

**COAL CITY PLANNING AND ZONING BOARD MEETING
JULY 5, 2016**

On Tuesday, July 5, 2016 at 7:00 p.m., 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 Maria Lewis, John Hawkinson and Irving DeWald. Absent; Max Valdez and Walt Mahaffey.

The minutes of the June 6, 2016 meeting were presented. With one correction noted, Hawkinson moved to approve the minutes with the correction, second by DeWald. Roll call-Ayes; Lewis, Vota, Hawkinson and DeWald. Nays; none. Absent; Valdez and Mahaffey. Motion carried.

ZONING BOARD OF APPEALS

PUBLIC HEARING

Variance Request
615 E. Campbell Drive
Michael & Alecia Foote

Anyone wishing to speak at this Public Hearing was sworn in by the Village Clerk. The Petitioners explained that they are requesting a variance for a corner side yard setback for a 16' x 12' shed. The structure will not be located in the utility easement. The entrance doors will be located on the north side of the building. In addition, they are requesting a variance for a 6 foot fence, 10 feet from the sidewalk, for a side yard set-back off Thomas Drive. Lewis moved to approve the variance request for 615 E. Campbell Drive for a corner side yard variance for the construction of a shed and a six-foot privacy fence, second by DeWald. Roll call-Ayes; Lewis, Vota, Hawkinson and DeWald. Nays; none. Absent; Valdez and Mahaffey. Motion carried. The recommendation will be made to the Village Board at their meeting on July 13th.

PLAN COMMISSION

Discussion was held regarding the annexation and rezoning of the property located at 1630 South Broadway. Discussion included:

- Rezoning from residential to commercial
- CUP required for outside storage
- Parking area will not be paved
- Suggested paving the entrance apron off Broadway
- 15-20 people to be employed; administrative staff for a business
- Public Hearing is scheduled for August 1st before the Planning and Zoning Board

Prue

- Possible annexation of other Cardinal Transport owned property

Discussion was held regarding Chapter 150.039, construction requirements for single family detached residences. George Gray, in the absence of Matthew Fritz, village administrator, distributed certain handouts. The concentration of review was changes to major variations and minor variations of this code. The standards were reviewed by the Board. Revisions and changes were made:

- 1(b) Roof-profile, hip & gable
- 1(f) Add "Door Treatment & Design"
- 2(d) Door Treatment-change to major
- 2(b) Colors-add "excludes fascia & trim"
Discussed siding, trim & brick colors
- 2(m) Variety in front setbacks-change to 10% of lot depth
- 2(o) Roof color-omit entirely
- Define color-Prominent color with a change of trim or accent color
- 2(f)-Window styles-remove easement & replace with casement; add etc. to end of sentence

Chapter 156.82 of the Zoning Code regarding anti-monotony issues was then discussed. Mr. Gray suggested reviewing the following changes:

- B(1) and B(3)-elevation is not defined
- Elevation should read building elevation with the definition
- Define and research the use of the word "same" throughout

Hawkinson moved to adjourn the meeting at 8:05 p.m., second by Lewis. All signified by saying aye. No one opposed. Motion carried.


Pamela M. Noffsinger, Village Clerk