

# COAL CITY PLANNING AND ZONING BOARD MEETING

MONDAY  
SEPTEMBER 18, 2023  
7:00 P.M.

## AGENDA

1. Call Meeting to Order
  2. Approval of Minutes September 5, 2023
  3. Public Comment
- ZONING BOARD OF APPEALS  
PUBLIC HEARING
4. Amended Big Timber Subd. Final Plat & Variance  
Regarding Total Driveways Located on a Cul De Sac  
80 Big Timber – Shawn Hamilton
    - i. Swear in Testimonials
    - ii. Presentation by Petitioner
    - iii. Public Comment
    - iv. Board Consideration
    - v. Action on Request
  5. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members

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

**MEETING DATE:** September 18, 2023

**RE:** **SEPTEMBER 18<sup>TH</sup> MEETING AGENDA ITEMS**

*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 constructed. 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 #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 completion of 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, which would 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 Monday evening.

*Pertinent Code Section(s)*  
**Section 155.41(H), 155.63**

**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: LOUIS RUFFATI + 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: <sup>80</sup> 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 <sup>105'</sup> of that lot with PT SW - BEG 287.5' S NW COR, E 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 28<sup>th</sup> 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.

Please note the number of pages attached. \_\_\_\_\_

**FOR OFFICE USE ONLY**

Case number	<u>2A-371</u>	Location of hearing	
Filing date	<u>8-28-23</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>7:00 pm</u>		

September 15, 2023

Members of the ZBA,

In response to my variance application request for Big Timber Subdivision, please see below Findings of Fact:

**Special Circumstances Not Found Elsewhere.** The outlots to be acquired are within and next to a subdivision that has not seen development for over 10 years. Future development along this road and subdivision was envisioned to extend westward to N. Broadway, but the developer left without completing the roadway extension, and the existing residences exceeded the total allowable driveways prior to this variance request.

**Not Resulting From Applicant Action.** Although the two new single family detached lots shall provide two additional driveways onto Big Timber Drive, the total number of driveways allowed on the cul de sac was previously exceeded due to previous residences developed along the roadway and the inability to gain access to N. Broadway westward of the current road's termination.

**Unnecessary Hardship.** The remaining land has remained undeveloped since the original developer of the subdivision vacated his responsibility for public improvements; a previous land use plan had been submitted for consideration by the Village of Coal City since it is the current owner of the outlot(s) and a different utilization was not supported by the existing homeowners. Disallowing the variance request would prove to cause an unnecessary hardship for the completion of the public improvements that will assist all homeowners located along Big Timber.

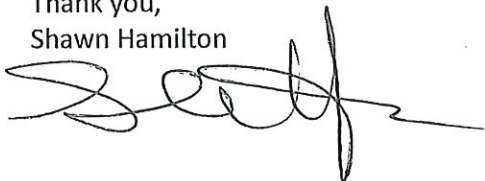
**Preserves Rights Conferred by the District.** This variance shall allow the availability of two additional single family detached homes, which is the type of utilization provided in this residential district.

**Necessary for Use of Property.** Possessing a means of ingress/egress to the lot will be necessary to accommodate two additional single family detached residences.

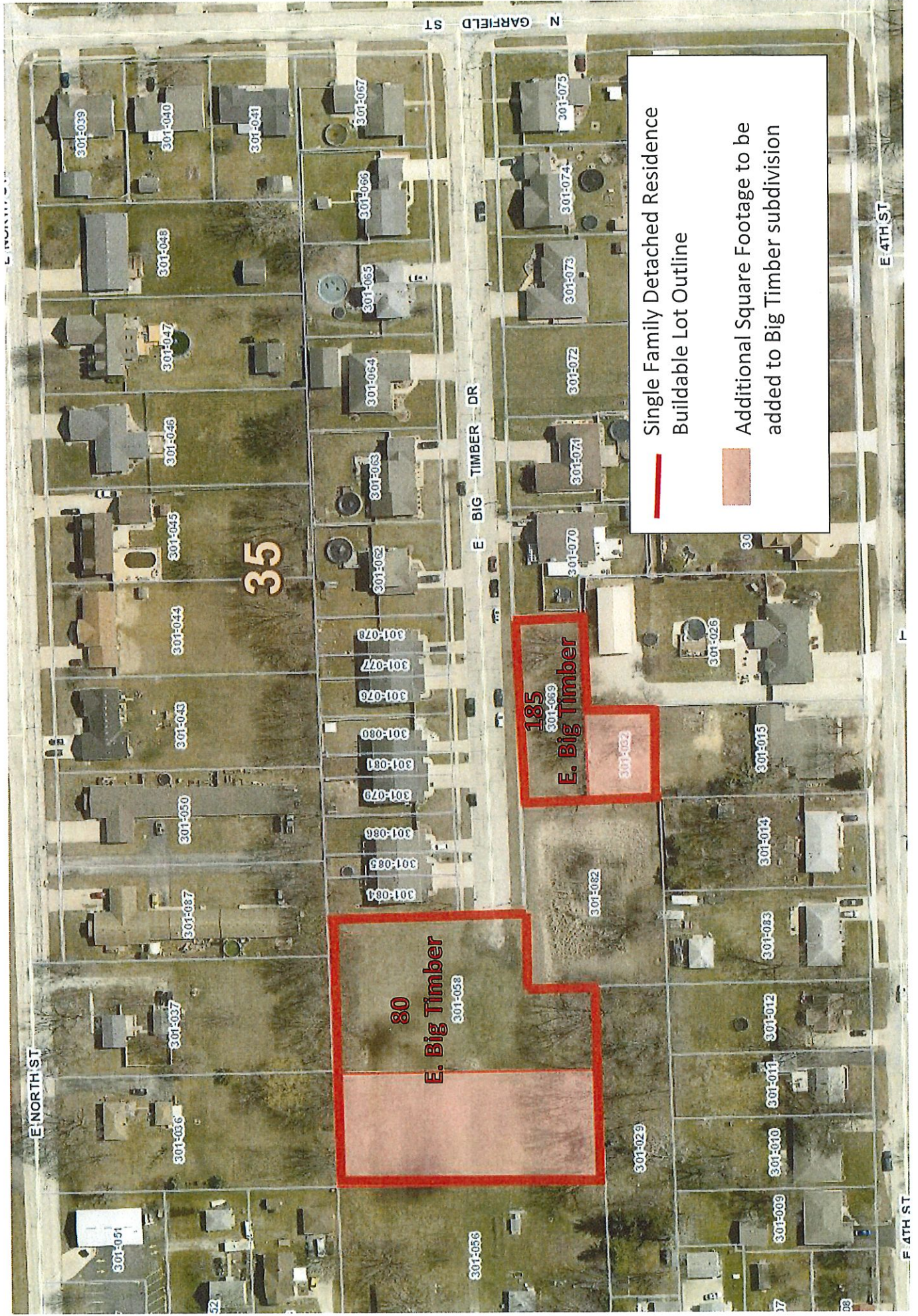
**Consistency with the Local Area and Comprehensive Plan.** This variance shall allow for two additional residences to be constructed, which is consistent with the local area previously developed in the adjacent area, as well as the Village comprehensive plan.

**Minimum Variance Recommended.** Two additional single family residences shall allow the cul de sac improvement to be provided by the Village, with minimal increase to the total traffic volume on Big Timber Drive.

Thank you,  
Shawn Hamilton

A handwritten signature in black ink, appearing to read 'Shawn Hamilton', written over the typed name.

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



**MEMO**

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