



9. Ordinance 16-27                  Conditional Use Permit  
6805 E. McArdle Road  
Coal City United Methodist Church  
Parsonage
  
10. Waiver of a Portion of the Building Permit Fees for the Parsonage to  
Be constructed by the Coal City United Methodist Church
  
11. Review and Approval of the FY16 Audit
  
12. Approval of Engineering Design of South Broadway Surface  
Renewal Project
  
13. Appointment of Sarah Beach to the Planning and Zoning Board
  
14. Report of the Mayor
  
15. Report of the Trustees:                  T. Bradley  
   J. Wren  
   D. Togliatti  
   D. Greggain  
   R. Bradley  
   N. Nelson
  
16. Report of the Village Clerk
  
17. Report of the Village Attorney
  
18. Report of the Village Engineer
  
19. Report of the Chief of Police
  
20. Report of the Village Administrator
  
21. Adjourn

## MEMO

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** September 28, 2016

**RE: SELLING TWO PORTIONS OF KANKAKEE RD. ROW TO ADJACENT PROPERTY OWNERS**

The owners of the property at 105 East Chestnut have been continually improving their property since rebuilding from a fire that took their garage a few years ago. The latest improvement to the property is an in-ground pool, required fencing, and a sidewalk to connect to the sidewalk located on the front of their property. However, prior to completing these improvements, the home owners, David and Amy Geisen have requested the sale of 6' of right-of-way (ROW) along the west side of their property in order to gain necessary green space alongside their new improvement. In addition, the home owners shall construct a sidewalk to improve upon the ROW and increase access within the neighborhood.

Prior to considering a vacation of a portion of the ROW, the neighbors to the south were consulted as to their interest to also complete such a vacation in order to ensure a uniform block still results. The neighbor, who reside at 110 East Walnut also agreed upon this vacation because portions of their residential walk way already exist within the existing ROW; this vacation will clean up their title and ensure their residential improvements are wholly contained within their property.

The Village Attorney has created two ordinances in order to vacate both adjacent 6' portions of ROW alongside the residences at 105 E Chestnut & 110 E. Walnut. The price for each is the same due to their lot dimensions bearing the same depth; this vacation will be approximately 754 square feet. Utilizing the assessed land value from the Assessor's Office, the total amount due for each property is \$1,779.49. These ordinances shall not be recorded until payments have been received for each portion of vacated ROW.

**Recommendation:**

1. Adopt Ordinance No. \_\_\_\_: Vacating a Portion of ROW Adjacent to 105 E. Chestnut.
2. Adopt Ordinance No. \_\_\_\_: Vacating a Portion of ROW Adjacent to 110 E. Walnut.

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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER \_\_\_\_\_

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**AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY  
COMMONLY KNOWN AS KANKAKEE STREET, IMMEDIATELY ADJACENT TO  
PROPERTY COMMONLY KNOWN AS 105 E. CHESTNUT**

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TERRY HALLIDAY, Village President  
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY  
TIMOTHY BRADLEY  
DANIEL 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. \_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY  
COMMONLY KNOWN AS KANKAKEE STREET, IMMEDIATELY ADJACENT TO  
PROPERTY COMMONLY KNOWN AS 105 E. CHESTNUT**

**WHEREAS**, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois; and

**WHEREAS**, the Village is granted the authority and power to vacate streets and alleys or portions thereof pursuant to Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, upon a finding that the public interest will be served by such vacation;

**WHEREAS**, the Village has identified a portion of Kankakee Street right-of-way located within the corporate limits of the Village generally described as the easternmost six feet (6’) of the Kankakee Street right-of-way, extending for 125.67’ from the northern boundary to the southern boundary of certain real property commonly known as 105 E. Chestnut Street, bearing PIN 09-02-307-001 and as legally described in Exhibit A (the “Adjacent Property”), all as more particularly depicted in the legal description and depiction of the area of vacation attached hereto as Exhibit B (the “Area”); and

**WHEREAS**, the owners of the Adjacent Property has petitioned the Village for the vacation of the Area in order to erect a fence immediately west of the existing western boundary of the Adjacent Property and to maintain the Area as their own; and

**WHEREAS**, the Village President and Trustees (the “Corporate Authorities”) hereby find and determine that the Area is not now and will not be required for public street purposes in the future, and that the relief to the public from the further burden and responsibility of maintaining the Area constitutes a public use and vacating the Area is in furtherance of the public interest; and

**WHEREAS**, the vacation may be contingent upon receiving the fair market value for the property as determined by the Corporate Authorities; and

**WHEREAS**, the Corporate Authorities of the Village hereby find and determine that the fair market value of the Area is \$1,779.49 (“Price”); and

