

**COAL CITY PLANNING AND ZONING BOARD MEETING
APRIL 18, 2016**

At 7 p.m. on Monday, April 18, 2016, 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, Max Valdez, John Hawkinson, 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 March 7, 2016 meeting were presented for approval. Hawkinson moved to approve the minutes as written, second by Lewis. Roll call-Ayes; Heavens, Lewis, Valdez, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Motion carried.

Three topics were discussed at this meeting. The discussion proceeded as thus:

1. **MINIMUM HOUSE SQUARE FOOTAGE REQUIREMENT**

Discussion was held regarding the minimum allowable square footage of houses in the Village. Items discussed included:

- Residential Design Guidelines
- Non-conformity clause for existing homes
- Square footage of houses for existing established lots of record
- Require that set-backs be made at construction
- Remaining conscious of the market i.e. 1st time homeowners, empty-nesters
- Build homes to fit the neighborhood and lot size
- 65 ft. lots still exist in the Village
- Smaller homes are described as two bedrooms-1 bathroom
- Lot size is already controlled and stipulated in the subdivision regulations
- PUD subdivisions
- Maximum lot coverage is 35% of the square footage of the lot

Contractor, David Clubb, and developer of Spring Hill Subdivision stated that the covenants of the subdivision is no less than a 1600 square foot home while Meadow Estates, developed by Mark Skaggs, has a 1300 square footage minimum requirement. Suggestions were made for stipulating small lot, small house construction. It was suggested:

- Minimum square footage by zoning
- Established an average building size based on existing lot sizes and homes per neighborhood.



Mr. Fritz and Mr. Malone will work to create a proposal and re-submit the document for review.

2. FAÇADE RENOVATION UPDATE

Mr. Fritz stated that at least three (3) different business owners have approached him regarding the Village's Façade Improvement Program. The installation of awnings on two of the previous Façade Improvement renovation projects have not yet been installed. Should the owners be forced to install the awnings or approach the Board to waive the compliance? Awnings were in the approved drawings when submitted for the program. Amendments would have to be done to the agreements if the owners do not comply and install the awnings.

3. BUILDING DEPARTMENT OPERATIONS UPDATE

Mr. Fritz presented an update from the building department. Since the June 22, 2015 tornado:

- 45-50 homes have received their certificate of occupancy and are completed
- Approximately four homes have not yet been repaired due to:
 - a. Disputing with their insurance companies
 - b. Engineering discrepancies
 - Structural engineering reports
 - Filing complaints with the IL Department of Insurance
- Empty lots with foundations
 - a. Letters to owners-sell, rebuild or demo the foundations
- Lots with garages and no homes
 - a. Primary structures cannot be garages
 - b. Obtain a building permit for residents structure
 - c. Demolish the existing garage

Mr. Fritz responded to the recent comment in "Sound-Off" concerning the fee of \$30,000 for George Grey. He stated that Mr. Grey is performing administrative support, reviewing the subdivision standards and salary survey.

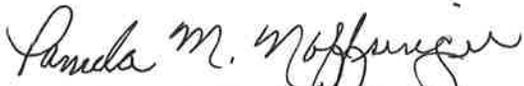
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Mr. Malone stated that the burned property at 35 S. Broadway has obtained the demolition estimates and reports. They will be applying for the permit in the near future.

Discussion was held regarding the last house on the south side of the road on North Street (Pequot Curve), which renovations and repairs were started and never finished. Due to neglect, the house is an eyesore. Mr. Malone said that the building permit for the renovations and repairs is about to expire and that the building has been tagged by the building department.

Lewis moved to adjourn the meeting, second by Mahaffey. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 7:46 p.m.


Pamela M. Noffsinger, Village Clerk