

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

**Tuesday  
September 3, 2024 @7:00 P.M.**

## **AGENDA**

1. Call Meeting to Order

2. Approval of Minutes August 19, 2024

3. Public Comment

### **ZONING BOARD OF APPEALS**

4. Public Hearing: Adam Katavich

38 W. Division – Conditional Use to Allow Motor Vehicle Repair within C-5

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

5. Public Hearing: Kerstin Pasteris

30 N. Broadway – Conditional Use to Allow Recreational Institution within C-4

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

6. Public Hearing: Matthew Larsen  
120 W. Walnut – Variance to Allow Expansion of Existing Garage
  - i. Swear in Testimonials
  - ii. Presentation by Petitioner
  - iii. Public Comment
  - iv. Board Consideration
  - v. Action on Request
  
7. Consideration of Text Amendment
  
8. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members

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

**MEETING DATE:** September 3, 2024

**RE:** **SEPTEMBER 3<sup>RD</sup> MEETING AGENDA ITEMS**

*Conditional Use Allowing Motor Vehicle Repair at 38 W. Division*

Adam Katavich would like to open a new business on the space formerly occupied by Ultimate Rides. Mr. Katavich's shop – Rage Racing, Inc., would only repair motorcycles and would not require the space in front of the shop for displaying motorcycles for sale. Repairing the motorcycles at this property is a conditional use within the C5 zoning of the property; should sales of motorcycles occur that utilization is permitted. I inquired about signage and Mr. Katavich plans upon redoing the Ultimate rides sign with the same type of sign, just replacing the exterior skin and he has already cleaned up the rear yard of the property.

This request is scheduled for a public hearing on Tuesday evening.

*Pertinent Code Section(s)*  
**156.94, Table 7**

*Conditional Use Allowing a Recreational Institution at 30 N. Broadway*

Kerstin Pasteris would like to open a play space business in the spot formerly occupied by the Cove, which has moved farther north on N. Broadway. Her business would provide fee-based playtime classes for toddlers and parents through pre-K. The closest type of land usage staff could identify the property to be is a recreational institution, which is defined as a public or private facility for group recreational or social activity, including private clubs, recreation buildings, and community centers. This utilization is a conditional use within C4 zoned areas.

This request is scheduled for a public hearing on Tuesday evening.

*Pertinent Code Section(s)*  
**156.92, Table 7**

*Variance to Allow the Expansion of an existing Detached Garage at 120 W. Walnut*

Matthew Larsen, the owner of the residence at 120 W. Walnut would like to make an addition to his existing detached garage building out 400 additional square feet of space. The setback of the existing detached structure requires a variance from the code regarding the expansion of a non-conformity as well as the setback required from

**Remaining Work Items**

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

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: NICK Bulakta

Address: 30 N. Broadway Phone number: \_\_\_\_\_

Owner represented by: Self \_\_\_\_\_ Attorney \_\_\_\_\_

Contract purchaser Adam Katavich Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: 815-263-1217

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

Existing zoning: C-5 Use of surrounding properties: North RS-2 South C-4

East C-4 West RS-2

What zoning change or variance: (specify) A Conditional use to allow motor vehicle ~~repair~~ repair within C-5

To allow what use \_\_\_\_\_

Tax number of subject property: 06-34-481-014

Common address of property: 38 W Division

Parcel dimensions: 180 x 100 Lot area (sq. ft.) 18000

Street frontage 100 ft OF W DIVISION

Legal description Totecs Subdivision Eastern 50ft of lot 18 and Western 50ft of Lot 19 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.

Adam Katavich, 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 31<sup>st</sup> day of July, 20 24.

