

**COAL CITY
PLANNING AND ZONING
BOARD MEETING**

**TUESDAY, SEPTEMBER 5, 2023
7:00 P.M.**

AGENDA

1. Call meeting to order

2. Approval of Minutes

August 21, 2023

3. Public Comment

ZONING BOARD OF APPEALS

PUBLIC HEARING

4. Variance– Allow the placement of a fence with in the corner side yard

290 N Irving

Chad White

- i. Swear in Testimonials
- ii. Presentation by Petitioners
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

PRESENTATIONS

5. Front Yard Setback Variance

155 Chestnut

Jeff Shain

6. Amended Big Timber Subdivision Final Plat and Variance regarding total driveways located on a cul de sac
80 Big Timber
Shawn Hamilton

7. Adjourn

MEMO

TO: Planning & Zoning Board Members
FROM: Matthew T. Fritz
Village Administrator
MEETING DATE: September 5, 2023
RE: **SEPTEMBER 5TH MEETING AGENDA ITEMS**

Variance regarding the placement of a fence within the Corner sideyard setback, 290 N. Irving
The petitioner, Chad White, would like to fence in the corner side yard along Third Street. The petitioner would like to construct a fence parallel to Third Street, which 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 Tuesday evening.

Pertinent Code Section(s)
Section 156.171

Variance regarding the placement of a porch within the front yard setback, 155 E. Chestnut
The petitioner, Jeff Shain, would like to place a deck on the north side of his home, which would encroach within the front yard setback of his home. Currently, the home only possesses about a 9' setback from the northerly boundary of the front yard along Chestnut. There is an existing front porch located on this side of the block, but its setback exceeds that of the petitioner's residence. Mr. Shain's deck would leave a 0' setback along the width of the existing residence.

This matter is set for a public hearing at the next meeting of September 18th.

Amendment to the Big Timber subdivision Final Plat & Variance to Allow two additional driveways onto Big Timber Drive, 80 E. Big Timber

The petitioner, Shawn Hamilton, has entered into an agreement with the Village of Coal City wherein two additional lots would be created within the Big Timber subdivision while the final road improvement, which is the completion of a cul de sac at the west end of Big Timber would be created. This subdivision received an approved final plat recorded in 2003, but the roadway improvements to be completed by the developer for the subdivision were never completed. Over the past two decades, the Village of Coal City has been working on the means of completing the subdivision. This included gaining title to "Outlot C" on the west end of Big Timber and gaining ownership of PIN

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

#06-35-301-032 adjacent to "Outlot A." Having assembled these additional portions of property, they were declared surplus and Shawn Hamilton gained the ability to enter into an agreement with the village for purchase and final cul de sac improvements to the subdivision. In addition to appending the property identified as PIN# 06-35-301-032 to the subdivision, Mr. Hamilton has a tentative agreement with the neighbor to the west of the subdivision, to add an additional 105' alongside the west of the existing outlot at the west end.

The amended subdivision plat would allow for the final cul de sac improvement at the west end of Big Timber to be completed by the village and allow two additional residential lots (identified at 80 & 185 E. Big Timber) to be made available to accommodate the construction of a single family detached residence on each. The petitioner shall place his residence at the end of the cul de sac and the remaining lot shall be sold for construction of one additional residence in the future. In addition to appending this land onto the subdivision, the two new driveways shall exceed the total number of driveways that can utilize a cul de sac street.

This matter is set for a public hearing at the next meeting of September 18th.

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) ~~XXXXX~~ 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.

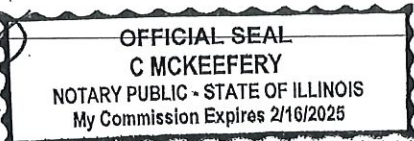
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

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, 20 23.

