

COAL CITY PLANNING AND ZONING BOARD MEETING

**TUESDAY
JULY 5, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-June 6, 2016

ZONING BOARD OF APPEALS PUBLIC HEARING

3. Variance Request
615 East Campbell Dr.
Michael & Alecia Foote
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

PLAN COMMISSION

4. DISCUSSION
 - a. Annexation of RMR Investments Property
 - b. Anti-Monotony Requirement
5. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: July 5, 2016

RE: AGENDA ITEMS FOR JULY 5TH MEETING

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. The shed would be located within the fenced-in portion of the property and would not require a curb cut onto Thomas. The public hearing has been set for the evening of Tuesday, July 5th.

Pertinent Code Section(s)

Section 156.161

Section 156.171

Consideration of 1630 S. Broadway Annexation

Jack Riley, who is the owner of Cardinal Transportation, has represented to the Village, he would like to annex the former Lavezzi Plumbing Building into Coal City. This building is currently housing the Help for Hope assistance group, but will house a transportation company similar in scope to the full-time administrative staff housed at Cardinal Transportation. This company is moving from Joliet and will result in many of the employees coming along to the location. However, Mr. Riley is hoping the company will require additional employees as it grows and succeeds.

This property is currently unincorporated and must be annexed into the Village in order to be a matter of Coal City zoning and building permit review. Those steps have begun and a petition for re-zoning with a conditional use is expected to be the matter of a public hearing at the August 1st meeting of the Planning & Zoning Board. Mr. Riley is merely improving the interior of the existing structure owned by RMR Investments, LLC. He would like the property to be used in a similar fashion as is allowed by Grundy County currently, i.e. allowing outside industrial storage and the utilization of gravel improvements instead of being required to pour asphalt.

Anti-Monotony Code Language

Currently, Section 156-82 sets forth the anti-monotony requirements within the Village. At the last meeting, the current language was discussed. George Gray will be in attendance and discuss the anti-monotony conditions a bit further after having completed some research. Defining color differentiation is proving very difficult and may result in some additional requirements that have

not traditionally been considered except for Richards Crossing and Meadow Estates (due to their subdivision requirements).

Findings of Fact. The Zoning Board of Appeals find the following concerning 615 E Campbell:

1. **Special Circumstances Not Found Elsewhere.** The property is a corner lot and has a great deal of the open recreational area of the property contained within the corner side yard unlike a majority of the residential lots within the area.
2. **Unnecessary Hardship.** Being unable to utilize such a large portion of the residential lot for recreational space would cause an unnecessary hardship since the erection of a fence according to the petition would not interfere with vehicular traffic at the adjacent intersection.
3. **Preserves Rights Conferred by the District.** The shed shall be built and sized within the maximum allowable square footage and the exterior shall match the residential area.
4. **Necessary for Use of the Property.** Being adjacent to Thomas Street, the use of a fence within the corner side yard shall allow safe enjoyment of the corner side yard area without constant supervision of minors.
5. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. The use shall stay residential and vision safety within the adjacent intersection shall be maintained.
6. **Minimum Variance Recommended.** The petitioner has requested a variance consistent with other corner side yards considered previously within the residential subdivision, leaving 10 feet from the side yard boundary.

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, 2016.

