

VILLAGE OF COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY, OCTOBER 5, 2015
7 P.M.**

**COAL CITY VILLAGE HALL
515 S. BROADWAY, COAL CITY, ILLINOIS**

AGENDA

1. Call meeting to order
2. Approval of Minutes-September 21, 2015

ZONING BOARD OF APPEALS

3. Zoning Amendment & Condition Use Permit Presentation
155 E. Division Street
Nick Bulanda
4. Adjourn

**COAL CITY PLANNING AND ZONING BOARD MEETING
SEPTEMBER 21, 2015**

At 7 p.m. on Monday, September 21, 2015 acting Chairman John Hawkinson called to order the regular meeting of the Coal City Planning and Zoning Board meeting in the boardroom of the Village Hall. Members in attendance were Gerald Heavens, Maria Lewis, Max Valdez, Georgette Vota, Walt Mahaffey and Irving DeWald. Also in attendance was Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

The minutes of the August 17, 2015 meeting were presented for approval. With one correction noted, Lewis moved to approve the minutes with the correction, second by Vota. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

ZONING BOARD OF APPEALS

PUBLIC HEARING

Variance Request

760 S. Broadway

Jerry L. Meece

All persons wishing to speak at this public hearing were sworn in by the Village Clerk. Mr. Meece explained that his building at 760 S. Broadway is in a C-4 zoning and was an engineering business until the tornado of June 22nd when the building was damaged in the storm. The tenants moved the business out of the building and the building is now vacant. He wishes to remodel the structure to include two one-bedroom apartments along with office space. He described the plans for construction and the layouts for the apartments and business. Adequate parking was established. Mahaffey moved to approve the variance request at 760 S. Broadway to allow residencies in a commercial building at the ground level, second by Valdez. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

PRESENTATION

Variance Request

745 Pheasant Lane

Leigh Garrelts

Owner, Ms. Garrelts along with her father, Don Tira, present a proposed variance request for a front yard set-back for the construction of a 6' x 32' porch. A design of the proposed porch was distributed. There is 25 ft. from the sidewalk to the house. The



owner stated that her home was receiving water damage because the front door and windows were not adequately protected. Mr. Tira stated that the porch needs to be six ft. wide to be usable with furniture. The Board decided to view Ms. Garrelts house and visualize the porch addition. Mr. Tira will mark the area with stakes. The public hearing on this variance is scheduled for October 19th.

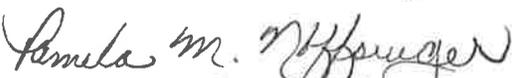
A brief discussion was held regarding Table 25 of the code regarding the Approval Criteria for Variances.

Mr. Fritz announced that Nick Bulanda from Ultimate Rides has purchased the building located at 155 E. Division Street. He intends on selling autos from that location along with vehicle repairs. The building is located in a C-4 zoning and in order to sell cars he needs to rezone the property to C-5. The Board discussed the possibility of Mr. Bulanda requiring a variance to allow the vehicle repair shop. Issues discussed were the number of lifts, number of bays, required parking spaces and building upgrades. Mr. Fritz said that the owner would be very interested in the Façade Improvement Program also. Mr. Bulanda will complete the required applications and proceed with his requests.

Mr. Fritz and Mr. Malone updated the Board regarding tornado issues. Those updates included:

- Building/Repairs-Building Permits
- Demolition proceeding for abandoned buildings
- Approx. 60 homes have already been demolished
- Funding for damages/repairs-FEMA
- Fundraisers
- Distributions of donations
- Over 400 properties reported damaged; many homeowners continue to come in to report damages and seek assistance

Lewis moved to adjourn the meeting, second by Vota. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 8:15 p.m.


Pamela M. Noffsinger, Village Clerk

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 5, 2015

RE: AGENDA ITEMS FOR OCTOBER 5TH MEETING

155 E. Division, C5 Zoning Amendment along with Conditional Use #26

Nick Bulanda, the owner of Ultimate Rides, has recently acquired the building at 155 E. Division. This property has received conditional uses in the past to allow the auto and/or motorcycle repair shops to operate at the building. Ultimate Rides has run out of space at its current facility on the northwest corner of Broadway & Division and would like to operate from this facility as well. There are currently 2 lifts within the building.

Under the recent code overhaul, C-5 zoning allows - (#54) Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles. Currently the property is zoned C-4; this property had been utilized for auto sales in its past history. In order to fix cars besides show and sell them, the property must also receive a conditional use. Within the updated code, this is #26 – Motor vehicle repair shops, including cars, trucks, boats, trailers, recreational vehicles, motorcycles and snowmobiles.

This matter has been set for public hearing at the upcoming October 19th meeting.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: NICK BULANDA

Address: 155 E DIVISION Phone number: 815-212-3968

Owner represented by: Self Attorney

Contract purchaser Other agent

Agents name Phone number:

Address:

Existing zoning: C4 Use of surrounding properties: North RS3 South RS3

East C4 West C5

What zoning change or variance: (specify) C4 to C5 ALONG WITH CONDITIONAL USE FOR MOTOR VEHICLE REPAIR SHOP.

To allow what use VEHICLE SALES. VEHICLE REPAIR SHOP.

Tax number of subject property: 09-02-102.001

Common address of property: 155 E DIVISION

Parcel dimensions: 53 x 119 Lot area (sq. ft.) 6307

Street frontage 73 ON DIVISION 158 ON KANKAKEE

Legal description

A PIECE OF GROUND DESCRIBED AS COMMENCING AT A POINT 380 FEET OF THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND DIVISION STREETS IN COAL CITY; THENCE SOUTH 150 FEET, THENCE EAST 75 FEET, THENCE NORTH 150 FEET, THENCE WEST 75 FEET TO THE PLACE OF BEGINNING; LOCATED IN SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN; IN GRUNDY COUNTY, ILLINOIS (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE SAME).

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.

NICK BULANDA, 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 25 day of September, 2015.

Pamela M. Noffsinger

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. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-262</u>	Location of hearing
Filing date	<u>9-25-15</u>	Village Hall
Hearing date	<u>10-19-15</u>	515 South Broadway
Filing fee	<u>\$ 200.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	