

COAL CITY PLANNING AND ZONING BOARD MEETING

MONDAY
July 15, 2024 @7:00 P.M.

AGENDA

1. Call Meeting to Order

2. Public Comment

ZONING BOARD OF APPEALS

3. Public Hearing:

Coal City High School LED Sign – Variance from allowed signage construction types, 655 W. Division

- i. Swear in Testimonials
- ii. Presentation by Petitioner
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

4. Presentation:

Pogliano detached garage addition variances – 370 N. First Ave.

5. Presentation:

Assumption Catholic Church conditional use and variance – 195 S. Kankakee

6. Discussion of Proposed Text Amendments regarding Table 15

7. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: July 15, 2024

RE: **JULY 15TH MEETING AGENDA ITEMS**

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 letter outlining the district's request and an image of where it shall be installed as well as an image of the proposed scoreboard. Chris Spencer, the School Superintendent, came for a presentation previously and followed up regarding one of the questions – the rear of the back of the structure will be painted with a matte non-reflective coating.

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

Pertinent Code Section(s)
Section 154-8

Variance from Table 15 Requirements for Addition to Existing Detached Garage at 370 N. First Ave.

Anthony and Amanda Pogliano who reside at 370 N. First Ave. would like to expand their existing garage, which is located their rear and interior side yards. Previous to applying for this petition, the owners consolidated their existing parcels so that problem could be eliminated. However, the existing building is constructed too close to the rear yards adjacent to the north side (which will require of 3' from the northerly setback requirement), possesses a ridge that exceeds the maximum height requirements (requiring a 4' variance) and shall exceed the square footage requirement for a single accessory structure (by 236 square feet).

This matter is set for a public hearing at the next meeting of August 5th.

Conditional Use and Variance for Signage at Assumption Catholic Church, 195 S. Kankakee

Alex Kuhel, who heads up one of the maintenance teams at the church shall represent Assumption Catholic Church.

Remaining Work Items

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

They would like to place a sign in the northwest corner of the lot identifying the church; this location automatically requires a conditional use due to the church being located within a residential district. Furthermore, the request would be to allow a 3' high sign to be placed within the required vision triangle at the southeast corner of the intersection of Kankakee & Church Streets.

This matter is set for a public hearing at the next meeting of August 5th.

Table 15 Text Amendment Discussion

Included is a draft text amendment ordinance that includes changes to Table 15. There were maximum requirements, which no longer make sense due to the 2019 amendment that increased the total square footage requirement of garages; the height at the ridge is controlled, which likely means the maximum height of eaves should be removed as well. The pool setback requirements would clarify since it is a vessel of water and is not quite the same as a shed or accessory structure. Depending upon the discussion, this item could be prepared as a subject of a public hearing as soon as the 8/19 meeting at which time it could then be provided to the Board of Trustees for consideration at their 8/26 Meeting.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Coal City Unit School District 1

Address: 550 S. Carbon Hill Rd. Phone number: 815 634-2287

Owner represented by: Self _____ Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS2 Use of surrounding properties: North UR1MC South RS2

East RS2 West RS2

What zoning change or variance: (specify) 154-4 (A) and (B) as well as 154-8 (A). (see attached)

To allow what use a videoboard that will face North (towards the High School) during school and community activities.

Tax number of subject property: 09-03-101-001

Common address of property: 655 W. Division

Parcel dimensions: 50 acres Lot area (sq. ft.) _____

Street frontage W. Division St. (Rt. 113)

Legal description (see attached)

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.

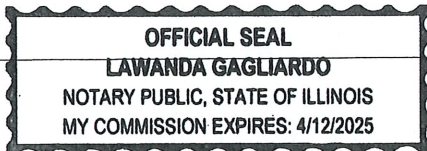
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Christopher T. Spencer, 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 June, 2024.

Notary Public (Seal)



Lawanda Gagliardo
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	<u>2A-382</u>	Location of hearing
Filing date	<u>6-13-24</u>	Village Hall
Hearing date	<u>7-15-24</u>	515 South Broadway
Filing fee	<u>\$ N/A</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

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.

A scoreboard is necessary for district level activities and the video board and construction projects have been approved by the Grundy/Kendall ROA.

(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 if 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.

Due to the video board facing away from the neighborhood it should not interrupt any activity. It will be used during school activities and could be used for community activities as well.

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

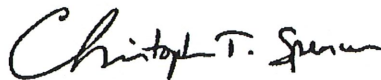
Planning and Zoning Board,

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)



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Anthony, Amanda Pogliano

Address: 370 N. 1st Ave Phone number: 815 661 0029

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) 1. Variance of 2 1/2 ft from N lot line.
2. Variance of 4ft to the ridge height. 3. Variance of
236sqft to the maximum size of a single structure.

