

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
June 17, 2024 @7:00 P.M.**

AGENDA

1. Call Meeting to Order
2. Approval of Minutes June 3, 2024
3. Public Comment
4. ZONING BOARD OF APPEALS
Public Hearing
Kenneth & Rebecca Krier – Variance from the Minimum Sq. footage per Dwelling Requirement within RM-1 at Lots 46, 47 & 48 of Spring Hill Subd.
 - i. Swear in Testimonials
 - ii. Presentation by Petitioner
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request
5. PRESENTATION
Coal City High School LED Sign – 665 W. Division
6. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: June 17, 2024

RE: **JUNE 17TH MEETING AGENDA ITEMS**

Variance from the Minimum Square Footage per Dwelling Requirement within RM-1 at Lots 46, 47, & 48 of the Springhill Subdivision

Recently, the petitioners, Kenneth, Ken Jr. and Rebecca Krier, acquired three available lots on the south side of Covey within an RM-1 zoned area that backs up to the train tracks. These lots, which could formerly accommodate a duplex on each of the lots at the time of their subdivision, no longer possess enough square footage to allow a duplex to be constructed within each. Each of these lots possess approximately 12,200 square feet; the minimum required square footage per dwelling unit within RM-1 is 10,080 square feet. This is one of the areas suggested to be an unintended consequence of having amended the Table 4 to possess 10,080 square feet per dwelling unit within this zoning class. Covey currently has a duplex unit to the east and the west, which were previously constructed. The petitioner wishes to construct 3 duplexes within this space, 1 duplex within each of the purchased lots.

In addition to the size of each lot, the plan for each duplex unit does not meet the requirements of the anti-monotony standard. While each will have a different exterior appearance, the structure of each will remain the same with the same floor layout, which requires a variance form the anti-monotony standard.

The public hearing for this variance is scheduled for Monday evening.

Pertinent Code Section(s)
Section 156.77 & 156.84

Variance from the Signage Requirements regarding the utilization of LED Boards

Coal City High School included within its recent renovation budget a new scoreboard to be installed at the south end of the football field to include an LED screen, which is something prohibited within the village's signage code. Please note, requesting a variance within the village code is unusual for the School District because according to state statute the regulation of school building projects is conducted by the Office of the Regional Superintendent. However, since LED screens are specifically prohibited, I requested the school undergo the variance process to ensure it conforms to our land usage code. Attached is a

Remaining Work Items

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

letter outlining the district's request and an image of where it shall be installed as well as an image of the proposed scoreboard. Due to scheduling, this cannot be the matter of a public hearing until the July 15th meeting, but I requested Chris Spencer to come for a presentation because it is likely there will be no need to meet in the interim.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Kenneth Krier JR, Kenneth Krier Sr, Rebecca Krie

Address: 1811 Wintercrest Ct, Shorewood Phone number: 815 931 9108

Owner represented by: Self Attorney IL 60404

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RM-1 Use of surrounding properties: North RS2 South RR

East RM-1 West RM-1

What zoning change or variance: (specify) A variance of 7724 ft to the minimum lot area per dwelling unit for RM-1 zoning

To allow what use Three duplexes on three separate lots on Covey

Tax number of subject property: 09-03-354-012, 09-03-354-013, 09-03-354-014

Common address of property: TBD

Parcel dimensions: 85' x 146' - 3 Lots Lot area (sq. ft.) 12,436.35

Street frontage 85', 85', 85'

Legal description Springhill Sub Phase 1 LT 46 Sec 3-32-8,

Springhill Sub Phase 1 LT 47 Sec 3-32-8,

Springhill Sub Phase 1 LT 48 Sec 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.

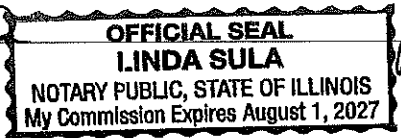
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Herbert Rubin Sr., 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 20th day of May, 2024.

