

COAL CITY PLANNING AND ZONING BOARD MEETING

MONDAY
OCTOBER 23, 2023
7:00 P.M.

AGENDA

1. Call Meeting to Order
2. Approval of Minutes October 2, 2023
3. Public Comment
4. ZONING BOARD OF APPEALS
Public Hearing 1
Front Yard Set Back Variance
550 N. 3rd Ave.
Terry Halliday
 - i. Swear in Testimonials
 - ii. Presentation by Petitioner
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

Public Hearing 2
Text Amendment
Residential District Requirements
and Residential Design Guidelines

- i. Public Comment
- ii. Board Consideration
- iii. Action on Request

5. Presentation 1

225 W. 3rd Street
Nathan Shain – Garage Variance

6. Presentation 2

435 W. Division
Mony Iljazi – Conditional Use to Serve Alcoholic
Beverages w/o Live Entertainment or Dancing & a Variance
for the Side Yard Setback for the Placement of a
Multi-Tenant Sign

7. Adjourn

MEMO

TO: Planning & Zoning Board Members
FROM: Matthew T. Fritz
Village Administrator
MEETING DATE: October 23, 2023
RE: **OCTOBER 23rd MEETING AGENDA ITEMS**

Variance to the Front Yard Setback, 550 N. 3rd Ave.

The petitioner, Terry Halliday, has an existing lot identified with PIN# 06-35-402-017. This house was included with those homes in Old Eileen that have buildable lots except for the portions of the code that cannot be met due to the zoning standards adopted since the original town and its home were constructed. Due to the existing setback at the home to the south, Mr. Halliday is requesting a variance from the front yard setback to match that of the existing house at the corner. The total variance would be 18 feet allowing for the new structure to receive a front yard setback of 7'.

This matter is set for a public hearing Monday evening.

Pertinent Code Section(s)
Section 156.73

Text Amendment concerning the Variance Consideration Criteria, Residential District Requirements (Table 4), & the Residential Design Guidelines

Following the previous discussion regarding 4: Table Residential Design Requirements Amendments, the Residential Design Guidelines were reviewed in an effort to align the two portions of code. These changes were added to the variance criteria amendments that had previously been considered, which will replace the existing Table 25 reducing the total number of criteria to be required. These amendments have been incorporated within a draft ordinance that has been provided and is subject to a public hearing on Monday evening. In addition to the final draft ordinance, there is a marked up amended version of the Residential Design Guidelines and Table 4 in order to review the changes that are being contemplated.

This matter is set for a public hearing Monday evening.

Pertinent Code Section(s)
Section 156.53, Table 4, Table 25

Remaining Work Items

Downtown Remodeling Permits
Review of existing Buildg Standards
Including - notice to contractor
Carbon Hill Rd/113 Annexation
Metal Siding
Core Area, Zone 2 Signage Requiremtns
Anti-Monotony Provisions

Variance to the total square footage, height, and length of a detached garage, 225 W. Third Street

Nathan Shain, the owner of the residence on the south side of Third Street behind the Elementary School, would like to add a 1,600 sq. ft. detached garage within the rear yard of his residence. The garage is to include a 10' x 40' carport along one side; since this is all under one roof, it adds the portion of square footage requiring a variance since it exceeds 1,500 square feet. The height at the ridge would be 18' requiring a 3' variance from the 15' maximum and one side of the structure would be 40' long requiring a 4' variance from the 36' long maximum length in any direction for this accessory structure as provided within Table 15.

This matter is set for public hearing at the upcoming meeting of November 6th.

Conditional Use and Variance from Sideyard Setback at 435 W Division

Bimak, Inc., represented by Mony Iljazi, is the new owner of the commercial development that formerly housed La Piazza. The Iljazi family currently runs three restaurants south of I-80 and are looking to open the restaurant space as soon as they can inspect all of the equipment and decide upon the best restaurant concept for the location. They know they wish to possess a liquor license to include gaming as an accessory utilization of the total space. The capability to gain revenue from gaming is a necessity for this location; gaining the conditional use is a necessity to receive the liquor license allows the gaming to be offered at the location as well.

In addition to this consideration, the new ownership would like a monument sign as far east on the existing parking lot as possible. They have noted the difficulty with locating the restaurant property when approaching the property from the east since the only signage is on the building with a much deeper setback than the adjacent property on the east side. The Commercial Design Guidelines allow for the signage to be placed 10' behind the northerly boundary, but they would like the interior side yard setback to be 2' in order to push the signage eastward to avoid creating an obstruction within the parking lot on the building's north side.

This matter is set for public hearing at the upcoming meeting of November 6th.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Terry Halliday

Address: 255 W First St Phone number: _____

Owner represented by: Self Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

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

East RS-3 West RS-3

What zoning change or variance: (specify) Front yard setback variance of 17 1/2 feet

To allow what use To allow for new construction

Tax number of subject property: 06-35-402-017

Common address of property: _____

Parcel dimensions: 60x90 ~~roughly~~ Roughly Lot area (sq. ft.) 5540

Street frontage 90 ft of 3rd Ave

Legal description Coal Branch Junction. Northern half of lots 17 and 18. Block 12 Section 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.

TERRY HALLIDAY, 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 21 day of September, 20 23.

C. McKeefery
Notary Public (Seal)



Signature of Owner Terry Halliday

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

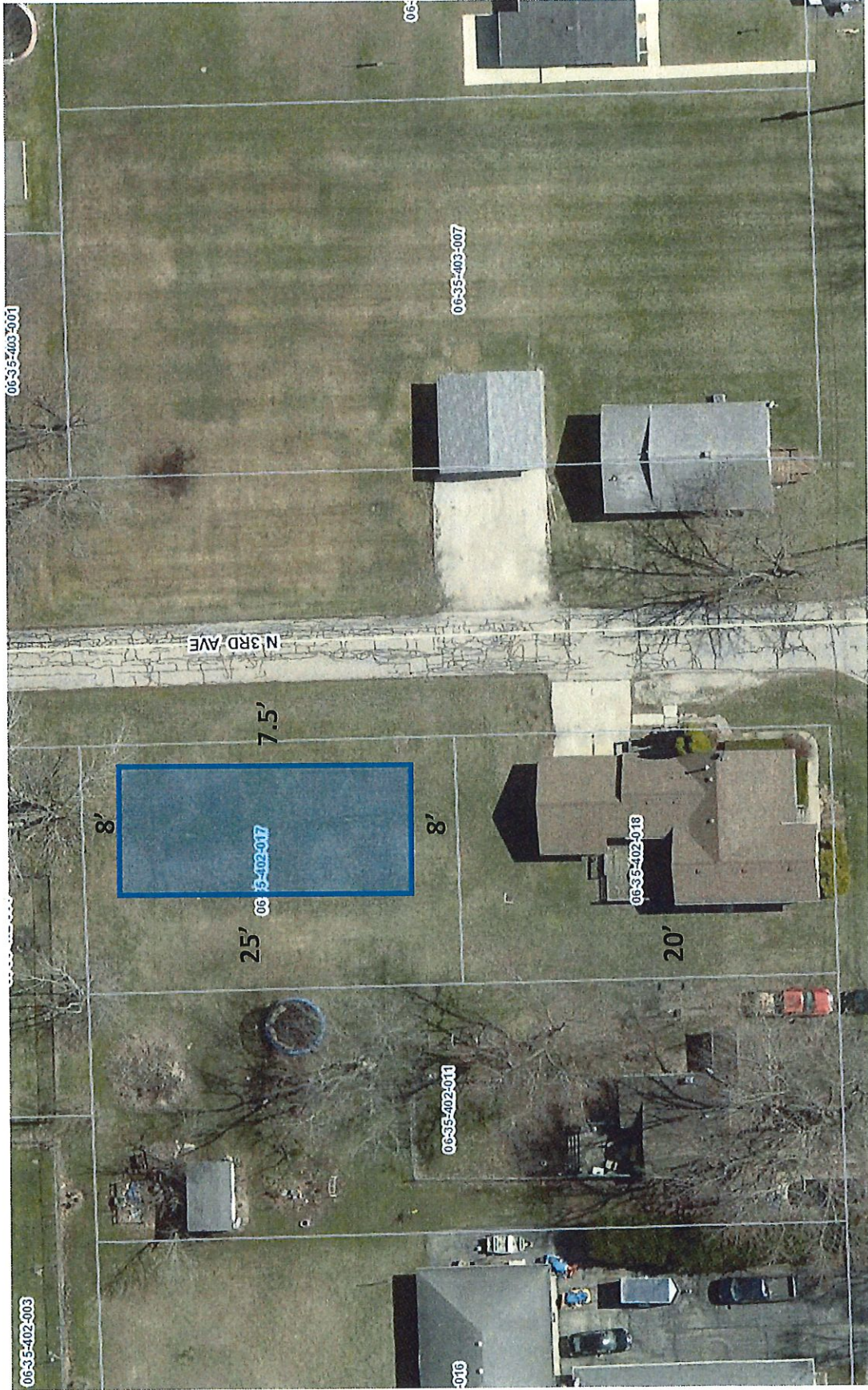
Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>2A-372</u>	Location of hearing	
Filing date	<u>9-21-23</u>	Village Hall	
Hearing date	<u>10-16-23</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

