

# **COAL CITY PLANNING AND ZONING BOARD MEETING**

**MONDAY  
DECEMBER 4, 2023  
7:00 P.M.**

## **AGENDA**

1. Call Meeting to Order
2. Approval of Minutes November 6, 2023
3. Public Comment
4. Presentation #1  
Fence Variance  
910 E Jesse Court – Chris Collier
5. Presentation #2  
Map Amendment and Variances  
833/835/837/839 E. First St.  
Craig Van Duyne
6. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members

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

**MEETING**

**DATE:** December 4, 2023

**RE: DECEMBER 4<sup>TH</sup> MEETING AGENDA ITEMS**

*Variance to the front yard setback for a fence, 910 E. Jesse Court*

Chris Collier, the owner of a residence on the north side of the cul de sac at Jesse Court in Meadow Estates that is a through lot, would like a newly installed fence along Richards to possess a setback of 12'6" from the rear boundary of the property as opposed to the 25' setback requirement. A detached garage was properly constructed within the required setback previously, but the homeowner would like to fence in more of his rear yard by placing the fence closer to Richards and fencing the detached garage within the fenced in yard as well. Attachment 31 – Diagrams (within Chapter 156) shows this type of lot as a "double frontage" lot.

This matter is set for a public hearing at the next meeting of Tuesday, January 2, 2024.

*Map Amendment with variances and lot consolidation at residential property to be known as 833-839 E. First Street*

Craig Van Duyne, is the new owner of a portion of commercial property that was formerly a portion of the land consolidated to accommodate the O'Reilly's retail location by 6S Development. Previous to the retail development that occurred with O'Reilly's, Van Duyne owned an odd triangle portion of a former railroad spur at the west end of E. First Street. The accumulated property for O'Reilly's included a portion of land located southerly adjacent of Van Duyne's portion of land and north of an existing east/west alley that exists behind the O'Reilly's building. Van Duyne negotiated the sale of this portion of land in hopes of assembling the new portion along with his existing portion to develop a 4-unit multi-family residential unit facing the existing 4-unit residential unit across the right of way from this new consolidation of property.

The O'Reilly's survey, acquisition and redevelopment agreement terms with the village has established a 20' easement on the west side of the existing right of way between the two 4-unit buildings (one existing and the other proposed) and would be provided a 16.5' easement along the south end of the newly acquired property through which the means of ingress/egress would be provided to allow continued commercial growth to the south on Division with a means of accessing the alley for deliveries.

This type of development is dense when considered within the village's residential development standards, but is

**Remaining Work Items**

Downtown Remodeling Permits  
Carbon Hill Rd/113 Annexation  
Metal Siding  
Anti-Monotony Provisions

complementary to the existing development of this neighborhood. First, the new addition of property needs to be rezoned RM-1 to allow for this permitted use. Secondly, there are a number of variances required to allow the 4-unit to be constructed. They include – 1.) rear yard setback; 2.) total lot coverage; 3.) minimum square footage of property per residential unit; 4.) adherence to the residential design guideline requirements of concrete or asphalt driveways and four minimum 220 sq. ft. garages.

This matter is set for a public hearing at the next meeting of Tuesday, January 2, 2024.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Chris Collier

Address: 910 E Jesse CT. Phone number: 815-931-4560

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: RS-3 Use of surrounding properties: North RS-2 South RS-3

East RS-3 West RS-3 NW RM-2

What zoning change or variance: (specify) a Variance of 12 1/2" for the rear front yard setback of a through lot

To allow what use a Fence

Tax number of subject property: 09-02-255-013

Common address of property: 910 E Jesse

Parcel dimensions: odd shape through lot Lot area (sq. ft.) roughly 16500

Street frontage 167ft of Richards, 70ft

Legal description Meadow Estates Subdivision Phase 6 lot 26  
Per 605403 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.

Chris Collier, 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 20 day of November, 2023.