Linda Sula



[Signature]

Notary Public (Seal)

Signature of Owner

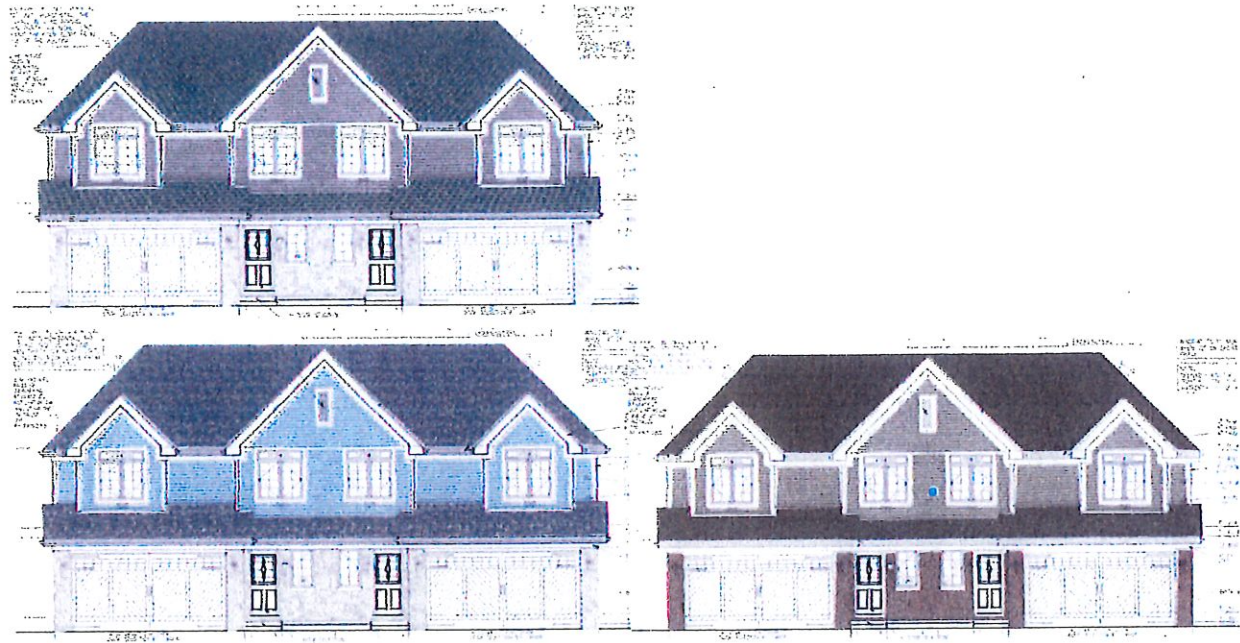
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number 2A-381
Filing date 5/20/24
Hearing date 6/17/24
Filing fee \$ 300-
Hearing time 7pm

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



-Proposed duplex's to be built on Lots 46,47,48

COMMUNITY UNIT SCHOOL DISTRICT NO. 1

550 S Carbon Hill Road
COAL CITY, ILLINOIS 60416-9526

Board of Education

KENNETH P. MILLER, President
SHAWN HAMILTON, Vice-President
MARY GILL, Secretary
DANIEL ENGELHARDT
QUINT HARMON
CYNTHIA KLEIN
STEVE ROGERS
District Phone: 815-634-2287
District Fax: 815-634-8775

CHRISTOPHER T. SPENCER
Superintendent

JASON SMITH, Chief School Business Official
JENNIFER KENNEY, Director of Curriculum/Instruction
LUKE KRIPPEL, Director of Student Services

www.coalcityschools.org

Building Administration

ARTHUR STAFFORD, Principal
High School 815-634-2396
TRAVIS JOHNSON, Principal
Middle School 815-634-5039
TRACY CARLSON, Principal
Intermediate School 815-634-2182
TARYN TROTTER, Principal
Elementary School 815-634-2334
AMANDA DAVIDSON, Principal
Early Childhood Center 815-634-5042

June 14, 2024

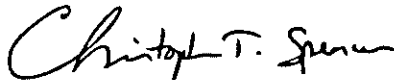
Planning and Zoning Board,

Coal City Unit School District 1 is requesting a variance to codes 154-4 and 154-8. The District is requesting variance to allow a LED video board to be installed on the south end of the high school stadium. The LED video board will face north towards the high school. The surface area information, dimensions and picture of the video board are attached to this letter.

