

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
March 18, 2024
7:00 P.M.**

AGENDA

1. Call Meeting to Order
2. Approval of Minutes March 4, 2024
3. Public Comment
4. ZONING BOARD OF APPEALS
Public Hearing
Craig Van Duyne – 833/835/837 E. First Street
 1. Swear in Testimonials
 2. Presentation by Petitioner
 3. Public Comment
 4. Board Consideration
 5. Action on Request
5. Adjourn

MEMO

TO: Planning & Zoning Board Members
FROM: Matthew T. Fritz
Village Administrator
MEETING DATE: March 18, 2024
RE: **MARCH 18TH MEETING AGENDA ITEMS**

Variances and lot consolidation at residential property to be known as 833-837 E. First Street
Craig Van Duyne, is acquiring 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 multi-family residential unit facing the existing 3-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 had previously established a 20' easement on the west side of the existing right of way between the two multi-family buildings (one existing and the other proposed) and a 16.5' utility easement along the south end of the newly acquired property under which the water main exists as well.

This petition comes closely after another petition concerning this property for which a map amendment to allow the property to become RM-1 was positively considered and recommended to the Village Board. However, at that time, the requested variances were denied after the ZBA recommended to do so. The petitioner requested the Board of Trustees await its determination on the rezoning to await the determination of a new petition regarding the necessary variance. The new land use layout has been provided in response to the shortcomings noted by the ZBA during its last determination. Changes within the new layout includes a loft space for each unit providing for total dwelling unit square footages exceeding 1,250 square feet, better exterior elevation drawings, and an exterior treatment to the northeast corner of the structure meeting the design guidelines regarding the exterior of corner units.

This type of development is dense when considered within the village's residential development standards, but is complementary to the existing development of this neighborhood. Below is an attempt at the exhaustive list of actions being requested within this petition.

Remaining Work Items

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

There are a number of variances required to allow the multi-family unit to be constructed. They include (the one struck through shows what had been formerly required, but no longer must be considered due to the newly submitted plans):

- 1.) Minimum Setback requirement variances to include –
 - a. A variance of 5' from the 25' front yard setback requirement to provide a 20' setback;
 - b. A variance of 14' from the 25' rear yard setback requirement to provide a minimum of 11' setback;
 - c. A variance of 20' from the 25' corner side yard setback requirement along the north side of the multi-family building to provide a setback as minimal as 5' at the building's northwest corner;
- 2.) A 56% reduction in total square footage per RM-1 required lot area per dwelling unit. The final consolidated lot shall provide 13,400 square feet, which fall short of the 30,240 square feet required within the village code.
- 3.) A variance from the total lot coverage requirement of 3% to allow 38% lot coverage (as measured by total permeable space remaining) instead of meeting the code requirement of 35%;
- 4.) ~~Adherence to the residential design guideline requirements—this development shall:~~
 - a. ~~Possess dwelling units with 1,227 square feet, which is less than the 1,250 minimum square footage requirement;~~
 - b. ~~Utilize exterior on the northerly unit that does not utilize brick or stone when such unit is considered a corner lot~~
- 5.) Adherence to public improvement submission and construction requirements for newly established subdivisions.

The public hearing extension shall take place Monday evening.

Pertinent Code Section(s)
Section 156.77, Chapter 155

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Craig Van Durn

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 RSR West C3

What zoning change or variance: (specify) Newly consolidated lot acquired from C5 Only to gain/Variances regarding rear yard setback, lot coverage, ~~var~~ Variances area due to the zoning amendment having already been considered.

To allow what use Multi-family dwelling, 3-unit

Tax number of subject property: 06-35-461-016, portion of 06-35-483-002

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

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

Street frontage 160'

Legal description PIN # 06-35-461-016 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 25th day of February, 2024.
Amanda M. Reyelts Notary Public (Seal) Craig Van Dyne Signature of Owner