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

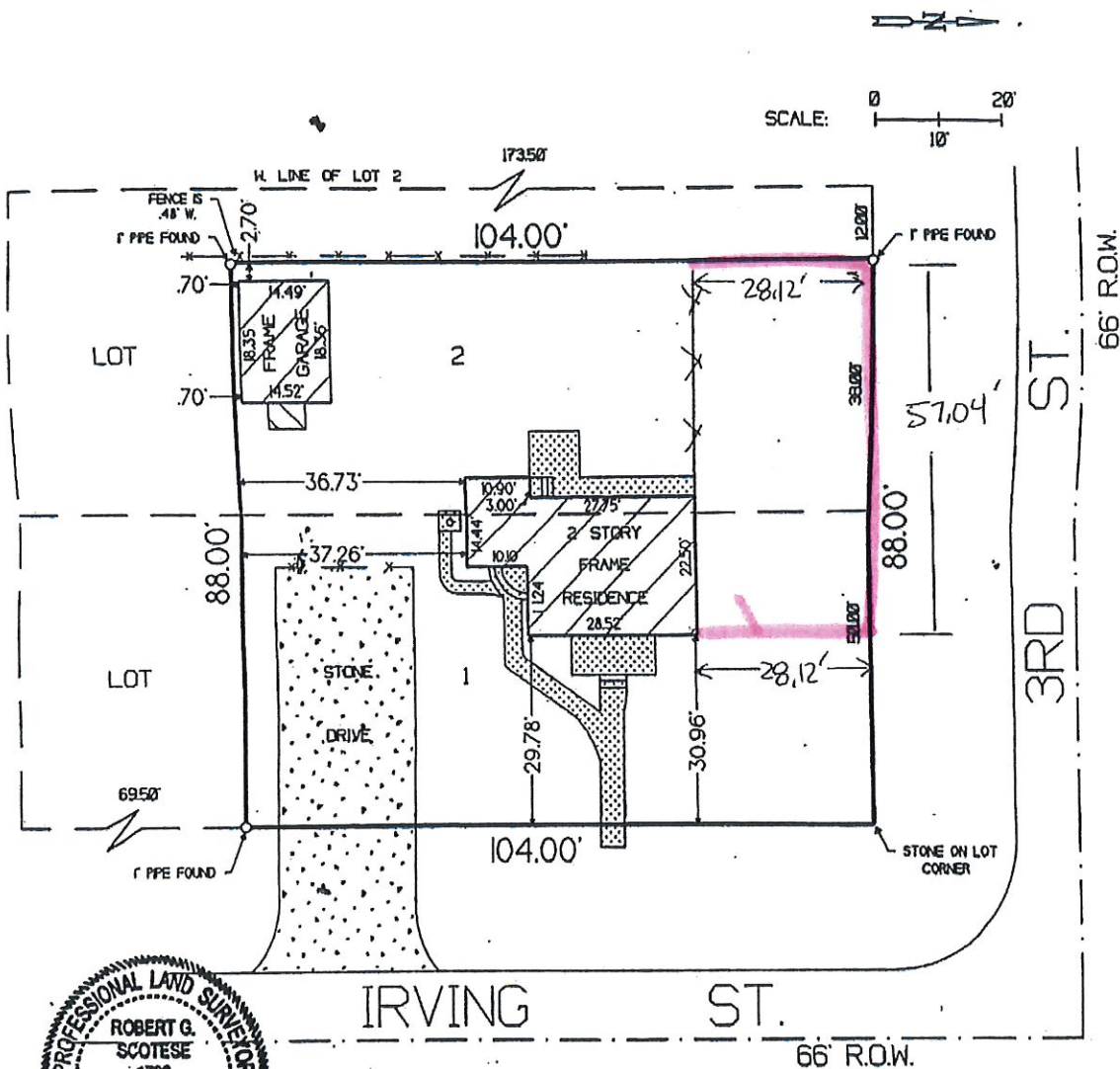
FOR OFFICE USE ONLY

Case number	<u>2A-3L09</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>	

PLAT OF SURVEY

THAT PART OF LOTS 1 AND 2 IN BLOCK 11 OF THE PLAT OF SUFFERN, BEING SAMUEL SUFFERN'S SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 33, IN TOWNSHIP 33 NORTH, AND IN RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: TO WIT: COMMENCING AT THE NORTHEAST CORNER OF SAID LOT 1, THENCE WEST 88 FEET, THENCE SOUTH 104 FEET; THENCE EAST 88 FEET, THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1, 104 FEET TO THE POINT OF BEGINNING, IN BRUNDY COUNTY, ILLINOIS.