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. \_\_\_\_\_

**FOR OFFICE USE ONLY**

Case number	<u>2A-385</u>	Location of hearing
Filing date	<u>7-31-24</u>	Village Hall
Hearing date	<u>9-3-24</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: NICK Bulanta  
Address: 30 N Broadway (Above) Phone number: 815-212-3968

Owner represented by: Self \_\_\_\_\_ Attorney \_\_\_\_\_

Contract purchaser Kerstin Pasteris Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: 815 216-2355

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

Existing zoning: C-4 Use of surrounding properties: North C-4 South C-4

East C-4 West C-5

What zoning change or variance: (specify) A conditional use to allow a Recreational Institution within C-4 zoning

To allow what use \_\_\_\_\_

Tax number of subject property: 06-34-481-020

Common address of property: 30 N Broadway

Parcel dimensions: 100 x 36 Lot area (sq. ft.) 3600

Street frontage 36 ft of N Broadway

Legal description \_\_\_\_\_

TROTTERS SUB S35' OF N80' LOT 20 AND S35' OF N80' OF E25' LOT 19 BLK 1 PER 607656 SEC 34-33-8 CONDITION ADJUSTMENT ONE YEAR ONLY 2021 ASSESSMENT YEAR

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.

Kerstin Pasteris, 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.

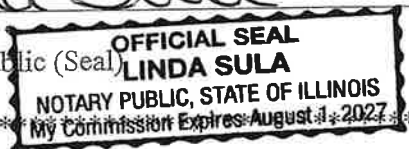
Subscribed and sworn before me on this 1st day of August, 2024.

Linda Sula

Kerstin Pasteris

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. 0

**FOR OFFICE USE ONLY**

Case number 2A-386  
Filing date 8-1-24  
Hearing date 9-3-24  
Filing fee \$ 100  
Hearing time 7pm

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

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Matthew Larsen

Address: \_\_\_\_\_ Phone number: \_\_\_\_\_

Owner represented by: Self  Attorney \_\_\_\_\_

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

Agents name \_\_\_\_\_ Phone number: 815-483-1921

Address: 120 W Walnut

Existing zoning: RS-3 Use of surrounding properties: North G-4 South RS-3

East RS-3 West RS-3

What zoning change or variance: (specify) A Variance to allow the expansion of an existing non-conformity and a variance of 7ft from lead lot line setback

To allow what use an addition to a garage

Tax number of subject property: 09-03-431-011

Common address of property: 120 W Walnut

Parcel dimensions: 95 x 125 Lot area (sq. ft.) 11,875

Street frontage 95 ft of W Walnut

Legal description Original town of Coal City Lots 18, 19, 20 and (EX 3') of lot 21 Block 20 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.

  Matt Larsen  , 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   6   day of   August  , 20  24  .

  Linda Sula  

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	<u>  2A-387  </u>	Location of hearing
Filing date	<u>  8-6-24  </u>	Village Hall
Hearing date	<u>  9-3-24  </u>	515 South Broadway
Filing fee	<u>  \$ 100-  </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.

The garage built by the last owner does not meet the rear yard setback. I would like to expand onto my garage without having to tear it down and start over. The addition will also give me access to my alley which my neighbors already have.

