

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
DECEMBER 5, 2016
7 P.M.**

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

AGENDA

1. Call meeting to order
2. Approval of Minutes November 7, 2016

**PUBLIC HEARING
ZONING BOARD OF APPEALS**

3. Conditional Use Permit
69 S. Broadway
Gennavo Giuntoli
 - i. Swear in Testimonials
 - ii. Petitioner's Request
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request
4. Adjourn

MEMO

TO: Planning & Zoning Board

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: December 5, 2016

RE: AGENDA ITEMS FOR DECEMBER 5TH MEETING

69 S. Broadway, Conditional Use

The petitioner for the Conditional Use is the owner of a wine and desert bar concept called GiGi's Wine Bar. The Village's liquor code requires a determination as to whether the business is a bar or a restaurant. The petitioner could not commit to being able to sustain over 70% of sales from food and requested the bar license. Thus, the zoning request is to have the ability to operate a bar without live entertainment or dancing. Attached is information with pictures from the Hickory Hills location. If the petitioners are successful in securing a bar conditional use, the location would receive gaming machines as well. Their intended hours of operation shall be 9:00am until 2:00am daily.

This matter is scheduled for a public hearing on Monday evening.

Pertinent Code Section(s)

Section 156.93, Table 7, Group R (5)

Findings of Fact. The Zoning Board of Appeals find as follows:

1. **Traffic.** Expected traffic flow from the GiGi's Wine Bar is consistent with other types of uses within the C-4 zoned Core Area of the Village and will not have an adverse effect on surrounding properties.
2. **Environmental Nuisance.** There shall not be any environmental nuisances that emanate from the conditional use. The utilization of the property for the proposed use shall not cause glare, noise, or odor that affects the neighboring properties.
3. **Neighborhood Character.** The utilization of the property as a bar without live entertainment or dancing will not result in undue deleterious effect upon the neighborhood. The use of the property in this manner was configured to accommodate the property and shall be harmonious to its adjacent neighbors.
4. **Public Services and Facilities.** The property shall not require any additional installation or greater utilization of public services to serve the proposed conditional use.

5. **Public Safety and Health.** Granting this conditional use shall allow the new property owner to restore the building to comply with the Core Area Design Guidelines, which improves the public health and safety of the community bringing the property up to current building codes and improving the existing structure.

6. **Other Factors.** The property shall operate side by side adjacent to another approved conditional use in which gaming has been accommodated. The retail suites within this building shall operate harmoniously and shall not be in direct competition.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Gennaro Giuntoli

Address: 18164 Imperial Ln Phone number: 847-980-6606

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name Deana Hryn Phone number: 815-401-6910

Address: 642 Bishops Gate New Lenox IL 60451 deana.hryn@gmail.com

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

East RS3 West C4

What zoning change or variance: (specify) _____

To allow what use Wine and dessert Bar with Gaming

Conditional use group R (5)

Tax number of subject property: 09-02-101-008

Common address of property: 69 S. Broadway, Coal City IL 60416

Parcel dimensions: 37.50' x 150' Lot area (sq. ft.) 5,625

Street frontage 37.50'

Legal description Attached

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.

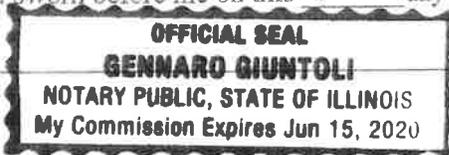
I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Gennaro Giuntoli, 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 10th day of November, 2016.