290 IRVING STREET
COAL CITY, IL



<p>COMMUNITY SURVEY INC. 68 N. CHICAGO STREET, SUITE 218 JOLIET, IL 60432 (815) 722-9005 (815) 722-9019 - fax DESIGN FIRM NO. 154-002999 CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY. COMPARE POINTS BEFORE BUILDING.</p>	<p>WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE SURVEYED FOR LARRY WHARRIE ABOVE DESCRIBED PROPERTY AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. GIVEN UNDER MY HAND SEAL THIS 17TH DAY OF OCTOBER 2003. SURVEY NUMBER 03-11045 <i>Robert G. Scotese</i> ILLINOIS LAND SURVEYOR NO. 1793 EXPIRES 11-30-2004</p>
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COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Jeffrey L Shain

Address: 435 S Broadway Phone number: 815-861-5083

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-3 Use of surrounding properties: North RS3 South RS-3

East RS-3 West RS-3

What zoning change or variance: (specify) variance to allow a deck in the front yard with less than 25' of setback

To allow what use a Deck

Tax number of subject property: 09-02-307-007

Common address of property: 155 E. Chestnut St.

Parcel dimensions: _____ Lot area (sq. ft.) _____

Street frontage _____

Legal description orig + N Coal City Lts 16 + 17
Blk B Sec 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.

Jeffrey L. Shain, 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 24 day of August, 2023.

C. McKeefery
Notary Public (Seal)



Signature of Owner Jeff L Shain

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-370</u>	Location of hearing	
Filing date	<u>8-24-23</u>	Village Hall	
Hearing date	<u>9-18-23</u>	515 South Broadway	
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

155 E. Chestnut Front Yard Variance



E CHESTNUT ST

09-02-307-018

09-02-307-005

09-02-307-006

09-02-307-007

09-02-307-008



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: LOUIS RUFFATTI + VILLAGE OF COAL CITY

Address: 465 N. + 515 S. BROADWAY Phone number: 815-634-8608

Owner represented by: Self _____ Attorney _____

Contract purchaser SHAWN HAMILTON Other agent _____

Agents name _____ Phone number: 815 955 1087

Address: 310 W. GORDON

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

East RM-1 West RS-2

What zoning change or variance: (specify) Two additional driveways onto the cul de sac within the Big Timber subdivision, which shall exceed the maximum allowed within Section 155.41(H).

To allow what use Ingress / Egress for two additional lots to accommodate two single-family detached residences.

Tax number of subject property: 06-35-301-058, portion of 06-35-301-056

Common address of property: ⁸⁰ ~~400~~ E. BIG TIMBER

Parcel dimensions: Irregular Lot area (sq. ft.) ≈ 61,250

Street frontage cul de sac to be designed by Coal City

Legal description Outlot C in Big Timber Estates Subdivision, being a subdivision in Coal City + the easterly ^{105'} ~~100'~~ of that lot with PT SW - BEG 287.5'S NW COR, #349.14'S 257.5', W TO W LN, N 257.5' TO POB SEE 35-33-8

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.

Shawn Hamilton, 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 28th day of August, 2023.

