

VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY, JANUARY 4, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes-November 16, 2015

PUBLIC HEARING

ZONING BOARD OF APPEALS

3. Variance Request
60 E. Chestnut Street
Bob Davis-Bob's Advanced Auto & Tire
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

4. Variance Request

790 S. Broadway

Bob Davis-Bob's Advanced Auto & Tire

- i. Swear in Petitioner's
- ii. Petitioner's Request
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

5. Variance Request and Conditional Use Permit Presentation

715-745 Kankakee Street

Assumption Catholic Church

PLAN COMMISSION

6. New Parking Requirement Concept for the Village Core Area Discussion

7. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
NOVEMBER 16, 2015**

At 7 p.m. on Monday, November 16, 2015, Chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board meeting in the boardroom at the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, John Hawkinson, and Walt Mahaffey. Absent: Irving DeWald and Max Valdez. Also in attendance was Matt Fritz, village administrator, Richard "Bob" Malone, building and zoning official and Trustee Tim Bradley.

The minutes of the November 2, 2015 meeting were presented for approval. Hawkinson moved to approve the minutes as written, second by Lewis. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and Mahaffey. Nays; none. Absent; DeWald and Valdez. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

Variance Request
Carbon Hill Road/Oak
Coal City Unit School District #1

All those wishing to speak at the public hearing were sworn in by the Village Clerk. Jason Smith was present representing the School District. Mr. Fritz explained that due to the tornado damage to the Coal City High School Baseball Field at the corner of Carbon Hill Road and Oak Street, bleachers and a grand stand need to be rebuilt. An encroachment exists into the front yard on Oak Street of 3.7 square feet. The approved variance will eliminate the present non-conformity. The new press box is slightly less in height from the previous press box; however, the new press box is still higher than the permitted allowable building height. The variance request addresses the height request. The school district is also considering installing a 4 foot high fence along the sidewalk adjacent to Carbon Hill Road. Mr. Smith stated that the school district have no immediate plans for the fence construction. Mr. Hawkinson noted that the Coal City Building Department does not oversee any construction of buildings for the school district. Hawkinson moved to approve the variance request by the Coal City Unit School District #1 eliminating the non-conformity at Carbon Hill Road and Oak Street regarding the encroachment and the building height restriction of the press box, second by Lewis. Roll call-Ayes; Heavens, Lewis, Vota, and Hawkinson. Nays; none. Absent; DeWald and Valdez. Abstain; Mahaffey. Motion carried. The variance request recommendation will be presented to the Coal City Village Board at their next meeting.



Variance Request
540 E. Barber Drive
Robert Rodriguez

All those interested in speaking at the public hearing were sworn in by the Village Clerk. Mr. Rodriguez was present for the hearing. Mr. Fritz explained that the property owner is wishing to place a shed on the east lot line to accommodate the construction of a pool. The property was severely damaged in the June 22nd tornado and the owner is replacing the buildings. The property will be completely surrounded by a fence. The shed will not impede on the storm sewer which runs within the rear property easement. Following discussion, Mahaffey moved to approve the variance request at 540 E. Barber Drive for a 7 foot side yard setback not to affect the rear yard easement, second by Hawkinson. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and Mahaffey. Nays; none. Absent; DeWald and Valdez. Motion carried. The variance request recommendation will be presented to the Village Board at their next meeting.

PLAN COMMISSION

Meadow Estates Phase III Preliminary Plats and Final Plat
Mark Scaggs, Developer

Phase III will consist of six lots, 57-59, and 1-3. On November 2, 2015 a Public Hearing was held regarding the plat approval at which time the public hearing was closed, no action was taken on the request, and the subject is being discussed at this meeting due to questions that arose at the November 2nd meeting of which Mr. Scaggs was not in attendance to answer those questions. The questions concerned:

- 5-ft. Public Easement on the west side of the property lots
- Small size of the outlots
- Homeowners Association

New drawings of the Phase III Subdivision were distributed. In response to the questions from the previous meeting, the small outlots have increased with new easements for the Claypool Drainage District. The new easements will be maintained by the property owners. There is no Homeowners Association, but covenants of the subdivision do exist. The lot dimensions on the plat have been corrected. The ditch crossing will be

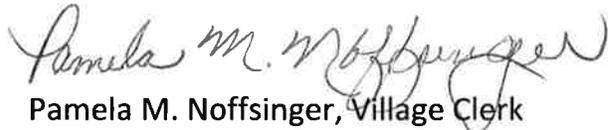
the responsibility of the Richards Crossing subdivision. (Mr. Scaggs arrived at the meeting at 7:30 p.m.) He was informed that the dimensions of lots 57, 58 and 59 are inaccurate and that the verbiage on the signature page of the plat is incorrect. The plat should include the stipulation that no construction of fences or structures on the easements for Claypool Drainage District and other utility easements. Following discussion, Mahaffey moved to approve the plat of Phase III Meadow Estates Subdivision contingent on no fences or structures in the easements, and the correction to lots 57, 58 and 59 dimensions, second by Hawkinson. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson, Mahaffey and Trustee Tim Bradley. Nays; none. Absent; DeWald and Valdez. Motion carried. The recommendation will be presented to the Coal City Village Board at their next meeting.

Mahaffey initiated discussion regarding off-street parking in the Village. Discussion included:

- C-4 District parking
- Public parking requirements changing the code ruling on required spaces
- Parking requirements based on a radius area
- C-4 exempt from the parking requirements on existing parcels

Several scenarios were considered. Mr. Fritz will prepare a proposed ordinance to be considered by this Board and presented at a meeting for review.

Mahaffey moved to adjourn the meeting, second by Lewis. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 7:42 p.m.


Pamela M. Noffsinger, Village Clerk

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 4, 2016

RE: AGENDA ITEMS FOR JANUARY 4TH MEETING

Addition to 60 E. Chestnut, Siding Variance

The expansion of Bob's Advanced Auto & Tire has been a mixture of many public actions in order to allow this business to expand. Previously, the sale of a public alley between the two properties allowed Bob Davis to tie the two properties together and then re-subdivide them in order to allow the existing business to extend northward from its former end point. The property that has been rezoned with a conditional use behind the auto shop is slated for demolition in either 2016 or 2017 dependent upon the final cost of the addition. The final result after all of these actions will be an expanded business along with additional parking replacing the house that was formerly at 65 E. Park Street.

At this time, Bob Davis would like a variance from the code to allow his building to maintain the same exterior – blue metal clad exterior. He would like to extend the current paint job northwards along both exterior sides. This requires a variance from the Core Area Design Guidelines – Building Materials: [A]luminum panels and siding and plastic or metal panels are prohibited within the Core Area. Along Broadway, he would like to incorporate fencing, north of the existing Pregnancy Resource Center to assist the curb appeal with the lot utilized for parking and car drop-off.

This matter has been scheduled for a public hearing on Monday evening.