Notary Public (Seal)



Signature of Owner

Gennaro Giuntoli

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>ZA-274</u>	Location of hearing	
Filing date	<u>11/10/16</u>	Village Hall	
Hearing date	<u>12/5/16</u>	515 South Broadway	
Filing fee	\$ <u>100.⁰⁰</u>	Coal City, Illinois	
Hearing time	<u>7:00 pm</u>		

A PART OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 290 FEET SOUTH OF THE SOUTHEAST CORNER OF THE INTERSECTION OF BROADWAY AND DIVISION STREETS IN THE VILLAGE OF COAL CITY; THENCE EAST 150 FEET, THENCE SOUTH $37\frac{1}{2}$ FEET, THENCE WEST 150 FEET, THENCE NORTH $37\frac{1}{2}$ FEET TO THE POINT OF BEGINNING; ALSO KNOWN AND DESCRIBED AS THE SOUTH 10 FEET OF LOT 6 AND THE NORTH $37\frac{1}{2}$ FEET OF LOT 7 IN BLOCK 5, ASSESSOR'S SUBDIVISION OF THE VILLAGE OF COAL CITY. (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME). IN GRUNDY COUNTY, ILLINOIS**

TABLE 24: APPROVAL CRITERIA FOR CONDITIONAL USES RESPONSE

1. TRAFFIC:

Our location proposed at 69 S. Broadway, Coal City IL 60416 and the proposed concept of a Wine & Dessert Bar with Gaming will not adversely impact any of the volumes of traffic flow due in part to the frontage of parking spaces in front of the location off the main street of Broadway as well as to the additional parking in the back available to Patrons.

2. ENVIRONMENTAL NUISANCE

Our Concept of Wine and Dessert Bar with Gaming offers patrons an opportunity to enjoy a relaxing and comfortable atmosphere offering a perfect pairing of wine and dessert while enjoying complimenting overhead music and conversation. There will not be adverse effects of noise, glare, odor, dust, waste disposal, blockage of light or air, or other adverse environmental effects. Our variety of baked items and wine will be brought in by a number of various local vendors as well as those who we currently have existing relationships with.

3. NEIGHBORHOOD CHARACTER

We envision a complimenting establishment in the community of Coal City offering an added destination for after dinner desserts and wine, or simply an added space to meet friends and family for great conversation and relaxed atmosphere. There will be no deleterious effect on the environment, property values, neighborhood character and such in the immediate area.

4. PUBLIC SERVICES AND FACILITIES

There will be regular services, garbage disposal services, postal services and the like however we will not require existing community facilities or services to a disproportionate degree or will place undue burdens upon existing development in the area.

5. PUBLIC SAFETY AND HEALTH

The proposed Wine & Dessert Bar with gaming will not be detrimental to the safety or health of the employees, patrons or visitors as we will require necessary identification with it being "21 and older" establishment.

6. OTHER FACTORS

The Proposed Wine & Dessert Bar concept with Gaming will absolutely be in harmony with other elements of compatibility pertinent in the judgment of the Village Board to the particular conditional use and /or the particular location at 69 S. Broadway in Coal City.

AFFIDAVIT RE: NOTICE TO ADJOINING PROPERTY OWNERS

The undersigned, Gennaro Giuntoli, being first duly sworn on oath, deposes and states as follows, to wit:

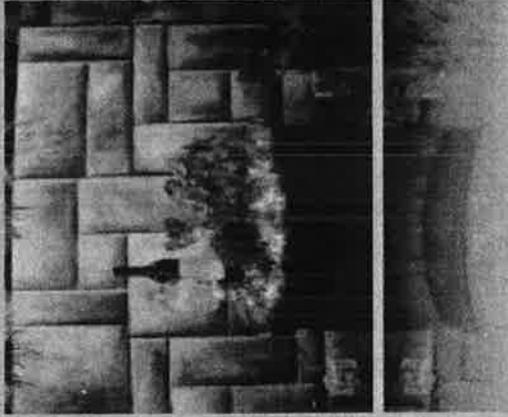
1. That I am the applicant, or the agent for the applicant, in zoning case #ZA- 274, now pending before the Zoning Board of Appeals of the Village of Coal City, Illinois.
2. That with respect to said Zoning Case, and pursuant to requirement. I have notified all owners of property adjacent to the property in question, as to the date, time and place of the public hearing to be conducted by the said Zoning Board of Appeals; and in conjunction therewith, I have included with said notification a copy of the zoning application heretofore filed in this matter.
3. That said notification was given to all such adjoining property owners, by letter, a copy of which is attached hereto and made a part hereof, which letter was sent by Certified Mail Return Receipt Requested or in another type of form showing receipt thereof.
4. That, further said notification was effective at least fifteen (15) but not more than (30) days prior to the said public hearing.
5. Following, is a list of the names and addresses of all such adjoining property owners, all of whom have been notified in the manner aforesaid; and attached hereto are the certified mailing receipts, or another type of form, evidencing such notification:

6. That further notice was published in a newspaper of general circulation that is published in the Village at least fifteen (15) but not more than thirty (30) days before the scheduled date of the hearing and evidenced by a publishers certificate of publication a copy of which is attached hereto and made a part hereof.
7. In addition to the above requirements at least one sign was posted in the front yard of the affected property facing and visible from a public street and no further than thirty (30) feet from the right-of-way line.

Gennaro Giuntoli
Applicant
Agent for applicant

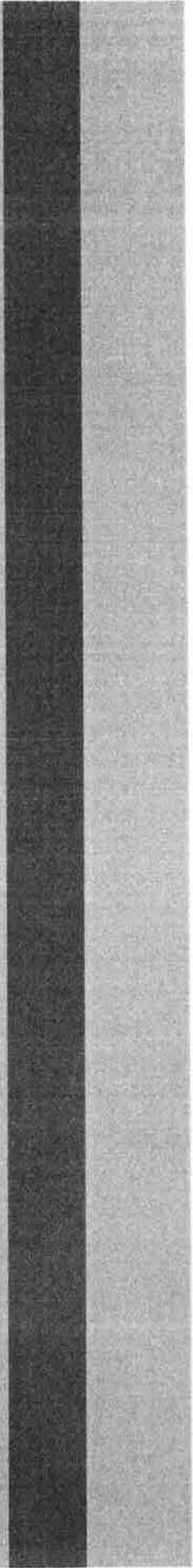
SUBSCRIBED and SWORN to before me,
this 14th day of NOV, 2016.
Deborah A. Teunissen
Notary Public





GiGi's MUSIC BAR

*Sophisticated Adult Bar with the Perfect Combination
of Relaxation and Entertainment*



