

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY FEBRUARY 1, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-January 4, 2016

ZONING BOARD OF APPEALS

PUBLIC HEARING

3. Variance Request and Condition Use Permit
215-245 S. Kankakee Street
155 S. Kankakee Street
170 E. Oak Street
Assumption of the Blessed Virgin Mary Catholic Church
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

PLAN COMMISSION

4. Review of Zoning Map
5. Review of Core Area Parking Requirements
6. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
JANUARY 4, 2016**

At 7 p.m. on Monday, January 4, 2016, Chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board meeting in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent; Max Valdez. Also in attendance was Matthew Fritz, village administrator, Richard "Bob" Malone, building and zoning official, and Trustee Tim Bradley.

The minutes of the November 16, 2015 meeting were presented. Hawkinson moved to approve the minutes as written, second by Lewis. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and Mahaffey. Nays; none. Absent; Valdez. Pass; DeWald. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

1. Variance Request

60 E. Chestnut Street

Robert Davis-Bob's Advanced Auto & Tire

(Max Valdez arrived at 7:02 p.m.) All those wishing to speak at the public hearing were sworn in by the Village Clerk. Mr. Fritz explained that Mr. Davis is expanding the business located at 60 E. Chestnut Street. The existing building has a blue-metal clad exterior. This type of siding is prohibited in the Core Area per the Core Area Design Guidelines which is the reason Mr. Davis is requesting the variance. There was no public comment for this Public Hearing. Following discussion, Hawkinson moved to approve the variance request at 60 E. Chestnut Street to allow the steel siding on the addition, second by DeWald. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson and DeWald. Nays; none. Abstain; Mahaffey. Motion carried. The issue will be presented to the Coal City Village Board at their next meeting.

2. Variance Request

790 S. Broadway

Robert Davis-Bob's Advanced Auto & Tire

Mr. Fritz explained that Mr. Davis is requesting a variance on the vacant lot located at 790 S. Broadway, formerly the Coal City Car Wash, which was destroyed in the June 22, 2015 tornado. Mr. Davis would like to establish a parking lot on the corner lot and enclose the lot with an 8' vinyl fence. Mr. Davis said he would utilize the parking

pmw

lot for police towing vehicles, long term vehicle repair storage and would install the fence for security with lighting. Discussed were:

- Line of site-OK with no obstruction
- Alley Entrance-Not feasible; too tight for tow truck
- Pedestrian safety-signage placement with double gating
- Appearance-fencing rather than parked vehicles
- Fence color-Beige and not white
- Landscaping
- Convenience or location for property owner

Also discussed was if a fenced parking lot is the vision for the Core Area. Vacant property or utilized space was discussed. There was no public comment at this Public Hearing. Following discussion, Lewis moved to approve the variance request for a parking lot with an 8' vinyl privacy fence at 790 S. Broadway, second by DeWald. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson, and DeWald. Nays; Valdez. Abstain; Mahaffey. Motion carried. The issue will be presented to the Coal City Village Board at their next meeting.

PLAN COMMISSION

Representatives from the Assumption of the Blessed Virgin Mary Catholic Church gave a presentation for a conditional use permit and variance regarding the renovation and addition to the church located at the corner of Church Street and South Kankakee Street. A corner side yard variance is required for the addition would leave 19' for the corner side yard, encroaching 6' past the 25' required setback requirement. Two conditional use permits are required in order to utilize the property located at 170 E. Oak Street which is a vacant lot, owned by the Church and zoned RS-3 along with the property at 155 S. Kankakee Street. The Church is requesting that these properties become parking lots for their use. Ron Marketti from the building committee and Ralph DeLuca from the architectural firm presented the proposed plans which have been approved by the Joliet Diocese. Discussion included:

- Parking area-rear of church
- Vacate alley-south of church with easement for possibly four land owners
- Parking necessary for size of church
- Storm drain improvements
- Planters on east side of church renovation/size

The Public Hearing is scheduled for February 1, 2016.

pmw

Discussion was held regarding the parking requirements in the Core Area. Discussed were options and scenarios:

- C-4 zoning will have no parking space requirements
- Conditional Use Permits for C-4 zoning **could** acquire additional parking
- Employee parking space
- Off-alley parking
- Permitted uses-no parking requirements
- Enforce square footage limits on buildings
- Review of C-4 zoning permitted uses

Mr. Fritz will prepare a draft ordinance for the Board review. Mr. Malone stated that the Family Dollar Store in Braidwood is allowed to use city parking as required spaces.

