

**COAL CITY
PLANNING AND ZONING
BOARD MEETING**

**MONDAY
APRIL 18, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-March 7, 2016
3. Discussion
 - A. Minimum House Square Footage Requirement
 - B. Façade Renovation Update
 - C. Building Department Operations Update
4. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: April 18, 2016

RE: AGENDA ITEMS FOR APRIL 18TH MEETING

Minimum Residential Unit Size

The Village Code focuses upon maximum size of residential units within the zoning code, but does not provide a standard for the minimum square footage of a house. This issue has not been a hot button issue for the Building Department, however, some units have been requested that come under the minimum sizes required within the Residential Design Guidelines for new Subdivisions. The section of that code requirement follows this summary.

Façade Renovation Plan Update

The Village Board has considered a Proposed Budget that reinstates the Façade Renovation Program in the upcoming year's budget. At this point, three different business owners have expressed interest in participating within this program. Applications have been distributed and are expected to begin coming through the approval process. Please consider the importance of awnings and their importance in the design of future designs. Two of the existing façade renovations have not finished with their awnings and have asked for relief on that portion of the design. According to their approvals, this is not necessary unless the Board was willing to waive the final awnings installation.

Building Dept. Update

In addition to these items, there are a few items to be reported upon including an update on building construction and anticipated industrial projects, etc.

RESIDENTIAL DESIGN GUIDELINES ESIDENTIAL DESIGN GUIDELINES For ANNEXATIONS & PLANNED UNIT DEVELOPMENTS

HOUSE STANDARDS/ACCESSORY BUILDINGS

- A single family home shall have the following minimum square footage:
 - Ranch homes – 1,500 square feet
 - Split-Level homes – 1,800 square feet (finished lower level not more than 3 feet below grade)
 - Two-story homes – 1,800 square feet
- A townhome or duplex unit shall have a minimum square footage of 1,250 square feet.
- Full or partial basements should be provided when the topography of the site allows for them.
- All new developments shall comply with Village's Anti-Monotony Standards.
- All accessory buildings shall be constructed of high quality materials and shall compliment the style and match the colors of the principal building.