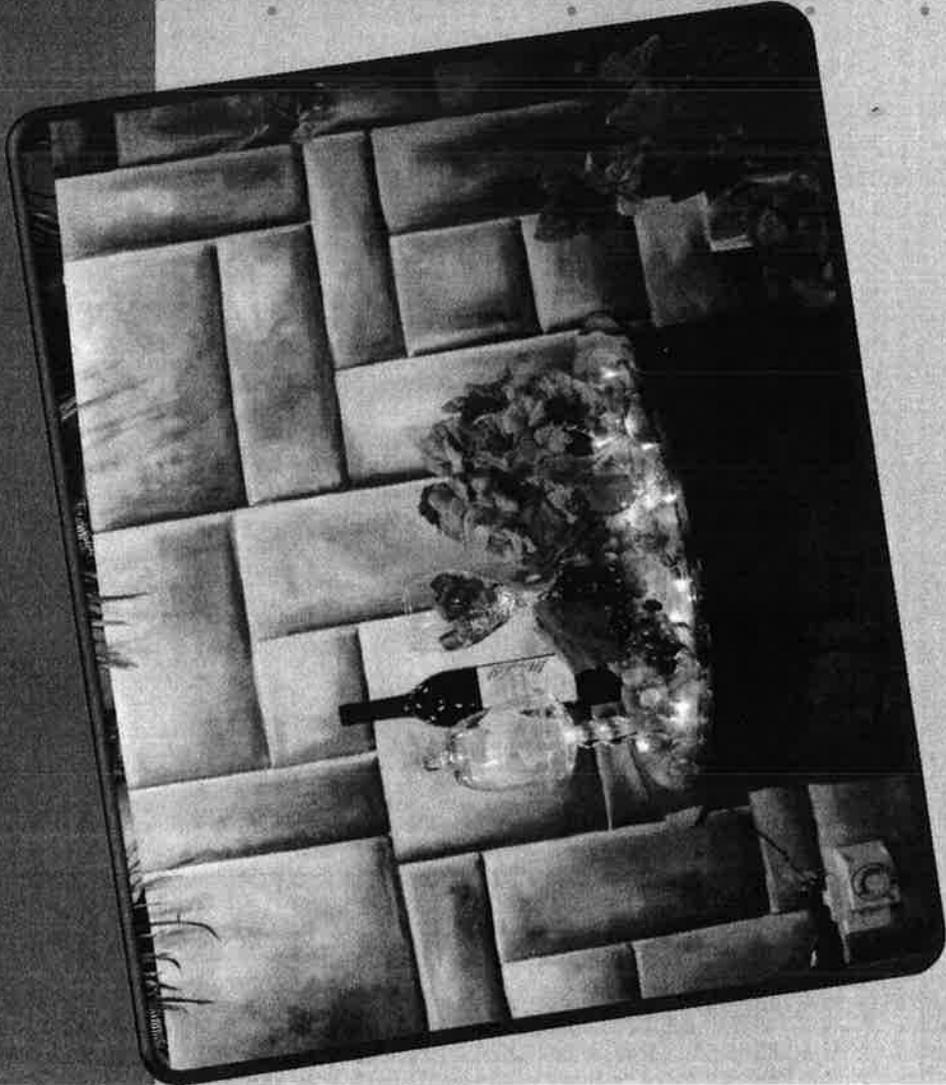
ABOUT

GiGi's Wine Bistro Founded in 2013 provides a place for relaxed, easy going and comfortable atmosphere for guests of the south suburbs and surrounding areas. We want your community to have a new favorite hangout whether you are relaxing with friends, taking a break from shopping, meeting with colleagues, planning your next meeting, celebrating special occasions, events or looking for a romantic evening.

GiGi's combines a wonderful style, sophistication and genuine hospitality to create a truly unique experience. We offer a number of small appetizers, a lite wine tasting menu, desserts and some of the best Pizza on the south side combined with the most perfect wines and craft beers depending on your taste.

GiGi's wide offering of Wines include Reds, Whites, Sweet, and Dessert wine selections from around the world.

GiGi's also offers Wine by the bottle and gift baskets for a unique gift giving option.



GiGi's
WINE BAR

BRANDING

- GiGi's looks for about 2000sq. ft. locations consistent with the Hickory Hills pilot location but is adaptable to less square footage where available. Combining the popularity of Wine, a unique relaxing and different environment, large enough to have events but small enough to feel cozy.
- GiGi's looks to open 1-5 additional locations in 2015-2016



GiGi's
wine bar

A SNEAK PEEK



GiGi's Wine Bistro prides itself on being an event bar offering events such as wine tastings, wine and canvas nights, bingo, book club events, Vendor nights, business networking events, girls night out, couples nights and so much more. We cater to all venues including Chamber of Commerce meetings, village hall "after meetings", fundraisers, family events, birthday's, workplace meetings, showers, celebrations and other requests.

Whether you are a wine connoisseur, wanting to learn about wine, or just looking for something different in a relaxed atmosphere, GiGi's is the new place to be.

Wine Tastings and buy the glass purchasing, customers are also able to sample the product before they purchase a whole bottle. It offers an intimate appeal for those who are looking for a comfortable setting to spend time with friends, family or a significant other.

GiGi will open 7 days a week Monday thru Friday 9:00am to 2:00am.

GiGi's
wine bar

Wine & Desserts



Various Breakfast Pastries

Muffins, Danishes, Doughsants, Donuts, Cinnamon rolls, Nutella filled pastries

Various Flavored Cakes

Italian Lemon Cake, Carrot Cake, Chocolate Lava Cake

GiGi's Signature & Featured

Cupcakes

Chocolate / Chocolate Buttercream, White / Vanilla Bean Buttercream, Carrot Cake / Cream Cheese Buttercream, Gigi's Carmelback, Carmel Apple / Carmel buttercream, Banana / Vanilla Buttercream, Lemon / Lemon Buttercream and More! Ask for Monthly featured flavors.