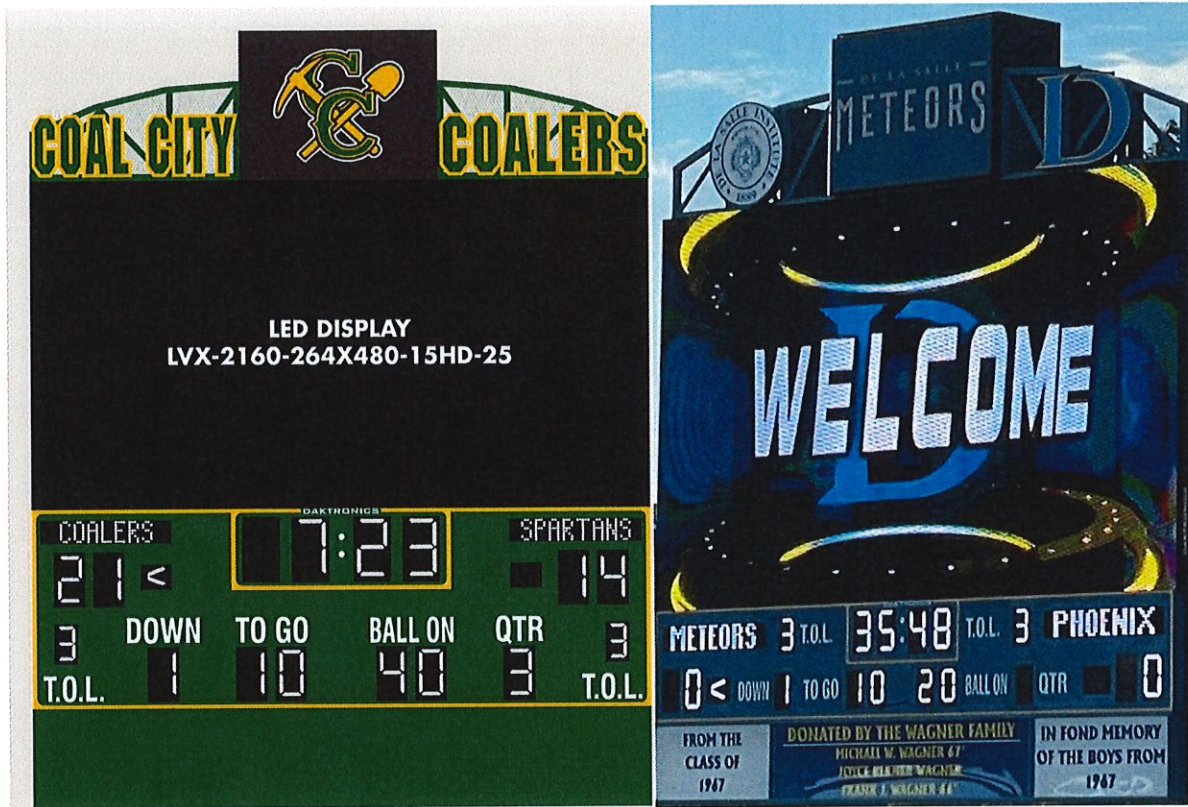
There are a few reasons the Board would like to install this video board. One of the main reasons is the educational value for our students. These boards come with a curriculum that the district plans to offer to our students. From this curriculum, the District would like for students to eventually run production and during activities run the video boards. These experiences could lead to potential scholarships and career opportunities for our students. The video board also creates the opportunity for local business promotion. It could also be used for movie nights in the stadium, high school physical education classes, pep rallies, esports and gaming nights. The use of these Boards also enhances the experiences at events for the participants and spectators alike.

Thank you for your time and consideration. I look forward to discussing this further with all of you.

Sincerely,



Christopher T. Spencer
Superintendent
Coal City School District



LVX 2160 15 HD Outdoor Video System by Daktronics
264 x 480 L.E.D. 15mm HD Video Display
13'3 Height x 25' Wide (331.25 square feet)