Pertinent Code Section(s)

Section 156.57

Core Area Design Guidelines

790 S. Broadway, Utilization of a C-4 Property as a Parking Lot for its Principal Use

Due to business expanding for Bob's Auto, he would like to improve the property that formerly housed a Car Wash at 790 S. Broadway to be offstreet parking for long-term storage of vehicles. The lot would be utilized for parking and surrounded with an 8' fence to avoid passers-by to be unaware of what was held within. The 8' fence is preferred aesthetically by the future owner to a 6' fence with barbed wire to keep people outside of the premises.

This matter has been scheduled for a public hearing for Monday evening as well.

Pertinent Code Section(s)

Section 156.93, Table 7, Group K(1)

Section 156.171 (B), (C)

715-745 Kankakee, Assumption Church Addition

Due to scheduling, representative of Assumption Church were requested to appear at Monday's meeting for their preliminary hearing prior to a scheduled public hearing on February 1st.

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.

Parking in the Core Area

Included within your packet is a memo proposing a distance from Core Area properties that could be utilized to credit public parking spots towards the requisite offstreet parking requirements. Please review and determine whether staff should continue working on changing the standards to allow C-4 businesses this advantage.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the petition for 60 E. Chestnut:

1. **Not Resulting from Applicant Action.** The petitioner has expanded a building that was built when the Design Guidelines had not been enacted. The addition to accommodate additional business will merely continue the existing façade of the building that was previously allowed.
2. **Preserves Rights Conferred by the District.** Granting this variance will allow the existing property and its previously C-4 zoned property to the north the ability to continue the conditional use that was previously bestowed on these properties.
3. **Necessary for Use of the Property.** The amount of business requires expansion of the interior garage space to accommodate the vehicles and equipment being maintained within the community. The inability to accommodate the petitioners request would result in the business being required to move elsewhere to support its business plan.
4. **Minimum Variance Recommended.** The petitioner is improving the property and providing an improvement alongside the walkway on the Broadway business front to offset the departure from the Design Guidelines on the building's exterior.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the petition for conditional use at 790 S. Broadway:

1. **Traffic.** There shall not be an adverse amount of traffic utilizing the offstreet parking lot that shall be established for the long-term storage of vehicles.
2. **Environmental Nuisance.** The parking lot shall store vehicles only. No mechanic's work or maintenance shall be performed on the vehicles, which means there shall be no maintenance or utilization of fluids or chemicals requiring special disposal within the vehicle maintenance business. This property shall not be utilized for the accumulation of tires.
3. **Neighborhood Character.** The use of the property in this manner shall fit harmoniously into the neighborhood. Previously, the property had been utilized as a car wash; this use shall result in less traffic accessing the property.
4. **Public Services and Facilities.** Using the lot as a parking lot will lessen the need for public services. Formerly utilized as a car wash, the new use will not utilize as many public utilities or services. A fence surrounding the property is provided to alleviate any security concerns due to the long-term storage of vehicles.
5. **Public Safety and Health.** The proposed use will not be detrimental to the health and safety of the employees or general public within the vicinity of this parking lot.

6. **Other Factors.** The ability to support an existing auto repair facility at 60 E. Chestnut shall provide greater viability of the success of an existing business located within Coal City and result in proper storage of vehicles utilizing offstreet parking rather than the utilization of existing parking provided and maintained for other commercial businesses.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the petition for variance at 790 S. Broadway:

1. **Special Circumstances Not Found Elsewhere.** The Core Area provides the greatest density of businesses within the Village. In order to facilitate the growth of an existing auto repair facility at 60 E. Chestnut the owner must provide additional offstreet parking to accommodate the total number of vehicles being maintained by the facility.
2. **Preserves Rights Conferred by the District.** The location of the fence within the corner side yard and front yard of the offstreet parking lot shall allow the property owner to utilize all of the C-4 Core Area property as is enjoyed by all of the adjacent property owners.
3. **Necessary for Use of the Property.** Fencing surrounding the property is necessary to secure the vehicles and maintain the aesthetic character of the Core Area. Managing the vehicle inventory in this manner, behind a screened area is preferred to existing storage that can be seen by passers-by.
4. **Consistency with the Local Area and Comprehensive Plan.** This facility shall accommodate a conditional use and has adequate facilities due to the improvements within this area including an alley and curb cuts along both Broadway and Walnut Street.
5. **Minimum Variance Recommended.** The utilization of a fence that provides screening and security upwards to height of 8' is recommended as opposed to utilizing barbed wire atop a shorter fence to ensure the long-term storage of vehicles is secure.

- Building facades shall minimize monotony of expansive exterior walls with vertical breaks in the building facades.



Building Materials

New buildings shall be constructed of high quality, durable exterior building materials, which shall be used on all commercial developments within the Core Area. The materials shall be durable in the local climate and convey design quality and visual interest of structures. Materials shall maintain an intended finish over time or acquire a finish which is understood to be an outcome of normal interaction with the local climate. Materials shall be attached in a manner that will maintain secure connections and closure along surfaces.

Materials shall withstand ongoing contact with the public, sustain impacts without exhibiting substantial change in surface appearance, or be installed in a location where the building is not subject to frequent pedestrian contact.

- Buildings should be constructed of approved masonry building materials such as brick or stone; these materials should be used on all sides of the building. Stucco, siding of all types, and any other exterior wall covering are discouraged for commercial and mixed-use buildings within the Core Area.
- Approved masonry material shall include manufactured building units that are an aggregate of clay, shale, sand, concrete, or any combination thereof and bonded according to architectural specifications.



Approved masonry materials are textured and colored. Products such as architectural concrete masonry units (brick or block), manufactured decorative stone and precast are considered approved masonry material.

- Recommended accent materials include stone, simulated stone, terra cotta, and wood and metal trim.

- Since parking will be promoted in the rear of the buildings, new construction within the Core Area should have “360 degree” appearance; i.e. with design and detail considerations for all visible sides. Those sides that do not face the thorough-fare must be coordinated with the façade.
- Rough sawed wood, aluminum panels and siding, and plastic or metal panels are prohibited within the Core Area.
- Exterior insulation finish systems (EIFS) or Dryvit are prohibited within the Core Area along the street level.



Doors and Entrances

The doors and entrances to the new buildings in the Core Area shall provide an open invitation to potential customers, be attractive and inviting to pedestrians, and add visual interest to the street. However, doors shall be appropriately sized and in scale with a building’s façade and must comply within the current International Building Code (incorporated within Village Code) regarding proper sizing.

- The front doors of new buildings shall reflect the scale, placement, and proportions of a traditional downtown; recessed entrances are encouraged so that doors do not open into the pedestrian way within the public right of way.
- Main entrances shall be at the front of the building and face the sidewalk. Buildings situated on corner lots may take advantage of their prominent locations with angled, or rounded corner entrances.