**WHEREAS**, the Village has received the Price from the owner of the Adjacent Property; and

**WHEREAS**, the Village expressly reserves a perpetual public utility easement across, upon and under the Area for the maintenance, renewal and reconstruction of any existing public utilities located within the Area proposed to be vacated; and

**WHEREAS**, after due investigation and consideration, the Village Board of Trustees has determined that there is no current or future public use for the Area and the public interest would be served by the vacation of the Area; and

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

**SECTION 1. Recitals.** The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2. Vacation.** For adequate consideration, the receipt of which is hereby acknowledged, the Village hereby vacates that certain portion of Village right-of-way located within the corporate limits of the Village generally described as the easternmost six feet (6’) of the Kankakee Street right-of-way, extending for 125.67’ from the northern boundary to the southern boundary of certain real property commonly known as 105 E. Chestnut Street, bearing

PIN 09-02-307-001 and as legally described in Exhibit A (the “Adjacent Property”). It is hereby declared that the Area is no longer required for public use and that the public interest will be served by such vacation. The vacation provided for herein shall be subject to and conditioned upon the following:

1) Upon payment to the Village of \$1,779.49, the Village shall have prepared a Plat of Vacation by a registered land surveyor for the Area being vacated herewith, and said Plat of Vacation, along with a certified copy of this Ordinance, shall be recorded with the Grundy County Recorder of Deeds.

2) The owner of the Adjacent Property shall reimburse the Village for its costs associated with procuring the plat of vacation.

3) That this vacation is subject to all existing easement rights of others whether apparent or not apparent, of record or not of record, aerial, surface, underground, or otherwise in accordance with Section 3.

### **SECTION 3. Reservation of Easements.**

Easements are hereby reserved for and granted to the Village of Coal City, County of Grundy, and to utility companies operating under franchise from the Village of Coal City, and the respective successors and assigns jointly and severally, over all of the areas marked “Public Utilities” or Access Easement”, if any, on the plat of vacation of the Area as described herein for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate the utility transmission and distribution systems and all necessary connections, appliances and other structures and appurtenances as may be deemed necessary by said Village and for any and all municipal purposes, over, upon, along, under and through said indicated easements, together with right of access across the Area to do any of the above work. The right is also granted to cut

down, trim or remove any trees, shrubs or other plants that interfere with the operation of the utilities. No new permanent buildings or structures shall be placed on said easements, if any, but same may be used for gardens, shrubs, landscaping, driveways, fences and other purposes that do not interfere with the aforesaid uses and rights. Easements are further hereby reserved for and granted to the Village of Coal City and other governmental authorities having jurisdiction over the land subject to the easement, if any, for ingress, egress and the performance of any and all municipal or other governmental services.

**SECTION 4. Repealer.**

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. Saving Clause.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

**SECTION 6. Effectiveness.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.



SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at Coal City,  
Grundy and Will Counties, Illinois.

**VILLAGE OF COAL CITY**

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk

AYES:

NAYS:

ABSENT:

ABSTAIN:

**EXHIBIT A**

Legal Description of Adjacent Property

LOTS 1 AND 2 IN BLOCK 5 IN THE ORIGINAL TOWN OF COAL CITY (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME), IN GRUNDY COUNTY, ILLINOIS.

PIN: 09-02-307-001

Common Address: 105 E. Chestnut Street, Coal City, IL 60416

## **EXHIBIT B**

### **Legal Description of Vacated Right-of-Way**

The East 6 feet of Kankakee Street right-of-way lying adjacent to and West of Lot 1 in Block 5 in the Original Town of Coal City (except coal and other minerals underlying said premises and the right to mine and remove the same), in Grundy County, Illinois.

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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

---

ORDINANCE  
NUMBER \_\_\_\_\_

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**AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY  
COMMONLY KNOWN AS KANKAKEE STREET, IMMEDIATELY ADJACENT TO  
PROPERTY COMMONLY KNOWN AS 110 E. WALNUT**

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TERRY HALLIDAY, Village President  
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY  
TIMOTHY BRADLEY  
DANIEL GREGGAIN  
NEAL NELSON  
DAVID TOGLIATTI  
JUSTIN WREN  
Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Coal City  
on \_\_\_\_\_, 2016

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE VACATING A PORTION OF PUBLIC RIGHT-OF-WAY  
COMMONLY KNOWN AS KANKAKEE STREET, IMMEDIATELY ADJACENT TO  
PROPERTY COMMONLY KNOWN AS 110 E. WALNUT**

**WHEREAS**, the Village of Coal City (“Village”) is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois; and

**WHEREAS**, the Village is granted the authority and power to vacate streets and alleys or portions thereof pursuant to Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, upon a finding that the public interest will be served by such vacation;

