

**COAL CITY PLANNING AND ZONING BOARD MEETING
FEBRUARY 1, 2016**

At 7 p.m. on Monday, February 1, 2016, Village Clerk Pamela Noffsinger called the Coal City Planning and Zoning Board meeting to order in the boardroom of the Village Hall. Roll call-Members Gerald Heavens, Maria Lewis, Max Valdez, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent was chairman Georgette Vota. Also in attendance was Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

In the absence of the chairman, Lewis moved to appoint John Hawkinson as acting chairman for tonight's meeting, second by Mahaffey. Roll call-Ayes; Heavens, Lewis, Valdez, Mahaffey and DeWald. Nays; none. Absent; Vota. Abstain; Hawkinson. Motion carried.

The minutes of the January 4, 2016 meeting were presented for approval. With one correction noted, Lewis moved to approve the minutes with the correction, second by Heavens. Roll call-Ayes; Heavens, Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Vota. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

1. 215-245 S. Kankakee Street
155 E. Church Street
170 E. Oak Street
Assumption of the Blessed Virgin Mary Catholic Church

The Clerk swore in all parties wishing to speak at the public hearing. Ralph DeLuca from D.Z.A. Associates, the architects overseeing the addition and renovation to the church explained the need for the variance and conditional use permit.

He further explained that the new addition would encroach the set back on the north side of the property off Church Street. This is the basis for the required variance. Discussion included:

- Planters-approximately 4 ½ ft. above grade
- 19 ft. off side yard (sidewalk)
- 11 ft. if including planters



Mr. DeLuca then explained that the two properties owned by the Church located at 170 E. Oak Street and 155 E. Church Street will be utilized as parking lots for the new addition/renovation. The e/w alley, south of the Church would be vacated and the adjoining property owners would acquire their rightful portion of the vacated property. Respect would be given to the adjacent property owners regarding ingress and egress. The property at 170 E. Oak Street would consist of 18 parking stalls.

PUBLIC COMMENT-

Dennis Watson-210 E. Fourth Street

Question: Would the e/w alley be paved?

Answer: Yes

Juan & Rosa Munoz-159 Church Street

Question: Explain the parking and alley plan

Answer: Mr. Fritz explained that the alley would be vacated, paved and that the two properties (170 E. Oak Street and 155 E. Church Street) would become parking areas for the church attendees.

Mike Hamilton-160 E. Oak Street

Question: Parking lot appearance?

Answer: The entrance to the Oak Street parking lot would be entered off Oak Street, consisting of 18 stalls. An 8 ft. buffer would be on each side of the property-landscaping plans having not been completed but will consist of trees, shrubs and possibly fencing. Two 20 ft. light poles will be included, probably located in an island and constructed per the Village's code.

Following discussion, Mahaffey moved to approve the variance request of a 14 ft. side set back on church Street as requested by the Assumption of the Blessed Virgin Mary Catholic church, second by Lewis. Roll call-Ayes; Heavens, Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Vota. Motion carried. Mahaffey then moved to approve the conditional use permit for two parking lots at 155 E. Church Street and 170 E. Oak Street as requested by the Assumption of the Blessed Mary Catholic church, second by Lewis. Roll call-Ayes; Heavens, Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Vota. Motion carried. The two issues will be presented to the Coal City Village Board for approval at their meeting on February 10, 2016.

pruned

PLAN COMMISSION

1. Zoning Map Review

The building and zoning officials distributed a new proposed zoning map for 2016. The Board conducted their annual zoning map review. One property was labeled as changed from last year's review. The property is located on Park Street and noted change is located on the proposed new zoning map. The Board agreed that this was the only change at this time. Lewis moved to approve the zoning map for 2016 with the one change, second by DeWald. Roll call-Ayes; Heavens, Lewis, Valdez, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Vota. Motion carried. The recommendation will be presented to the Village Board at their next meeting. Further discussion included addressing certain older areas of the Village which should probably be corrected/changed regarding RS-2 and RS-3 lots. The zoning change will be based on lot size. The Board wants to preserve the character of the older neighborhoods.

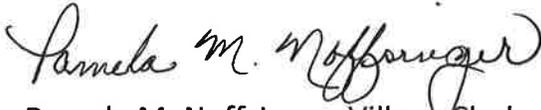
2. Core Area Parking Requirements

A draft ordinance was presented to the Board for review. Changes to the draft ordinance included:

- Omit Section 2B
- Amend Table 7 to include the changes made with the approval of this ordinance

Discussion was held regarding replacement, repair, and maintenance to sidewalks in the Village and to new construction of sidewalks. Included in the discussion was the Village's policy regarding homeowners and the Village working together on sidewalk replacement.

Mahaffey moved to adjourn the meeting, second by Lewis. All signified by saying aye. No one opposed. Motion carried at 8:02 p.m.


Pamela M. Noffsinger, Village Clerk