**(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.

*The only variance I need is for the expansion of an existing non-conformity*

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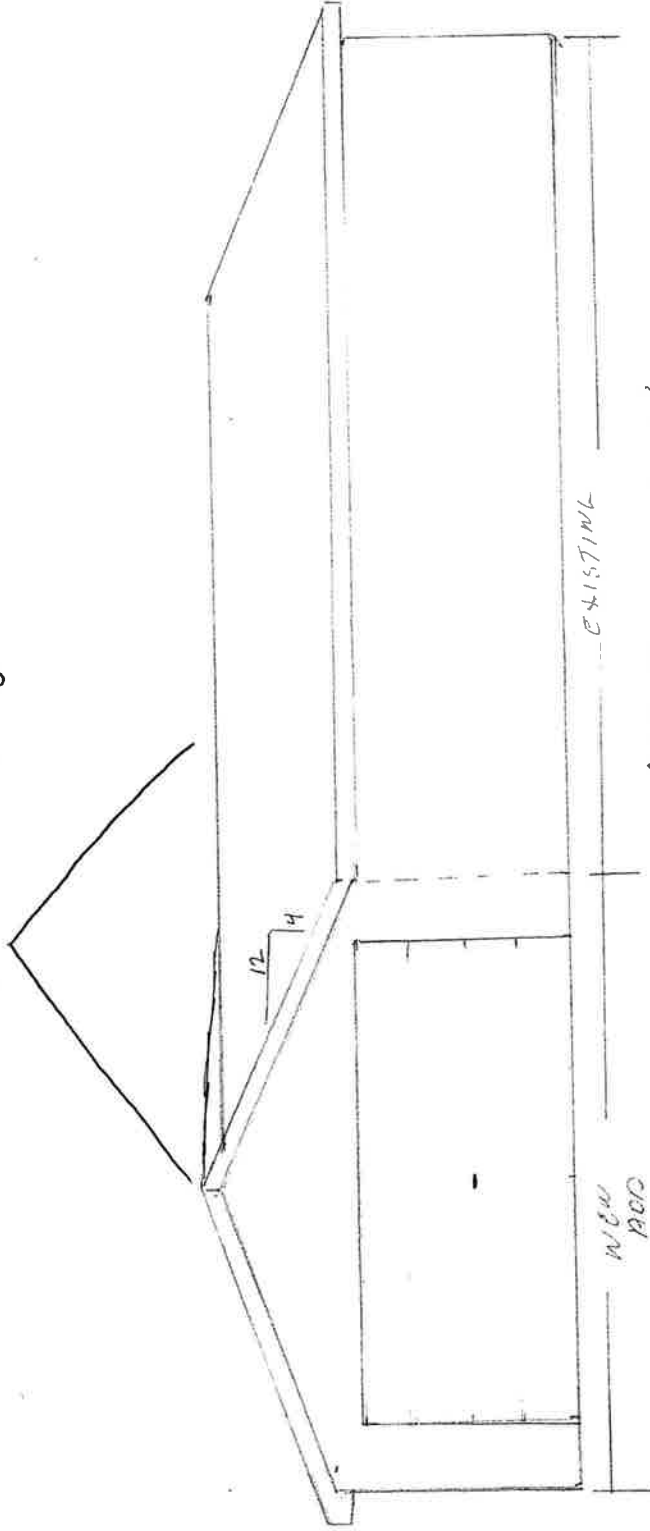