1. This property was approved as a billable lot by the Village of Coal City November 27, 1995 via the approval of a minor variance. Property taxes have been paid on this PIN 06-35-402-017 since 1996 and now we are seeking a front yard variance of 17.5 feet to allow for home construction on this lot. This front yard variance would allow for the new construction as well as align the home with the home on 880 E Fifth St.
2. The property was approved as a billable lot in 1995 via a minor variance approval by the Village Board; at the time no other variance was required other than the minor variance approved by the Village Board
3. Since the approval by the Village property taxes have been paid the past 27 years by the owners on PIN 06-25-402-017; without the front yard variance the lot is not buildable. Also, in July of 2000 we registered an easement on the west portion of our property for sanitary and storm to the lot. Those sanitary and storm lines have been installed to serve the buildable lot.
4. This is a buildable lot approved by the Village in 1995 so requesting a variance to build on this lot allows for the owners to preserve and enjoy property rights.
5. Similar to item 2 the variance is necessary for Use of the property as a buildable lot
6. This construction would not impact the ability of adjoining or nearby residents of enjoyment of their property and it is consistent with area as this would be a single family residence.
7. This front yard variance of 17.5 ft is the minimum variance required and we've submitted architecture drawings showing both side yard and rear yard setbacks will meet village code without any variances.

550 N. 3rd Avenue, Parcel ID # 06-35-402-017



DRAFT

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 23 - ____

**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY
CODE OF ORDINANCES INCLUDING THE VARIANCE CONSIDERATION CRITERIA
(TABLE 25), RESIDENTIAL DESIGN GUIDELINES AND REQUIREMENTS WITHIN
TABLE 4**

DAVID A.SPESIA, President
ALEXIS STONE, Village Clerk

SARAH BEACH
TIMOTHY BRADLEY
DAN GREGGAIN
BILL MINCEY
PAMELA M. NOFFSINGER
DAVID TOGLIATTI
Village Trustees

ORDINANCE NO. 23-_____

AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY
CODE OF ORDINANCES INCLUDING THE VARIANCE CONSIDERATION CRITERIA
(TABLE 25), RESIDENTIAL DESIGN GUIDELINES AND REQUIREMENTS WITHIN
TABLE 4

WHEREAS, it is in the best interest of the residents of Coal City that the Village update the Village Code in a timely manner; and

WHEREAS, the Planning and Zoning Board published and conducted a public hearing on Monday, October 23, 2023; and

WHEREAS, the Planning & Zoning Board has determined during its consideration of the criteria required to grant variance to the village code; and

WHEREAS, inconsistencies existing within the Residential Design Requirements connected within Table 4 and the Residential Design Guidelines required for new construction within the village; and

WHEREAS, the Board of Trustees has determined that it is in the best interest of the Village to update the building code requirements and standards regarding the application of building permits.

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

Section 1. Recitals. The recitals listed below shall replace the existing code provisions.

Section 2. Amendment to the Incorporation of All Design Guidelines within the Village Code. The text provided within section 156.53 of the village code shall be amended with those portions struckthrough to be removed, those portions underlined to be added to the existing text, and altered as instructed below:

156.53 Commercial and Industrial Design Guidelines for newly constructed building and amenities.

A. Residential Design Guidelines

1. Pursuant to state statute, the Village has the authority to establish architectural design standards and to designate a board or commission to implement the review of these architectural design standards. Pursuant to this section, the Village authorizes the establishment of residential design guidelines to govern the development or redevelopment of residential property within the Village. All property owners or developers who engage in development or redevelopment of residential property within the Village must comply with the residential design guidelines and follow the design review process established by ordinance, as amended from time to time. Residential design guidelines shall be included in any annexation, development, and other related agreements made with the Village, where applicable.

2. Adoption of residential design guidelines. The Village of Coal City hereby adopts the residential design guidelines for development or redevelopment of residential property within the Village. The residential design guidelines are attached to Ordinance 23 - as Exhibit A, incorporated by reference, and are substantially in the form considered at the public hearings held by the Zoning Board of Appeals on October 23, 2023.

Section 3. Amended Residential Design Guidelines to be adopted. The current Residential Design Guidelines, adopted August 14, 2006 via Resolution 06-06 shall be removed in their entirety and replaced with the Residential Design Guidelines attached hereto within Exhibit A.

Section 4. Amended Table 4: Residential Design Requirements to be adopted. The current Table 4: Residential Design Requirements required within Chapter 156 of the village code shall be removed in their entirety and replaced with Table 4: Residential Design Requirements attached hereto within Exhibit B.

Section 5. Amended Table 25: Approval Criteria for Variances. The current Table 25: Approval Criteria for Variances required within Chapter 156 of the village code shall be removed in their entirety and replaced with Table 25: Approval Criteria for Variances attached hereto within Exhibit C.

Section 6. Effective Date. After its passage, the amended provisions of the Village Code, outlined herein, shall be effective and commence 10 days after this Ordinance is printed in book or pamphlet form and published by the authority of the corporate authorities.

SO ORDAINED this _____ day of _____, 2023, at
Coal City, Grundy County, Illinois.

AYES:
NAYS:
ABSENT:
ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

EXHIBIT A

VILLAGE OF COAL CITY

RESIDENTIAL DESIGN GUIDELINES



UPDATED OCTOBER 2023

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INTRODUCTION

It is the policy of the Village of Coal City to promote new residential development that results in the creation of high quality neighborhoods for all current and future residents. Many communities rely on annexation negotiation and/or the use of the Planned Unit Development (PUD) review process to establish design parameters and guidelines for new development that supports this vision or desire. Each time a new residential subdivision is considered, it is often times the developer or builder that generates the list of development standards on their proposed plan. Though these development standards are reviewed by and negotiated with the Village, the Village is seeking to create residential design guidelines that have been collectively formulated and endorsed by the Village. By doing so, the Village can provide upfront direction to landowners, developers and builders to insure that all future residential development reflects the quality for land planning, architecture, open space and landscaping as desired by the Village.

PURPOSE

- ❖ **Preserve** the small-town charm and quality of life for residents in Coal City
- ❖ **Create** residential neighborhoods that have a unique character
- ❖ **Encourage** creativity in residential land planning, open space and landscape design
- ❖ **Enhance** community appearance with high quality residential developments

SUBMISSION REQUIREMENTS FOR LARGER DEVELOPMENTS

Submission requirements and documentation shall only be required for any new residential projects seeking annexation, planned unit development (PUD) and/or residential development possessing 20 or more dwelling units.

- An **Existing Conditions Plan** identifying wetlands, floodplains, and lakes; topography; easements; adjacent street connections and existing tree locations.
- A **Tree Survey** identifying all existing trees 8 inches or greater in diameter; and the species and conditions of those trees. No trees shall be removed from the site until this plan has been reviewed by the Village.
- A **Site Plan** indicating all proposed land uses; lot sizes; lot areas; setbacks; right-of-way widths; stormwater management areas; and school and park sites.
- A **Landscape Plan** illustrating conceptual landscape treatment for private lots; common open space and public landscape areas; and locations of any bicycle and pedestrian paths/trails.
- A **Sign Plan** illustrating the location of and details for all temporary and permanent signage.

- A **Plan** identifying the locations of key-lots and through-lots.
- An **Elevation Plan/s** showing all sides of the proposed models to be constructed within the development.
- At the time of the final PUD submission, a copy of the proposed **Protective Covenants and Restrictions** including but not limited to the ownership and maintenance obligations of any open space or commonly owned amenities as agreed upon between the village and developer rules and regulations that govern the development, etc.
- An **Architectural Pattern Book** describing the proposed architectural theme of the development, proposed land planning and landscape design parameters, and any other applicable provisions established for the proposed developments through an amendment to the PUD.