C. Mckeefer  
Notary Public (Seal)



Signature of Owner  
Chris Collier

\*\*\*\*\*

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

Please note the number of pages attached. 1

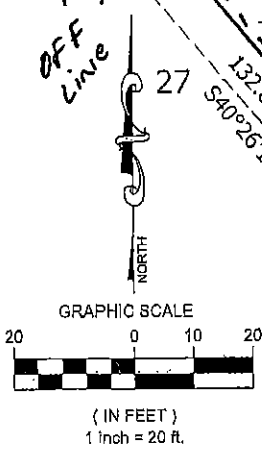
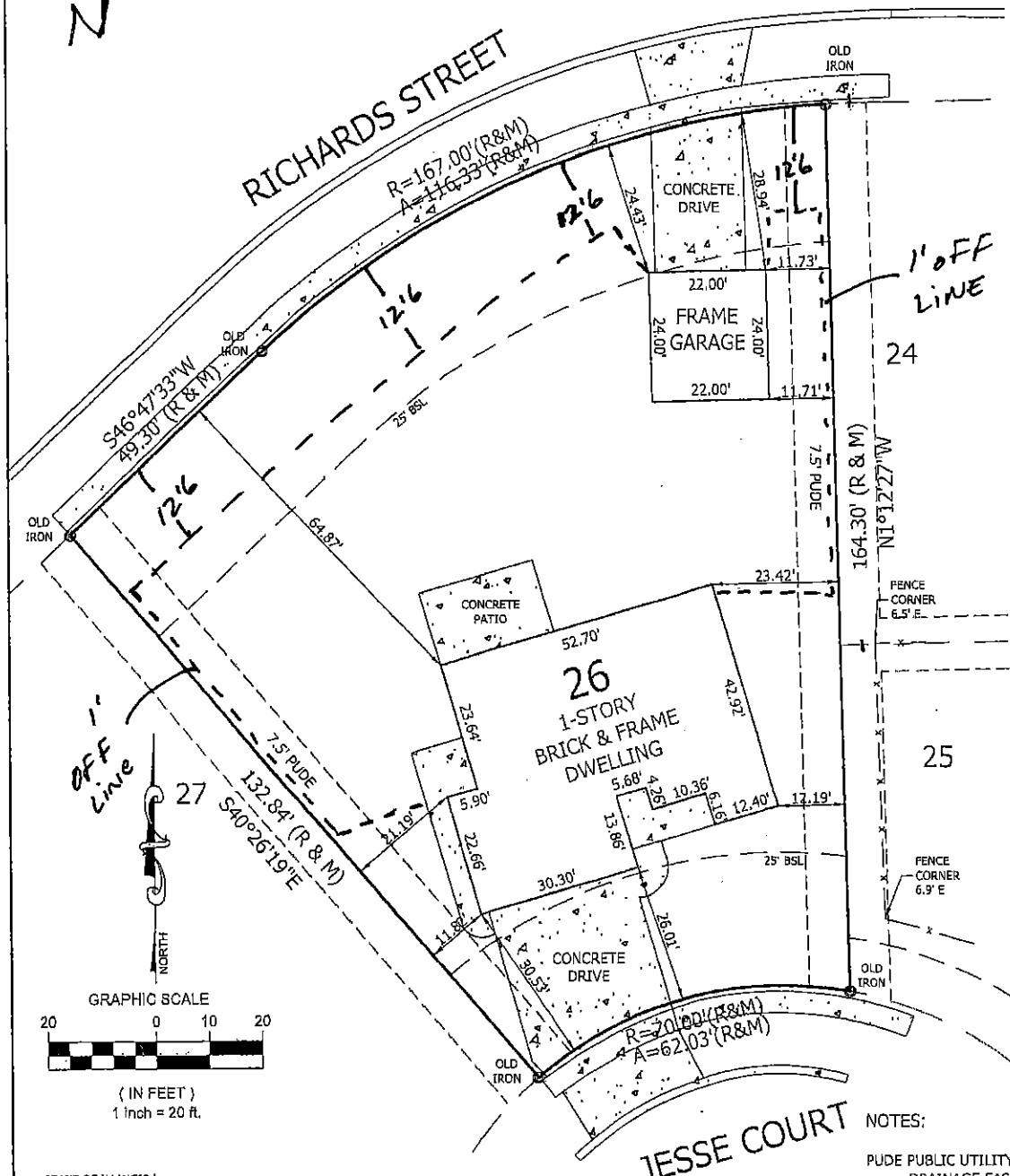
FOR OFFICE USE ONLY

