

**COAL CITY PLANNING AND ZONING BOARD MEETING
OCTOBER 5, 2015**

At 7 p.m. on Monday, October 5, 2015, Chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent was Max Valdez. Also in attendance was Matt Fritz, village administrator, and Trustee Tim Bradley.

The minutes of the September 21, 2015 meeting were presented. Chairman Vota suggested a revision to the minutes. Hawkinson moved to approve the minutes with the addition, second by Heavens. Roll call-Ayes; Heavens, Lewis, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Valdez. Motion carried.

ZONING BOARD OF APPEALS

Presentation

Zoning Amendment and Conditional Use Permit
155 E. Division Street
Nick Bulanda

Mr. Fritz explained that Mr. Bulanda is requesting a conditional use permit in order to repair motor vehicles at the address of 155 E. Division Street and a zoning amendment from C-4 to C-5 in order to sell motor vehicles at the same address. Mr. Bulanda is wishing to expand his current car business. Points discussed were:

- 2 parking spots per the three service doors-only using two service bays
- Full service shop-for public and business use
- Front of building to be used as an office
- 6-8 vehicles for display in side
- Continue to retain his present Broadway/Division vehicle lot
- 2200 sq. ft. for vehicle sales
- Required parking spaces-10 in total/6-north side of building & 4-east side of building & 3-4 public parking spots on west side of building
- Business Traffic-encourage use/2-3 customers per week
- Hours of operation-8 to 5 M-F & maybe one-half day on Saturday
- No truck deliveries except tires
- Two employees
- No spray painting or body work
- Showroom glass to be replaced; sand blast & clean brick siding



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Mr. Bulanda was advised to supply before his public hearing:

- Business Plan
- Describe plan for vehicle display
- Number of employees
- Landscaping plan
- Site plan/floor plan

The building is located in the core area and subject to the Commercial Design Guidelines. The subject of a triple basin drain in the garage will be discussed with the building and zoning official. The Public Hearing is scheduled for October 19th.

From the audience, the renter from 165 E. Division asked questions regarding alley access to residences, accumulated “junk” on the east side of building (no outside storage permitted) and is OK with the parking on the east side of the building.

Mr. Mahaffey asked for the stipulation regarding the awning placement on certain buildings that were involved with the Village’s Facade Improvement Program. Mr. Fritz stated that the awnings have to be placed on the buildings and the liens will not be released until they are complete.

Mr. Fritz informed the Board:

- Approx. 110 houses are vacant
- 65 houses have been demolished
- Village posted 10 demolition procedures on property with four properties in the demolition process
- Addressing properties that need to be cleaned-up from the demolitions

Clarification was requested concerning set-backs. It was stated that set-backs are from the outermost part of a building which is the roofline and not the foundation.

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

Pamela M. Noffsinger, Village Clerk