To allow what use To allow an addition to an existing
detached garage

Tax number of subject property: 06-35-332-016

Common address of property: 370 N. 1st Ave

Parcel dimensions: 107 x 180 Lot area (sq. ft.) 19,260

Street frontage 107 of N 1st

Legal description _____

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.

Anthony Pogliano, 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 21st day of June, 2024.

Linda Sula

Notary Public (Seal)



[Signature]

Signature of Owner

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

Please note the number of pages attached. 0

FOR OFFICE USE ONLY

Case number 2A-383
Filing date 6/21/24
Hearing date 8/5/24
Filing fee \$ 100
Hearing time 7p

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



06-35-332-007

06-35-332-008

2A-384

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Diocese of Joliet

Address: 215 S Kankakee St Phone number: 815 634 4171

Owner represented by: Self Attorney Alex Kuhel

Contract purchaser _____ Other agent _____

Agents name Alex Kuhel Phone number: 815-655 2440

Address: 195 S Kankakee St

Existing zoning: RS-3 Use of surrounding properties: North 0-1 South RS-3

East RS-3 West RS-3

What zoning change or variance: (specify) A conditional use for RS-3 and a variance for the vision triangle

To allow what use A sign within the vision triangle on a property zoned RS-3

Tax number of subject property: 09-02-107-001

Common address of property: 215-245 S Kankakee

Parcel dimensions: 200 x 250 Lot area (sq. ft.) 50,000

Street frontage 200 of S Kankakee, 250 of E Church

Legal description _____

ASSESSORS SUB OF PT N1/2 NW1/4 SEC 2-32-8, ALL BLK 11 SEC 2-32-8 (CHURCH) PER 253-633 DOCKET #93-32-147

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.

Alex KUHEC, 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 10 day of July, 2024.

Notary Public (Seal)



Signature of Owner

C. McKeefery [Signature]

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

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>2A-384</u>	Location of hearing	
Filing date	<u>7/10/24</u>	Village Hall	
Hearing date	<u>8/5/24</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