Case number	<u>2A-375</u>	Location of hearing	
Filing date	<u>11-20-23</u>	Village Hall	
Hearing date	<u>1-2-24</u>	515 South Broadway	
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

# FINAL PLAT OF SURVEY

LOT 26, IN MEADOW ESTATES SUBDIVISION PHASE 6, A RESUBDIVISION OF LOT 404 IN MEADOW ESTATES SUBDIVISION PHASE 5 OF PART OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 13, 2021 IN PLAT CABINET I, SLIDE 86, AS DOCUMENT NO. 605403, IN GRUNDY COUNTY, ILLINOIS.

— = Proposed Fence



STATE OF ILLINOIS )  
COUNTY OF WILL )  
I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS FINAL PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.  
DATED THIS 8TH DAY OF NOVEMBER, 2023

*Michael R. Rogina*  
MICHAEL R. ROGINA  
3518 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS  
I.P.L.S. 3518  
LICENSE EXPIRES 11/30/2024

COMMONLY KNOWN AS:  
910 E. JESSE COURT  
COAL CITY, ILLINOIS 60416

- NOTES:
- PUDE PUBLIC UTILITY
  - DRAINAGE EASEMENT
  - BSL BUILDING SETBACK
  - LINE
  - (M) MEASURED
  - (R) RECORD

PIN 09-02-255-013

LOT 26, IN MEADOW ESTATES PHASE 6 SUBDIVISION

SCALE: 1" = 20' FIELDWORK DATE: 1-5-2021 REVISED FIELDWORK DATE: DRAWN BY: CRR

**ROGINA**  
ENGINEERS & SURVEYORS, L.L.C.  
1225 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782  
Professional Design Firm License No. 184-006843 - Exp. 4/30/2025

SCAGGS CONSTRUCTION CO. FILE NO: R428.16

C:\Users\mrogina\ROGINA\Downloads\K428-15 SCAGGS FINAL LOT 26 ME WRP.dwg File Date: 11/8/2023 11:33 AM Layout: 02 11x17 SURVEY

Directions: Please review the criteria below to review the variance to be requested. The Zoning Board of Appeals may only grant a variance when the following criteria provide sufficient evidence to find certain facts surrounding the variance request by which the Board may recommend the adoption of the variance to the Village Board of Trustees.

**(1) Special Circumstances Not Found Elsewhere**

Please circle any of the following statements that apply:

- A. Special or unique circumstances exist that are peculiar to the property.
- B. The variance is sought for a standard that does not apply generally to other properties in the same zoning district.
- C. The property and its utilization possesses the following special circumstances; the physical character of the subject property's
  - i. land or building(s);
  - ii. dimensions,
  - iii. topography or soil conditions.

**(2) Unnecessary Hardship**

Please explain how the proposed variance will alleviate a peculiar, exceptional, or undue hardship; please note – *a hardship is suffering or a difficulty by a property owner regarding the utilization of one's property especially when compared to landowners of similar property within the same zoning district.* Please do not utilize an inconvenience, which is defined as undesired extra work, trouble or effort by a property owner in order to utilize one's property in a manner consistent with similar properties within the same zoning district. A hardship cannot be established based upon an undesired monetary hardship required to follow the Village Code.

Desire To have more back yard Fenced  
in for future Pool.

Would Like To be considered For VARIANCE  
Like other fences in AREA.

**(3) Consistent with the Rights Conferred by the District**

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

Please circle true is this applies –

True or False

**(4) Necessary for Use of the Property**

Please circle any of the following statements that apply:

- A. Failure to pass the variance will deprive the applicant the use of the 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.
- B. Failure to pass the variance will 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**

Please explain how the variance for which the applicant has applied is the minimum variance that will make possible the reasonable use of the property, building, or structure.

BACKYARD SET BACK FROM SIDE WALK CALLS  
FOR 25'. WE ARE ASKING FOR 12'6".

\* OTHER FENCE VARIANCE'S IN AREA IS MUCH MORE.



