

**COAL CITY PLANNING AND ZONING BOARD MEETING  
JULY 20, 2015**

At 7 p.m. on Monday, July 20, 2015, acting Chairman John Hawkinson called to order the regular meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Maria Lewis, Max Valdez, Georgette Vota, and Irving DeWald. Absent were Gerald Heavens and Walt Mahaffey. Also in attendance was Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

The minutes of the July 6, 2015 meeting were presented for approval. Lewis moved to approve the minutes as written, second by Valdez. Roll call-Ayes; Lewis, Valdez, Hawkinson and DeWald. Nays; none. Absent; Heavens and Mahaffey. Pass; Vota. Motion carried.

**ZONING BOARD OF APPEALS  
VARIANCE PRESENTATION**

1. 225 W. Fourth Street  
Edmund Berta

Mr. Berta explained that he was requesting a variance for the construction of a 32' x 46' shed. The structure will be placed in the center of the property, 25 foot off the alley, 10 feet from the home. The square footage of the building exceeds the permitted 900 square foot. A shed presently located on the property will be demolished. Mr. Malone will meet with Mr. Berta to confirm the garage location and access road. The public hearing is scheduled for Monday, August 15<sup>th</sup>. (Gerald Heavens arrived at 7:15 p.m.)

2. 190 E. Division Street  
Ed Ventures & Investments, LLC

The petitioners were not in attendance for the presentation. They are requesting a variance for the construction of a garage on the aforementioned property. Several questions and concerns were expressed by this Board regarding the placement of the garage, the entrance/drive-way location and the size of the garage. No consideration will be taken at this time.

Mr. Fritz presented an update regarding post tornado issues. Among the points of information and discussion were:

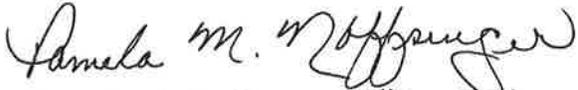
- Building permit fees

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- ComEd right-of-Way
- Electrical tower height; wire tension
- Permitted and non-permitted construction
- Upgrading requirements
- Foundation requirements
- Uninsured and underinsured residents
- Case Management System
- Public assistance/individual assistance & donations
- Repealing Chapter 94
- Temporary staff increase
- Temporary uses of:
  - a. Construction trailer
  - b. Car sales lot

Mr. Fritz stated that Jerry Meece from Meece Engineering was requesting information regarding his structure at 760 South Broadway, and the possibility of the building housing ½ business and ½ housing. The property is zoned C-4. The Board recommended that a variance be applied for.

Lewis moved to adjourn the meeting, second by Vota. All signified by saying aye. No one opposed. Motion carried. The meeting was adjourned at 8:24 p.m.

  
Pamela M. Noffsinger, Village Clerk