Mr. Fritz gave an update:

- ILPCC project-much interest; still negotiating with the 1st renter
- Gambling establishments in the Village

Lewis moved to adjourn the meeting, second by Hawkinson. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 8:37 p.m.



Pamela M. Noffsinger, Village Clerk

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 1, 2016

RE: AGENDA ITEMS FOR FEBRUARY 1ST MEETING

715-745 Kankakee, Assumption Church Addition

Assumption Catholic Church, located at the corner of Kankakee & Church Streets is planning a renovation and addition that will expand the church on the eastern edge into its existing parking lot and add additional parking within the lot it owns on Oak Street. All of the existing and new parking would be tied-in together with entrances and improvements to include two existing alleys and a new entrance to the parking lot to be built on Oak Street.

In order to accomplish these tasks, the church is requesting a corner side yard variance as well as two conditional uses for parking lots on parcels as an accessory use to the church utilization of an RS-3 zone property. The addition will encroach a few more feet into the corner side yard at the corner of Church & Kankakee than the existing building. The addition would leave only 19' for the corner side yard, encroaching 6' past the 25' required setback.

Assumption also owns 155 Kankakee Street and 170 E. Oak Street. These properties are planned to be converted into parking lots, which requires a conditional use. Simultaneously, the Village shall begin working with the neighborhood to abandon the existing alley for access between all of the parking areas and the newly expanded church.

This matter is scheduled for a public hearing on Monday evening.

Pertinent Code Section(s)

Section 156.73, Table 5, Group B(13)

Section 156.73, Table 4

Annual Zoning Map Review

Each year, the village must review its code. Last year's zoning map was updated to include the zoning change for the C-4 parcel on Park that is connected with the addition onto Bob's Advanced Auto & Tire.

Parking in the Core Area

Following the last discussion regarding parking, a draft ordinance has been created that sets different uses within C-4 zoning as conditional uses. This allows an amendment for parking to all permitted uses within C-4 to be able to lawfully start a business within the C-4 areas without any concern as to the number of parking spaces available in order to satisfy the Village's zoning code.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the variance petition for 715-745 S. Kankakee:

1. **Not Resulting from Applicant Action.** The petitioner has expanded a building that was built prior to the Village's zoning code enactment.
2. **Preserves Rights Conferred by the District.** Granting this variance will allow Assumption Catholic Church to continue to utilize the property in the same manner, providing worship services for its members in the same location within the RS-3 district.
3. **Necessary for Use of the Property.** Demands for additional seating space and renovation of the existing facility are necessary for the continued utilization of Assumption Church.
4. **Minimum Variance Recommended.** The petitioner is improving the property with an addition and has designed a structure to fit the property, its constraints, and the needs regarding regular ingress/egress related to church services.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the conditional use petition for conditional use at 715-745 S. Kankakee:

1. **Traffic.** The establishment of additional offstreet parking shall mitigate parking that is regularly dispersed throughout the neighborhood on adjacent parkways and side streets.
2. **Environmental Nuisance.** The parking lot has been designed to drain storm water into existing village storm collection and conveyance improvements and shall not be a nuisance to the surrounding properties.
3. **Neighborhood Character.** The parking lot shall be constructed and maintained with landscaped areas that shall fit harmoniously into the existing neighborhood.
4. **Public Services and Facilities.** The petitioner shall acquire current rights of way from the Village and maintain common access areas for area residents with better improvements than the existing facilities. Utilizing the space for a parking lot shall not create a greater burden on public services.
5. **Public Safety and Health.** The proposed use will not be detrimental to the health and safety of the area residents or general public utilizing or located within the vicinity of this parking lot.
6. **Other Factors.** Improving the petitioner's facilities with additional offstreet parking facilities shall allow the existing use of the church to flourish for further generations of Coal City residents.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: ASSUMPTION BVM CHURCH

Address: 245 S. KANKAKEE ST Phone number: 815 634-4171

Owner represented by: Self X Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS 3 Use of surrounding properties: North 01, RS 3 South RS 3

East RS 3 West RS 3

What zoning change or variance: (specify) ① Corner side yard variance; the yard will have a setback of 19' instead of the minimum 25'