Assortment Cake Balls

French Toast, Blueberry Lemon, Chocolate Peanut Butter, Vanilla, Mint Chocolate, Red Velvet



Variety and Seasonal

Cheesecakes

Oreo, New York Style, Pumpkin, Raspberry, White Chocolate Raspberry

Variety of Italian Pastries

Cannoli, Tiramisu

Assorted Cookies

Sugar, Chocolate Chip, Double Chocolate Chip, Brownie, Peanut butter, Shortbread

Assorted Mini Bundt Cakes

Marble, Chocolate, Lemon, Pecan Praline, Carrot, Cinnamon

Various Dessert Bars

Salted Carmel Brownie with a Pretzel Crust
Lemon Bars with buttery shortbread crust

Collection of Chocolates:

Extra Dark Chocolates :
Pairing - Cabernet Sauvignon, Malbec, Bordeaux
Medium Dark Chocolates :
Pairing :Merlot, Shiraz, Zinfandel, Chianti
Smooth Dark Chocolate :
Pairing - Champagne, Riesling, Pinot Noir, Milk Chocolate :
Pairing - Dessert Wines, Rose, Burgundy

And More...

Apple Turnover
Carmel Apples
Chocolate Covered Pretzel



Wine Selections

White Wines: Pinot Grigios and Sauvignon Blancs, Chardony, White Blends
Sweet Wines: Reislings, Moscatos Sweet Reds
Light to Medium Red Wines: Pinot Noir and Merlots, Zinfandels
Strong Red Wines: Cabernet Sauvignons, Zinfandels, Malbecs, Red Blends
Wine Flights: Also available upon request - Four (4), 2oz variety's

DOMESTIC/ IMPORTS

Miller Lite, Coors Light,
Budweiser, MGD Bud Light,
Miller 64, Heineken, Amstel,
Corona, Stella, Modelo,

BEVERAGES

Pepsi, Diet Pepsi, Dr. Pepper,
Sierra Mist, Brisk IceTea,
Ginger Ale,
Various Coffee, Tea's, Bottled
Water, Soda Water



TEAM

Denise Giuntoli - Operations

Owners Wife and head of operations for Aunt D's / GiGi's running day to day operations, employees, customer service and Management

Deana Hryn - Marketing/Promotions

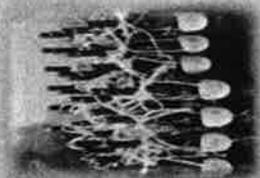
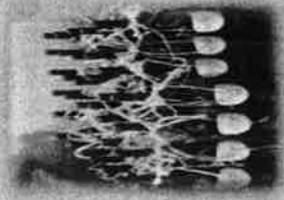
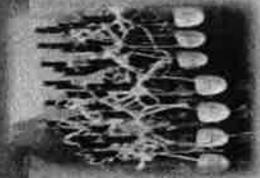
Over 20 years experience in marketing, advertising and promotions both start up and existing business's

Geno Giuntoli - Principal

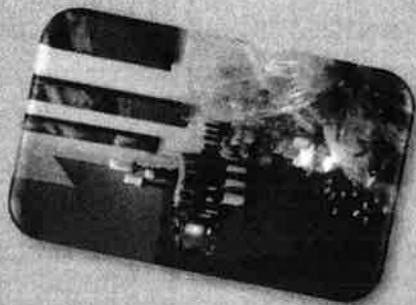
Geno Giuntoli Owner of Aunt D's in Hickory Hills is a successful business owner with over 20 years in business startups.



GiGi's
wine bar



WINE TASTINGS



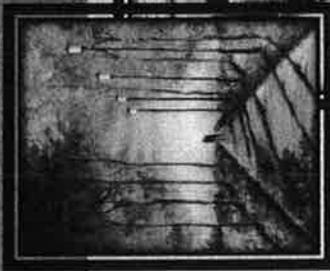
GiGi's
wine bar

BINGO EVENTS



GiGi's
wine bar

WINE/PAINT PARTY



GiGi's
wine bar