ADMINISTRATION

- An Architectural Pattern Book that is approved as part of any new Annexation Agreement or PUD will be binding on all future landowners, developers or builders. Should any landowner, developer or builder wish to modify the approved Architectural Pattern Books, they will be required to submit a new one for consideration by the Village.
- A dormant Special Service Area shall be established by the developer or builder at the time of final PUD/plat review to ensure that adequate funding is available should the homeowners association fail to meet maintenance obligations outlined in the Protective Covenants and Restrictions if a homeowners association has been agreed upon by the Village.

DESIGN STANDARDS

DENSITY

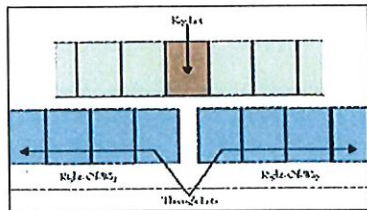
- Maximum density for all new residential development shall be according to the Residential District Requirements as set forth in Table 4 of Chapter 156 of the village code.
- When a subdivision includes a mix of single family, attached and multiple family, the maximum number of attached family units shall not be greater than 10% and the maximum number of multi-family units shall not be greater than 5% of the total number of dwelling units.

HOUSE STANDARDS/ACCESSORY BUILDINGS

- A single family home shall have the following minimum square footage:
 - Ranch homes – 1,500 square feet
 - Split-Level homes – 1,800 square feet (finished lower level not more than 3 feet below grade)
 - Two-story homes – 1,800 square feet
- A townhome or duplex unit shall have a minimum square footage of 1,250 square feet.
- Full or partial basements should be provided when the topography of the site allows for them.
- All new developments shall comply with Village's Anti-Monotony Standards.
- All accessory buildings shall be constructed of high quality materials and shall compliment the style and match the colors of the principal building.

THROUGH LOTS & KEY LOTS

- All through lots that back onto a roadway should be designed with a greater depth than the minimum requirement established by the Village Ordinance. A deeper lot will create a greater separation between the house and the roadway, thus minimizing the impacts of noise and increasing the level or privacy.

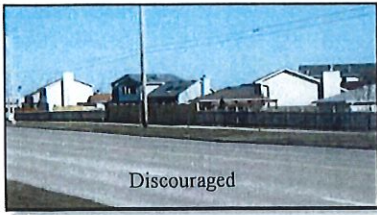


The above site plan identifies a key lot and through lots.



The single family homes shown above are through lots as defined by two distinguishing features: the visibility of the rear elevations from an exterior neighborhood street (foreground) and visibility of the front elevations from an interior neighborhood street (not shown).

- A uniform fence standard shall be established for all through lots.



The image on the left illustrates a neighborhood defined by three fences of varying heights and materials along the rear yards of through lots. To create a more unified image for the neighborhood, through lots shall have a uniform fence standard defined by uniform height and materials, as illustrated in the image on the right.

CONNECTIVITY

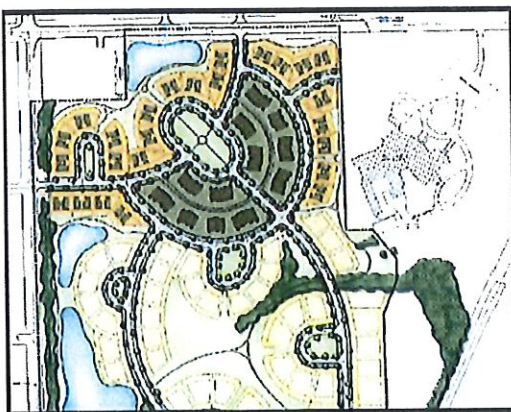
- All new development shall provide for roadway connection/s to existing and future residential subdivisions.
- All new development shall provide for neighborhood connection/s by means of sidewalks, bike paths and/or trails to existing and future neighborhoods.

PARK & SCHOOL SITES

- The developer or builder shall meet with the Village to determine whether the proposed open spaces are acceptable for park purposes. Park sites shall be sized and designed in accordance with Village codes and ordinances.
- A developer or builder shall meet with the School District to determine if a school site is required. If a site is required, then it shall be sized and designed in accordance with Village codes and ordinances.
- For purposes of calculating required dedications, the size of all park and school sites shall be calculated without easements, wetlands, floodplains, pipelines and floodways.



On the aerial photograph of a residential neighborhood shown above, the yellow circle marks a roadway connection between a neighborhood street (First Ave) and an existing street (Main St). The green circles mark future roadway connections to neighboring but still undeveloped land.



In addition to establishing sidewalks along the rights-of-way of roadways, a neighborhood may enhance its connectivity to parks, open spaces, and other neighborhood amenities by creating a network of bike paths or recreation trails. The network of trails should provide connections not only within the neighborhood but also outward to adjacent neighborhoods and the rest of the community. The conceptual site plan shown to the left illustrates a network of recreation trails connecting different parts of the neighborhood to each other and to local amenities such as a common open space. Typical asphalt bike paths/trails are shown below.



MATERIALS, MASSING & FEATURES

TYPE OF MATERIALS/QUALITY

The choice and mix of materials on the facades of any single family, attached family or multiple family building is important in creating an attractive neighborhood. Materials used on the front elevation shall be incorporated on all elevations to promote continuous architectural design for the entire structure.

Guidelines for building materials include:

- Brick, stone, cut stone, cedar siding, clapboard, Hardee Board, stucco, architectural grade vinyl siding or a combination thereof shall be used on all elevations.
- When brick or stone is used on a front elevation, a 2-foot wide return of brick or stone shall be provided around the corners of the home.
- Larger developments as defined on page 1 within these guidelines must include a minimum of 25% of the total dwelling units shall include brick or stone on the first floor front elevation.
- All corner lots and key lots shall include brick or stone on the first floor front elevation.
- Brick or stone shall be used on a chimney that is located on a front elevation or side elevation facing a street.



Brick is one of the preferred building materials for residential homes in the community. Homes may incorporate a single material (above) or a combination of materials (below).



Brick or stone shall be used on a chimney when it is located on a front elevation (shown to the left) or side elevation facing a street.

MASSING

Appropriate articulation of building facades and roofs can help reduce the monotony of flat facades to facilitate structural massing that is suitable for a residential neighborhood. Façade compositions, including windows and doorways, shall also be carefully designed to enhance the visual quality of the structure.

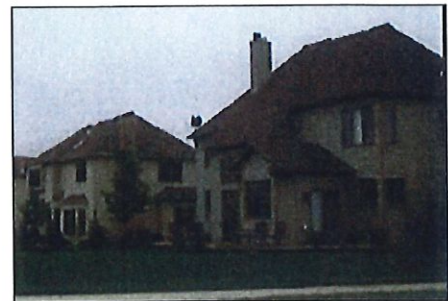
Guidelines for massing include:

- Façade and roof articulation (e.g. projections and recesses) shall be used to reduce the perception of bulk and to reflect traditional rhythm of a residential streetscape.

- Balanced window fenestration should be provided to create visual symmetry on facades and avoid the appearance of cosmetic architecture resulting from irregular window placement.
- Bay windows, bump-outs or projecting breakfast rooms should be incorporated to enhance façade articulation and visual interest, especially on side and rear elevations of through lots, key lots and corner lots.
- Roof styles and pitches should have a proportionate relationship with massing of the structure. Articulation of the roof shall also be respectful in design and scale to the roof styles and pitches of neighboring structures.
- Structural variations such as dormers and gables should be used to break up the mass of the roof.
- Trim should be used around all windows, where appropriate. When using trim for doorways and windows include similar materials and design to form a uniform building design.



The bay windows on the front and side elevation of this home enhance the exterior architecture and provide the opportunity for multiple windows for varying vistas as viewed from the interior living space



Examples of various rear façade articulation (e.g. projecting breakfast rooms and bay windows).



Both images illustrate the use of trim around windows to enhance the exterior architecture of the homes. The image on the left illustrates the use of similar ornamental trim around the doorway and windows to create a uniform building design. The image on the right illustrates how window trim can be incorporated on a brick elevation.