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Craig Van Dugue

Address: 955 S. SANDSTONE, DIAMOND Phone number: 630-542-8564

Owner represented by: Self  Attorney

Contract purchaser \_\_\_\_\_ Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: \_\_\_\_\_

Address: \_\_\_\_\_

Existing zoning: RM-1 & C3 Use of surrounding properties: North RM-1 South C3

East RS2 West C3

What zoning change or variance: (specify) Portion of lot acquired from

65 only to change from C3 to RM-1 w/ variances regarding  
rear yard setback, lot coverage, & minimum square footage  
per residential dwelling unit

To allow what use Multi-family dwellings, 4-unit

Tax number of subject property: 06-35-~~483-002~~<sup>461 010</sup>, portion of 06-35-483-002

Common address of property: 833/835/837/839 E. First Str.

Parcel dimensions: irregular Lot area (sq. ft.) 13,290 sq. ft

Street frontage 160'

Legal description PIN# 06-35-~~483-002~~<sup>461 010</sup> below, #06-35-483-002 attached

Coal Branch Corner Sub, Outlot A, 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.

Craig Van Dyne, being first duly sworn, on oath deposes and says.  
Applicant's Name

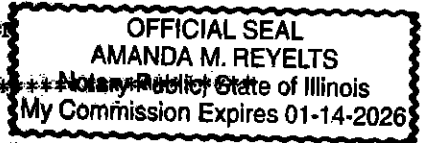
that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 19<sup>th</sup> day of August, 2023.

Amanda M. Reyelts

Notary Public (Seal)