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

Notary Public

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>	

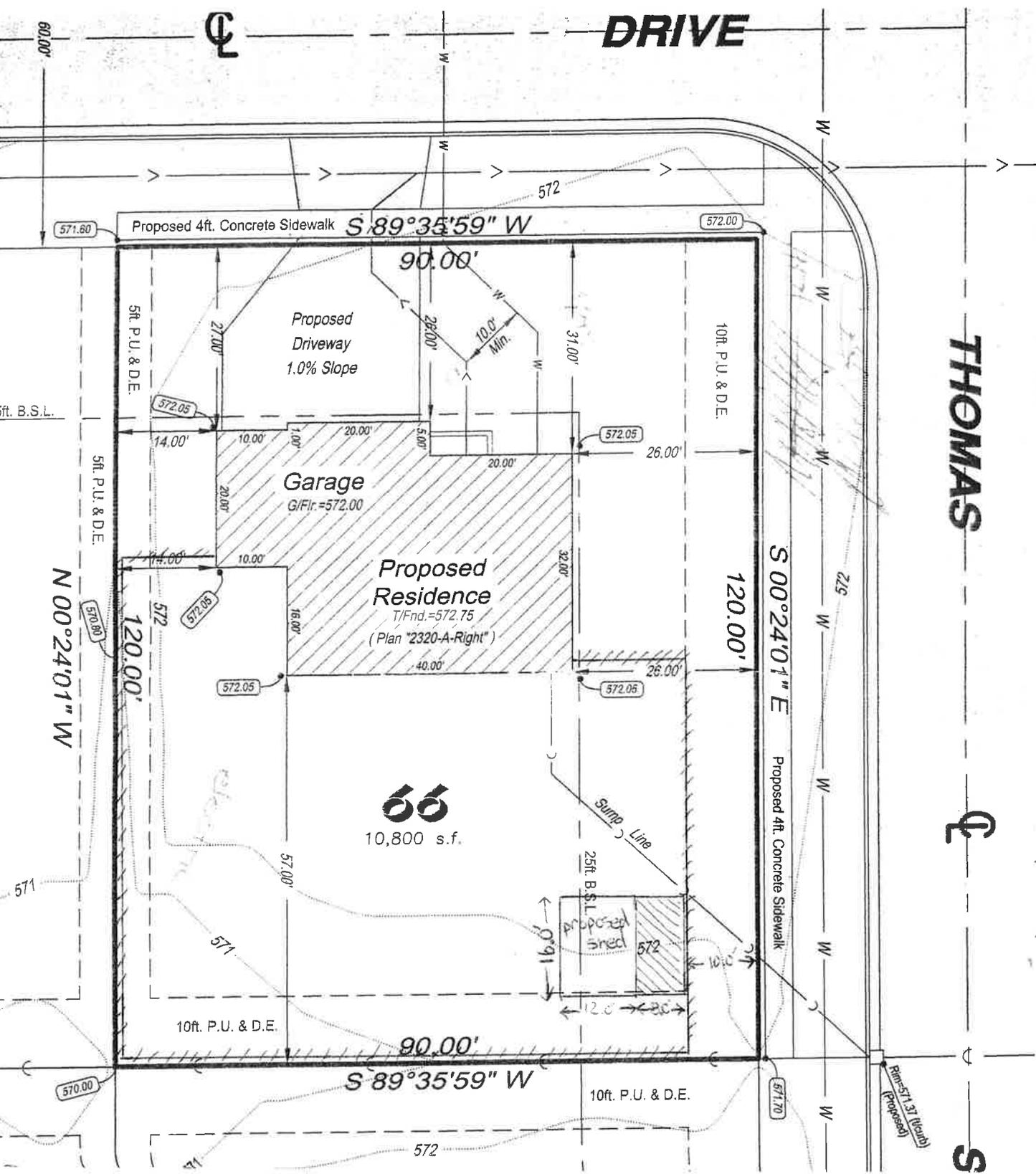
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THOMAS

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proposed 6' privacy fence

proposed 8' x 16' concrete pad

revised 6/22/16

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Alecia Foote, 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- 220, 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:
Donna Echevarria 610 E. Batista
Eric Conley 605 E. Campbell
James and Linda Sheldon 600 E. Batista
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.

Alecia Foote
Applicant
Agent for applicant

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

Notary Public

Michael & Alecia Foote
615 E Campbell Dr
Coal City, IL 60416

Variance request to build 6' privacy fence and shed in rear side yard.

Fence to be set back 10' from property line and shed to be set back 18' from property line.

Review of approval criteria for variances:

- 1.) Sheds are typically placed in a rear corner of the yard. In this case, the southwest corner is significantly sloped to allow proper drainage of the lot and is therefore not a practical location for a shed.
- 2.) The applicant is requesting a variance to allow building of a fence and shed in a practical location in the rear side yard.
- 3.) Not applicable for this variance request.
- 4.) Multiple properties within Richard's Crossing currently have a privacy fence in the rear side yard 10' from the property line and one other property has a shed 10' from the property line. The current variance request is bounded by the existing structures within the subdivision.
- 5.) As discussed above, use of the rear side yard for fence and shed construction has previously been approved for other owners of property in the immediate area.
- 6.) As discussed above, the requested variance is consistent with other properties with the local area. A 6' privacy fence 10' from the property line allows a complete fencing of the rear yard for privacy and security reasons without impacting sight lines from street corners. A shed (of approved size and built of quality materials) placed in the rear side yard will ensure adequate storage on the property to allow for a clean yard and indoor storage of vehicles, yard equipment, etc.
- 7.) A 10' set back from the property line for a fence allows for reasonable use of the property inside of the fence while still allowing clear sight lines from street corners. An 18' set back from the property line for a shed keeps the shed towards the corner of the lot in a reasonable location without impacting sight lines from the street.