

COAL CITY PLANNING AND ZONING BOARD MEETING AUGUST 1, 2016

On Monday, August 1, 2016 at 7:04 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, Walt Mahaffey and Irv Dewald. Absent – Max Valdez.

The minutes of the July 5, 2016 meeting were presented. J Hawkinson moved to approve the minutes, second by M. Lewis. Roll call –Ayes; Lewis, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Absent; Valdez. Motion carried.

ZONING BOARD OF APPEALS PUBLIC HEARING

Rezoning of property
1630 S Broadway
RMR Investments, LLC

Anyone interested in speaking at this Public Hearing was sworn in by the Deputy Village Clerk. Attorney Frank Cortina, representing Jack Riley of RMR Investments, LLC, explained the plan for this property is to renovate it into office space with 15 to 20 employees to utilize it for dispatching, billing etc. for trucking logistics operation including expanding the parking area. The petitioner is requesting annexation into the Village of Coal City and a zoning change from its current RS-1 classification to I-1 with a conditional use for outside storage. Mr. Cortina explained the purpose is not cargo container storage, there would be no stacking, no environmental effect, no hazardous materials and believes it to be compatible with the village plan.

Mr. Valdez arrived at 7:15 p.m.

Matt Fritz noted it meets all other standards. He also read the findings of facts on the variance and conditional use.

There was no public comment.

Maria Lewis moved to approve the rezoning from RS-1 to I-1, second by Mahaffey. Roll call-Ayes; Lewis, Valdez, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Motion carried.

Valdez moved to approve the conditional use for outside storage, second by Mahaffey. Roll call-Ayes; Lewis, Valdez, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Motion carried.

Lewis moved to approve the variance for the gravel parking lot and drive, second by Mahaffey. Roll call-Ayes; Lewis, Valdez, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Motion carried.

This matter will be considered at the regular meeting of the Village Board on August 10, 2016.

Variance Request Presentation
1185 E. First St
John and Tara Powell

The Powells are requesting a variance to build a 36' by 32' garage which exceeds the maximum allowable square footage by 252 square feet. They stated they have torn down an old garage, and eventually will tear down the house and build a new one. The proposed garage meets all set back requirements and the lot has plenty of square footage to support the structure.

PLAN COMMISSION

Facade Improvement Program Application Approval

Nick Bulanda/Ultimate Rides
155 E Division St.

Mr. Bulanda presented the intended improvements to the building including building a footing, re-frame load bearing walls and install glass and siding. The requested amount of the grant is \$74,000.00.

Dewald moved to recommend the design to the Village Board, second by Lewis. Roll call-Ayes; Lewis, Valdez, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Motion carried.

This matter will be presented at the Village Board meeting on August 10, 2016.

Cesare Bratta/Cyber Broadcasting
684 S Broadway

Mr. Bratta presented his plan to expand his business to include the storefront formerly occupied by Mainline Video. The requested amount of the grant is \$20,000.00.

Maria Lewis moved to recommend the design to the Village Board, second by Valdez. Roll call-Ayes; Lewis, Valdez, Vota, Hawkinson, Mahaffey and Dewald. Nays; none. Motion carried.

This matter will be presented at the Village Board meeting on August 10, 2016.

George Gray reviewed the draft regarding the anti-monotony code language. Discussion ensued. Items of review included:

- Location of garage entry, front or side load
- Material treatment moved to major variation

M. Lewis moved to adjourn the meeting at 8:14 p.m., second by Hawkinson . All signified by saying aye. No one opposed . Motion carried.



Jacqueline Allen
Deputy Village Clerk