

**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 public 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.

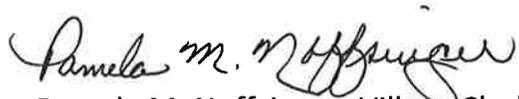
A brief discussion was held regarding Table 25 of the code regarding the Approval Criteria for Variances.

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