Signature of Owner

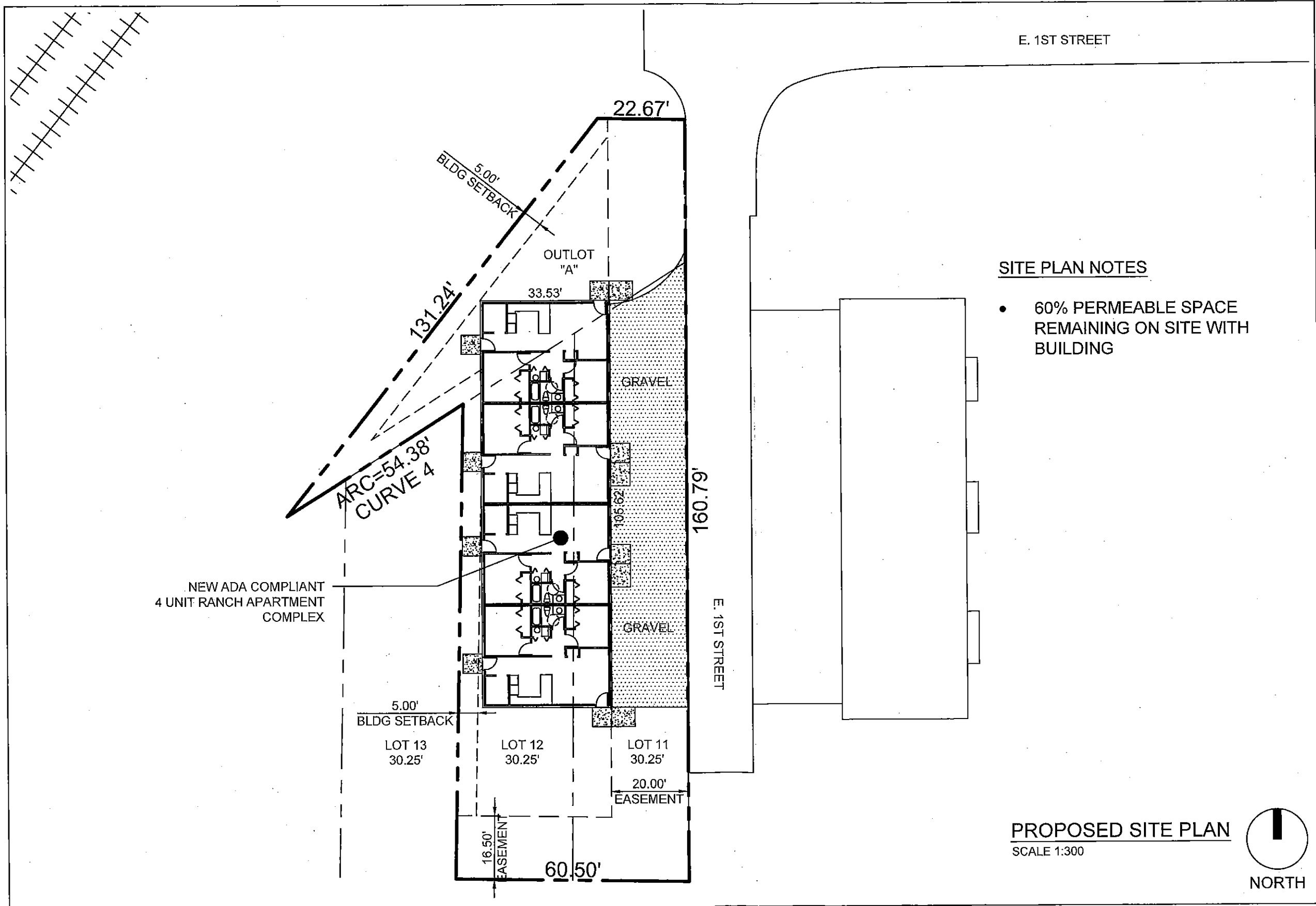


You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 2

**FOR OFFICE USE ONLY**

Case number	<u>ZA-376</u>	Location of hearing	
Filing date	<u>11-28-23</u>	Village Hall	
Hearing date	<u>1-2-24</u>	515 South Broadway	
Filing fee	<u>\$ 200</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



E. 1ST STREET

22.67'

5.00'  
BLDG SETBACK

OUTLOT  
"A"

33.53'

ARC=54.38'  
CURVE 4

131.24'

GRAVEL

105.62'

69.79'  
E. 1ST STREET

GRAVEL

NEW ADA COMPLIANT  
4 UNIT RANCH APARTMENT  
COMPLEX

5.00'  
BLDG SETBACK

LOT 13  
30.25'

LOT 12  
30.25'

LOT 11  
30.25'

20.00'  
EASEMENT

16.50'  
EASEMENT

60.50'

SITE PLAN NOTES

- 60% PERMEABLE SPACE REMAINING ON SITE WITH BUILDING

**PROPOSED SITE PLAN**  
SCALE 1:300



Issue		
No.	Desc.	Date
5	ISSUED FOR REVIEW	2023-11-05
5	ISSUED FOR REVIEW	2023-11-13

Project No.

