

**COAL CITY PLANNING AND ZONING BOARD MEETING
AUGUST 17, 2015**

At 7 p.m. on Monday, August 17, 2015, acting chairman John Hawkinson called to order the meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Members in attendance were Gerald Heavens, Maria Lewis, Georgette Vota, Walt Mahaffey and Irving DeWald. Absent; Max Valdez. Also in attendance was Matt Fritz, village administrator and Trustee Tim Bradley.

The minutes of the July 20, 2015 meeting were presented for approval. Lewis moved to approve the minutes as written, second by DeWald. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson and DeWald. Nays; none. Absent; Valdez. Pass; Mahaffey. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

Variance Request
190 E. Division Street
ED Ventures & Investments, LLC

All interested in speaking at the public hearing were sworn in by the Village Clerk. Frank Labanowski, petitioner and owner of the property was present at the public hearing. Mr. Fritz explained the request for an attached garage to the existing premises at the corner of Washington and E. Division Street. The 15' x 20' garage will have 12' walls and a 10'pitch roof, consistent with the existing structure. The entrance to the garage will be off Washington Street. The corner side yard setback variance request will allow a 12' setback from the required setback. (Max Valdez arrived at the meeting at 7:15 p.m.) Lewis moved to approve the variance request at 190 E. Division Street with the proper dimensions being a corner side yard setback variance with 9' side yard and 17' rear yard and a plat of survey being supplied before receiving approval from the Village Board, second by Vota. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

Variance Request
760 S. Broadway
Jerry L. Meece

All interested in speaking at the public hearing were sworn in by the Village Clerk. Mr. Meece is the owner of the property located at 760 S. Broadway and the property is zoned C-4. The building is presently commercial office space and Mr. Meece is

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interested in also making a portion of the building residential (apartments) which makes the property mix use. (Trustee Tim Bradley left the meeting at 7:23 p.m.) The building is over 100 years old. Mr. and Mrs. Mark Matteson of 740 S. Broadway were present for questions and support of the request. Areas of the request discussed were:

- Off street parking
- Number of apartments (2-3)
- Fire access doors
- Sidewalks
- Adequate parking-location
- South side of building-location to remain business

Mr. Meece was advised to bring in a copy of the proposed plans of construction. Lewis moved to continue the public hearing until September 21, 2015, second by Vota. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

Variance Request
225 W. Fourth Street
Edmund M. Berta

All interested in speaking at the public hearing were sworn in by the Village Clerk. The petitioner, Edmund Berta was present at this public hearing. He is requesting a variance for the construction of a garage at his residence which would exceed the maximum allowable square footage for a garage. The 32' x 50' structure meets the setback requirements and would be accessible from the alley. A bathroom will be installed in the new structure. The walls will be 10' high with a 5/12 pitch roof line. Mahaffey moved to approve the variance request at 225 W. Fourth Street by Edmund Berta for the construction of a garage, second by DeWald. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried. Mr. Berta was advised to attend the next Village board meeting scheduled for August 24th at 7 p.m.

Mr. Fritz updated the Board on several tornado issues. He displayed maps which showed the path of the tornado in Grundy County and the flagged addresses of permits issued for damages and demolition. He stated:

- 8 properties are damaged and abandoned
- 52 houses are demolished or labeled as total loses
- Certain rental properties are not being repaired in a timely manner

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- Final debris pick-up is scheduled
- The ComEd easement affects four properties; solution to the situation has not been established at this time
- Property maintenance issues exist

Lewis moved to adjourn the meeting, second by Vota. All signified by saying aye. No one opposed. Motion carried. The meeting was adjourned at 8:16 p.m.


Pamela M. Noffsinger, Village Clerk