

COAL CITY PLANNING AND ZONING BOARD MEETING

Monday, August 21, 2023
7:00 P.M.

AGENDA

1. Call meeting to order
2. Approval of minutes August 7, 2023

3. Public Comment

ZONING BOARD OF APPEALS

PUBLIC HEARING

4. Variance – Shed
500 E. Battista
Erika Thomas
 - i. Swear in Testimonials
 - ii. Presentation by Petitioners
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

PRESENTATION

5. Variance - Fence
290 N. Irving
Chad White
6. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: August 21, 2023

RE: **AUGUST 21st MEETING AGENDA ITEMS**

Variance regarding the placement of a shed within the corner side yard, 500 E. Batista

Robert & Erika Thomas, who owns the residence at the northeast corner of Richards and Batista, would like to accommodate the placement of a shed within their corner side yard. The current petitioners are new home owners and did not realize the existing fence at their home was allowed due to a variance requested by the previous homeowners. This fence provided the petitioners with the belief it would be feasible for the shed to be located in its current position. The shed has proper setbacks from the other adjacent residence and has lots of setback from the westerly boundary alongside the sidewalk, but its location is within the corner side yard because it is the first home on the block.

This matter is set for a public hearing Monday evening.

Pertinent Code Section(s)
Section 156.72

Variance regarding the placement of a fence within the Corner sideyard setback, 290 N. Irving

The petitioner, Chad White, would like to fence in a portion of the corner side yard along Third Street. The petitioner would like to construct a fence parallel to Third Street about 10' south of the northerly boundary of the property. This fence extension would add the side yard the full depth of the residence on the lot. Due to its setback from the intersection, this will not cause any disturbance of the vision triangle at that corner.

This matter is set for a public hearing at the next meeting of Tuesday, September 5th.

Remaining Work Items

Downtown Remodeling Permits
Review of existing Buildg Standards
Including - notice to contractor
Res. Design guidelines
Carbon Hill Rd/113 Annexation
Metal Siding
Core Area, Zone 2 Signage Requiremnts
Anti-Monotony Provisions
Height limitation on secondary
structures

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Robert and Erika Thomas

Address: 500 E Battista Drive Phone number: 7797172385

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-2 Use of surrounding properties: North RS-2 South RS-2

East RS-2 West Unincorporated

What zoning change or variance: (specify) Variance to allow a shed
Within the corner side yard

To allow what use Storage

Tax number of subject property: 09-02-380-010

Common address of property: 500 E Battista

Parcel dimensions: 90 X 120 Lot area (sq. ft.) 10,800 sq ft

Street frontage 120ft of Richards, 90 ft of Battista

Legal description Richards Crossing Subdivision Phase 1 Lot
S7 section 2-32-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Erika Thomas, being first duly sworn, on oath deposes and says,

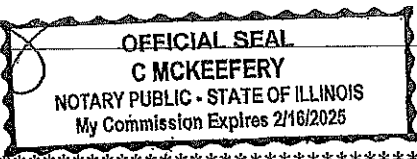
Applicant's Name

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

Subscribed and sworn before me on this 18 day of July, 20 23.

C. McKeefery

Notary Public (Seal)



Signature of Owner Erika Thomas

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 2A-368
Filing date 7-18-23
Hearing date 8-21-23
Filing fee \$ 100
Hearing time 7pm

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

Robert & Erika Thomas

500 E. Battista



1. **Special Circumstances Not Found Elsewhere**

-This property as well as others in the immediate area have abnormally large corner side yards leaving little space for accessory structures in the rear yards.

2. **Not Resulting from Applicant Action**

-N/A

3. **Unnecessary Hardship**

-The location of the west lot line forces the primary structure further east as the west lot line does not start at the east edge of the sidewalk on Richards. This reduces the area of the rear yard and increases the area of the corner side yard.

4. **Preserves Rights Conferred by the District**

-Other houses in this neighborhood, including this house, have already received variances for their corner side yards.

5. **Necessary for Use of the Property**

-The homeowner would like to utilize this space for a shed to block the vision of the neighbor's yard where the neighbor's fence tapers down.

