

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

At 7:00 p.m. on Monday, December 5, 2016 at the Coal City Library Annex, 85 N. Garfield, Coal City, Illinois, the regular meeting of the Coal City Planning and Zoning Board was called to order by the Village Clerk. Roll call-Members Maria Lewis, Max Valdez, Sarah Beach, John Hawkinson, and Walt Mahaffey. Absent were Georgette Vota and Irving DeWald. Also in attendance were Matt Fritz, village administrator and Richard "Bob" Malone, building and zoning official.

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

The minutes of the November 7, 2016 meeting were presented. Hawkinson moved to approve the minutes as presented, second by Lewis. Roll call-Ayes; Lewis, Beach, Hawkinson and Mahaffey. Nays; none. Absent; Vota and DeWald. Pass; Valdez. Motion carried.

ZONING BOARD OF APPEALS

PUBLIC HEARING

Conditional Use Permit
69 S. Broadway
Gennavo Giuntoli

Clerk Noffsinger swore in all parties wishing to speak at the public hearing. Mr. Fritz explained that the petitioners were requesting a conditional use permit regarding the establishing of a wine and dessert bar with gaming at the location of 69 S. Broadway. In order to obtain the gaming license, a liquor license is required. However, there are presently no liquor licenses available in the Village. The petitioners would have to request an additional liquor license from the Coal City Village Board. The establishment would be open 7-days a week. No cooking would occur on the premises; the desserts would come from the West Town Bakery. The owners explained the physical set-up of the business. The new business would be adjoined to Emmy's Café and each establishment would have separate washrooms. Discussion included:

- Size of establishment-approx. 700 sq. ft.
- No admittance under 21 years of age
- Beverages served-large selection of wines, craft beers, coffee, tea and water
- Employing 3-4 people
- No projected drink limit

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- 5 gaming machines at establishment
- Parking-front and rear
- Free-floating seating and tables
- Wine tastings-desserts paired with wine
- Floor plan required with ingress/egress noted and total occupancy

Hawkinson moved to approve the Conditional Use Permit for a wine and dessert bar with gaming based on the business plan and recommend the Village Board issue a liquor license to the petitioner's, second by Beach. Roll call-Ayes; Valdez, Beach, Hawkinson and Mahaffey. Nays; none. Pass; Lewis. Absent; Vota and DeWald. Motion carried. The request will be presented to the Village Board at their next meeting scheduled for December 15, 2016 at 7 p.m.

Mr. Fritz announced that a public hearing on a variance for George Robles will be held at the December 19th Planning and Zoning Board meeting. He is requesting that the existing building located at 70 Blackstone, formerly an all-block ice house, be converted into living quarters and the present home on the property will be demolished. Mr. Malone said that all building requirements would be met and that he has already inspected the location for the possibility of the proposed revision and approves the structure for the renovation.

It was announced that the first scheduled meeting in January would be held on Tuesday, January 3rd, 2017 due to the holiday schedule.

Mr. Fritz stated that a conditional use permit (C.U.P.) public hearing would be held in January as requested by John Trotter in order to operate a concrete grinding business at 235 E. Oak Street. Discussion included:

- Ground concrete to be used as fill
- Berming required-erosion control
- Asbestos fibers sometimes contained in bricks
- Temporary permit to allow foundation grinding from tornado demolition will expire January 2017
- C.U.P. should include limitations of what is allowable grinding
- C.U.P. should include the requirement of certification of loads
- Mr. Trotter will present at the December 19th meeting

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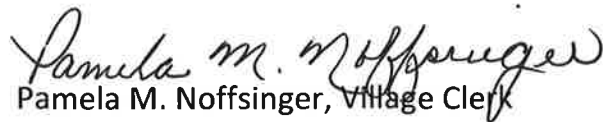
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Additional discussion and updates were:

1. Small lot discussion to be held at a later date
2. 175 W. Oak Street property originally slated for demolition is now being remodeled
3. 807 W. Oak Street property is still in process for demolition
4. Ultimate Rides-Mr. Malone is inspecting property as renovation occurs; owner is cooperating with construction requirements
5. Hoffman Trucking property on E. Reed Road-proceeding as planned; property will come before this Board at a Planned Unit Development
6. Crossroads Equipment Services (CES) business located on South Carbon Hill Road is being reviewed by legal; zoning requirement for operation of business
7. Future development of a YMCA in Coal City

Lewis moved to adjourn the meeting, second by Valdez. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 8:30 p.m.


Pamela M. Noffsinger, Village Clerk