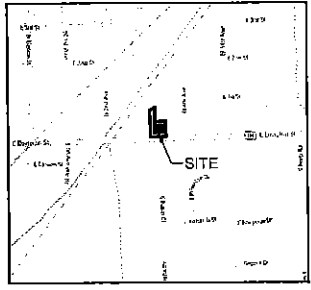
Drawn by  
**MMR**

Checked by  
**CVD**

Date  
**2023-11-13**

**E. 1ST STREET  
COAL CITY, IL**

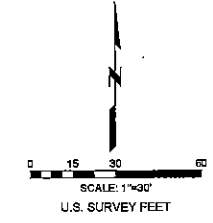
**A-1**



Location Map  
Not to Scale

# ORLY ROUTE 113 RESUBDIVISION

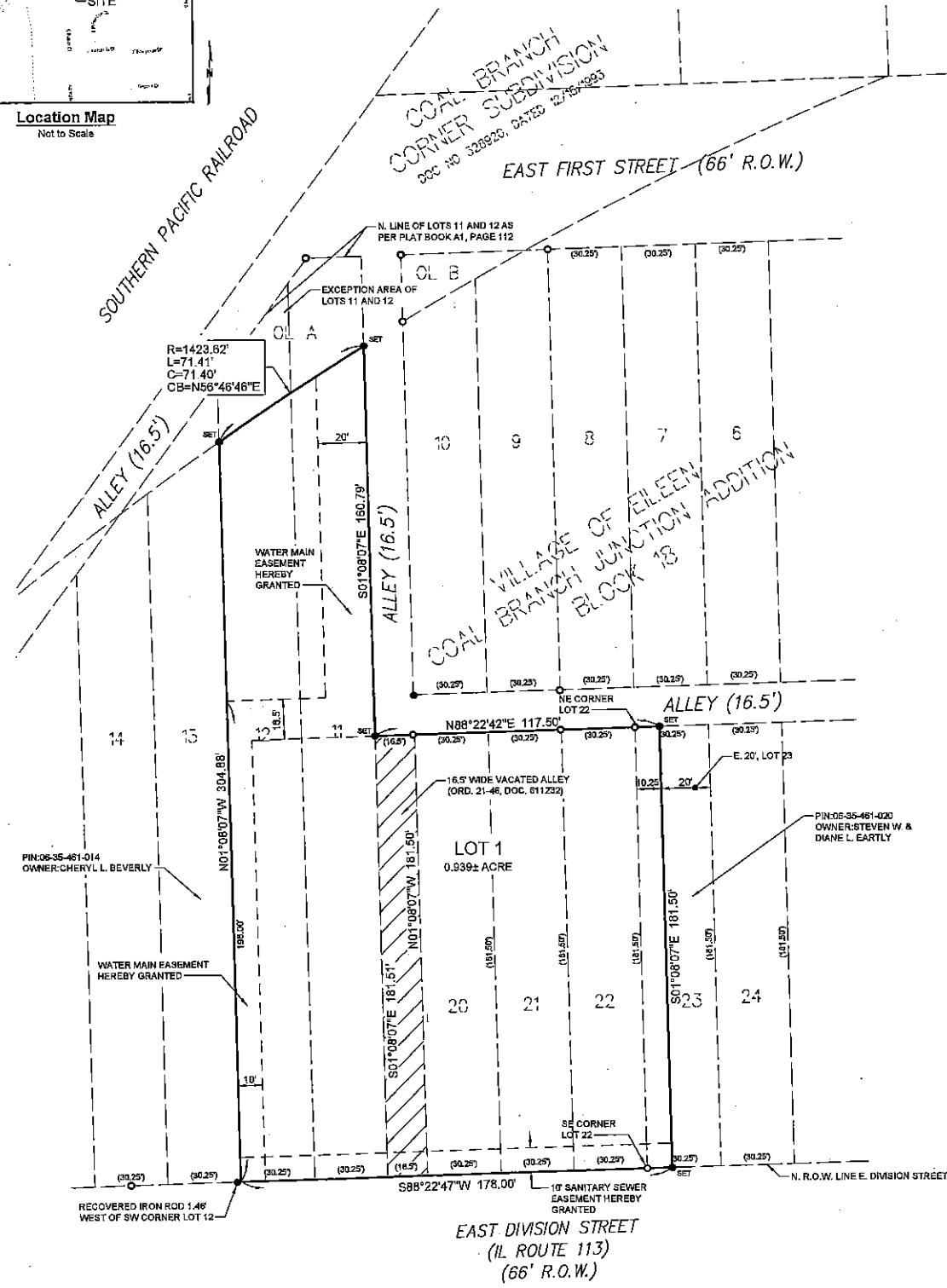
OF LOTS 11, 12, 20, 21, 22 AND PART OF 23 IN BLOCK 18 IN THE VILLAGE OF EILEEN  
BEING A PART OF THE SE 1/4 OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE 3RD PRINCIPAL MERIDIAN  
VILLAGE OF COAL CITY, GRUNDY COUNTY, ILLINOIS



BASIS OF BEARINGS IS ILLINOIS STATE PLANE EAST ZONE  
NAD 83 CURRENT ADJUSTMENT

### LEGEND

- SET MONUMENT WITH CAP STAMPED "FARNSWORTH GROUP"
- IRON PIPE
- IRON ROD
- REBAR
- ALLEY VACATED BY VILLAGE OF COAL CITY ORD. 21-46, DOC. NO. 611232 (2/11/2022)



### SURVEYOR'S CERTIFICATE

THIS IS TO CERTIFY THAT I, PAUL E. BROWN, ILLINOIS PROFESSIONAL LAND SURVEYOR #035-003539, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY TO BE KNOWN AS ORLY ROUTE 113 RESUBDIVISION:

LOTS 11 AND 12 IN BLOCK 18 IN THE VILLAGE OF EILEEN (NOW IN THE VILLAGE OF COAL CITY) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 22, 1980 AT BOOK A1, PAGE 112, AS DOCUMENT NO. 30780 1/4 IN THE GRUNDY COUNTY RECORDER'S OFFICE, EXCEPTING THAT PORTION OF SAID LOTS 11 AND 12 LYING IN COAL BRANCH CORNER SUBDIVISION, RECORDED AS DOCUMENT NO. 328520 ON 12/16/1983 IN THE GRUNDY COUNTY RECORDER'S OFFICE, AND LOTS 20, 21, 22 AND 23 (EXCEPT THE EAST 20 FEET OF LOT 23) IN BLOCK 18 OF COAL BRANCH JUNCTION ADDITION TO THE VILLAGE OF EILEEN (NOW IN THE VILLAGE OF COAL CITY) AND THAT PORTION OF THE 18.5-FOOT ALLEY LYING WEST OF AND ADJACENT TO THE WEST LINE OF SAID LOT 20, CONTAINING 0.939± ACRE, MORE OR LESS AND ALL BEING LOCATED IN THE VILLAGE OF COAL CITY, GRUNDY COUNTY, ILLINOIS, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME)

AS SHOWN BY THE PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF. I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE OF COAL CITY RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.

ALSO, I DO FURTHER CERTIFY THAT PART OF THE PROPERTY SHOWN ON THIS PLAT OF SUBDIVISION IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY 2022.



ILLINOIS PROFESSIONAL LAND SURVEYOR  
NUMBER 035-003539

DATE: \_\_\_\_\_  
EXP. DATE 11-30-22  
DESIGN FIRM REGISTRATION NO. 194-001856

### NOTES:

1. THE BEARINGS FOR THIS SURVEY ARE BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE (1201), NAD 83, CURRENT ADJUSTMENT.
2. THE FIELD WORK FOR THIS SURVEY WAS COMPLETED ON MARCH 22, 2021.
3. A 5/8" IRON ROD WITH YELLOW CAP LABELED "FARNSWORTH GROUP" WILL BE SET AT ANY CORNER WITHOUT AN EXISTING MONUMENT; IN THE EVENT A CORNER CANNOT BE SET A WITNESS CORNER WILL BE SET.
4. AREA OF ORLY ROUTE 113 RESUBDIVISION = 0.939± ACRE.

### OWNER'S CERTIFICATE AND SCHOOL DISTRICT CERTIFICATE

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE LEGAL OWNER OF RECORD OF THE LAND DESCRIBED ON THE PLAT HEREOF DRAWN AND SHOWN HEREON AS SUBDIVIDED, AND HAS CAUSED SAID LAND TO BE SURVEYED, SUBDIVIDED, STAKED, AND PLATTED AS SHOWN HEREON, FOR THE PURPOSE OF HAVING THIS PLAT RECORDED AS PROVIDED BY LAW. THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LAND SHOWN ON THE PLAT FOR THOROUGHFARES, STREETS AND PUBLIC SERVICES; AND ALSO HEREBY RESERVES FOR AMERITECH, COMED, AND NICOR GAS COMPANY, OR THEIR SUCCESSORS OR ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED ON THEIR STANDARD FORMS ATTACHED HERETO.

AND TO CERTIFY THAT AS OWNERS OF THE PROPERTY HEREBY DESCRIBED IN THE SURVEYOR'S CERTIFICATE, WHICH WILL BE KNOWN AS ORLY ROUTE 113 RESUBDIVISION, TO THE BEST OF OUR KNOWLEDGE, IS LOCATED WITHIN THE BOUNDARIES OF COAL CITY UNIT SCHOOL DISTRICT #1, AND JOLIET JR. COLLEGE SCHOOL DISTRICT, IN GRUNDY COUNTY, ILLINOIS.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

JAMES J. AMYX, PRESIDENT, 6S ORLY COAL CITY IL LLC

### NOTARY CERTIFICATE

STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ )

I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT JAMES J. AMYX, PRESIDENT, 6S ORLY COAL CITY IL LLC, PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING OWNER'S CERTIFICATE, DID APPEAR BEFORE ME THIS DAY IN PERSON, AND ACKNOWLEDGED AND AFFIRMED THAT HE OR SHE HAS SIGNED AND DELIVERED SAID INSTRUMENT AS HIS OR HER FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSE THEREIN SET FORTH. GIVEN UNDER MY HAND AND OFFICIAL SEAL THIS DAY OF \_\_\_\_\_, 20\_\_.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