6. **Consistency with the Local Area and Comprehensive Plan**

-This shed will not affect the vision triangle. A variance would not affect the use of neighboring properties as most other corner properties within this neighborhood have already received variances for their corner side yards

7. **Minimum Variance Recommended**

This shed will only need a single variance for it to be allowed within the corner sideyard. It meets all other setbacks otherwise and it is anchored to a concrete pad.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Chad White

Address: 290 N Irving St Phone number: 815 931 1873

Owner represented by: Self Attorney

~~Contract purchaser _____ Other agent _____~~

~~Agents name _____ Phone number: _____~~

~~Address: _____~~

Existing zoning: RS-2 Use of surrounding properties: North RS-2 South RS-2

East RS-3 West RS-2

What zoning change or variance: (specify) ~~XXXX~~ A variance to allow a fence
within the corner side yard

To allow what use extension of existing fence

Tax number of subject property: 06-35-354-005

Common address of property: 290 N Irving St

Parcel dimensions: 104 x 88 Lot area (sq. ft.) 9152

Street frontage 104 of N Irving and 88 of E 3rd St

Legal description See Plat

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.

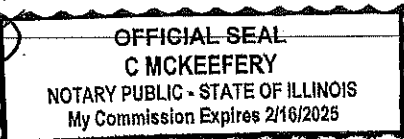
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Chad A. White, 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 7 day of August, 2023.

C. McKeefery
Notary Public (Seal)



Signature of Owner
Chad A. White

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

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>2A-369</u>	Location of hearing	
Filing date	<u>8-7-23</u>	Village Hall	
Hearing date	<u>9-5-23</u>	515 South Broadway	
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

Licenses, Bonds, Insured

Rep: BERT

Ameri Dream Fence & Deck, Inc.

Date: 7/27/23

Tracking # _____

1419 E. Cass St., Joliet IL 60432 Office: (815) 726-1127 Fax: (815) 722-7566 E-Mail: ameridreamfence@gmail.com Website: www.ameridreamfenceanddeck.net

Name: CHAD WHITE Phone #: 815-931-1873 E-Mail: SCIZZRS92@GMAIL.COM

Address: 290 N. IRVING ST. City: COAL CITY County: 60416 Sub: _____

Target Install Date: ____/____/____ J.U.L.I.E. Clear Date: ____/____/____ Time: _____

- Customer Responsibilities:
- ◆ Obtain Permit (If needed)
 - ◆ Seek HOA Approval If needed
 - ◆ Provide a Survey prior to install
 - ◆ Clear Fence Line of any debris, plants and/or obstacles.

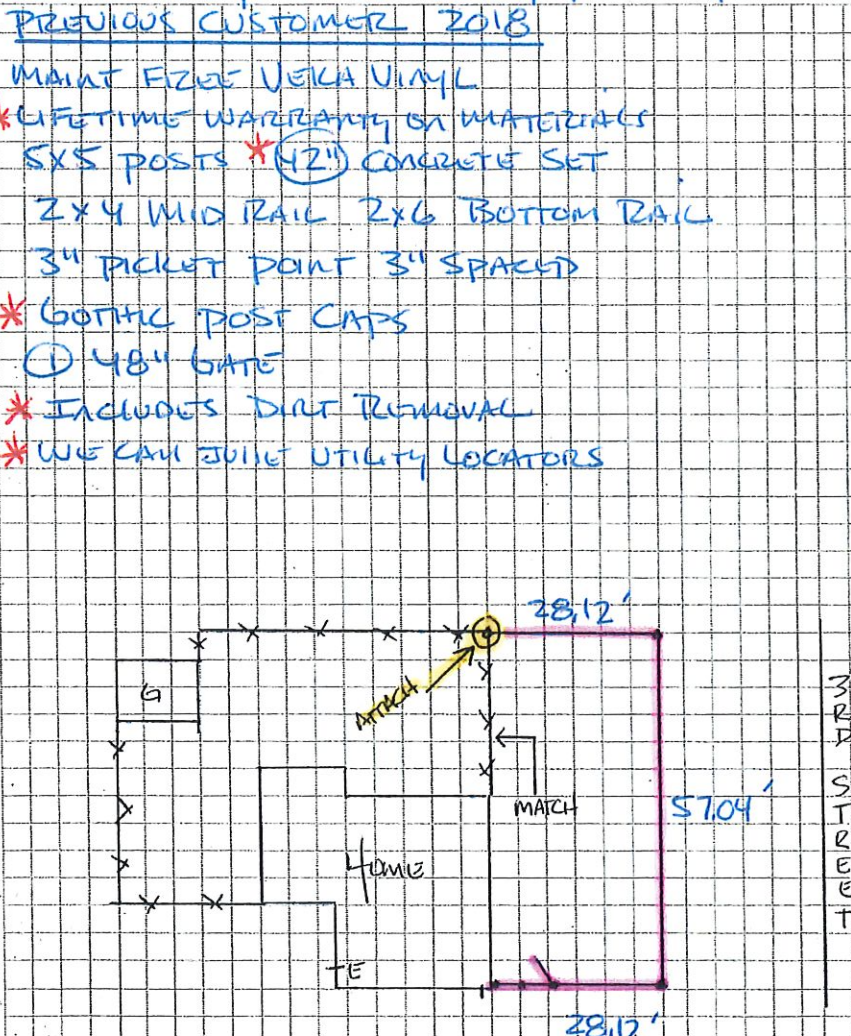
- Please Review:
- ◆ Customer understands that the fence will follow the existing grade or contours of the ground unless otherwise specified.
 - ◆ Ameri Dream Fence & Deck, Inc. assumes no responsibility for damage occurring to sprinkler lines, sump pump lines, drain tiles, gas lines to outdoor grills, private electric lines, invisible fences or any other wires or pipes not located by J.U.L.I.E. or Digger Comp.
 - ◆ Customer understands that cracks (checking) of cedar (wood) is normal and is due to the natural expansion and contraction of cedar. This normal checking has no impact on the structural integrity of the fence or deck.
 - ◆ Dirt removal is not included unless otherwise specified.