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

Please note the number of pages attached. 2

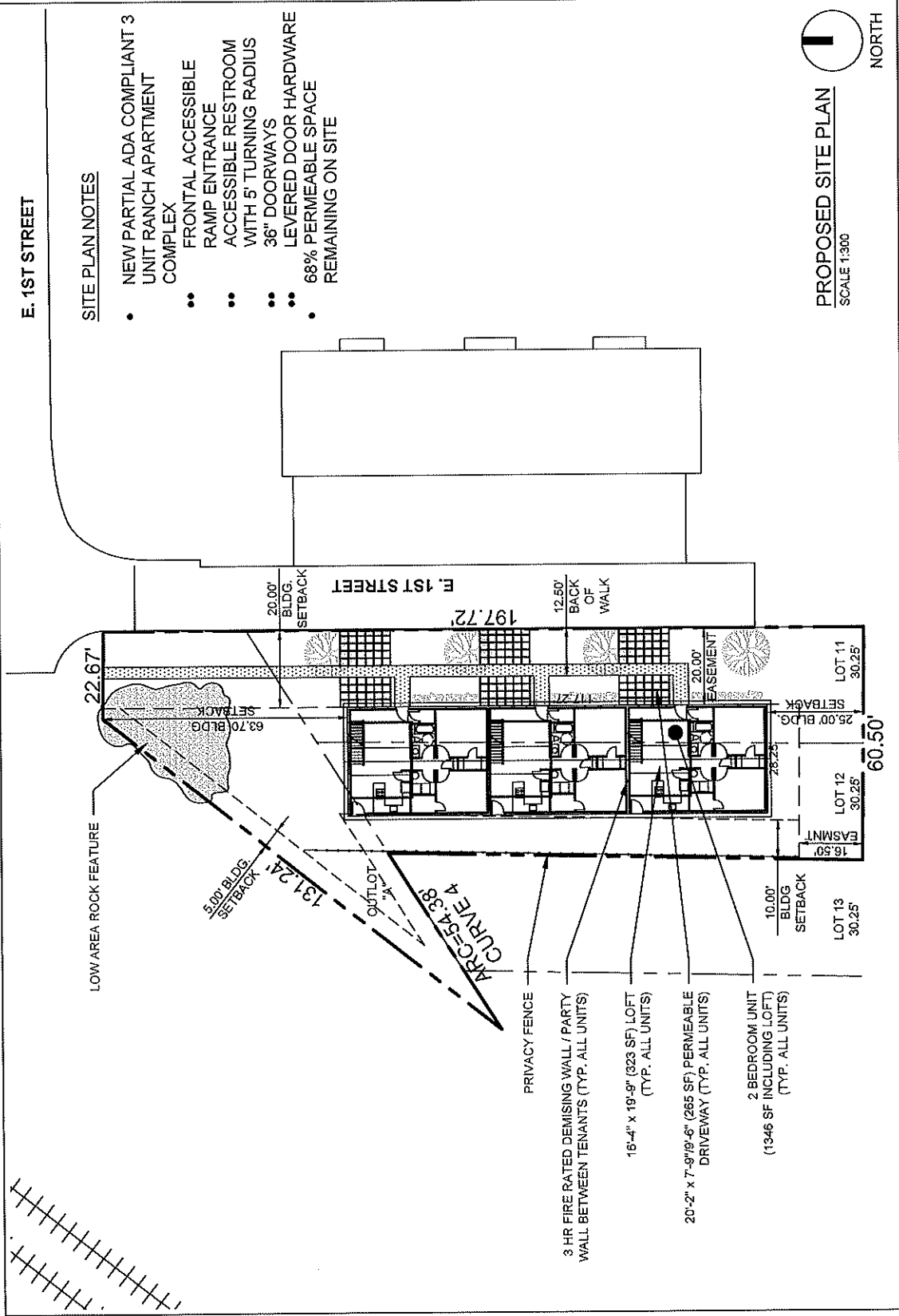
FOR OFFICE USE ONLY

Case number	<u>2A-378</u>	Location of hearing	
Filing date	<u>2-26-24</u>	Village Hall	
Hearing date	<u>3-18-24</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

E. 1ST STREET

SITE PLAN NOTES

- NEW PARTIAL ADA COMPLIANT 3 UNIT RANCH APARTMENT COMPLEX
- FRONTAL ACCESSIBLE RAMP ENTRANCE
- ACCESSIBLE RESTROOM WITH 5' TURNING RADIUS
- 36" DOORWAYS
- LEVERED DOOR HARDWARE
- 68% PERMEABLE SPACE REMAINING ON SITE