SEAL

NOTARY PUBLIC

### ENGINEER'S AND OWNER'S CERTIFICATE

STATE OF ILLINOIS ) STATE OF TEXAS )  
COUNTY OF \_\_\_\_\_ ) COUNTY OF \_\_\_\_\_ )

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SUBDIVISION OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS WHICH THE OWNER HAS THE RIGHT TO USE AND THEN SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF CONSTRUCTION OF THE SUBDIVISION. IT IS ALSO CERTIFIED THAT ALL IMPROVEMENTS FOR THIS SUBDIVISION HAVE BEEN DESIGNED IN COMPLIANCE WITH THE VILLAGE OF COAL CITY SUBDIVISION REGULATIONS WITH RESPECT TO DRAINAGE.

PROFESSIONAL ENGINEER # \_\_\_\_\_ OWNER \_\_\_\_\_

### VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF COAL CITY, COUNTY OF GRUNDY, STATE OF ILLINOIS, HEREBY CERTIFY THAT SAID BOARD HAS DULY APPROVED THE FINAL PLAT OF ORLY ROUTE 113 RESUBDIVISION ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST:

VILLAGE CLERK \_\_\_\_\_ PRESIDENT \_\_\_\_\_

### COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

I, \_\_\_\_\_ COUNTY CLERK OF GRUNDY COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THIS PLAT, KNOWN AS ORLY ROUTE 113 RESUBDIVISION.

GIVEN UNDER MY HAND AND SEAL AT MORRIS, GRUNDY COUNTY, ILLINOIS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

COUNTY CLERK \_\_\_\_\_

### VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

I, \_\_\_\_\_ VILLAGE ENGINEER OF THE VILLAGE OF COAL CITY, ILLINOIS, HEREBY CERTIFY THAT THE LAND IMPROVEMENTS DESCRIBED IN THE ATTACHED PLAT OF ORLY ROUTE 113 RESUBDIVISION, AND THE PLANS AND SPECIFICATIONS THEREOF, MEET WITH THE MINIMUM REQUIREMENTS OF THE VILLAGE OF COAL CITY ORDINANCES AND HAVE BEEN COMPLETED OR A BOND HAS BEEN PLACED ON FILE WITH THE VILLAGE CLERK TO INSURE THAT SAID IMPROVEMENTS WILL BE COMPLETED IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS ON FILE WITH THE VILLAGE OF COAL CITY.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

VILLAGE ENGINEER \_\_\_\_\_

### COAL CITY PLANNING COMMISSION APPROVAL

STATE OF ILLINOIS )  
COUNTY OF GRUNDY )

I, THE UNDERSIGNED, CHAIR OF THE PLANNING COMMISSION OF THE VILLAGE OF COAL CITY, COUNTY OF GRUNDY, AND STATE OF ILLINOIS, HEREBY CERTIFY THAT SAID COMMISSION HAS DULY APPROVED THE FINAL PLAT OF ORLY ROUTE 113 RESUBDIVISION, ATTACHED HERETO, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_.

ATTEST:

SECRETARY \_\_\_\_\_

CHAIRMAN \_\_\_\_\_

EXISTING TAX ID NOS.  
PARCEL: 08-35-461-015  
08-35-461-009  
08-35-461-019

SE 1/4, SEC 35, T33N, R8E, 3RD PM

## ORLY ROUTE 113 RESUBDIVISION

850 East Division Street  
Coal City, IL 60416

DATE: 05/04/2022

DESIGNED: PEB

DRAWN: PDM

REVIEWED: KJS

FIELD BOOK NO.: PON 16/61

SHEET TITLE

## ORLY ROUTE 113 RESUBDIVISION

SHEET NUMBER:

1

OF 1

PROJECT NO.: 0210390.00



Farnsworth GROUP

301 WEST WASHINGTON STREET  
PONTIAC, ILLINOIS 61764  
(815) 844-5571 / info@f-w.com

www.f-w.com  
Engineers | Architects | Surveyors | Scientists

DATE: \_\_\_\_\_ DESCRIPTION: \_\_\_\_\_