FEATURES

Roofs and Eaves – The type of roof and use of eaves can be other architectural elements that influence the design and appearance of a home.

- The minimum pitch for roofs shall be 4/12 and all roofing shall be of an architectural grade with at least a 25-year warranty. Upgraded roofing materials are strongly encouraged.
- Using overhangs/eaves to accentuate a home's roofline is strongly encouraged. Though eave details can vary with the architectural style of the home, they should be used on all four elevations.



In addition to the dual gables, the roofline of this home is enhanced using eaves that subtly overhang the front façade.

- The minimum roof eave and overhang on homes shall be no less than 12 inches.

Porches, Dormers, Shutters, and Windowpane Dividers – Porches, dormers, shutters and windowpane dividers can enhance the architectural interest and character of a home. When architecturally appropriate, the use of porches, dormers, shutters and windowpane dividers is strongly encouraged.

- Porches, when provided, should have a minimum depth of 6 feet and should be fully useable. The style of the porch should be architecturally consistent with the style of the home.
- Dormers do not have to be habitable, however they should have symmetrical gable, hip, shed or curved roof forms. The body of the dormer should be vertically proportioned, and the window within the dormer should be proportioned and balanced when compared to the windows in the floor below.
- Shutters should be chosen and sized to compliment single windows. Shutters should be added on side and rear elevations of through lots, corner lots, and key lots.
- When windowpane dividers are used on front elevations of corner lots, key lots and through lots, then windowpane dividers should also be used on side and rear elevations.



Adding outdoor space for residents to relax and interact with neighbors, porches may extend along part (top) or the entire length (bottom) of the front elevation. Also, the dormer shown in the bottom image displays architectural style and proportion consistent with the rest of the home.



The two images shown to the left represent the same residential neighborhood. The image on the left illustrates a home on a through lot that does not incorporate shutters or windowpane dividers on its rear façade. The image on the right illustrates the rear façade of a home located on a through lot that does incorporate shutters and windowpane dividers to enhance the rear façade.

The image shown to the right illustrates the use of shutters and windowpane dividers to enhance the side façade of a home located on a corner lot.



GARAGES & DRIVEWAYS

The placement and design of garages play an important role in the overall design of a residential development. In addition to creating a neighborhood street scape that is not determined by an endless stream of garage doors, conscientious placement of garages also helps create an inviting pedestrian environment for residents and visitors. The design of garage doors can also address massing issues by incorporating them as architectural design elements instead of merely portals to vehicle storage.

General guidelines for garages and driveways include:

SINGLE FAMILY, ATTACHED AND MULTIFAMILY

- No garage should project more than 5 feet from the front elevation of the house that is closest to the street, unless the visual impact of the projecting garage to the streetscape has been addressed through the use of architectural or landscaping features.
- A minimum of 25% of the garages in any given subdivision should be setback at least 5 feet from the front elevation of the home.



Locating a side load garage at the rear of the home allows the front entrance and porch (if provided) to attract the most attention along the neighborhood streetscape.



The emphasis on front-loaded garages can be reduced by recessing it from the front elevation (left). Even if a front-loaded garage is not recessed (right), the presence of the garage door on the front elevation can be softened if designed at a proper scale and the front elevation is accentuated by other features such as architecture and landscaping elements. In both cases, the garages are still visible but their presence is attenuated by the architectural and landscape design of the front elevation.

- Incorporating a rear-loaded garage design accessible by a private alley or court is encouraged.
- Each single family and attached dwelling unit shall have a minimum 2-car garage of no less than 440 square feet in area. The driveway for the garage shall possess a width no less than the length of the garage's opening.
- The use of upgraded garage doors or individual bay doors is strongly encouraged.
- Each multifamily dwelling unit shall have a minimum 1-car garage of no less than 220 square feet in area.

The following two images each depict a 3-car garage. The left image illustrates a standard garage door design while the right image illustrates an upgraded, more decorative garage door design using arched windows.



- Driveways shall be constructed of concrete. However, if a garage has rear-loaded access from an alley or court then a driveway can be asphalt. The use of upgraded materials is strongly encouraged. Driveways shall be constructed in compliance with Village codes and ordinances.



Driveways shall be constructed of concrete (left). The use of upgraded materials such as brick pavers (right) is strongly encouraged. In all cases, driveway construction must comply with Village regulations.

OPEN SPACES & LANDSCAPING

GENERAL

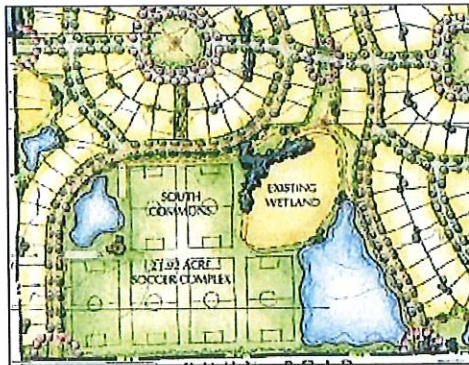
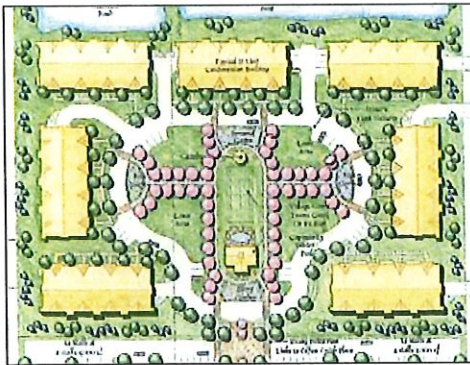
Active or passive open space and landscaping are influential design elements for residential development because they will enhance the streetscape, protect the aesthetic quality of the neighborhood, and create harmonious transitions within the neighborhood and with adjacent properties. In addition, landscaping can enhance the aesthetics of residential structures, which also adds to the neighborhood streetscape.

Guidelines for open space and landscaping include:

- A minimum of 25% open space should be established for each new development based on the type of development, minimum lot size, adjacent land uses and location within the Village.
- Development located on the perimeter of the Village should be designed having large lots and greater open space to differentiate between the Village and a neighboring community.
- Amenities such as clubhouses, swimming pools, tennis courts, etc. are strongly encouraged, when appropriate, based on size and/or product mix of the overall development.



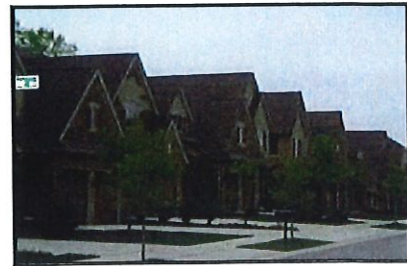
Large residential lots and expansive open space along the outer edge of the Village's municipal limits form a clear demarcation between Coal City and neighboring communities.



The site plan shown on the left illustrates a townhome development centered around a community green space that includes a tennis court, gazebo, and community center. The site plan shown on the right illustrates a single family home development with a soccer complex and central green spaces.

- A variety of plant materials (e.g. ornamental and shade trees, evergreens, shrubs, perennials, etc.) and landscaping elements (e.g. berms) should be provided to create diversity and visually interesting neighborhood landscape.
- Native plant materials should be used, where appropriate, to preserve the natural character of the Village and avoid adding invasive/intolerant elements to the landscape.
- Existing trees shall be preserved and when possible, incorporated into the overall landscape design.

- Landscaping should be used to soften the hard surfaces of driveways, alleys, sidewalks, patios, and other paved surfaces.
- Tree caliper measurements shall be taken 6 inches above the ground, adjacent to the tree.
- Where traditional (non-native) landscaping is used, irrigation of common open spaces is strongly encouraged to establish newly installed plant material faster and reduce long-term, overall maintenance costs due to lack of watering.
- Utility equipment shall be screened using shrubs and shade trees when they are visible from public roadways.