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: BOB DAVIS

Address: 60 E CHESTNUT Phone number: 815-634-0004

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: C-4 Use of surrounding properties: North RS-3 South RS-3

East RS-3 West C-4

What zoning change or variance (specify) TO CONTINUE EXISTING BUILDING,
STEEL EXTERIOR

To allow what use TO EXPAND BUSINESS

Tax number of subject property: 0902303011

Common address of property: 60 E Chestnut

Parcel dimensions: 50 x 128 Lot area (sq. ft.) 12724 + 3825
(16549)

Street frontage 50

Legal description ORG TOWN COAL City LTS 20+21 BLK 1
AND LTS 7+8 BLK 1

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.

ROBERT DAVIS, 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 3 day of October, 2014.

Jacqueline A. Allen
Notary Public (Seal)



Robert R. Davis
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	<u>ZA-249</u>	Location of hearing	
Filing date	<u>10-3-14</u>	Village Hall	
Hearing date	<u>11-3-14</u>	515 South Broadway	
Filing fee	\$ <u>100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Robert Davis, Jr., 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- 249, 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:

JOHN & JULIE MICEVICH, 695 S. BROADWAY / DAN & JACKIE CARTER,
55 E. CHESTNUT / CLARENCE & LORNA PAULSEN, 75 E. PARK /
SCHWIER & ROBERT DAVIS, 70 E. CHESTNUT / JOHN TRAMMER, 75 PARK ST /
GREGORY PHILLIPS, 80 PARK ST. / THOMAS FULTON, PO BOX 87 / THOMAS OSWALSON, 30
BLACISTONE / TERRY KUMS, 5824 W. 143RD ST., HOMER GLEN

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.

Robert R. Davis, Jr.
 Applicant
 Agent for applicant

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

 Notary Public

Special Circumstances Not Found Elsewhere:

We are currently requesting for a variance to put on an addition to the current steel building.

Not Resulting from Application Action

n/a

Unnecessary Hardship:

Due to the current size of the existing building and the demands of the customers we simply cannot meet the needs of our customers.

Preserves Right Conferred by the District:

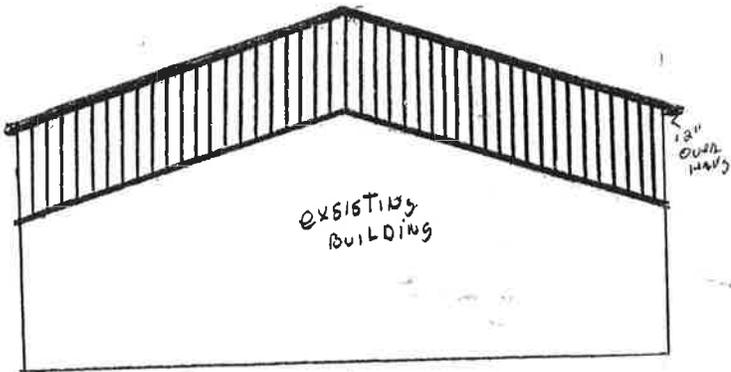
Necessary for Use of the Property:

Consistency with the local Area and the Comprehensive Plan:

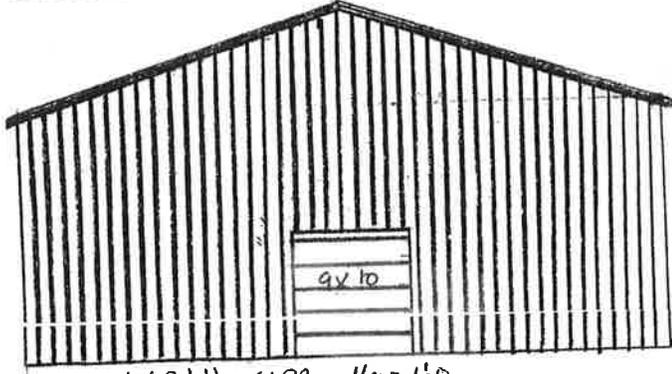
The current design of the addition will be within the limits of the comprehensive plan

Minimum Variance Recommended:

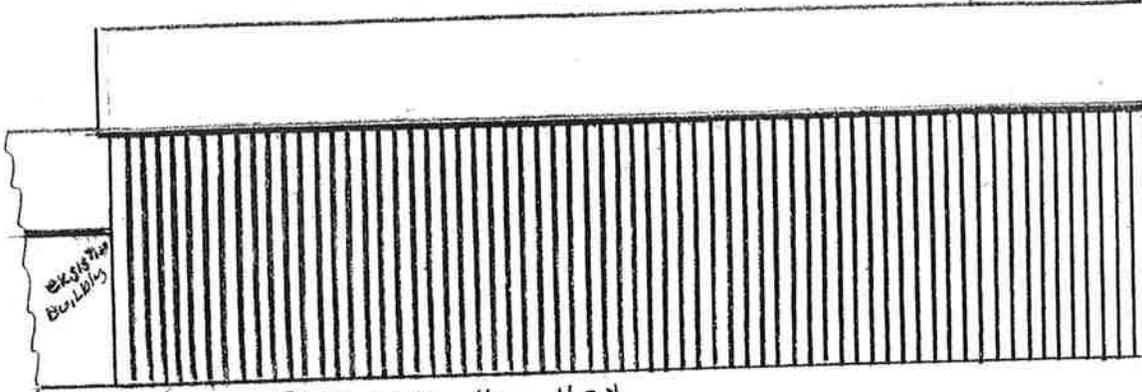
The current plan is what we feel is the minimal plan that will best serve our customers and the community as a whole.



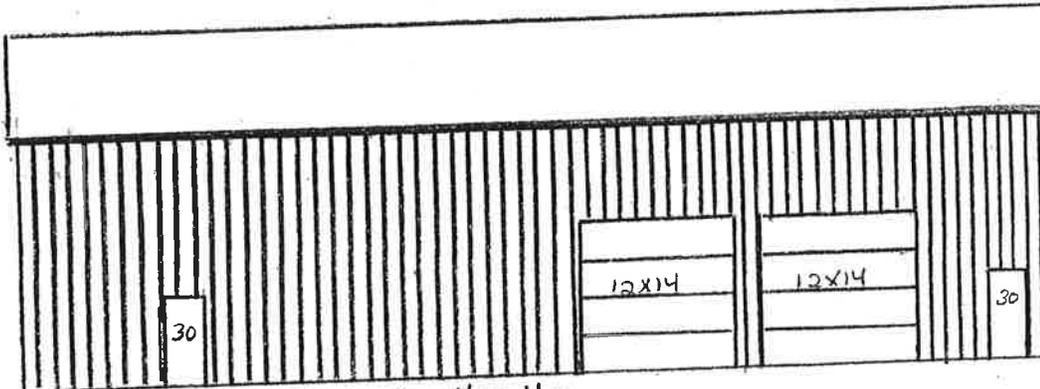
SOUTH SIDE 1/8" = 1'-0"



NORTH SIDE 1/8" = 1'-0"



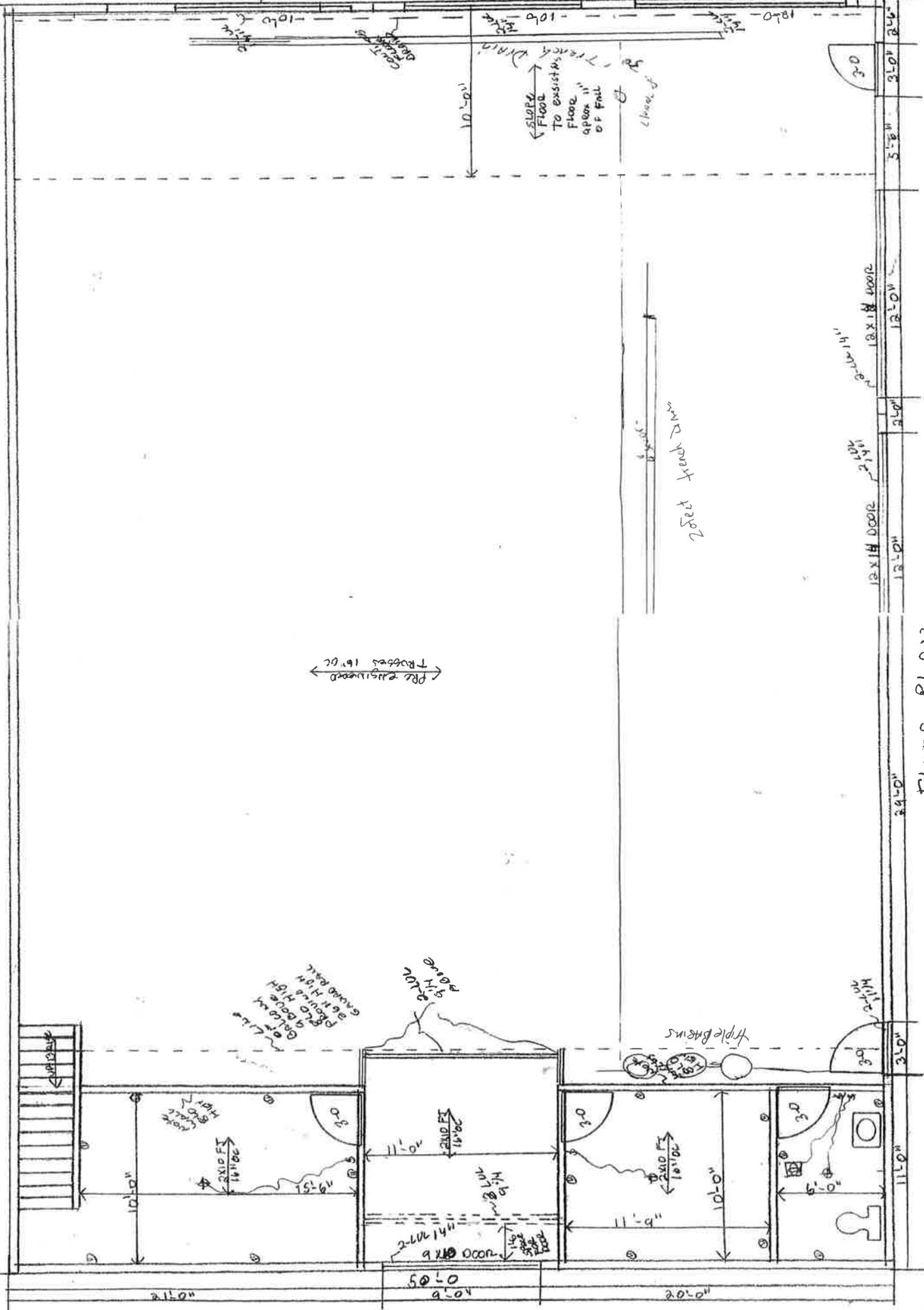
EAST SIDE 1/8" = 1'-0"



WEST SIDE 1/8" = 1'-0"

FLOOR PLAN

85
80



9' wide existing match
 9' wide existing match
 5' wide existing match
 5' wide existing match

Pre existing 16" OC
 T Ruffles 16" OC

72" x 24" Hand
 18" x 18" door
 12" x 14" door
 12" x 14" door

20' x 10' 6" x 10' 6" area
 20' x 10' 6" x 10' 6" area
 20' x 10' 6" x 10' 6" area

Triple Basins

50'-0" 9'-0"

21'-0"

20'-0"

24'-0"

12'-0"

12'-0"

3'-0" 3'-0" 3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

3'-0"

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: GREG Hodgens

Address: 790 S BROADWAY Phone number: 8157904197

Owner represented by: Self Attorney

Contract purchaser ROBERT DAVIS, JR. Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: C-4 Use of surrounding properties: North C-4 South RS-3

East RS3 West RS-3

What zoning change or variance: (specify) _____

To allow what use a parking lot as the principal use for
car storage

Tax number of subject property: 09-03-432-008

Common address of property: 790 S. BROADWAY

Parcel dimensions: _____ Lot area (sq. ft.) 6098 SQ FT

Street frontage _____

Legal description OTG TOWN COAL CITY LTS 18+19

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.

Robert Davis Jr., 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 November, 2015.

Pamela M. Noffsinger

Notary Public (Seal)



Robert R. Davis Jr.

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	<u>ZA-266</u>	Location of hearing
Filing date	<u>12-1-15</u>	Village Hall
Hearing date	<u>1-4-16</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

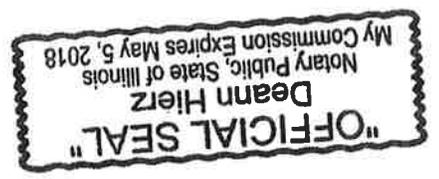
The undersigned, Robert Davis Jr, being first duly sworn on oath, deposes and states as follows, to wit:

1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 266, 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:
Kingman Auyeung 185 S. Broadway, Jerry Siebersma 15 W Walnut,
Amanda Maekian 55 W Walnut, Toby Bendelle 100 W. Walnut
Jerry Meece 160 S. Broadway,
First Bank of Manhattan Trust # 115 815 S. Broadway
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.

Robert Davis Jr
Applicant
Agent for applicant

SUBSCRIBED and SWORN to before me, this 2nd day of December, 2015.

Deann Hierz
Notary Public



TRAFFIC:

THERE SHALL BE NO IMPACT IN THE TRAFFIC IN OR AROUND THE AREA

ENVIRONMENTAL NUISANCE:

THERE SHALL BE NO CHANGES IN ITS CURRENT CONDITION.

NEIGHBORHOOD CHARACTER:

CURRENTLY THE SITE IS IN SHAMBLES AND WE PROPOSE TO INSTALL A QUALITY DECORATIVE FENCING.

PUBLIC SERVICES AND FACILITIES:

NO

PUBLIC AND SAFETY HEALTH:

IN ALL ACTUALITY THE SITE WILL BE SAFER AND CLEANER THAN CURRENTLY IS.

OTHER FACTORS:

NONE

← 200ft ±

BROADWAY

12' GATE

56'

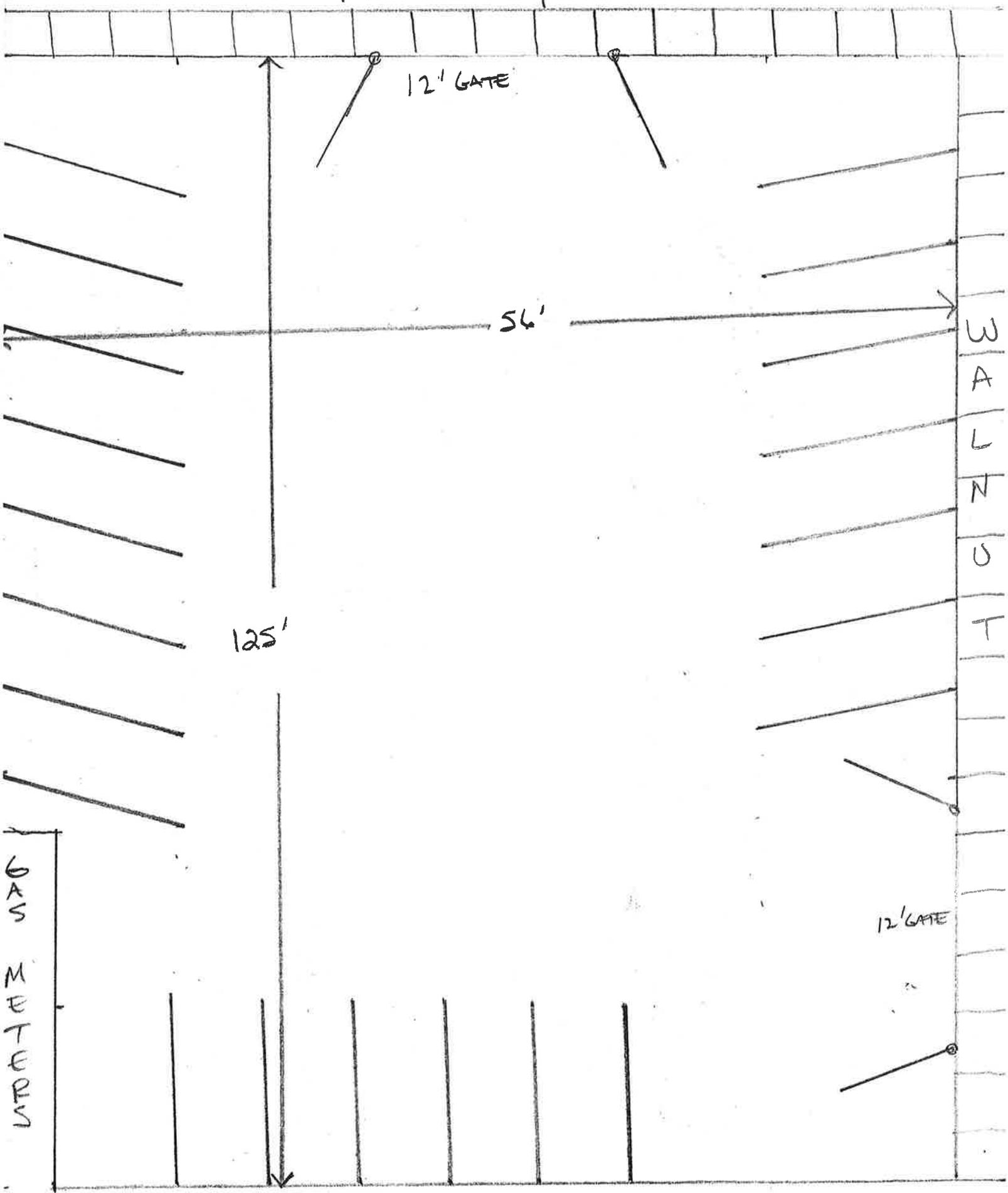
125'

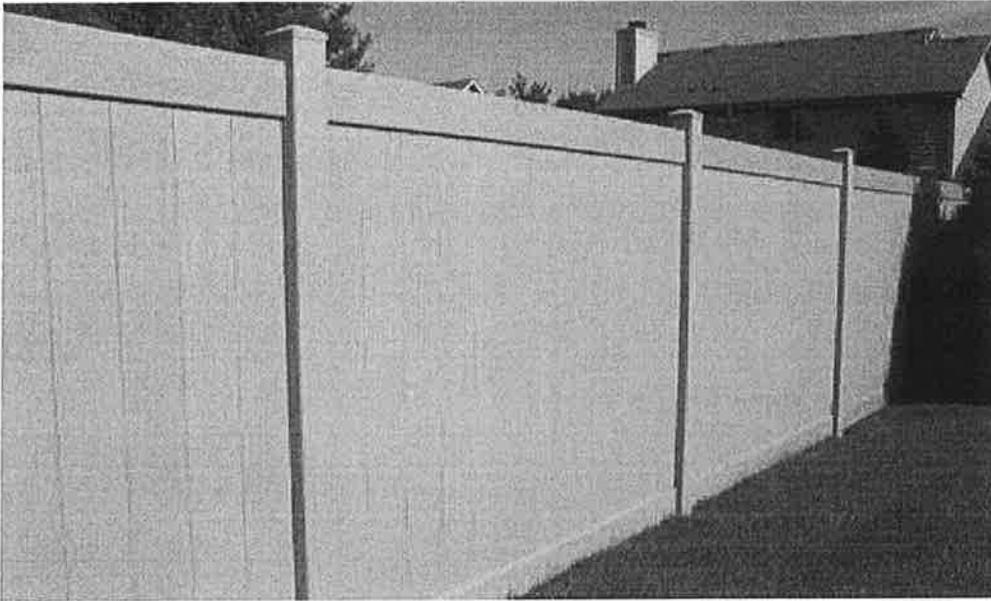
12' GATE

W
A
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K
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G
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ALLEY







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:	- 001 → 200 x 250	Lot area (sq. ft.)	- 001 → 50,000
	- 002 → 50 x 200		- 002 → 10,000
	- 011 → 100 x 150		- 011 → 15,000

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)



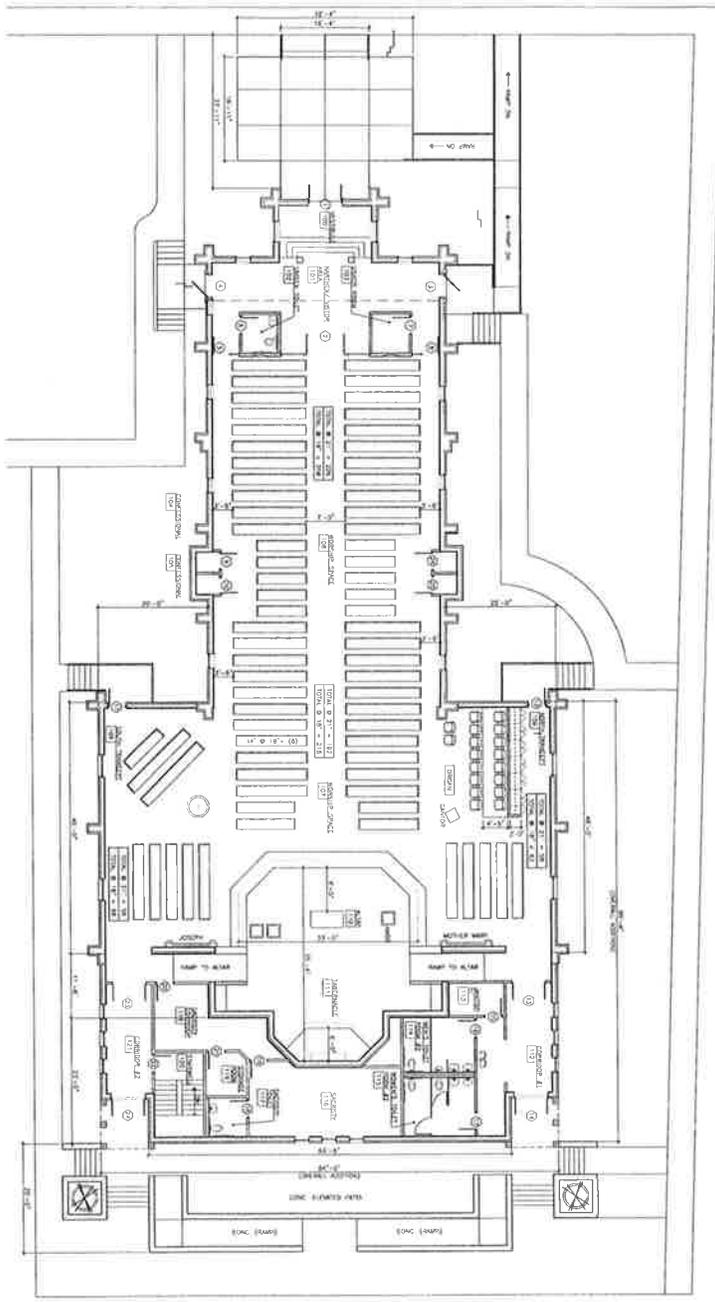
[Signature]
Signature of Owner

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

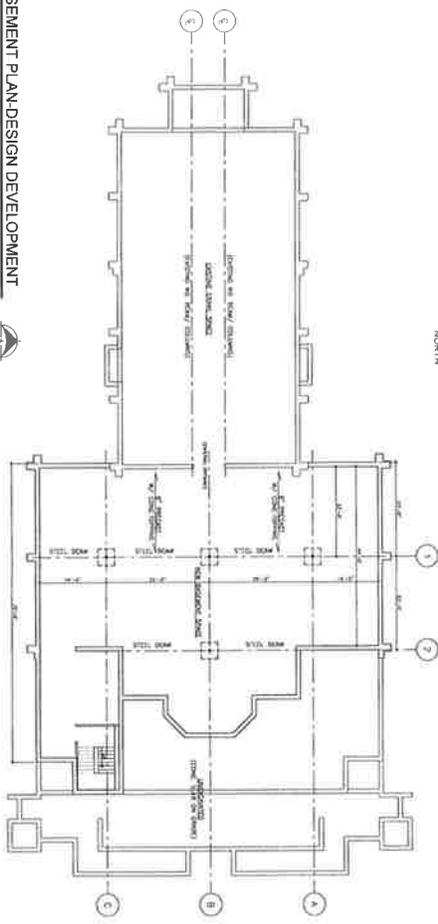
Please note the number of pages attached. _____

FOR OFFICE USE ONLY

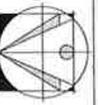
Case number	<u>LA-267</u>	Location of hearing
Filing date	<u>12-30-15</u>	Village Hall
Hearing date	<u>Feb. 1, 2016</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>2pm</u>	



1 | MAIN FLOOR PLAN-DESIGN DEVELOPMENT



2 | BASEMENT PLAN-DESIGN DEVELOPMENT



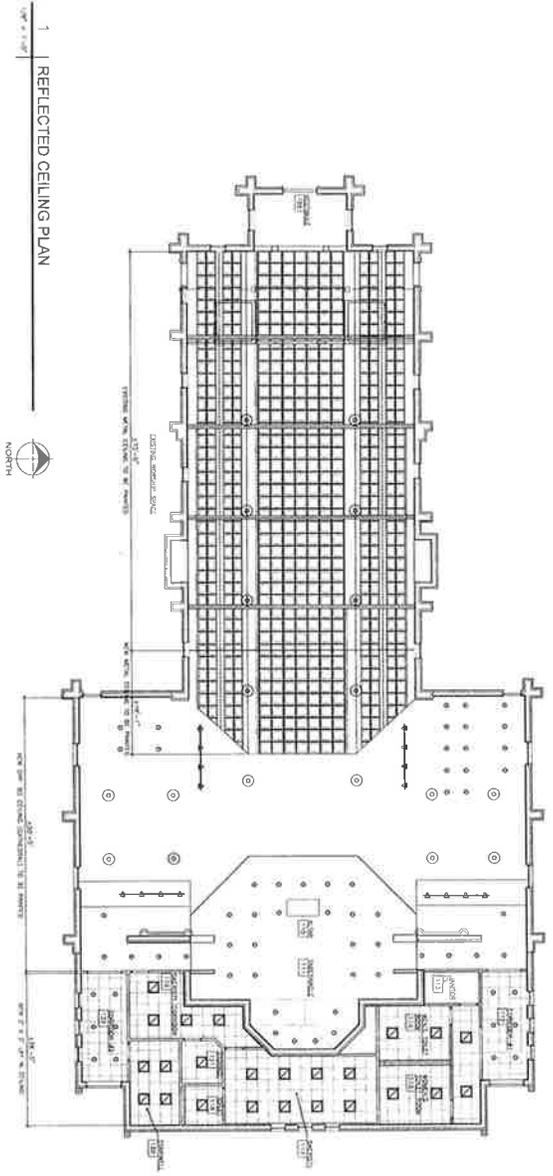
D.P.A.
 ASSOCIATES INC.
 ARCHITECTS
 1000 WEST 10TH STREET, SUITE 100
 DENVER, CO 80202
 (303) 733-1111
 www.dpainc.com