② conditional use to use parcel 09-02-107-002 for off-street parking

③ conditional use to use parcel 09-02-107-011 for off-street parking

To allow what use: addition and parking for a religious institution

Tax number of subject property: 09-02-107-001, 09-02-107-002, 09-02-107-011

Common address of property: 215-245 S. KANKAKEE

Parcel dimensions:	<u>-001 → 200 x 250</u>	Lot area (sq. ft.)	<u>-001 → 50,000</u>
	<u>-002 → 50 x 200</u>		<u>-002 → 10,000</u>
	<u>-011 → 100 x 150</u>		<u>-011 → 15,000</u>

Street frontage 001 is 200', 002 is 50', 011 is 100'

Legal description 001 → ASSESSOR'S SUBDIVISION, ALL OF BLOCK 11 (CHURCH)

002 → ASSESSOR'S SUBDIVISION, WEST 50' OF BLOCK 10

011 → ASSESSOR'S SUBDIVISION, LOT 3 + THE EASTERLY 25' OF BLOCK 12

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.

ASSUMPTION BLESSED VIRGIN MARY CHURCH

CURTIS GROVE. FINANCE CHAIR, 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 30 day of December, 2015.

Pamela M. Noffsinger

Notary Public (Seal)



[Signature]
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

ZA-267

Location of hearing

Filing date

12-30-15

Village Hall

Hearing date

Feb. 1, 2016

515 South Broadway

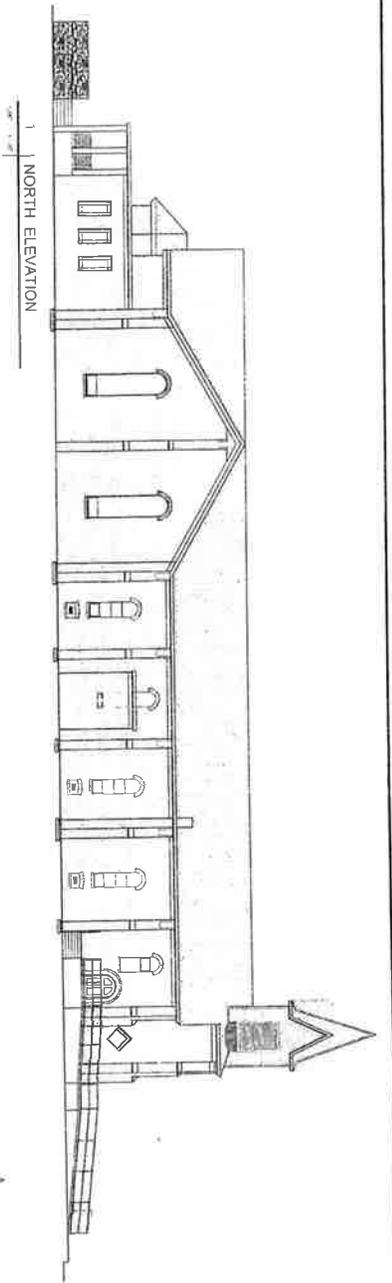
Filing fee

\$ 100.00

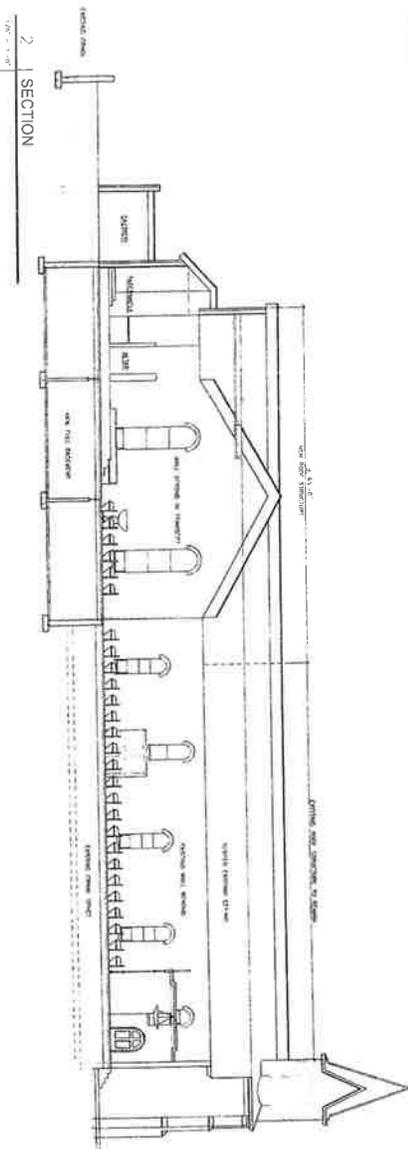
Coal City, Illinois

Hearing time

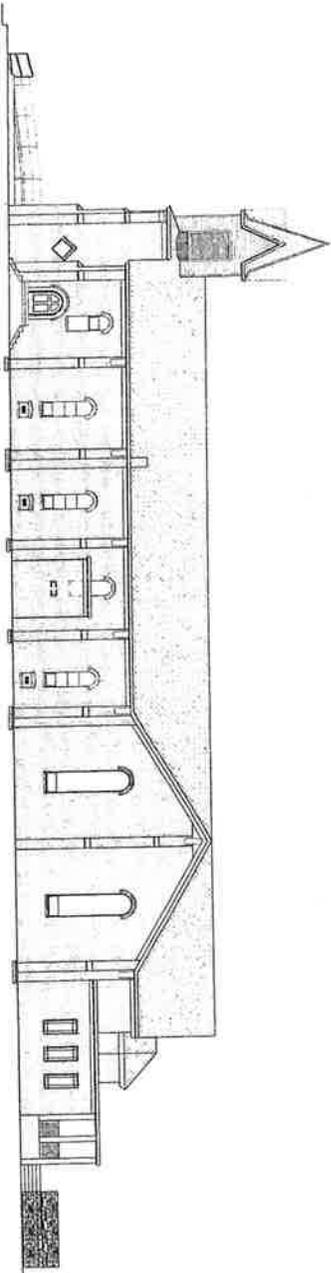
7pm



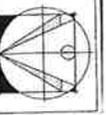
1 | NORTH ELEVATION



2 | SECTION



3 | SOUTH ELEVATION



D.Z.A.
 ARCHITECTURE INC. INC.
 1000 N. 10TH ST. SUITE 100
 DENVER, CO 80202
 (303) 733-1111

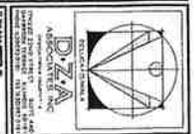
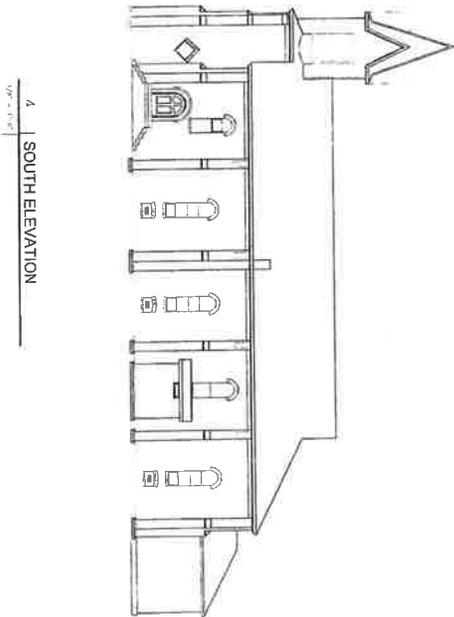
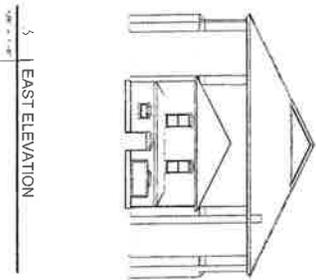
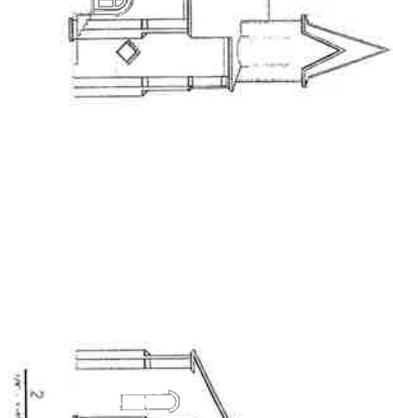
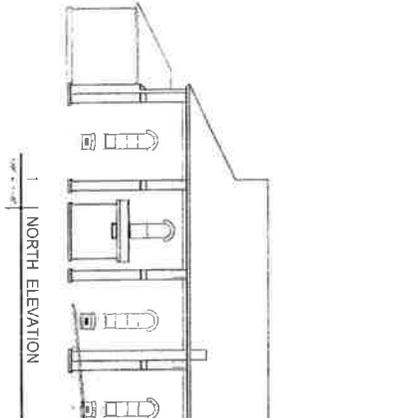
REGISTERED PROFESSIONAL ARCHITECT
 STATE OF COLORADO
 NO. 10000
 EXPIRES 12/31/2014