Customer Initials: _____

Customer Initials: _____

of Ft. 113.28' Height: (4') Color: WHITE Material: VINYL
 Style: ASHBURY Name: SCALLOP PICKET POINT

Special Job / Order



Construction

- Face Nail
- Toe Nail
- M & T

Frames

- 2 x 4 MID
- 1/2 Log Rail
- 2 x 6 BOT

Boards

Board Top: 3" SCALLOP PICKET POINT

Spaced: 3"

Post: 5x5

Caps: GOTHIC

Dry Set Wet Set Concrete

Job Condition: Ready to Go

New Sod Grade Dirt

Concrete Break:

Dirt Removal: \$ YES

Take Down: \$ NONE

Trim Boards: \$ _____

Double Gate: \$ _____

Single Gate: ① • 48" GRAVITY LATCH

Adv. Comp: PC 2018

* COST INCLUDES CURRENT DISCOUNTS + PREVIOUS CUSTOMER

Material \$ _____

Labor \$ _____

Tax \$ _____

Total \$ 3650.00

Deposit 1/2 \$ _____

Balance \$ _____

Left Gate: Width _____ Rack _____ Other Gates: Width _____ Rack _____ Right Gate: Width _____ Rack _____

Date: ____/____/____ \$ _____ Check # C.C. # _____ Exp: ____/____/____ CVV: _____

Date: ____/____/____ \$ _____ Check # C.C. # _____ Exp: ____/____/____ CVV: _____

I authorize the above named business to charge the credit card indicated in this authorization form according to the terms outlined above. This payment authorization is for the goods/services described above, for the amount indicated above only. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company; so long as the transaction corresponds to the terms indicated in this form.

Valid for: Deposit Initials _____ and / or Balance Initials _____

If Balance is not paid in full the warranty is void and after 90 days late you authorized for the fence to be reposed. Initials: _____

The undersigned has read each of the provisions and specifications on this page (page 1), and the "Condition of Sale" (page 2) of this contract. The undersigned understands the same, and by signing hereafter, agrees to the same. This proposal becomes a binding and enforceable contract when received by Ameri Dream Fence & Deck, Inc. either (a) bearing the customer's signature or (b) without signature but accompanied by down payment from the customer as required. All agreements are contingent upon strikes, delays, or accidents beyond our control. The provisions, specifications and conditions in this contract are hereby accepted. Payment will be made as set forth above.

Customer Signature _____ Date: ____/____/____ Company Rep. John P Date: 7/27/23

* CALL OR TEXT BERT 815-545-5431