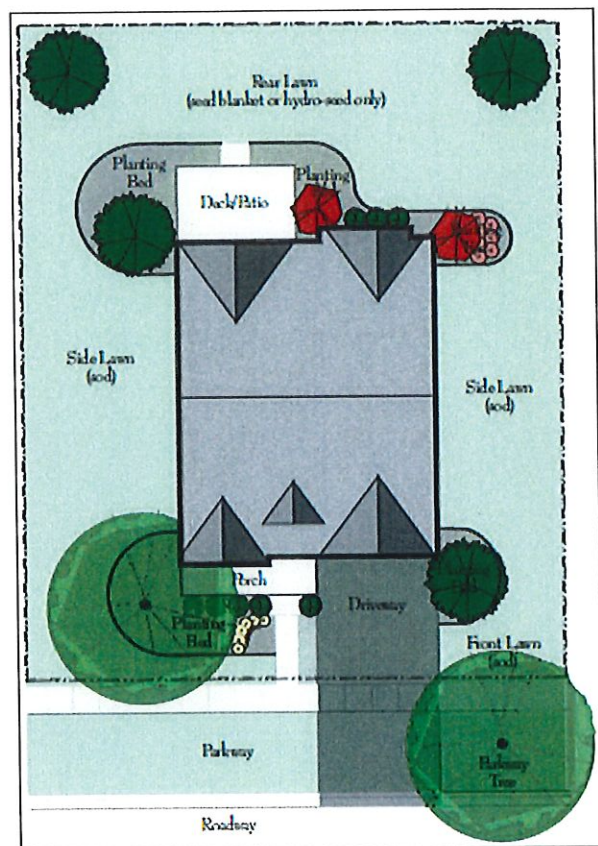
The hard surfaces of the driveways of this townhome development is softened by incorporating landscaping elements such as a shade tree, shrubs, and groundcover.

INDIVIDUAL LOT

The purpose of the landscape design guidelines is to promote high quality landscape treatment in all residential neighborhoods without stifling creativity or individual expression.

Single Family

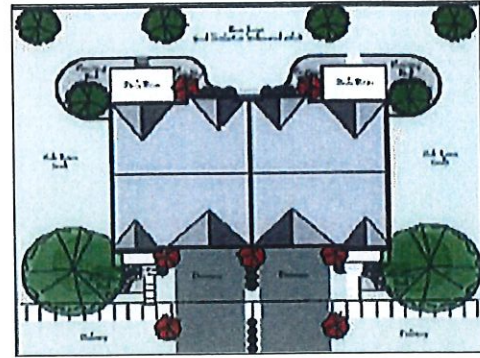
- All lots should be planted with at least one (1) 2.5" ornamental tree or six (6) foot evergreen, eight (8) shrubs and ten (10) perennial plants. This does not included parkway trees.
- All key lots shall be planted with at least one (1) 2.5" ornamental tree or six (6) foot evergreen, eight (8) shrubs and ten (10) perennial plants. This does not include parkway trees.
- A planting bed should be treated with a 3-inch minimum depth of shredded hardwood mulch.
- Front and side yards should be planted with sod. A rear yard may be seeded using a seed blanker or hydro-seed only. A turf, free of weeds and patches, must be established within one year of occupancy.
- All landscaping, sod and seeding shall be installed prior to occupancy of the residence, unless the weather conditions at the time of occupancy are not conducive for planting, then a financial guarantee in an amount equal to the cost of landscape material shall be provided to the Village and held until such time that the landscape material is installed.
- At least 6-inches of topsoil shall be provided at all lawn and landscape areas.



Conceptual landscape plan for individual single family lot.

Attached and Multifamily Dwelling Units

- The basic single-family landscape requirements as specified above, should be used to determine the required amount of plant material to be provided for each unit or combination of units (per building). Due to widths of lots, plant material can be installed and spaced throughout the general area so long as the required amount of plant material is provided.
- A planting bed should be treated with a 3-inch minimum depth of shredded hardwood mulch.
- Front and side yards should be planted with sod. A rear yard may be seeded using a seed blanker or hydro-seed only. A turf, free of weeds and patches, must be established within one year of occupancy.
- All landscaping, sod and seeding shall be installed prior to occupancy of the residence, unless the weather conditions at the time of occupancy are not conducive for planting, then a financial guarantee in an amount equal to the cost of the landscape material shall be provided to the Village and held until such time that the landscape material is installed.
- At least 6-inches of topsoil shall be provided at all landscape areas.



A conceptual landscape plan for a development that contains duplex units.

COMMON OPEN SPACE

In addition to general landscaping elements, common open spaces, buffer areas, stormwater management areas and trailway corridors should be landscaped to enhance their visual appearance.

Guidelines for landscaping common open space areas include:

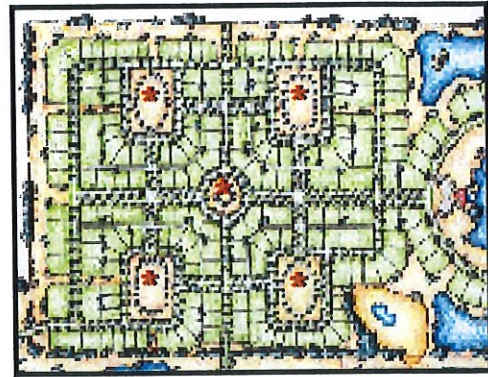
- Extensive landscaping, including evergreens, ornamental and shade trees, and undulating berms shall be provided along property lines to screen residences from view of neighboring properties and roadways. A buffer area shall have a minimum width of 20 feet along collector roadways and a minimum width of 30 feet along arterial roadways. For every 10 feet of buffer area width, 1.5 feet of berm height shall be provided.



The incorporation of extensive landscaping creates an attractive green buffer between the neighborhood and adjacent roadways or other land uses. Berms also enhance the buffer by increasing the vertical element. Sidewalls or recreation trails may also be incorporated into the landscape buffer to create an attractive recreational amenity to residents.

- To ensure that the established berm height is visible along the roadway, the height shall be measured from the highest side of the buffer area.

- All buffer areas should be planted with a mix of plant materials that provide year-round screening.
- Central common areas should be created, where appropriate. When central common areas are incorporated into the development, turf grass shall be provided. Since central common areas provide shared open space for residents, landscaping should be focused at the central focal point and at crosswalk areas to maintain open spaces for passive recreation and social gatherings.
- Detention (dry-bottom) and retention (wet) ponds shall maintain a natural shape and should be planted with water-tolerant landscaping elements and native plantings to promote naturalized stormwater management practices and deter the use of the pond by geese.



The site plan shown above illustrates a single family residential neighborhood anchored by a set of four common open spaces and a fifth central open space (as marked by the red asterisks). In this arrangement, all residents live within walking distance of a common open space.

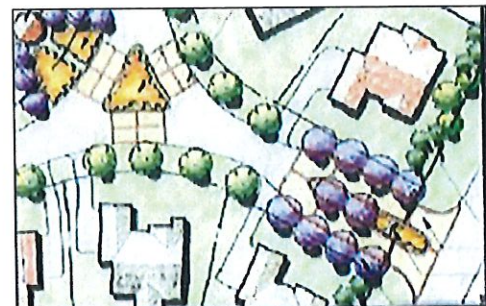
- Detention ponds should be designed to provide usable open space (e.g. ball fields).
- Retention ponds that are planted with traditional landscaping shall incorporate a form of aeration.



A pond can be an amenity to a neighborhood. The pond on the left incorporates a fountain feature, whereas the center pond uses native plantings as a means to enhance its perimeter. The dry bottom pond on the right, provides an open area for activities such as unstructured ball games (i.e., soccer, baseball), kite flying and family picnics.

PUBLIC LANDSCAPE AND STREETScape

- Parkway trees shall be planted with a minimum spacing of 25 feet and a maximum spacing of 40 feet on-center. At the time of planting, parkway trees shall be a minimum 2.5-inch caliper.
- Boulevards or medians should be used at major entrances into the development.
- Boulevards or medians should have a minimum width of 10 feet and a minimum length of 100 feet.



A boulevard feature at a neighborhood entry point may be enhanced using a landscaped median, decorative paving, and vistas to open spaces.

- Boulevards or medians shall be landscaped with a combination of shade trees, shrubs, perennials, and groundcover or sod. Shade trees shall be planted with a minimum spacing of 25 feet on-center in boulevards and medians.
- Landscaped cul-de-sac islands should be used where appropriate to enhance the streetscape. The design of the islands shall be designed in accordance with the Village's Subdivision Regulations.



The left image shows a cul-de-sac island with very little character aside from a lamp post and fire hydrant. As part of the neighborhood streetscape, cul-de-sac islands should be landscaped, providing a variety of plant types and sizes. Although landscaped cul-de-sac islands should have variety and a distinct vertical element, landscaping shall be maintained at a reasonable height and density as to not hinder driver sight lines.

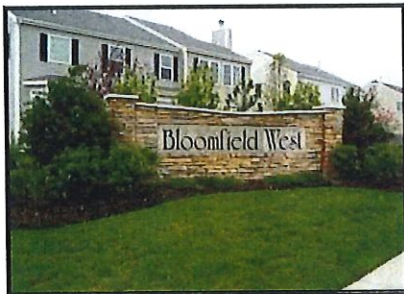
SIGNAGE & ADDRESS IDENTIFICATION

DEVELOPMENT SIGNAGE

Attractive entry features incorporating landscaping and a development sign provides an identity or character for the neighborhood and the residents that live there.

Guidelines for permanent development signage include:

- Sign/s shall only be permitted for subdivisions containing larger developments as defined in page 1 within these guidelines.
- Sign/s shall be constructed with brick, stone, or other masonry materials. Lettering, ornaments or other graphics on the structure should be constructed of stone, wrought iron, anodized aluminum and shall have a maximum height of 10 feet, including ornamentation.
- Sign/s shall contain the name of the subdivision and/or an appropriate logo identifying the subdivision name or theme, and reference to the Village of Coal City.
- Sign/s shall be constructed within a designated outlet. Construction within a sign easement on private property is not allowed.
- The areas surrounding the sign/s shall be landscaped with material that is equally attractive in both winter and summer.



Residential subdivision signs shall incorporate elements such as primary brick or other masonry materials, landscaping, lighting, and clearly marked subdivision names to create attractive entry features for the neighborhoods in Coal City.



Decorative address plaques can add a personal touch to a home.

ADDRESS IDENTIFICATION

Address identification is an important architectural element that adds a personal touch to residences. Each home within a new subdivision should incorporate an address identification that is visible from the street. Any numbers and/or letters used for address identification should be no less than 4 inches in height and placed above the garage door or adjacent to the front entrance. Decorative address identification markers such as stone inlays, metal plaques, etc., can be used so long as the size of the numbering/lettering and the placement follow the above.

DEFINITIONS

ANTI-MONOTONY STANDARDS – The Village of Coal City adopted Ordinance No.: 06-02 approving anti-monotony standards for all new single-family residential development.

ARCHITECTURAL GRADE SIDING – Vinyl siding meeting ASTM D3679 standards including a minimum thickness of 0.44 with foam-backed corners.

COMMON OPEN SPACE – The land and water areas within a Planned Unit Development (PUD) that are devoid of buildings and other structures, other than accessory recreational and pedestrian facilities and uses, and are suitable for active and passive recreational activities. Common open space can include landscaped medians, boulevards, islands, buffer areas, detention (dry bottom) ponds, and private ponds/lakes.

CONSERVATION DESIGN – A method of land planning that minimizes the destruction of existing vegetation, maintains environmental corridors, creates common space and preserves the rural character and natural topography. All components of the land plan (lot lines, housing locations, and vehicular and pedestrian circulation systems) are sited and designed after identification of all potential conservation areas.

CORNER LOT – A lot located at the junction of two or more interesting streets.

COVING – A method of land planning that allows for the creation of park-like streetscapes by varying setbacks of houses. In the coving method, extensive open space is created along the streets.

DENSITY, GROSS – Gross density for any particular property shall be calculated by dividing the number of dwelling units by the number of acres of gross buildable.

DENSITY, NET – Net density of any particular property shall be calculated by dividing the number of dwelling units by the number of acres of residential lots for said property.

DEVELOPMENT SIGN – A permanent ground sign designating the name of the subdivision.

DUPLEX – A residential building containing two (2) dwelling units, each of which has direct access to the outside.

DWELLING – A building or portion thereof designed or used as a residence, excluding boarding or lodging houses, nursing homes, motels, tourist homes, cabins, tents and recreational vehicles.

DWELLING, MULTI-FAMILY – A residential building or portion of a building containing three (3) or more dwelling units with separate cooking and toilet facilities for each dwelling unit.

DWELLING, SINGLE-FAMILY – A residential building designed exclusively for occupancy by one family, detached from all other dwellings, and surrounded by open space.

DWELLING, TOWNHOUSE – A dwelling unit that is attached to two or more other dwelling units on the same lot and that has an individual private ground-level entrance to the outside and no portion of which is located above any other unit or portion thereof.

DWELLING UNIT – A room or group of rooms providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. A single family home is one (1) dwelling unit; each apartment within a multi-family residential building is a separate dwelling unit.

GROSS BUILDABLE AREA – Gross buildable area shall mean the total acreage of the property minus the following:

1. Wetlands. Only those wetlands which fall under current regulations by the Army Corps of Engineers shall be considered in this calculation;
2. All of the floodway shown on official FEMA maps or as approved by the Army Corps of Engineers. Where defined floodway is not known, an area 75 feet on both sides of the creek or river centerline shall be used for this calculation until additional engineering studies detail the actual floodway;
3. Land within the right-of-way or easement of an existing roadway;
4. Land within an existing permanent easement prohibiting development (including electrical transmission lines and pipelines);
5. Land identified on the Comprehensive Plan for exclusive business use such as commercial or industrial areas.

KEY LOT – A lot within a residential subdivision that is located at a highly visible intersection as well as other strategic point within the development.

KEY-THROUGH LOT – A lot within a residential subdivision that is both a key lot and through lot.

PLANNED UNIT DEVELOPMENT – A tract of land ten (10) acres or more initially under the same ownership or control that is or shall be developed with more than two (2) principal use buildings as an integral unit based on a plan that allows for more flexible standards than would normally apply in order to provide a higher quality of design and amenity than would otherwise be possible.

THROUGH LOT – A single family lot that has exposure to either two (2) streets as seen from the front and rear elevations, or backs onto open space, a park site or a school site. An outlot at the rear of the lot does not remove it's through lot designation.

TRADITIONAL NEIGHBORHOOD DESIGN – A method of land planning that promotes the creation of pedestrian oriented neighborhoods that include various lot sizes & housing opportunities, a central gathering place, and walkable amenities (schools, parks, shops, offices, etc.).

EXHIBIT B

ZONING CODE

156 Attachment 4

Village of Coal City

Table 4: Residential District Requirements
 [Amended 3-23-1992 by Ord. No. 92-01; 6-12-1995 by Ord. No. 95-12;
 7-10-2000 by Ord. No. 00-12; 1-24-2005 by Ord. No. 05-02; 1-23-2006 by Ord. No. 06-02;
 7-27-2016 by Ord. No. 16-16]

Requirement	Zoning District								
	RS-1	RS-2	RS-3	RA-1	RA-2	RM-1	RM-2	RM-3	RB
Minimum lot area per dwelling unit, in square feet (f):	30,000	11,200	7,200	10,640	10,640	10,080	9,520	9,600	7,200
Minimum lot width per dwelling unit, in feet	100	80	60	40	55	40	40	80	60
Minimum lot width per dwelling unit abutting arterial street, in feet (b)	200	200	200	200	200	200	200	200	50
Minimum front yard depth per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum corner side yard width per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum interior side yard width per dwelling unit, in feet (c)	10	8	8	8	8	8	8	8	10
Minimum rear yard depth per dwelling unit, in feet	40	30	25	25	25	25	25	25	25
Maximum building height per dwelling unit, in feet	35	35	35	35	35	35	35	35	35
Minimum percent of net site area in:									
Uncovered space (g)	65%	65%	65%	65%	65%	65%	65%	65%	-
Nonvehicular space	-	-	-	-	-	45%	45%	45%	-
Recreational space	-	-	-	-	-	5%	5%	5%	-
Permitted use group(s) (d)	A	A	A	A	A	A	A,D	A	A,G
Conditional use group(s) (e)	B	B	B	B	B,C	B,C	B,E	B,F	B
Parking and loading	As provided in Article VII, § 156-125 et seq.								
Other Requirements	As provided in Article III and §§ 156-80 through 156-84								

NOTES:

- a. (Reserved)
- b. Required front and corner side yard frontages for any lot abutting an arterial street designated in the Village Comprehensive Plan or in an annexation agreement or subdivision plat and not qualifying under § 156-56, Exceptions to arterial lot dimensions.
- c. Side yard requirements for attached dwelling units shall not apply where the unit is attached to another unit at the side lot line.
- d. See Table 5 for permitted and conditional uses by group.
- e. Subject to the provisions of Article XI, § 156-230 et seq., Conditional Uses.
- f. Per established existing setbacks. See Appendix Diagrams for example (“Conformity to Existing Front Yards”).
- g. See Table 15 for standards for accessory structures.

Note: Single-family detached dwellings in RA and RM Districts shall meet the same requirements as provide in the RS-3 District for such dwellings.

EXHIBIT C

Table 25: Approval Criteria for Variances

Generally

No variance shall be recommended or granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. In making the determination whether there are practical difficulties or peculiar hardships, the Zoning Board of Appeals may take into consideration the extent to which the following facts to the owner have been established by the evidence:

(1) Special Circumstances Not Found Elsewhere

Special or unique circumstances exist that are peculiar to the property for which the variance is sought and that do not apply generally to other properties in the same zoning district. These special circumstances might include, for example, the physical character of the land or building(s), dimensions, topography, or soil conditions.

(2) Unnecessary Hardship

The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or monetary hardship.

(3) Consistent with the Rights Conferred by the District

A variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties within the same zoning district, is consistent with the comprehensive plan, and does not confer a special privilege ordinarily denied to other properties within the district.

(4) Necessary for Use of the Property

Failure to pass the variance will deprive the applicant the use of his or her property in a manner equivalent to the use permitted by other owners of property in a manner equivalent to the use permitted by other owners of property in the immediate area or may prohibit a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

(5) Minimum Variance Recommended

The variance is the minimum variance that will make possible the reasonable use of the property, building, or structure.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Nathan Shain

Address: 225 W 3rd Phone number: 815 425 8872

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 RS-2

What zoning change or variance: (specify) a variance of 100 sqft and a variance of 3ft of maximum height

To allow what use a garage that is 1600 sqft and 18ft tall

Tax number of subject property: 06-34-476-003

Common address of property: 225 W 3rd

Parcel dimensions: 90x180 Lot area (sq. ft.) 16,200

Street frontage 90ft of W 3rd

Legal description Trotters 5th Subdivision western 31.6 feet of lot 6 and Eastern 58.49 feet of lot 7 Block 1 Section 34-33-8

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.

Nathan 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 10th day of October, 2023.
Linda Sula _____ [Signature]

Notary Public (Seal)



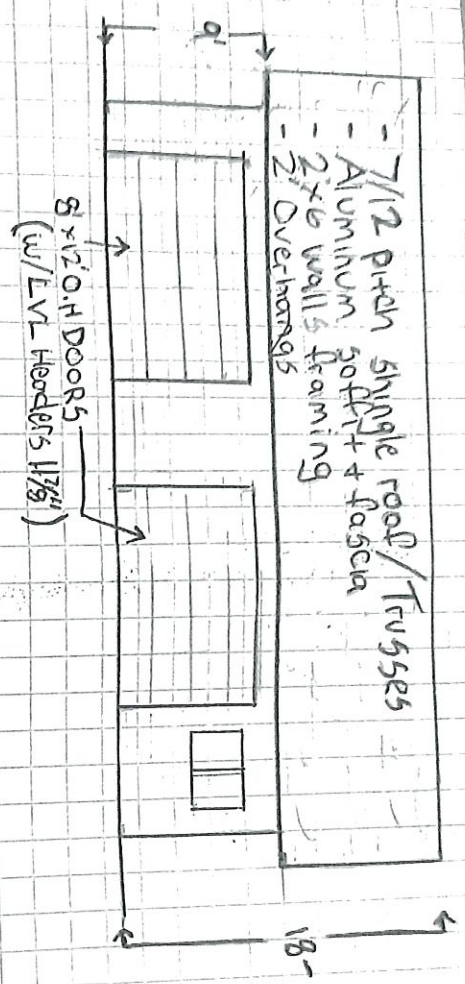
Signature of Owner

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

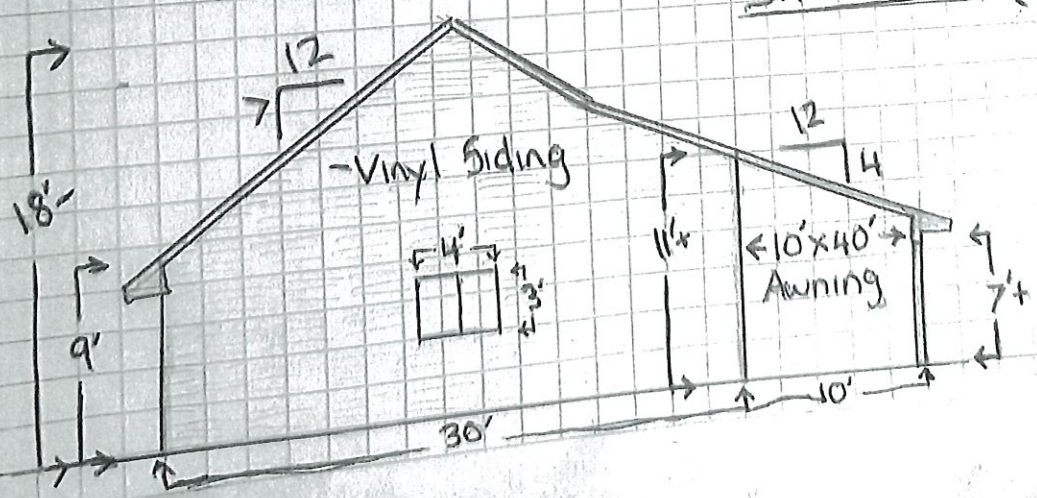
Please note the number of pages attached. 2

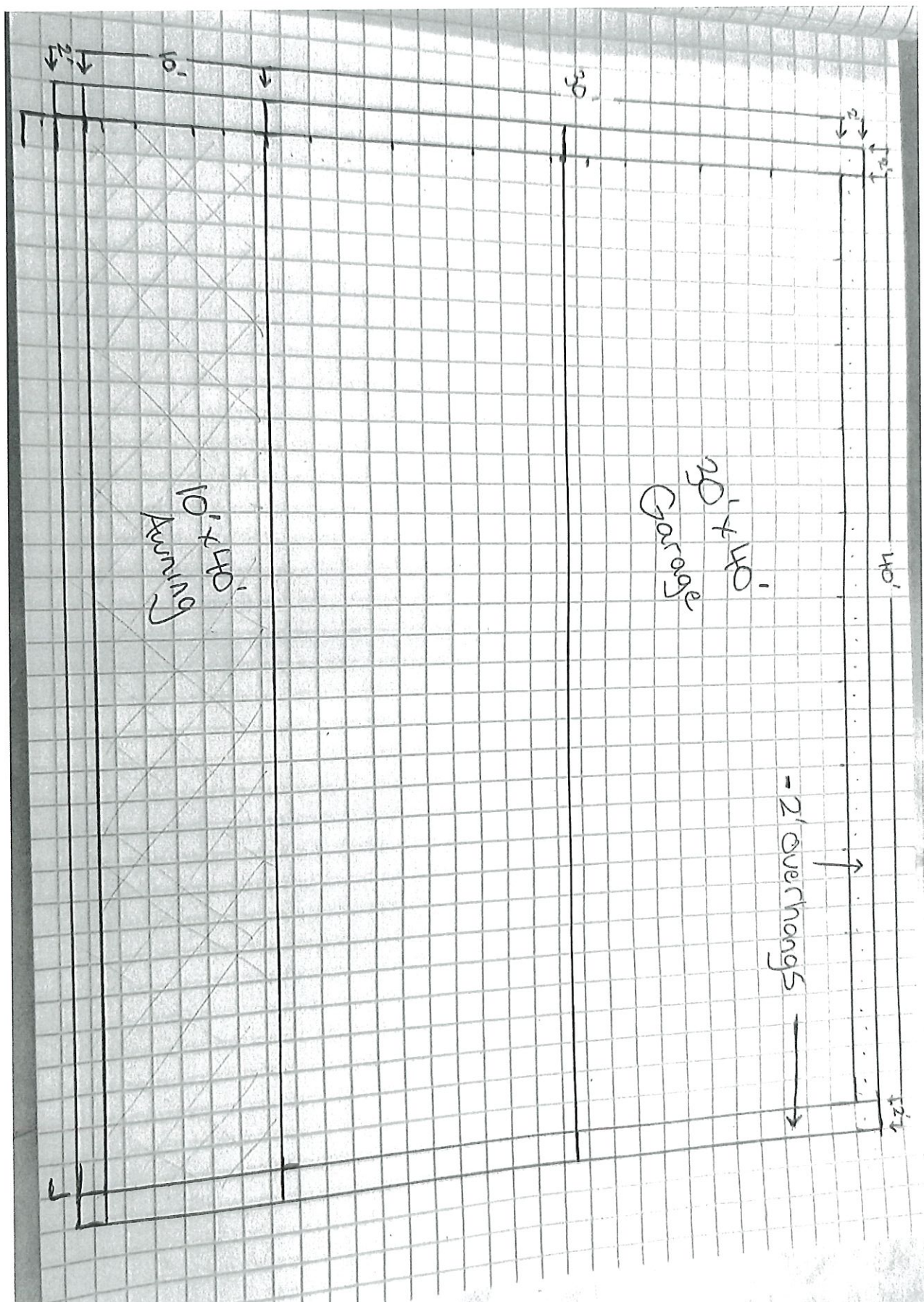
FOR OFFICE USE ONLY

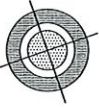
Case number	<u>ZA-373</u>	Location of hearing	
Filing date	<u>10-10-23</u>	Village Hall	
Hearing date	<u>11-6-23</u>	515 South Broadway	
Filing fee	<u>\$100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