**WHEREAS**, the Village has identified a portion of Kankakee Street right-of-way located within the corporate limits of the Village generally described as the easternmost six feet (6’) of the Kankakee Street right-of-way, extending for 125.67’ from the northern boundary to the southern boundary of certain real property commonly known as 110 E. Walnut Street, bearing PIN 09-02-307-009 and as legally described in Exhibit A (the “Adjacent Property”), all as more particularly depicted in the legal description and depiction of the area of vacation attached hereto as Exhibit B (the “Area”); and

**WHEREAS**, the owners of the Adjacent Property have petitioned the Village for the vacation of the Area in order to maintain the Area as their own; and

**WHEREAS**, the Village President and Trustees (the “Corporate Authorities”) hereby find and determine that the Area is not now and will not be required for public street purposes in the future, and that the relief to the public from the further burden and responsibility of maintaining the Area constitutes a public use and vacating the Area is in furtherance of the public interest; and

**WHEREAS**, the vacation may be contingent upon receiving the fair market value for the

property as determined by the Corporate Authorities; and

**WHEREAS**, the Corporate Authorities of the Village hereby find and determine that the fair market value of the Area is \$1,779.49 (“Price”); and

**WHEREAS**, the Village expressly reserves a perpetual public utility easement across, upon and under the Area for the maintenance, renewal and reconstruction of any existing public utilities located within the Area proposed to be vacated; and

**WHEREAS**, after due investigation and consideration, the Village Board of Trustees has determined that there is no current or future public use for the Area and the public interest would be served by the vacation of the Area; and

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

**SECTION 1. Recitals.** The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**SECTION 2. Vacation.** For adequate consideration, the Village hereby vacates that certain portion of Village right-of-way located within the corporate limits of the Village generally described as the easternmost six feet (6’) of the Kankakee Street right-of-way, extending for 125.67’ from the northern boundary to the southern boundary of certain real property commonly known as 110 E. Walnut Street, bearing PIN 09-02-307-009 and as legally described in Exhibit A (the “Adjacent Property”). It is hereby declared that the Area is no longer required for public use and that the public interest will be served by such vacation. The vacation provided for herein shall be subject to and conditioned upon the following:

1) Upon payment to the Village of \$1,779.49, the Village shall have prepared a Plat of Vacation by a registered land surveyor for the Area being vacated herewith, and said Plat of Vacation, along with a certified copy of this Ordinance, shall be recorded with the Grundy County Recorder of Deeds.

2) The owner of the Adjacent Property shall reimburse the Village for its costs associated with procuring the plat of vacation.

3) That this vacation is subject to all existing easement rights of others whether apparent or not apparent, of record or not of record, aerial, surface, underground, or otherwise in accordance with Section 3.

### **SECTION 3. Reservation of Easements.**

Easements are hereby reserved for and granted to the Village of Coal City, County of Grundy, and to utility companies operating under franchise from the Village of Coal City, and the respective successors and assigns jointly and severally, over all of the areas marked "Public Utilities" or Access Easement", if any, on the plat of vacation of the Area as described herein for the perpetual right, privilege and authority to construct, reconstruct, repair, inspect, maintain and operate the utility transmission and distribution systems and all necessary connections, appliances and other structures and appurtenances as may be deemed necessary by said Village and for any and all municipal purposes, over, upon, along, under and through said indicated easements, together with right of access across the Area to do any of the above work. The right is also granted to cut down, trim or remove any trees, shrubs or other plants that interfere with the operation of the utilities. No new permanent buildings or structures shall be placed on said easements, if any, but same may be used for gardens, shrubs, landscaping, driveways, fences and other purposes that do not interfere with the aforesaid uses and rights. Easements are further hereby reserved for and

granted to the Village of Coal City and other governmental authorities having jurisdiction over the land subject to the easement, if any, for ingress, egress and the performance of any and all municipal or other governmental services.

**SECTION 4. Repealer.**

All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 5. Saving Clause.** If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

**SECTION 6. Effectiveness.** This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.



SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at Coal City,  
Grundy and Will Counties, Illinois.

**VILLAGE OF COAL CITY**

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk

AYES:

NAYS:

ABSENT:

ABSTAIN:

**EXHIBIT A**

Legal Description of Adjacent Property

LOTS 41 AND 42 IN BLOCK 5 IN THE ORIGINAL TOWN OF COAL CITY, GRUNDY COUNTY, ILLINOIS, EXCEPTING FROM THE ABOVE DESCRIBED REAL ESTATE THE COAL OR OTHER MINERALS UNDERLYING THE SAME.

PIN: 09-02-307-009

Common Address: 110 E. Walnut Street, Coal City, IL 60416

**EXHIBIT B**

Legal Description of Vacated Right-of-Way

THE EAST 6 FEET OF KANKAKEE STREET RIGHT-OF-WAY LYING ADJACENT TO AND WEST OF LOT 42 IN BLOCK 5 IN THE ORIGINAL TOWN OF COAL CITY (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME), IN GRUNDY COUNTY, ILLINOIS.