C. McKeefery
Notary Public (Seal)



Signature of Owner [Signature]

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

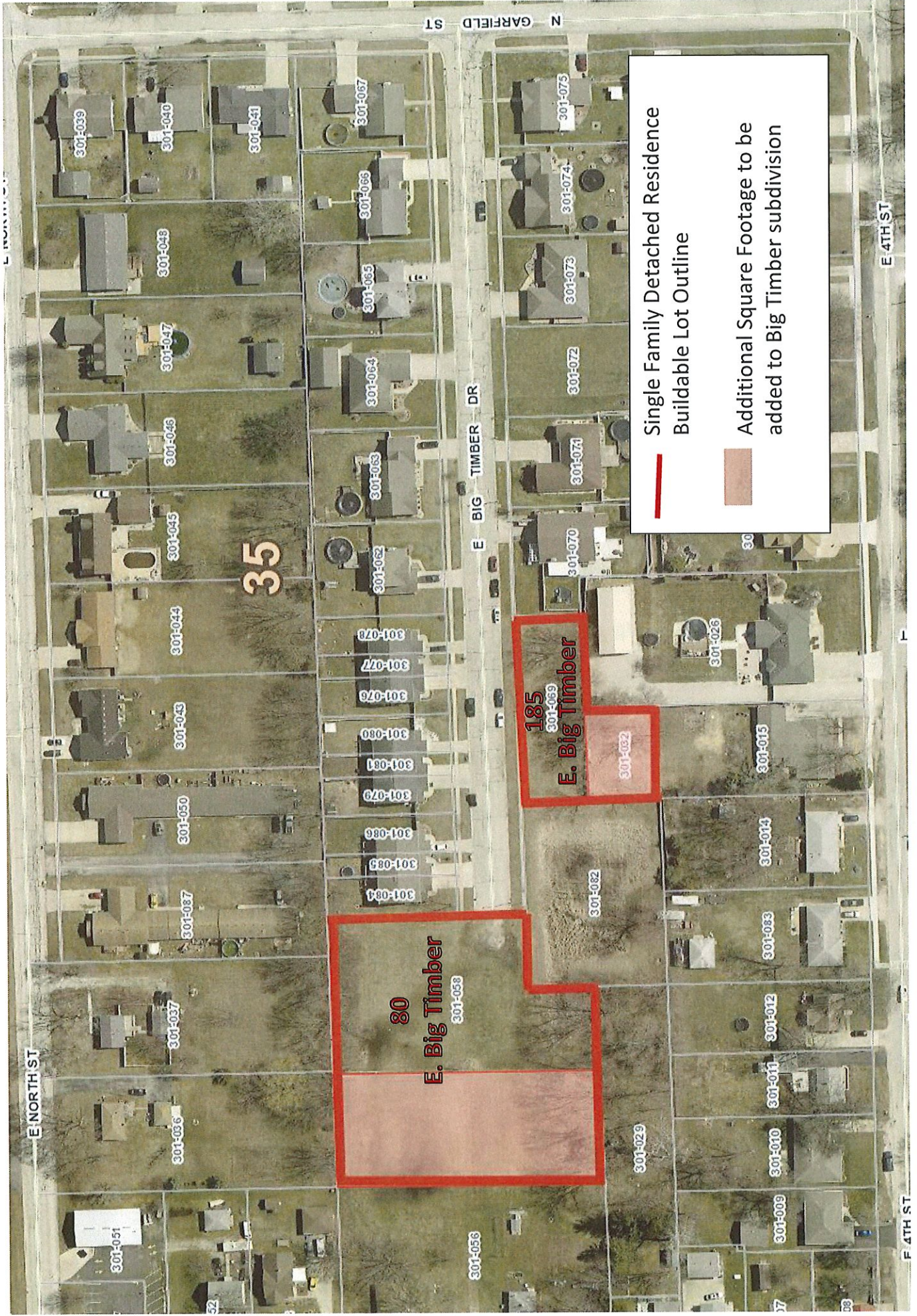
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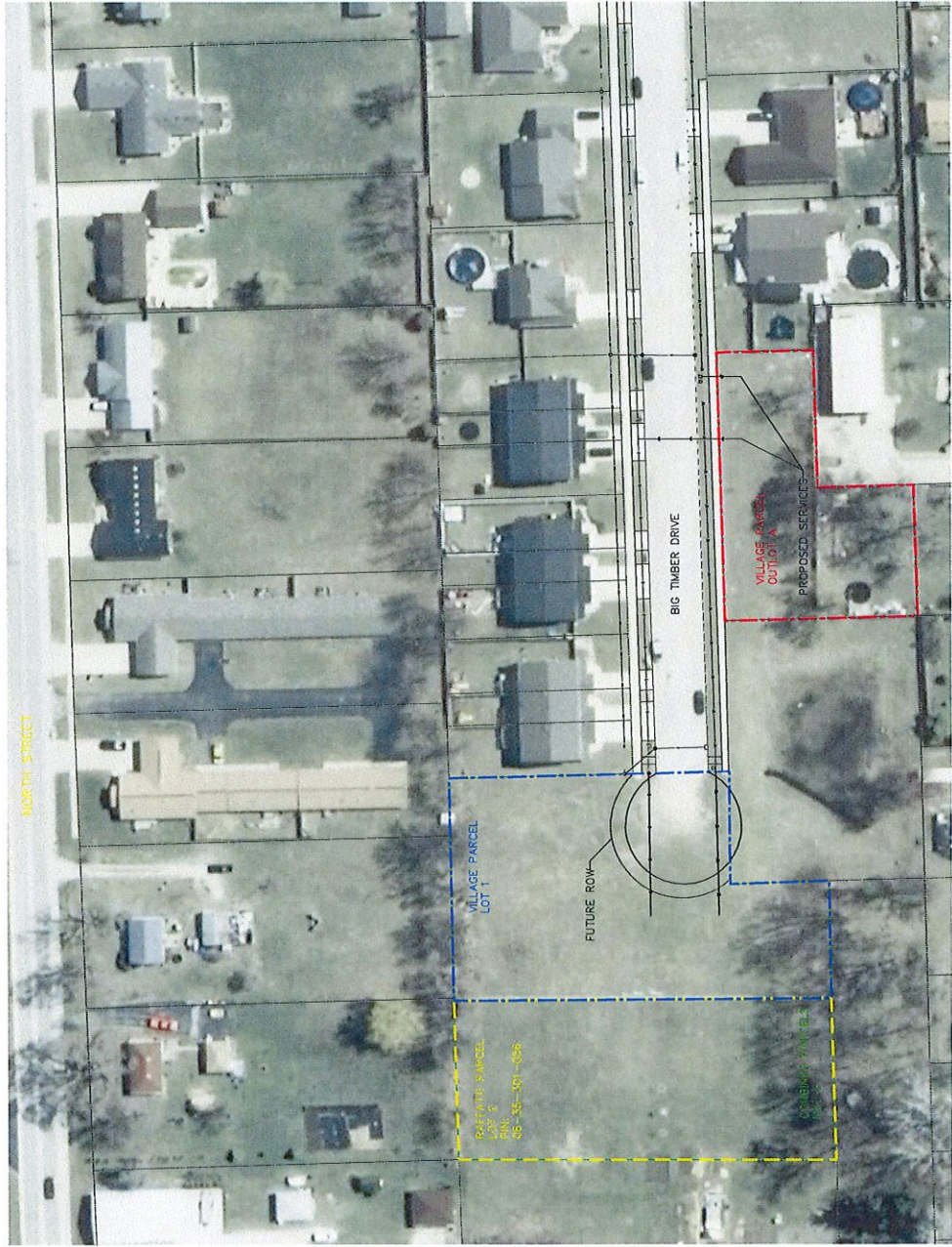
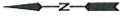
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Case number 2A-371
Filing date 8-28-23
Hearing date 9-18-23
Filing fee \$ 100.00
Hearing time 7:00 pm

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

Big Timber Amended Plat of Subdivision with Variance regarding 2 additional driveways





CURRENT AS OF: 09/01/23
 JOB NO.: 3869.00
 FILE NO.: --

HAMILTON PROPERTY EXHIBIT

BIG TIMBER CUL DE SAC



LEVEL	BY	DATE	REVISIONS	DESCRIPTION

DRAWN BY: GRR
 CHECKED BY: RBH
 SCALE: --

SHEET 1
 OF 1