DATE	10/26/14
SCALE	AS SHOWN
PROJECT	ASSUMPTION OF THE BLESSED VIRGIN MARY
NO.	13.001

APPROVED/INVENTOR FOR THIS ASSUMPTION OF THE BLESSED VIRGIN MARY
 (NAME OF ARCHITECT)
 ARCHITECT

245 S. KANAWAY STREET
 COLO. CITY, ILLINOIS 62424
 OFFICE

10/26/14
 13.001
 AS.0

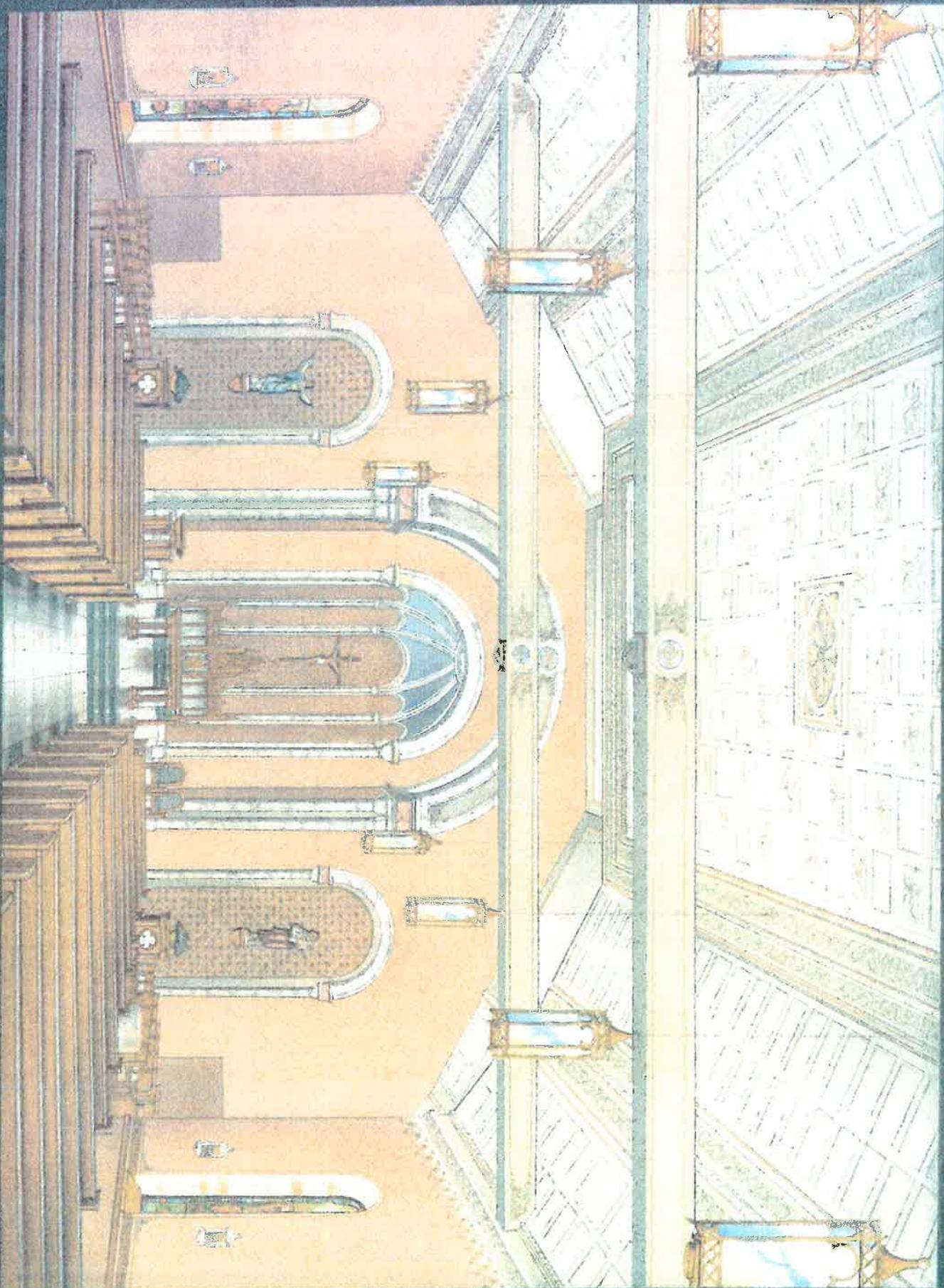


NO. OF SHEETS	13 OF 13
SHEET NO.	D2.0
DATE	02/28/14
SCALE	AS SHOWN
PROJECT	ASSUMPTION OF THE BLESSED VIRGIN MARY
CLIENT	CONG. CH. LINCOLN SQUARE
ARCHITECT	DZA ARCHITECTS, INC.
ENGINEER	DZA ARCHITECTS, INC.

