

ZONING CODE

156 Attachment 1

Village of Coal City

Table 1: Required Content of Application Filings
[Amended 1-24-2005 by Ord. No. 05-02; 1-23-2006 by Ord. No. 06-02; 7-27-2016 by Ord. No. 16-16]

KEY:

X = Required for all applications.

— =Not required for any applications.

R = May be required if considered necessary for review of the application by the Zoning Administrator or the Zoning Board.

I = Required for industrial uses only. See Article X, § 156-205 et seq., for performance standards.

S = As required by the Village subdivision control ordinance, adopted in § 155-1.

Required Contents	Map Amendment (Rezone)	Conditional Use	Variance	PUD Preliminary Plan	PUD Final Plan	Temporary Use	Sign Permit	RB Design Plans
1. The name, address, and phone number or the applicant and name of the development, if any.	X	X	X	X	X	X	X	X
2. Legal description of the subject property as a whole and of each phase thereof.	X	X	X	X	X	X	X	X
3. The names, addresses, and phone numbers of any developer, site planner, or engineer involved in project plans.	X	X	X	X	X	—		
4. The location of the subject property to be affected by the action requested.	X	X	X	X	X	X		
5. A description of the action requested.	X	X		X	X	X	X	
6. A nonrefundable filing fee.	X	X	X	X	X	X		
7. A retained personnel fee deposit.	X	X	X	X	X	—		
8. Description of the present and proposed uses of the property.	X	X	X	X	—	X		

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9. A complete disclosure of interest as provided in this Zoning Code.	X	X	X	X	—	X		
10. A typewritten list of all owners or record of property abutting the subject property as set forth in § 156-30.	X	X	X	X	—	—		X
11. The zoning district classification of the subject property and all abutting properties as set forth in § 156-30.	X	X	X	X	—	X		X
12. A current plat of survey, as defined in this Zoning Code, of the subject property.	R	R	R	X	—	—		
13. Proposed starting and ending of use.	—	—	—	—	—	X		
14. Name of party to produce and erect sign.	—	—	—	—	—	—	X	
15. Site plan showing position of sign in relation to nearby structures, rights-of-way, and street grade, and location and sign areas of all existing signs on the premises.	—	—	—	—	—	—	X	
16. Plans and specifications showing methods of construction and support, electrical components, and dimensions of sign.	—	—	—	—	—	—	X	
17. Elevation sketch showing all exposed sign surfaces and all messages or representations thereupon, accurately represented as to shape, size, color and proportion.	—	—	—	—	—	—	X	

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18. Affidavit of party erecting the sign that the sign conforms to all engineering requirements for safety provided in all Village ordinances.	—	—	—	—	—	—	X	
19. A site plan meeting the requirements of Table 2.	X	X	R	X	X	—	—	
20. Performance standards certification and data.	X	X	X	X	X	X	—	
21. Statement of reasons why the applicant believes action requested conforms to applicable approval criteria.	X	X	X	X	X	X	—	
22. Renderings: architectural renderings showing substantial design intent for proposed structures be not necessarily final design detail.	R	R	—	X	X	—	—	X
23. Phasing: chronological schedule of expected beginning and ending dates for proposed stages of construction and improvement of all structures, common or public areas, circulation ways, parking, loading and service areas, and utilities, showing interim use and maintenance areas.	—	—	—	X	X	—	—	

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24. Association and covenants: organizational details of all proposed property owners' or condominium associations; draft of any proposed protective covenants or deed restrictions governing land use, upon space, or other concerns; proposed documents governing maintenance of open space and other common areas.	—	—	—	X	X	—	—	
25. Open space statement: written statement of advantages proposed common or public open space at each location offers for such use and ways such spaces might be used.	—	—	—	X	—	—	—	
26. Traffic analysis: a professional analysis of estimated traffic generated by the completed development per day and during morning and evening peak hours, the impact on existing traffic loads in the vicinity, and street construction or traffic-control measures needed to accommodate new traffic. This provision may be waived.			—	X	—	—	—	
27. School capacity: evidence of capacity of all affected public school districts to handle the enrollment likely to be generated by the development. This provision may be waived.	R	R	R	R	—	—	—	
28. Final plat of subdivision and final engineering plans and specifications.	—	—	—	—	S	—	—	

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29. Deeds or easement agreements conveying ownership interest in any parcel to any public body.	—	—	—	—	X	—	—	
30. Financial sureties approved by the Village to guarantee installation and improvement of all public or common improvements provided on approved plans.	—	—	—	—	X	—	—	
31. Any other information the Zoning Board requires to determine whether the application conforms to the requirements of this Zoning Code.	X	X	X	X	X	X	X	X
32. Fiscal impact analyses: a professional analysis of the expected fiscal impact of the proposed development on the Village, including revenue and cost of services.				X				

NOTE:

Contents of application for appeals shall be as provided under § 156-315.

Contents of application for minor variances shall be established on a case-by-case basis by the Zoning Administrator.