shall be suitable within the adjacent neighborhood.
4. **Public Services and Facilities.** Construction shall consist of the connection necessary to receive services from existing water and sanitary facilities that exist along Fourth Street. No further public services and facilities are anticipated during the construction of the church's parsonage.
5. **Public Safety and Health.** This additional residential unit to be utilized by the Pastor of the Coal City Methodist Church shall not be detrimental to public health and safety.
6. **Other Factors.** Housing the religious community's leader onsite will provide greater security for the property and ensure the Coal City location continue to be provided continued leadership despite any consolidation efforts of the religious community.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Coal City United Methodist Church

Address: 6805 E. McArdle Road Phone number: 815-634-8670

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: _____ Use of surrounding properties: North UNINC. South RS-2

East UNINC. West UNINC.

What zoning change or variance: (specify) CONDITIONAL USE

To allow what use THE CONSTRUCTION OF AN ACCESSORY STRUCTURE ON THE METHODIST CHURCH PROPERTY FOR A PARSONAGE

Tax number of subject property: 06-34-426-010

Common address of property: 6805 E. McARDLE

Parcel dimensions: 504.74 x 801.84 x 172.48 x 140 x 310 Lot area (sq. ft.) \approx 360,600'
800.44

Street frontage 800'

Legal description LOT 5 IN COAL CITY UNITED METHODIST CHURCH SUBDIVISION BEING A SUBDIVISION IN PART OF THE SOUTHEAST 1/4 OF SECTION 34, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF

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.

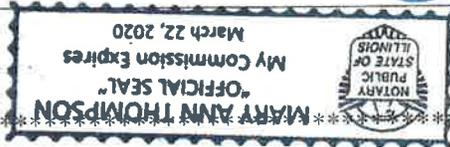
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Ken P. Miller, 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 31st day of August, 2016.
Mary Ann Thompson

Notary Public (Seal)



Signature of Owner

Mary Ann Thompson

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 ZA-273
Filing date 8-31-16
Hearing date 9-19-16
Filing fee \$ 100.00
Hearing time 7pm

Location of hearing
Village Hall
515 South Broadway
Coal City, Illinois

(1) Traffic

The proposed home is being situated on the property in such a way that the primary access will be through the existing church parking lot. The building is a home which will not impact the type or volume of traffic normally experienced in the area.

Therefore there are no adverse effects on traffic in the area.

(2) Environmental Nuisance

The home is similar to existing homes in the area. There are no anticipated effects that impact the surrounding areas.

(3) Neighborhood Character

The home will be of suitable character for the surrounding area. The home will have a vinyl siding and stone exterior.

(4) Public Services and Facilities

Water and sewer lines exist in the vicinity. The facilities required will be those needed for any residence in the area and are not expected to place undue burdens upon existing development in the area.

(5) Public Safety and Health

The home will have sidewalks allowing normal access to the building from the existing church parking lot. This building of a home on the church property is not detrimental to the health and safety of the public.

(6) Other Factors

The Coal City United Methodist Church has been used as an emergency response center for both of the recent tornadoes. The church provides space for the Coal City Community Food Pantry as well as meeting space for organizations such as AA, NA, ALANON, and Meals on Wheels. None of these will be impacted by the construction of the home on the property.

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Christopher Kent, being first duly sworn on oath, deposes and states as follows, to wit: Coal City United Methodist Church

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 273, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property in question, as to the date, time and place of the public hearing to be conducted by the said Zoning Board of Appeals; and in conjunction therewith, I have included with said notification a copy of the zoning application heretofore filed in this matter.
3. That said notification was given to all such adjoining property owners, by letter, a copy of which is attached hereto and made a part hereof, which letter was sent by Certified Mail Return Receipt Requested or in another type of form showing receipt thereof.
4. That, further said notification was effective at least fifteen (15) but not more than (30) days prior to the said public hearing.
5. Following, is a list of the names and addresses of all such adjoining property owners, all of whom have been notified in the manner aforesaid; and attached hereto are the certified mailing receipts, or another type of form, evidencing such notification:
See attached

6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and made a part hereof.
7. In addition to the above requirements at least one sign was posted in the front yard of the affected property facing and visible from a public street and no further than thirty (30) feet from the right-of-way line.

Christopher Kent
Applicant
Agent for applicant

SUBSCRIBED and SWORN to before me,
this 1st day of September, 2016.

Mary Ann Thompson
Notary Public