MATT LARSON

120 W. WALNUT ST

COAL CITY IL 60416

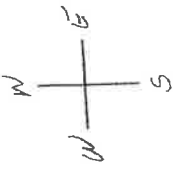
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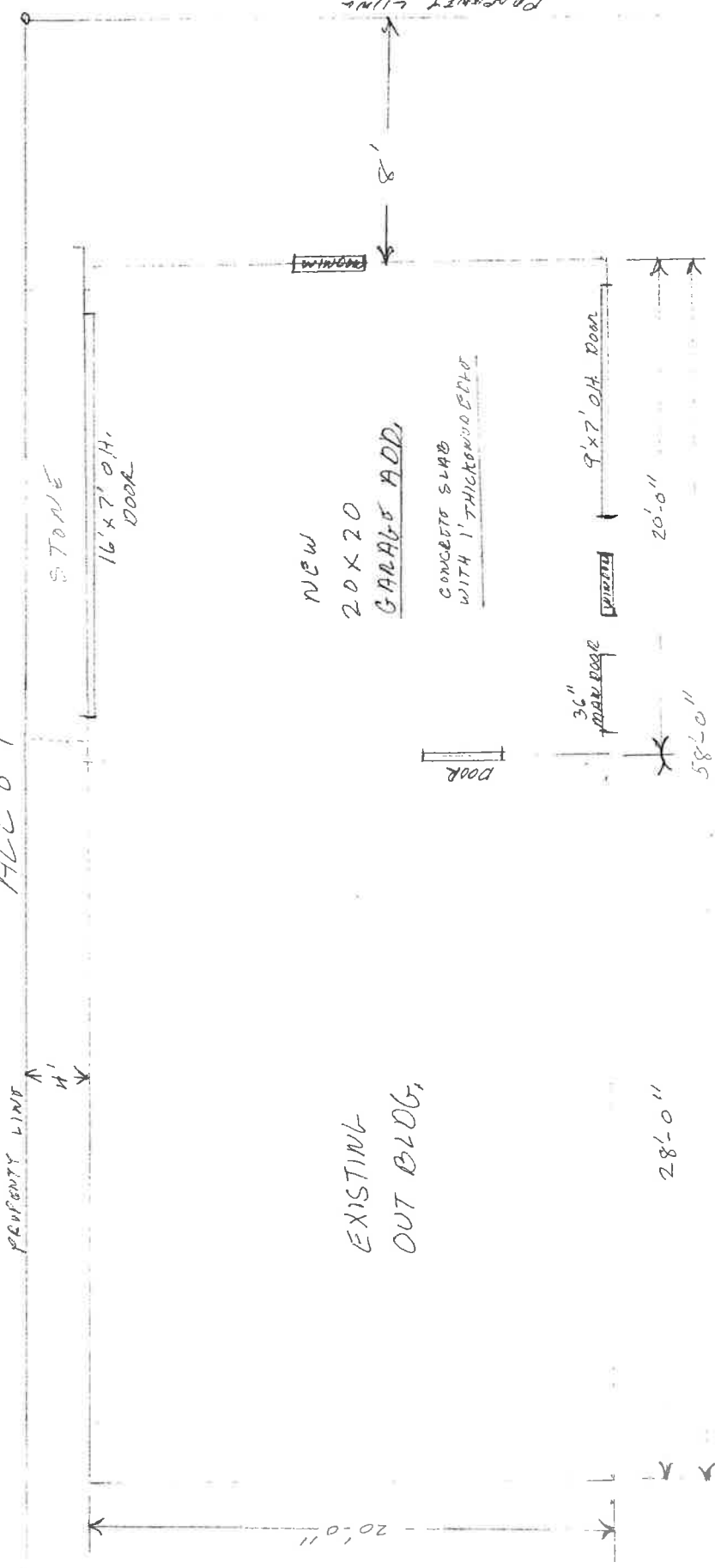
EXISTING

NEW

NORTH ELEVATION



ALLEY



NEW  
20 X 20  
GARAGE ADD.

CONCRETE SLAB  
WITH 1" THICK REINFORCING

NOTES:  
 8' SIDEWALLS  
 4/12 PITCH TRUSS ROOF  
 UPNAIL SIDING  
 ROOF TO MATCH EXISTING  
 5/10 UPNAIL WINDOWS  
 ALUMINUM SHUTTERS  
 WHITE STAIN INSULATION  
 G.H. GRADES  
 FINISHING OUTSIDE  
 ROUGH FRAME INSIDE

EXISTING  
OUT BLDG.

MATT LARSON  
 120 W. WALNUT ST  
 COAL CITY IL.

**DRAFT**

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**THE VILLAGE OF COAL CITY  
GRUNDY & WILL COUNTIES, ILLINOIS**

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**ORDINANCE  
NUMBER 24 - \_\_\_\_**

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**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**

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

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

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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 Tuesday, September 3, 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
<b>Minimum rear yard setback for pools</b>	<b>6 feet</b>
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
<del>Maximum dimensions in any direction</del>	<del>36 feet</del>

**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

the rear boundary of his property. Please note, the adjacent neighbors to the north are a commercial property across an alley as well as an electric substation.

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

Pertinent Code Section(s)

**Table 15, 156.292(b)**

Table 15 Text Amendment Discussion

Included is the 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 amendment that was previously provided regarding the maximum height of eaves has been removed (meaning that standard will remain upon passage of this text amendment). 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. Upon the recommendation of the Zoning Board of Appeals, the Board of Trustees will adopt this ordinance shortly thereafter.