## MEMO

**TO:** Mayor Halliday and the Village Board

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** September 28, 2016

**RE:           CONDITIONAL USE FOR THE CONSTRUCTION OF A PARSAONAGE  
ON THE METHODIST CHURCH PROPERTY**

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 was conducted September 19th in order to take comments and receive a positive recommendation to the Village Board. The residence will be a 4-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.

After conducting the Public Hearing, the P&Z Board unanimously recommended adoption of the Conditional Use. Shortly after the Public Hearing, the neighbors who reside within the unincorporated property just west of the Church inquired as to the intent of the Church's Conditional Use petition. After reviewing the petition with staff, they carried no objection concerning the improvement.

**Recommendation:**

Adopt Ordinance No. \_\_\_\_\_: Granting a Conditional Use to Allow the Construction of a Parsonage at the Coal City United Methodist Church.

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: 504.84 x 801.84 x 172.78 x 140 x 310 Lot area (sq. ft.) ≅ 360,600'

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.

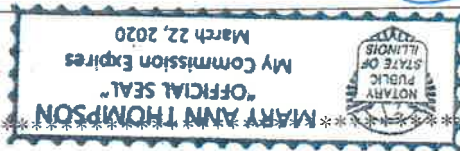
Ken P. Miller, being first duly sworn, on oath deposes and says,  
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 31<sup>st</sup> day of August, 2016.