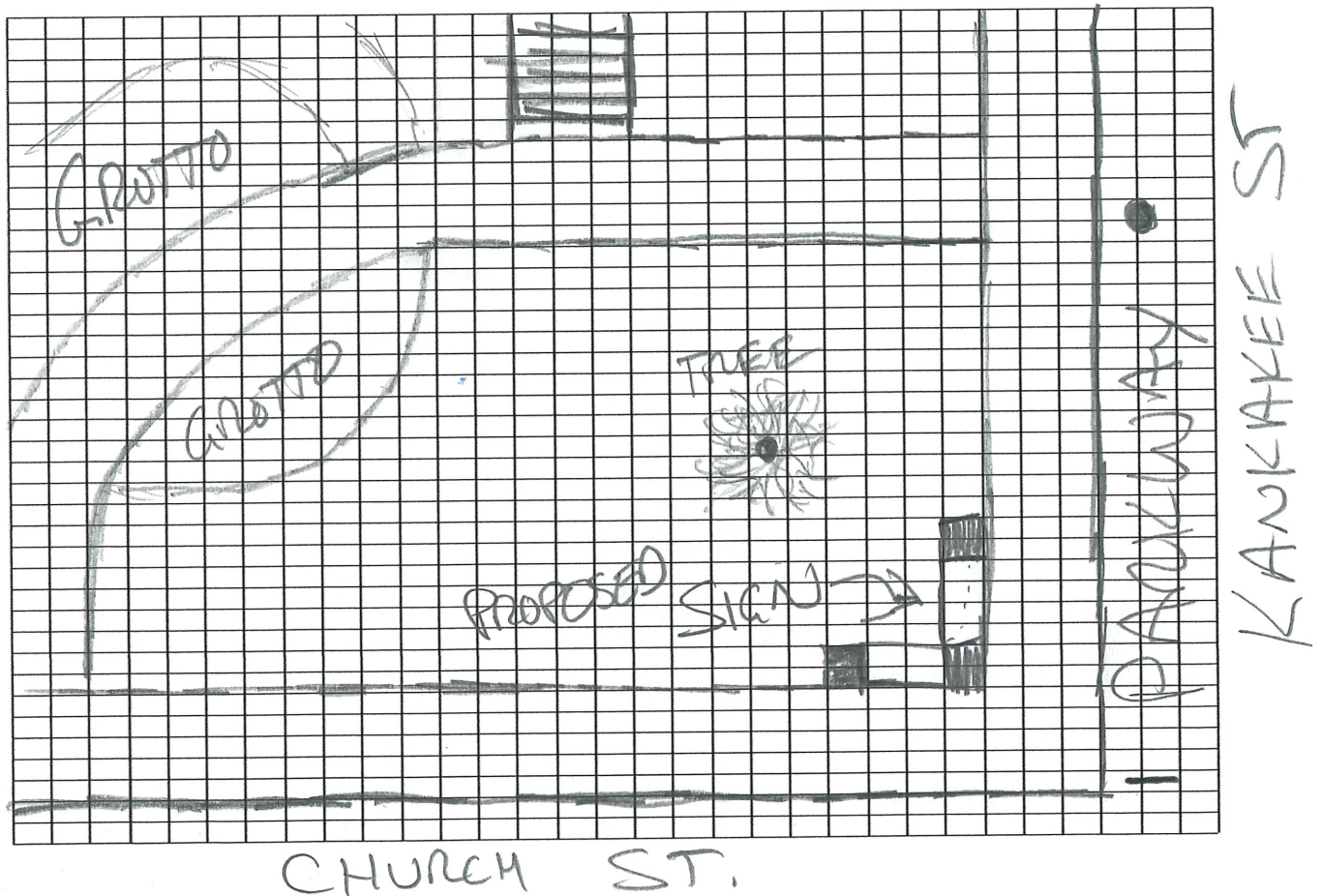
General Information

1. All post holes must be dug to 42 inches deep. ✓
2. Pole building type construction is not permitted.
3. Sheet metal material is not permitted for use in any type of construction.
4. The maximum lot coverage of any residential zoning district is 35%. Any proposed coverage over this amount will need a variance.
5. Fences, sheds, and decks may be replaced without a permit if the original structure is deteriorating, but the new structure must be constructed out of the same material as the old.
6. Floating decks are not permitted. All decks must have posts that are buried 42 inches into the ground (exception: freestanding decks under 2ft and not requiring a safety railing may be constructed without a permit per the IRC 2015).
7. Temporary type structures such as car ports and tents are not permitted.

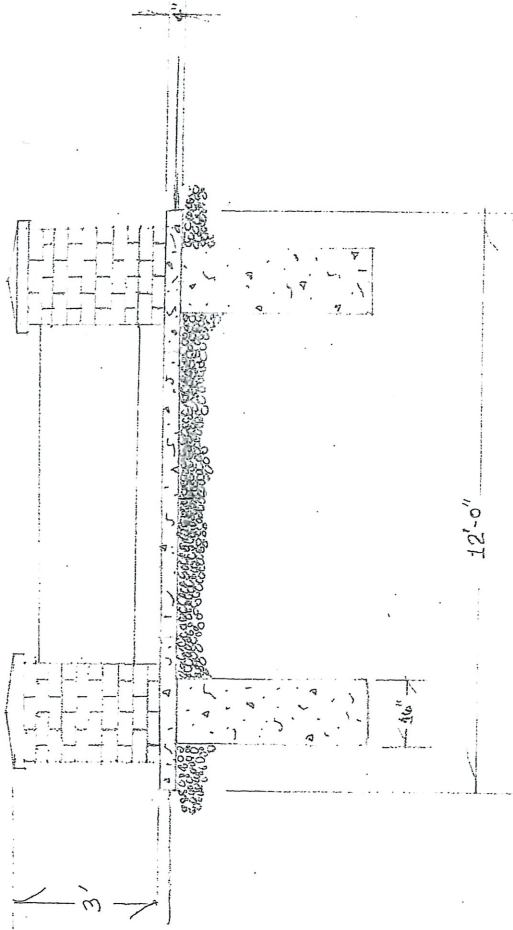
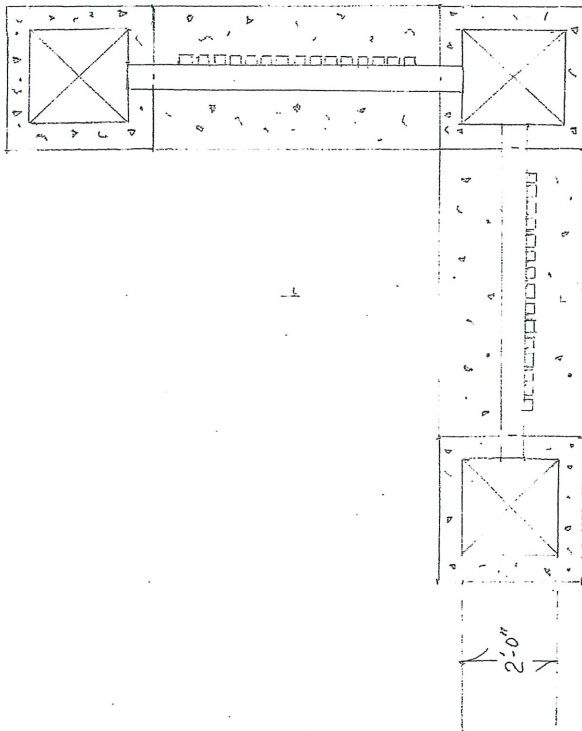
SITE OR PLOT PLAN

