

**COAL CITY PLANNING AND ZONING BOARD MEETING
JUNE 6, 2016**

At 7 p.m. on Monday, June 6, 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 Maria Lewis, John Hawkinson, Walt Mahaffey and Irving DeWald. Absent; Max Valdez. Also in attendance were Matthew Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

The minutes of the May 16, 2016 meeting were presented for approval. Hawkinson moved to approve the minutes as written, second by DeWald. Roll call-Ayes; Lewis, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Valdez. Pass; Vota. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

Variance Request
7835 E. Chickory Drive
Michael Peters

The Village Clerk swore in all who wished to speak at this public hearing. Mr. Fritz explained that the petitioners wish to construct a garage on their property. The variances requested are:

- Maximum allowable square footage for garages which exceeds the allowable 900 square foot
- Cumulative square footage for garages which exceeds the allowable 1,100 square footage
- Maximum allowable height of an accessory structure which exceeds the allowable 15 feet
- Maximum allowable linear dimension of any wall of an accessory structure of 36 feet

There were no public comments at this public hearing. Mahaffey moved to approve the variance requests (4) at 7835 E. Chickory Drive as described, second by DeWald. Roll call-Ayes; Lewis, Vota, Hawkinson, Mahaffey and DeWald. Nays; none. Absent; Valdez. Motion carried. The recommendation will be presented to the Village Board at their next meeting.

Variance Presentation
615 East Campbell Dr.
Michael & Alecia Foote

pmc

Mr. Fritz explained that the petitioners are requesting a corner side yard variance for the construction of a shed on their property. The shed will be 12' x 16', stick built, sided with the same siding as the home and placed on a concrete pad. The shed will sit ten feet from the sidewalk and be located on the easement. The homeowners are considering a fence in the future. There will be no street entrance to the structure. The Public Hearing is scheduled for Tuesday, July 5th.

PLAN COMMISSION
PUBLIC HEARING

C-4 Zoning Parking Amendment

Mr. Fritz said that this public hearing is in regards to changes being made to offstreet parking within the downtown Core Area. This will amend Table 7 Section 156-128 of the Village Code for permitted and conditional parking in the commercial area. DeWald moved to approve the amendment requirements for offstreet parking in C-4 permitted uses, second by Lewis. Roll call-Ayes; Lewis, Vota, Mahaffey and DeWald. Nays; Hawkinson. Absent; Valdez. Motion carried. The Ordinance will be presented to the Village Board for approval.

Discussion was held regarding commercial vehicle parking in residential neighborhoods. Maria Lewis gave a presentation with visual examples of the various commercial vehicles and the vehicles weights and registered license plates issued to those vehicles. The Coal City Police Department is recommending that D, F and H plates and vehicles be allowed in residential. The Board decided that the Village Code will remain the same only allowing D license plates allowed in residential parking.

Discussion was held regarding the anti-monotony requirements in the Village Code. Concerns arose with new construction and renovation/repair from the June 22, 2015 tornado. Many homes are replacing their siding with similar colors and side by side homes are occurring which are very similar. Review of Section 156-82 was reviewed by this Board. Discussion and review included:

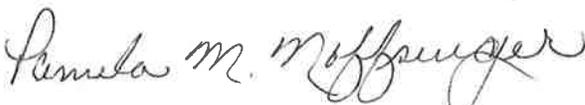
- Siding colors and tracking by the building department through building permits
- Excludes fascia and trim
- Roof pitch (25%) is too severe; changing the code omitting the 25% and more pitch as a major variation
- Color of roof treatment will be changed to color and type



Coal City Planning and Zoning Board Meeting
June 6, 2016
Page Three

- Reversing plans shall be moved to major variation classification

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 7:57 p.m.

A handwritten signature in cursive script that reads "Pamela M. Noffsinger".

Pamela M. Noffsinger, Village Clerk