Ken P. Miller

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

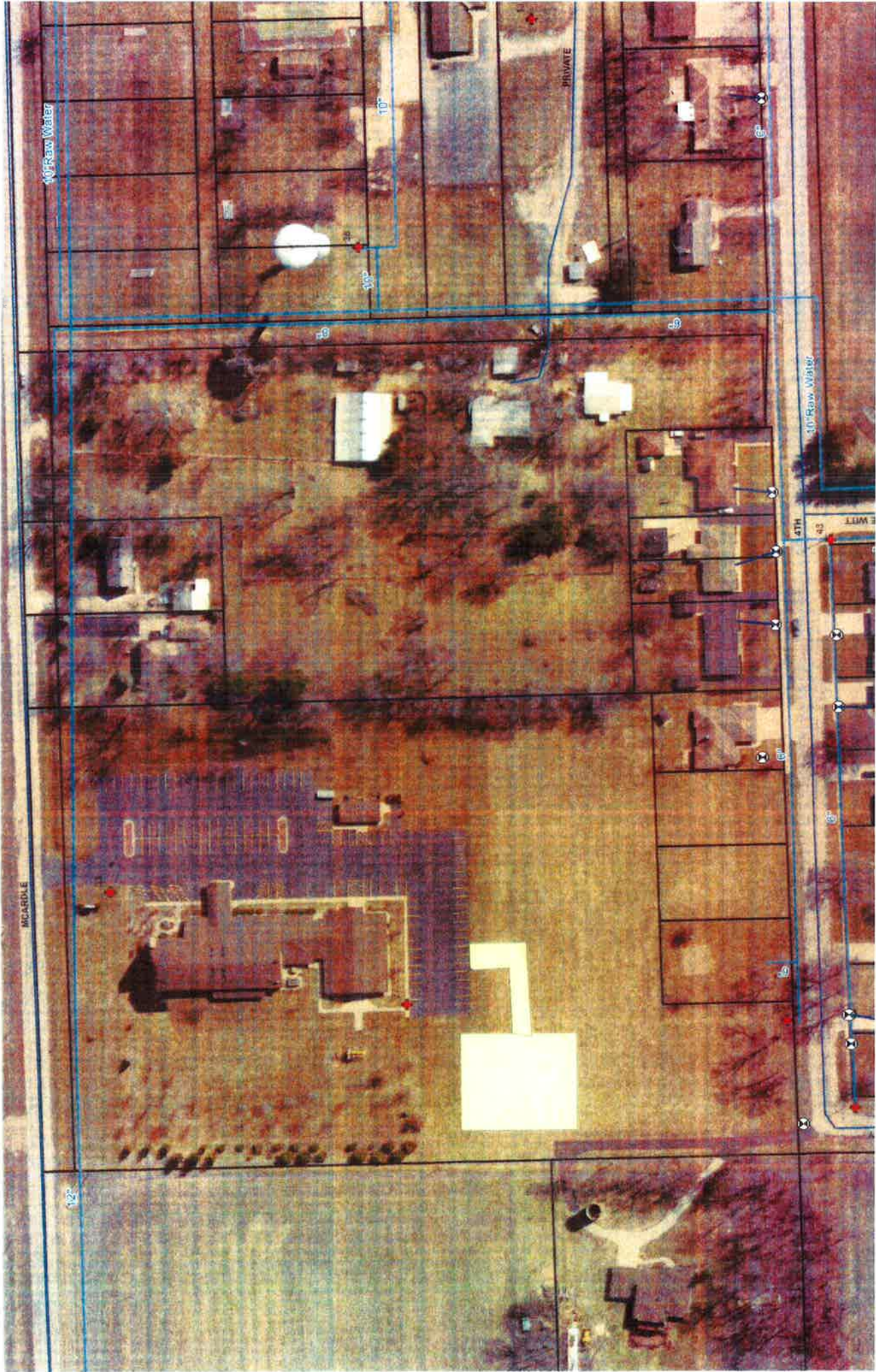
FOR OFFICE USE ONLY



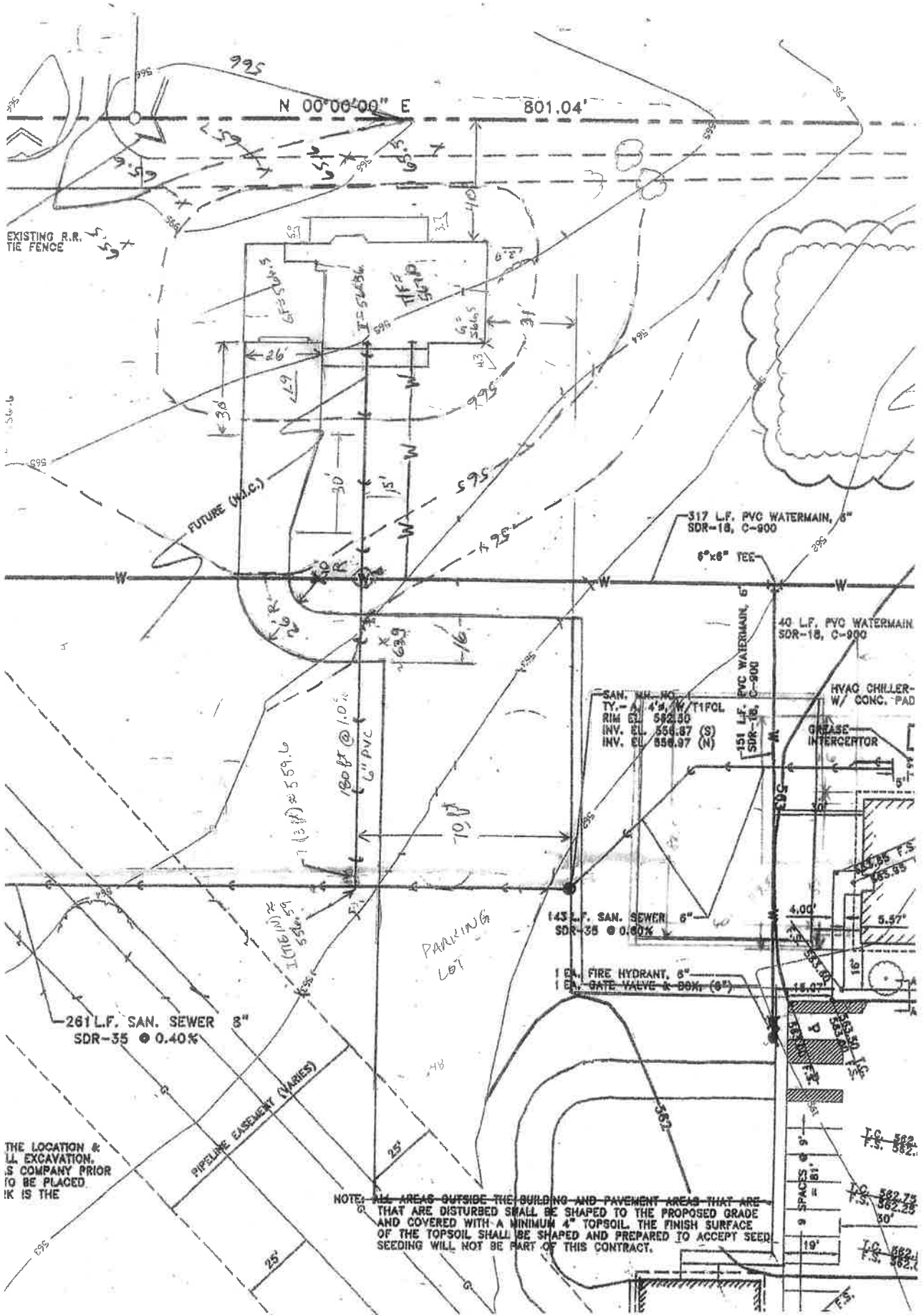
Case number ZA-273  
Filing date 8-31-16  
Hearing date 9-19-16  
Filing fee \$ 100.00  
Hearing time 7pm

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









EXISTING R.R. TIE FENCE

FUTURE (M.C.)