- SHOW ALL EXISTING AND PROPOSED STRUCTURES (HOUSE, SHED, POOL, FENCE ETC.)
- INDICATE DISTANCE FROM PROPERTY LINE AND EXISTING STRUCTURES
- INCLUDE DIMENSIONS OF PROPOSED STRUCTURE

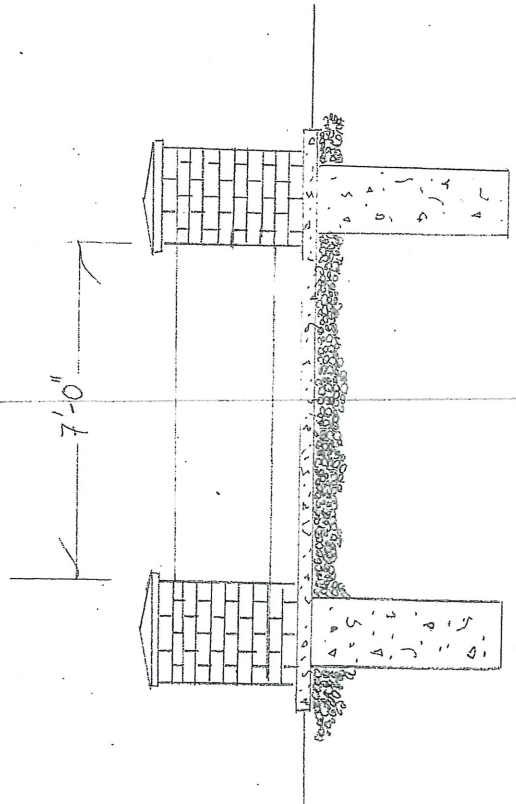
PLEASE PROVIDE A COPY OF YOUR PLAT OF SURVEY.



Please add any additional Notes: _____



FOOTINGS ARE 16" SQUARE GEOMETRIC CONCRETE
 SLABS ARE 4" THICK AND 3' X 3' AT EACH POST WITH A CONTINUOUS SLAB
 4" THICK AND 6' X 3' CONNECTING ALL 3 POSTS.
 SIGN LETTERING WILL BE CONSTRUCTED OF POLISH METAL AND
 BACK LIT WITH LED LIGHTING
 LETTERING WILL BE AFFIXED TO A HUNTER GREEN BRACK MADE
 OF A POLYMER-COATED METAL
 EACH POST WILL HAVE A PREFORMED SOLID CAPSTONE MADE
 OF CONCRETE APPROXIMATELY 28" X 28" AND WHITE IN COLOR
 BRACKS ON THE POST WILL BE A DARK RED BRACK IN COLOR
 MATCHING THE CHURCH FAÇADE



COPY
 ASSUMPTIONS: CHURCH CORNER
 DATE: 6.11.2024
 DRAWN BY: [Signature]
 SCALE: 1/2" = 1'
 ALEX KUBEL

DRAFT

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

**ORDINANCE
NUMBER 24 - ____**

**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY
CODE OF ORDINANCES INCREASING CHANGING REQUIREMENTS WITHIN
STANDARDS FOR ACCESSORY STRUCTURES
CONTAINED WITHIN TABLE 15 OF CHAPTER 156**

**DAVID SPESIA, President
ALEXIS STONE, Village Clerk**

**TIMOTHY BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI
Village Trustees**

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on _____, 2024

ORDINANCE NO. 24-_____

**AN ORDINANCE AMENDING PORTIONS OF THE VILLAGE OF COAL CITY
CODE OF ORDINANCES INCREASING CHANGING REQUIREMENTS WITHIN
STANDARDS FOR ACCESSORY STRUCTURES
CONTAINED WITHIN TABLE 15 OF CHAPTER 156**

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, August 19, 2024; and

WHEREAS, the Planning & Zoning Board has determined during the consideration of continued petitions the current requirements within Table 15 regarding the regulation of accessory structure should be amended; 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. Amendments to Table 15: Standards for Accessory Structures. This reference table shall be amended as follows:

- A. Add additional text to the title of the table as provided -

Table 15: Standards for Accessory Structures in Residentially-zoned Areas

- B. Amend the table as set forth below to include a new requirement clarifying the setback for pools differing from storage sheds and accessory garages with the addition of a new line and eliminating the existing standards listed for the maximum height of eaves and maximum dimension in any direction -

Minimum rear yard setback for storage sheds	3 feet
Minimum rear yard setback for pools	6 feet
Minimum rear yard setback for accessory garages	10 feet
Minimum setback from principal or other accessory building (c)	10 feet
Maximum height of eaves of accessory of accessory buildings in residential districts	9 feet
Maximum dimensions in any direction	36 feet

Section 3. 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 _____, 2024, at
Coal City, Grundy County, Illinois.

AYES:
NAYS:
ABSENT:
ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk