

**COAL CITY PLANNING AND ZONING BOARD MEETING
NOVEMBER 7, 2016**

At 7 p.m. on Monday, November 7, 2016, Chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board meeting in the boardroom of the Village Hall. Roll call-Members Maria Lewis, Sarah Beach, John Hawkinson, and Walt Mahaffey. Absent were Irving DeWald and Max Valdez. Also in attendance was Matt Fritz, village administrator.

The minutes of the September 19, 2016 meeting were presented for approval. Lewis moved to approve the minutes as written, second by Hawkinson. Roll call-Ayes; Lewis, Vota and Hawkinson. Nays; none. Absent; DeWald and Valdez. Abstain: Beach. Motion carried.

Mr. Fritz presented an amendment for the Terry Kunes redevelopment agreement for the property at 605-625 S. Broadway. Mr. Kunes had been granted a façade improvement agreement and included in the guidelines was the stipulation that an awning be constructed on the premises. Mr. Kunes received a loan from the Village in the amount of \$200,000 from the façade improvement program but had performed over \$300,000 on the improvements. He is requesting that the agreement be amended wherein the awning placement be removed as a requirement. The Board agreed that with the significant improvement and the unexpected additional expenses incurred in the project that removing the awning requirement should be considered. However, the final action would be made by the Coal City Village Board to amend Ordinance 13-38 which governs the requirements of the development agreement. Hawkinson moved to recommend to the Coal City Village Board that the awning requirement be eliminated relieving the petitioner of the requirement to install awnings at the 605-625 commercial building, second by Lewis. Roll call-Ayes; Lewis, Beach, Vota, Hawkinson, and Mahaffey. Nays; none. Absent; DeWald and Valdez. Motion carried.

Discussion was held regarding the minimum house size in Coal City. Chairman Vota and Lewis have researched the issue. Lot sizes are addressed in new construction under the subdivision regulations. The Board is concerned with the smaller lots in the older sections of the Village and the requirements for building construction on those existing lots of record; 40 ft. lots. Discussion included:

- 1000 sq. ft. should require a variance
- House size based on percentage of lot size
- "Tiny Houses"
- The effect on adjoining property owners regarding real estate taxes
- Duplex properties-lot sizes

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- Rental properties
- Size of house vs lot coverage
- Basements, two-story homes included as living space
- Set-backs should apply under all circumstances
- Non-conforming lots-usually smaller lots of record
- Plat Act requirements
- 80' x 120'=1800 sq. ft.-lot size per subdivision regulations
- Sizes of vacant lots and number of lots still vacant
- Obtain visuals-small houses on small lots

The building and zoning official will be consulted for information and this issue will be discussed again.

Mr. Fritz approached the Board with an issue on South Carbon Hill road and is requesting guidance by this Board. In 2003 the Wilson farm was annexed into the Village of Coal City with the RS-2 zoning on the property. Since Mr. Wilson's death, the property has been purchased by Mark Wills. Within the annexation is a home, large out buildings and a structure which was an office. Mr. Fritz said that one of the outbuildings was demolished in the tornado. The office is now being utilized as a rental home along with the existing home on the property. One of the large outbuildings is leased as Crossroads Equipment Services (CES). Mr. Mahaffey said the business does welding and repair to heavy equipment vehicles. Points of discussion included:

- Business is not a legal operation and not allowed in RS-2 zoning
- C-5 commercial zoning would allow the operation
- Welding is allowed in Agriculture zoning
- Map Amendment-what zoning classification?
- To change zoning-several variances would be required
- Comprehensive Plan designates that area as commercial
- Parking area-gravel

Mr. Fritz will speak with the property owner and explain the circumstances. Hopefully an agreement can be reached.

Mr. Fritz presented information on certain Zoning Board of Appeals issues and items to be addressed in the future.



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- 69 South Broadway
A wine and dessert bar is being proposed, in the building formerly housing "The Grill" and the business next to this address is Emmy's Café. A conditional use permit would be required to have this business in C-4 zoning and the Village Board would need to amend the Liquor Code to allow another liquor license.
- 70 E. Blackstone Street
Mr. George Robles, property owner, is requesting a variance to allow an existing building, a former ice storage house, to be a residence for his family. He would remodel that building. The existing house would be demolished. The new primary residence would have a 0' back yard. Mr. Fritz said that no documents had been submitted to begin the variance process.

Mr. Fritz gave an update on the following:

- 807 Oak Street
Village is working on forcing a legal demolition unless the homeowners and insurance company can come to an agreement.
- 175 W. Oak Street
The property is slated for demolition but the bank is looking into foreclosure and taking care of the issue themselves.

The Board asked why there is a cargo container located on Coal City High School property. Mr. Fritz said he would have it checked into.

Hawkinson moved to adjourn the meeting, second by Lewis. Roll call-Ayes; Lewis, Beach, Vota, Hawkinson, and Mahaffey. Nays; none. Absent; DeWald and Valdez. Motion carried and the meeting was adjourned at 8:33 p.m.


Pamela M. Noffsinger, Village Clerk