PARKING LOT

THE LOCATION & UTILITY EXCAVATION SHALL BE PLACED PRIOR TO THE CONSTRUCTION OF THE BUILDING.

NOTE: ALL AREAS OUTSIDE THE BUILDING AND PAVEMENT AREAS THAT ARE DISTURBED SHALL BE SHAPED TO THE PROPOSED GRADE AND COVERED WITH A MINIMUM 4" TOPSOIL. THE FINISH SURFACE OF THE TOPSOIL SHALL BE SHAPED AND PREPARED TO ACCEPT SEED. SEEDING WILL NOT BE PART OF THIS CONTRACT.

SAN. MH. NO. 1  
 TY. - A, 4' x 4' T1FCL  
 RIM EL. 582.30  
 INV. EL. 558.87 (S)  
 INV. EL. 558.97 (N)

317 L.F. PVC WATERMAIN, 6" SDR-18, C-900

40 L.F. PVC WATERMAIN, 6" SDR-18, C-900

143 L.F. SAN. SEWER, 6" SDR-35 @ 0.60%

261 L.F. SAN. SEWER, 8" SDR-35 @ 0.40%

HVAC CHILLER W/ CONC. PAD  
 GREASE INTERCEPTOR

19' SPACES @ 5' = 81'  
 19'  
 F.S. 582.25  
 F.S. 582.25  
 F.S. 582.25

(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, 2014.

Mary Ann Thompson  
Notary Public



John Kloski  
440 N. Mary St.  
Coal City, IL 60416

Orville & Marlene Miller  
275 W. Fourth St.  
Coal City, IL 60416

Dan Greggain  
Greggain Properties  
998 S. Foxgrove Dr.  
Coal City, IL 60416

Edmund & Lois Berta  
225 W. Fourth St.  
Coal City, IL 60416

Ken & Colleen Miller  
190 W. Fourth St.  
Coal City, IL 60416

Vicki Eaton  
385 N. Mary St.  
Coal City, IL 60416

Roberta Gubelman  
120 W. Fourth St.  
Coal City, IL 60416

Gary Unger  
255 W. Fourth St.  
Coal City, IL 60416

Ruth Hollis  
18092 Stratford Circle  
Villa Park, CA 92861

Robert & Gloria Zerboglio  
195 W. Fourth St.  
Coal City, IL 60416

Keith McLuckie  
6865 E. McArdle Road  
Coal City, IL 60416

Patricia Sayers  
6895 E. McArdle Rd.  
Coal City, IL 60416

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**THE VILLAGE OF COAL CITY**  
**GRUNDY & WILL COUNTIES, ILLINOIS**

---

ORDINANCE  
NUMBER \_\_\_\_\_

---

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE CONSTRUCTION  
OF AN ACCESSORY CONSTRUCTION ON THE PROERTY OF THE COAL CITY  
METHODIST CHURCH WITHIN A RESIDENTIALLY ZONED PROPERTY AT 6805  
E. MCARDLE IN THE VILLAGE OF COAL CITY**

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TERRY HALLIDAY, President  
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY  
TIMOTHY BRADLEY  
DAN GREGGAIN  
NEAL NELSON  
DAVID TOGLIATTI  
JUSTIN WREN  
Village Trustees

ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE CONSTRUCTION OF AN ACCESSORY CONSTRUCTION ON THE PROPERTY OF THE COAL CITY METHODIST CHURCH WITHIN A RESIDENTIALLY ZONED PROPERTY AT 6805 E. MCARDLE IN THE VILLAGE OF COAL CITY**

**WHEREAS**, an application for variance and a conditional use relating to Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the Coal City Methodist Church (“applicant”) on August 31, 2016 for the construction of an accessory structure on the premises of a previously allowed conditional use within an RS-2 zoned property; and

**WHEREAS**, a public hearing regarding the conditional use consideration was held on September 19, 2016; and

**WHEREAS**, the Village of Coal City Planning and Zoning Board met on September 19, 2016 to consider passage of the conditional use request to the Board of Trustees; and

**WHEREAS**, Section 156.230 permits the Village Board to approve certain uses on a conditional basis from the Zoning Code; and

**WHEREAS**, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant conditional uses.

**NOW THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

**Section 1.** Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

**Section 2.** Findings of Fact. The Board of Trustees find the following concerning the granting of a conditional use:

- A. **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.
- B. **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.
- C. **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.

- D. **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.
- E. **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.
- F. **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.

**Section 4.** Description of the Property. The property is located at 6805 East McArdle in the Village of Coal City within an RS-2 District.

**Section 5.** Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on September 4, 2016 in the Joliet Herald News and held by the Planning and Zoning Board on September 19, 2016 at which time a majority of the Planning and Zoning Board members recommended passage of the Conditional Use and Variances to the Board of Trustees.

**Section 6.** Conditional Use. The conditional use requested in the August 31, 2016 Conditional Use Application is granted as follows:

- A. A conditional use in conjunction with Section 156.72 is hereby granted to allow the construction of an accessory structure on a previously allowed conditional use within an RS-2 residentially-zoned district.

**Section 7.** Conditions. The conditional use granted herein is contingent and subject to the following conditions:

- A. The new residential accessory structure shall be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees and comply with all other Village code requirements.

**Section 8.** Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

**Section 9.** Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE CONSTRUCTION OF AN  
ACCESSORY CONSTRUCTION ON THE PROERTY OF THE COAL CITY METHODIST CHURCH  
WITHIN A RESIDENTIALLY ZONED PROPERTY AT 6805 E. MCARDLE  
IN THE VILLAGE OF COAL CITY**

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**Section 10.** Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this \_\_\_\_\_ day of \_\_\_\_\_, 2016, at Coal City, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

**VILLAGE OF COAL CITY**

\_\_\_\_\_  
Terry Halliday, President

Attest:

\_\_\_\_\_  
Pamela M. Noffsinger, Clerk



**MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** September 28, 2016

**RE: WAIVER OF A PORTION OF BUILDING FEES FOR THE METHODIST  
CHURCH PARSONAGE**

Much like the Assumption Catholic Church, the Coal City United Methodist Church is embarking upon a construction property at their location and would like the Village to entertain the waiver of a portion of their fees when receiving the permit for their new residency. The Methodist Church is comprised of many Coal City residents which form the faith community, which will be the funders of this new residential improvement.

In order to lessen the overall cost of the permit, the waiver of some of those fees collected for impact fees and revenues items that do not have direct Building Department costs could be considered. In this case, the waiver of the Permit Review Fee, Water and Sanitary Impact Fees, and the Administrative Fee have the potential to provide savings of nearly \$6,000. Concurrently, the School District is considering the waiver of the School Impact fee for this residence, which is a pass through fee from the Village. Should this fee be waived, the total permit cost shall be reduced by 52%. Attached is the letter from the Coal City United Methodist Church requesting this assistance.

**Recommendation:**

Provide a Waiver of Certain Building permit Fees for the Coal City United Methodist Church Parsonage Construction Project.



# Coal City United Methodist Church

6805 E. McArdle Road \*\* Coal City, Illinois 60416

Church: 815-634-8670 \*\* Fax: 815-634-2314

Web Site: [www.coalcityum.org](http://www.coalcityum.org)

E-Mail: [ccumc@sbcglobal.net](mailto:ccumc@sbcglobal.net)

Rev. Bradley Shumaker, Pastor



September 14, 2016

Dear Mayor Halliday,

This month, both the Planning/Zoning Commission and Village Board of Coal City will be meeting to consider our application for conditional use as we are preparing to build a new parsonage on our existing church lot. Over the course of the last 18 months, our trustees and other representatives have been working hard to prepare our church for the future, which includes a long term presence and ministry of Coal City United Methodist Church in our community. A new parsonage for our pastor's family is a part of our long range plan.

This year, Coal City United Methodist Church is celebrating its 130<sup>th</sup> year anniversary. That is 130 years of faithful service to the surrounding area. Though previous generations can tell stories of the church's presence at 405 S. Broadway, the current generation of leaders can tell of our move to McArdle Road and what the larger building has meant to the broader community. Not an evening will pass where there is not a meeting taking place as programs such as AA, Al-Anon, Scouts, Community Choirs, 4-H, use our building to connect with one another. The Coal City Food Pantry has its home at our facility where nearly 80 families from the school district find a month's worth of food to feed their families.

And who will ever forget the images from our church after two tornados that brought destruction to our community; images of displaced families sleeping in our building, of donated items being distributed for those without, of volunteers looking for ways to serve the community, of volunteers and affected families alike dining together. As the hub in times of disaster relief, we are proud of what was accomplished in bringing our community together in a common mission of rebuilding and renewal. In the aftermath of both tornados, our pastors were instrumental in leading not just the congregation but also in serving in important roles in Long Term Recovery.

Our congregation of over 500 is impacting the world around us beginning with our own community of Coal City. The role of our pastor, we feel, is essential to health of our community. Our building of a new parsonage in close proximity to the church will not only increase the visibility and accessibility of our pastor, but also shows our commitment to the denomination of community of securing the best equipped ordained clergy available to us.

We are writing you to request a waiver of the building permit fees. Any decrease of our permits and fees will enable us to save money in construction in order to put more money towards our mission and outreach efforts in the Village of Coal City and Grundy County. We thank you for your willingness to consider our request and for your ongoing partnership with our church to serve the good people of Coal City.

Peace,

Coal City UMC Parsonage Committee

Ken Miller, Chris Kent, Mike Thompson, Dale Watson, Dennis Jennings, Cheryl Druse, Cynthia Hankovcak, and Rev. Bradley D. Shumaker

## **MEMO**

**TO:** Mayor Halliday and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

### **MEETING**

**DATE:** September 28, 2016

**RE: SOUTH BROADWAY RENEWAL PROJECT**

During a call for projects by the WCGL to attempt to move more capital dollars forward within their Transportation Improvement Plan, the Village, via estimates and project descriptions from Chamlin Engineering, was provided matching funds to resurface S. Broadway from the BNSF RR track crossing south to Spring Road. In order to keep these funds on track, it is necessary to begin the design engineering phase and keep this project moving for the Spring 2017 bid.

The Tornado Project Bond proceeds were set aside for the match to this project within the budgeting process earlier this year. Since this is a street renewal program, its design and process is much simpler. In 2017, the surface of the road will simply receive new surface, but no dollars will go towards storm improvements, utility relocation, etc. Attached is the letter from Joe McKenna explaining the total scope, estimated engineering as well as the portion to be funded with Coal City dollars and the portion to receive federal support.

### **Recommendation:**

Approve and Proceed with the Design of the S. Broadway Surface Renewal Project to be completed by Chamlin Engineering.



# Will County Governmental League

3180 Theodore Street, Suite 101 • Joliet, Illinois 60435  
P: 815 - 729-3535 • F: 815 - 729-3536

## LAPP/LAFO Project Application

### General Information

Municipality/Lead Agency: Village of Coal City

Population: 5,587 (2010)

Other Participating Agencies: N/A

### Contact Information

#### Municipal Contact

Name: Matt Fritz – Administrator

Phone: 815-634-8608

E-Mail: mfritz@coalcity-il.com

#### Consultant Contact

Name: Joe McKenna - Chamlin

Phone: 815-942-1402

E-Mail: joemckenna@chamlin.com

### Location Information

Project Location: Broadway St

Roadway Classification: Major Collector

North/West Limit: BNSF Railroad

County: Grundy

South/East Limit: Spring Road

Other Project Location Information: N/A

Target Letting Date: January 2018



## Project Information

Current ADT: 4550 (Phase I Report)

Number of Lanes: 2 Lanes

Project Length(miles): 0.52

## Project Funding

Project Costs	Federal		Local			Total
	STP	Other (CMAQ, ITEP, etc)	Municipal	State	County	
<b>Phase I Engineering (only for CMAQ/TAP projects)</b>	<b>WCGL Does Not Fund</b>	N/A	N/A	N/A	N/A	N/A
<b>Phase II Engineering</b>	\$28,800	0	\$7,200	0	0	\$36,000
<b>Right-Of-Way Acquisition</b>	<b>WCGL Does Not Fund</b>	N/A	N/A	N/A	N/A	N/A
<b>Construction (includes Phase III Engineering)</b>	\$316,800	0	\$79,200	0	0	\$396,000
<b>Total</b>	\$345,600	0	\$86,400	0	0	\$432,000



PERU ILLINOIS MORRIS

**ENGINEER'S ESTIMATE OF COST**

*Client:* Village of Coal City  
*Project Name:* Broadway-WCGL STP Funds  
Railroad to Spring Road

NO.	ITEM	UNIT	QTY.	UNIT PRICE	TOTAL
<b>Broadway St - RR to Spring - LAFO</b>					
1	Hot Mix Asphalt Surface Removal (cold milling -1.5")	SY	9,250	\$5.00	\$46,250.00
2	Bituminous Materials Tack Coat (SS-1 - 0.05 LB/SF)	LB	4,200	\$1.00	\$4,200.00
3	Hot Mix Asphalt Leveling Binder (Machine Method)	TON	400	\$95.00	\$38,000.00
4	Hot Mix Asphalt Surface Course	TON	1,050	\$90.00	\$94,500.00
5	Hot Mix Asphalt Base Patch - 8"	SY	1,000	\$75.00	\$75,000.00
6	Manholes to be Adjusted	EACH	10	\$500.00	\$5,000.00
7	Water Valve Boxes to be Adjusted	EACH	5	\$250.00	\$1,250.00
8	HMA Driveway Removal and Replacement	SY	600	\$40.00	\$24,000.00
9	Aggregate Shoulders, Type B	TON	450	\$40.00	\$18,000.00
10	Striping	LS	1	\$10,000.00	\$10,000.00
11	Restoration	LS	1	\$10,000.00	\$10,000.00
	Contingency	10%			\$32,620.00
	TOTAL CONSTRUCTION				\$358,820.00
	Design Engineering	10%			\$35,882.00
	Construction Engineering	10%			\$35,882.00
	<b>TOTAL ESTIMATED COST</b>				<b>\$430,584.00</b>

Respectfully submitted,

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DATE: March 7, 2016