ASSUMPTION OF THE BLESSED VIRGIN MARY
 CONG. CH. LINCOLN SQUARE
 ARCHITECT: DZA ARCHITECTS, INC.
 ENGINEER: DZA ARCHITECTS, INC.

245 S. ANNAPOLIS STREET
 ANN ARBOR, MI 48106
 TEL: 734.769.1100
 WWW.DZAARCHITECTS.COM

DATE: 02/28/14
 SCALE: AS SHOWN
 SHEET NO.: D2.0
 TOTAL SHEETS: 13 OF 13



Assumption of the Blessed Virgin Mary - Coal City, IL

Dapporto Bigali Studios

ESTABLISHED 1910

church

ASSESSOR'S SUB



Papermill Investments



Source: Grunttv County Web Mapping Applications Date: 1/29/2015

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, CURTIS GROVE, FINANCE CHAIR, 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- 267, 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.



 Applicant
 Agent for applicant

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

 Notary Public

PIN #	SITE ADDRESS	OWNER	TAX BILL ADDRESS	CITY	ZIP	CERTIFIED MAIL
09-02-104-013	130 CHURCH ST	TERRY L CERUTTI JR	130 CHURCH ST	COAL CITY	60416	7011 0470 0002 4201 1401
09-02-104-014	140 CHURCH ST	NICOLE E CROWLEY	140 CHURCH ST	COAL CITY	60416	7010 0000001 4433 3657
09-02-104-017	150 CHURCH ST	KERRIE M RUETZ	150 CHURCH ST	COAL CITY	60416	7011 0470 0002 4201 1371
09-02-104-016	160 CHURCH ST	PAUL & TINA JAKUBOWSKI	200 DES PLAINES ST	COAL CITY	60416	7011 0470 0002 4201 1395
09-02-107-003	159 CHURCH ST	JUAN & ROSA MUNOZ	159 CHURCH ST	COAL CITY	60416	7011 0470 0002 4201 1304
09-02-107-004	165 CHURCH ST	RONALD SJOSTROM	165 CHURCH ST	COAL CITY	60416	7011 0470 4201 1357
09-02-107-007	110 E OAK ST	ELIZABETH L WATSON	1020 E DIVISION ST	COAL CITY	60416	7011 0470 0002 4201 1340
09-02-107-008	120 E OAK ST	ANTHONY GIROT ET AL	365 S WILL RD	DIAMOND	60416	7011 0470 0002 4201 1333
09-02-107-009	140 E OAK ST	DAWN M FARMER	140 E OAK ST	COAL CITY	60416	7011 0470 0002 4201 1320
09-02-107-010	160 E OAK ST	MICHAEL HAMILTON	160 E OAK ST	COAL CITY	60416	7011 0470 0002 4201 1319
09-02-107-012	190 E OAK ST	ANTONIO & LAURA ESPARZA	190 E OAK ST	COAL CITY	60416	7011 0470 0002 4201 1457
09-02-106-012	85 CHURCH ST	%FIRST MIDWEST BANK TR #6167 TRUST DIVISION	2801 W JEFFERSON ST	JOLIET	60435	7011 0470 0002 4241
09-02-106-013	65 CHURCH ST	%FIRST MIDWEST BANK TR #6167 TRUST DIVISION	2801 W JEFFERSON ST	JOLIET	60435	7011 0470 0002 4241
09-02-106-014	250 S KANKAKEE ST	WILLIAM J & JENNIFER L RIGGS	250 S KANKAKEE ST	COAL CITY	60416	7011 0470 0002 4201 1246
09-02-152-008	165 E OAK ST	DAVID C CULLEN	165 E OAK ST	COAL CITY	60416	7011 0470 0002 4201 1400
09-02-152-009	185 E OAK ST	DAVID W HIBBARD SR	%JAMI HART 185 E OAK ST	COAL CITY	60416	7011 0470 0002 4201 1463
09-02-501-013	?	BNSF RAILWAY COMPANY PROPERTY TAX DEPT	AOB2 P O BOX 961089	FT. WORTH TX	76161-0089	7011 0470 0002 4201 1470

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 Planning and Zoning Board unanimously supported an amendment to change the current language within the Village Code as stated below; 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 obtain 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