DATE: 02/26/14
 DRAWING NO: A1.0
 PROJECT: 13001

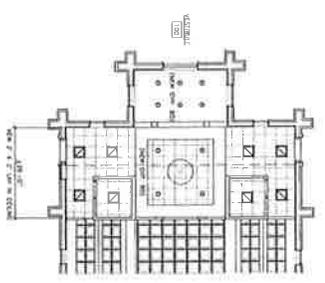
ASSUMPTION OF THE
 ASSOCIATION OF THE
 BLESSED VIRGIN MARY
 SCHOOL SYSTEM OF DENVER
 SYSTEM OF SCHOOLS

245 S. VANWEE STREET
 DENVER, COLORADO 80202
 303.733.1111

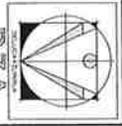
02/26/14
 13001



1 REFLECTED CEILING PLAN
1/8" = 1'-0"



2 PARTIAL REFLECTED CEILING PLAN
1/8" = 1'-0"



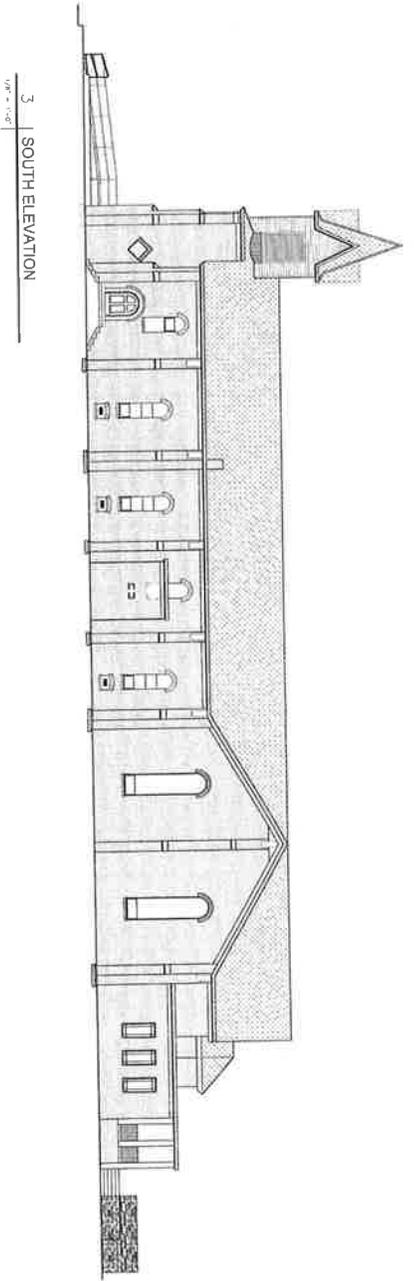
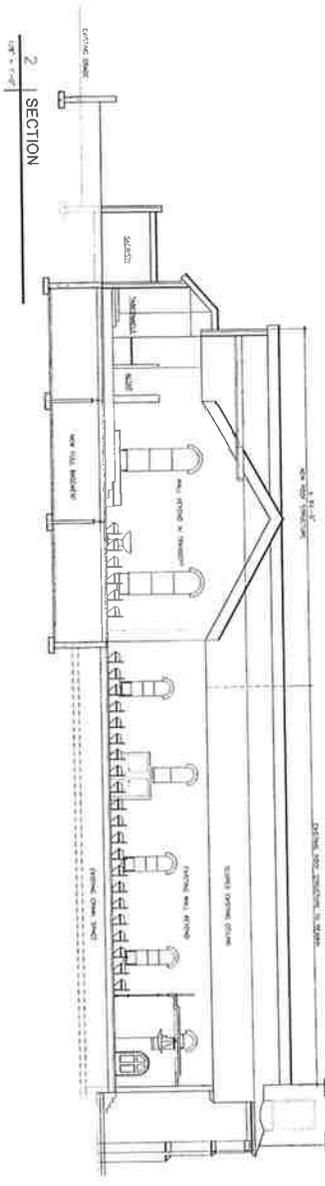
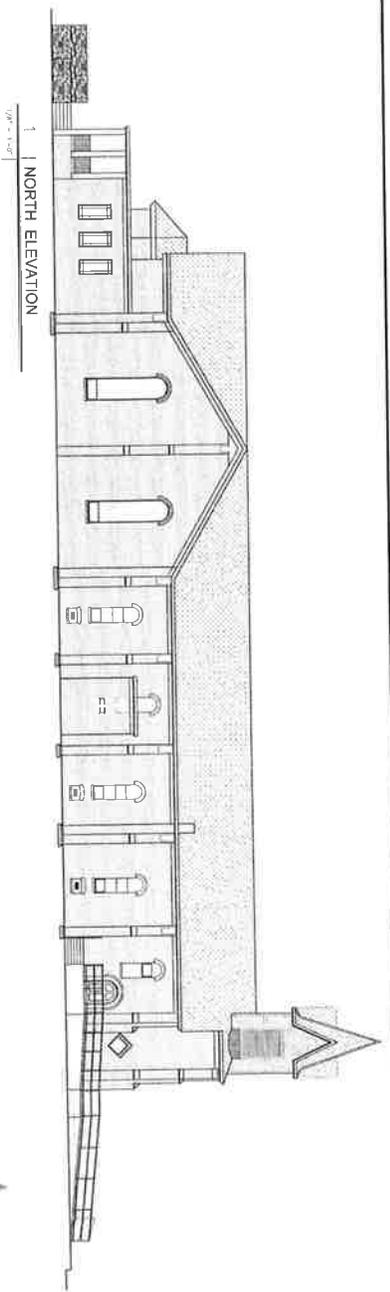
D.Z.A.
ASSOCIATES, INC.
REGISTERED PROFESSIONAL ARCHITECTS
1000 EAST 10TH AVENUE, SUITE 100
DENVER, COLORADO 80202
TEL: 303.733.1111
WWW.DZA-ASSOCIATES.COM

DATE	DESCRIPTION

ARCHITECT/REGISTERED FIRM
ASSUMPTION OF THE
BLESSED VIRGIN MARY
MIDDLE SCHOOL
SCHOOL OF PRAYER

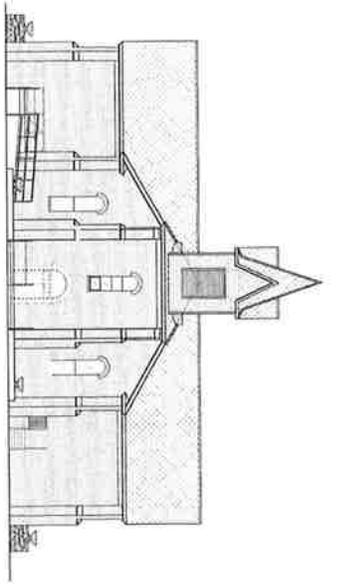
245 S. KANAWAY STREET
COAL CITY, LINCOLN COUNTY
REFLECTED CEILING PLAN

02/26/14
13,000

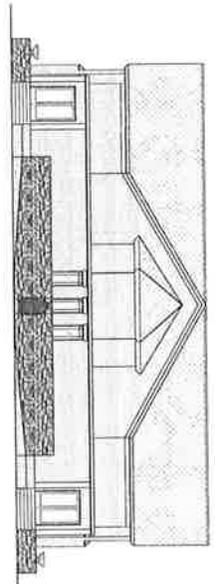


D.Z.A. ARCHITECTS, INC. 1000 WEST 10TH STREET, SUITE 100 CHARLOTTE, NC 28202 TEL: 704.375.1234 FAX: 704.375.1235 WWW.DZAARCHITECTS.COM	
PROJECT NO. 1501	SHEET NO. 1501
DATE: 12/15/11	SCALE: 1/8" = 1'-0"