• SIDE VIEW • (Both Sides)







PLAT OF SURVEY

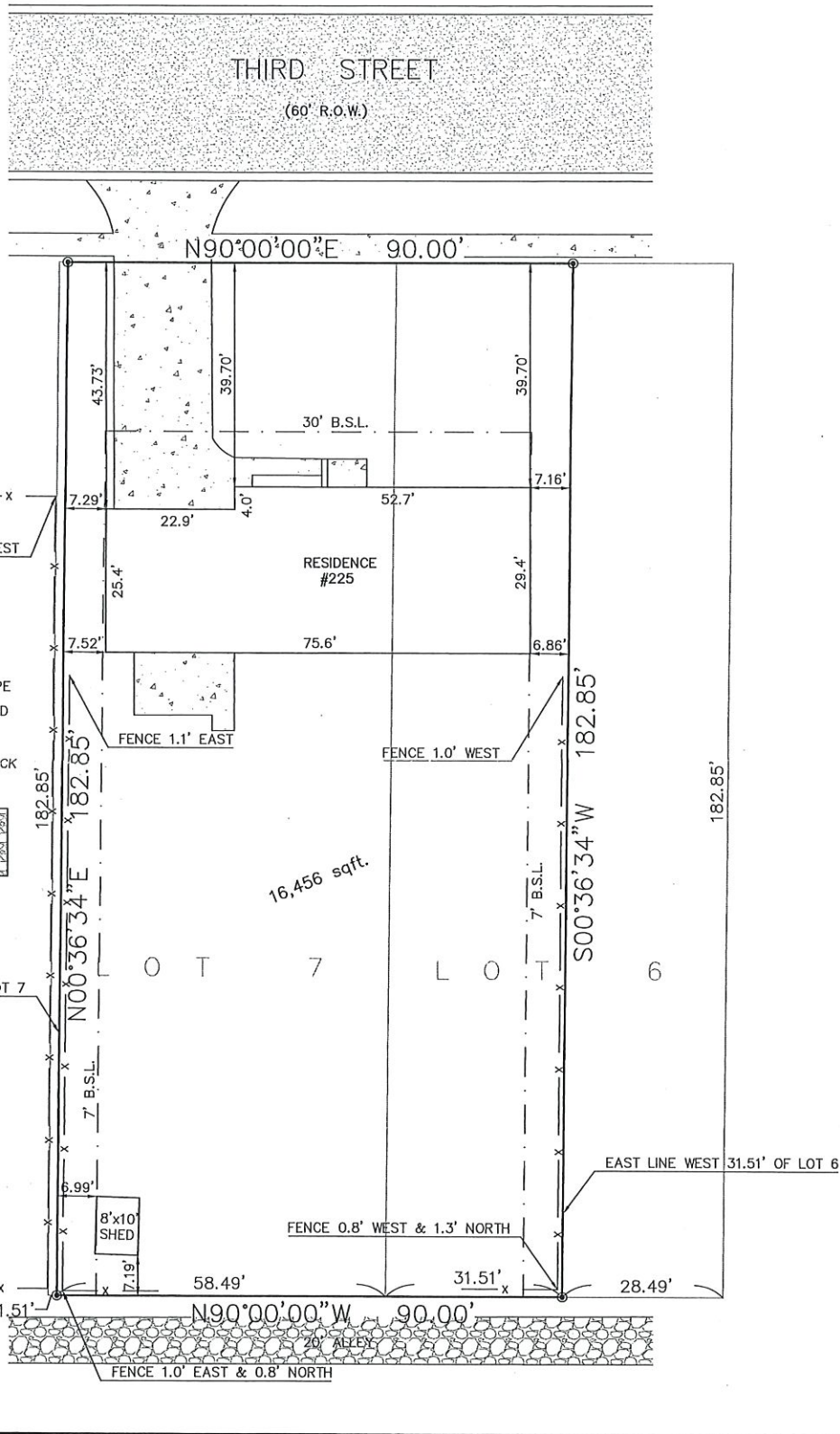
MORRISON SURVEYING CO., INC.
604 Bedford Road Unit A, Morris, Illinois 60450 (office)
P.O. Box 863, Morris, Illinois 60450 (mailing address)
Phone (815) 942-2620 FAX (815) 941-2620



of

The West 31.51 feet of Lot 6 and the East 58.49 feet of Lot 7, in Block No. 1 of Trotter's 5th Subdivision in Section 34, Township 33 North, Range 8 East of the Third Principal Meridian, except the coal and other minerals underlying said premises, situated in the County of Grundy, State of Illinois.

a.k.a. 225 W. Third Street,
Coal City, IL 60416



LEGEND

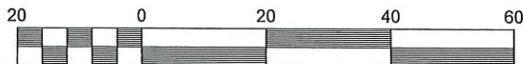
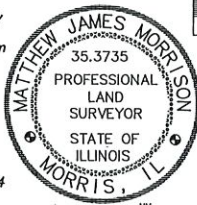
- ⊙ FOUND IRON PIPE
- FOUND IRON ROD
- x — FENCE LINE
- - - - BUILDING SETBACK LINE (B.S.L.)
- ASPHALT
- CONCRETE
- GRAVEL

BEARINGS BASED ON SOUTH LINE OF THIRD STREET HELD AT N90°00'00"E

State of Illinois } s.s.
County of Grundy }

We, MORRISON SURVEYING CO INC., (PDF License #184-003915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois. Date: 10/4/2023

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3735 License Expires 11/30/24



Scale 1" = 20'

Compare All Dimensions Before Building And Report Any Discrepancies At Once. For Building lines, Easements and other restrictions not shown hereon refer to your Deed, Title Policy, Zoning ordinance, ETC...

ORDERED BY: DON BLACK
SCALE: 1" = 20' ORDER NO. 8245

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Bimak, Inc.

Address: 422 Mississippi, Elwood Phone number: 815-423-6700

Owner represented by: Self Attorney

Contract purchaser Shkendije Iljazi Other agent _____

Agents name Mary Iljazi Phone number: 708-691-0723

Address: _____

Existing zoning: C3 Use of surrounding properties: North Unincorp. South RS3

East C3 West RM1

What zoning change or variance: (specify) allow the construction of a multi-tenant sign within the interior side yard with a 2' setback

To allow what use a restaurant serving alcoholic beverage, but without live entertainment or dancing

Tax number of subject property: 09-03-201-005

Common address of property: 435 W. Division

Parcel dimensions: 150' x 120' Lot area (sq. ft.) 18,000

Street frontage 150' along Division + 120' along Virginia

Legal description the westerly 150' of Lot 1, Block 4 within Buchanan's Addition, Section 3-32-8

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.

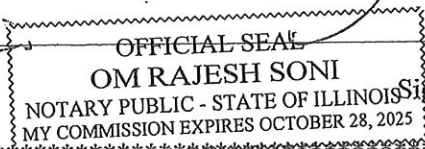
Shkendise Ksazi, being first duly sworn, on oath deposes and says,

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 14 day of October, 2023.

Notary Public (Seal)



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>2A-374</u>	Location of hearing
Filing date	<u>10-13-23</u>	Village Hall
Hearing date	<u>11-10-23</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

435 W. Division Sideway Setback for signage