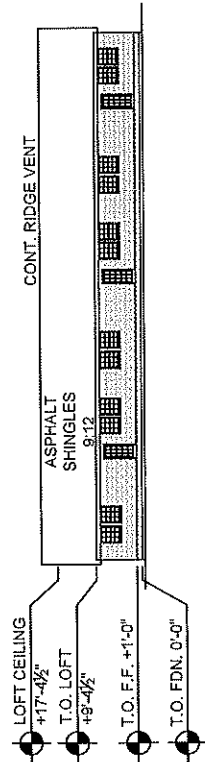
- PRIVACY FENCE
- 3 HR FIRE RATED DEMISING WALL / PARTY WALL BETWEEN TENANTS (TYP. ALL UNITS)
- 16'-4" x 19'-9" (323 SF) LOFT (TYP. ALL UNITS)
- 20'-2" x 7'-9"/9'-6" (265 SF) PERMEABLE DRIVEWAY (TYP. ALL UNITS)
- 2 BEDROOM UNIT (1348 SF INCLUDING LOFT) (TYP. ALL UNITS)

PROPOSED SITE PLAN
SCALE 1/300



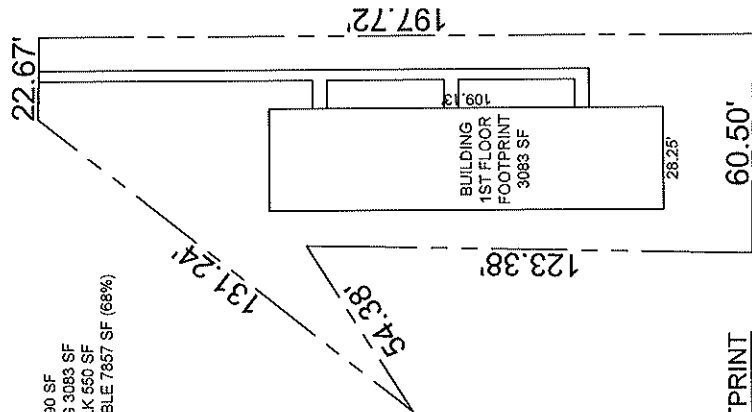
NORTH

Issue	
No.	Date
9	ISSUED FOR REVIEW 2024-03-05
10	ISSUED FOR REVIEW 2024-03-25
11	ISSUED FOR REVIEW 2024-03-14
Project No.	
Drawn by MMR	
Checked by CVD	
Date 2024-03-14	
E. 1ST STREET COAL CITY, IL	
A-1	

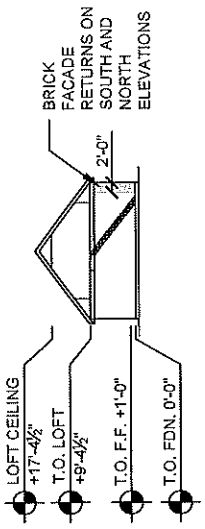


EAST ELEVATION
SCALE 1:300

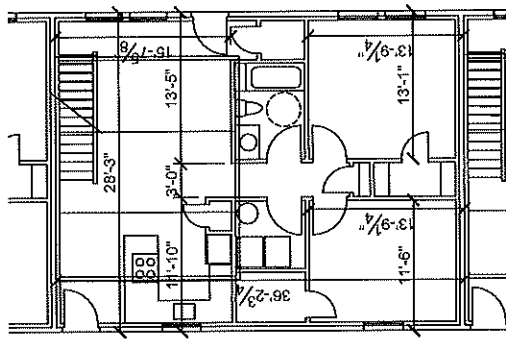
- SITE 11490 SF
- BUILDING 3083 SF
- SIDEWALK 650 SF
- PERMEABLE 7857 SF (68%)



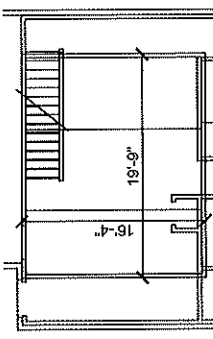
BLDG. FOOTPRINT
SCALE 1:400



SOUTH ELEVATION / PARTIAL SECTION
SCALE 1:300



ENLARGED PLAN
SCALE 3/32" = 1'-0"



ENLARGED LOFT PLAN
SCALE 3/32" = 1'-0"

Issue		Date
9	ISSUED FOR REVIEW	2024-02-26
10	ISSUED FOR REVIEW	2024-02-25
11	ISSUED FOR REVIEW	2024-03-12
Project No.		
Drawn by		
Checked by		
Date		
E. 1ST STREET COAL CITY, IL		

A-2