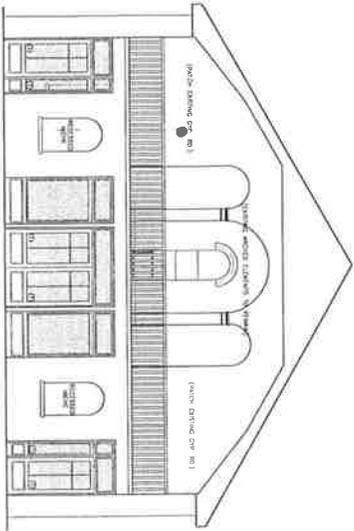
ASSOCIATION/RESIDENTS PK.
 ASSOCIATION OF THE
 BLESSED VIRGIN MARY
 CHURCH
 245 S MANAGER STREET
 COAL CTR. FLOORS 604-8
 CHARLOTTE, NC 28202
 PROJECT OF OWNER
 EXTERIOR ELEVATIONS



1 | WEST ELEVATION
1/8" = 1'-0"



2 | EAST ELEVATION
1/8" = 1'-0"



3 | INTERIOR ELEVATION
1/8" = 1'-0"



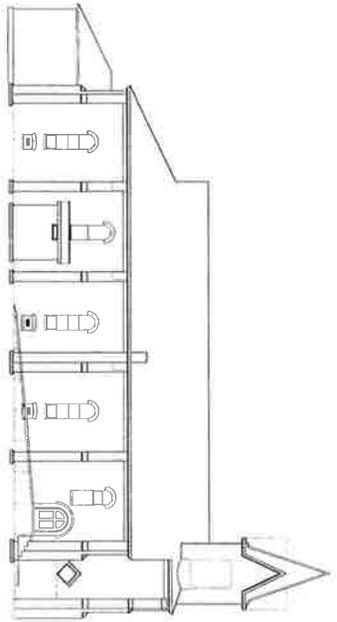
D. Z. A.
 ARCHITECT
 1000 W. 10TH STREET, SUITE 100
 DENVER, CO 80202
 PHONE: 303.733.1111
 FAX: 303.733.1112
 WWW.DZAA.COM

NO. 1	DATE	DESCRIPTION

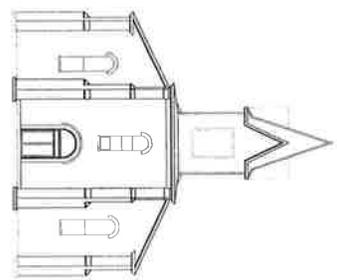
ADDITIONAL APPROVALS FOR:
 ASSOCIATION OF CHURCH
 ARCHITECTS OF AMERICA
 ROMAN CATHOLIC CHURCH
 SOCIETY OF ARTISTS

245 S KANAWAKE STREET
 DENVER, CO 80202

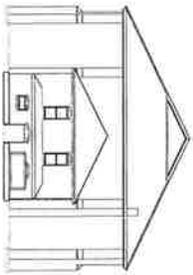
DATE	BY	SCALE
02/26/14	DZA	AS.1
13.00'	R.O.	



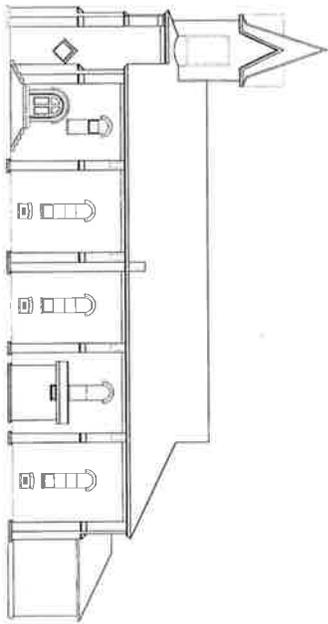
1 | NORTH ELEVATION



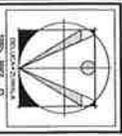
2 | WEST ELEVATION



3 | EAST ELEVATION



4 | SOUTH ELEVATION



DZA ASSOCIATES, INC.

REGISTERED ARCHITECTS - STATE OF TEXAS
 OFFICE: 1000 WEST 14TH STREET, SUITE 1400
 FORT WORTH, TEXAS 76102-4411
 PHONE: (817) 339-1111
 FAX: (817) 339-1112
 WWW.DZA-ARCHITECTS.COM

DATE: 03/28/14	SCALE: 1/8" = 1'-0"
PROJECT: 245 S. SANDWICH STREET	CLIENT: CHURCH LAMAR & DAIS
ARCHITECT: DZA	DESIGNER: DZA
DRAWN BY: DZA	CHECKED BY: DZA
DATE: 03/28/14	SCALE: 1/8" = 1'-0"

ARCHITECT/PROFESSIONAL SEAL
 ASSUMPTION OF THE
 BLESSED VIRGIN MARY
 Roman Catholic Church
 District of Fort Worth

245 S. SANDWICH STREET
 CHURCH LAMAR & DAIS
 ELEVATION-DIMENSION

03/28/14
 1:001
 D2.0

MEMO

TO: The Planning & Zoning Board Members

FROM: Matt Fritz, Village Administrator

DATE: December 31, 2015

RE: NEW PARKING REQUIREMENT CONCEPT FOR THE VILLAGE'S CORE AREA

On multiple occasions, the P&Z Board has reviewed the parking requirements and has concluded to keep the standards as written between the parking use tables and the different types required dependent upon zoning. This frequently can become problematic in the many small properties that make up the Village's Core Area along Broadway. This results in many variance requirements, which is an impediment to the property being purchased or utilized.

One of the benefits of being located within the Core Area is the availability of on-street parking provided and maintained by the Village of Coal City within the parkway. Providing an exception for the C-4 zoning properties within Coal City whereby any parking within 220' of the property can be counted towards the total necessary spots required for the use would eliminate many of the variances that are considered due to parking limitations. The 220' measurement was created by analyzing the total frontages that exist between Church and Willow streets, dividing them in half and then adding half of the distance of the street width to include parking "around the corner."

This type of allowance for parking would allow greater value to the properties within the Core Area because the Village-owned and maintained parking would be credited as fulfilling the total number of parking spots for the use within the buildings.

If the P&Z Board is interested in pursuing this concept, staff would comb through the code and configure what amendments would be necessary to implement this change within the Village Code.