

**COAL CITY PLANNING AND ZONING BOARD MEETING
DECEMBER 19, 2016**

At 7 p.m. on Monday, December 9, 2016 in the boardroom of the Village Hall, chairman Georgette Vota called to order the regular meeting of the Coal City Planning and Zoning Board. Roll call-members; Maria Lewis, Max Valdez, Sarah Beach, and John Hawkinson. Absent were Walt Mahaffey and Irving DeWald. Also in attendance was Matt Fritz, village administrator.

The minutes of the December 5, 2016 meeting were presented for approval. Hawkinson moved to approve the minutes as written, second by Lewis. Roll call-Ayes; Lewis, Valdez, Beach and Hawkinson. Nays; none. Absent; Mahaffey and DeWald. Motion carried.

**ZONING BOARD OF APPEALS
PUBLIC HEARING**

Variance Request
70 Blackstone Street
George Robles

Clerk Noffsinger swore in all wishing to speak at the Public Hearing. Mr. Fritz explained that the petitioner, George Robles, was the owner of the property at 70 Blackstone Street. Mr. Robles wishes to convert an existing structure, a block building formerly used as an ice house, into a residence. The property is zoned RS-3. Discussion included:

- Rear yard & side yard footage exists
- "O" footage on west side of structure
- Demolish the present home when the new structure is completed
- Large front yard footage exists
- Variance:
 - "O" footage on rear side yard
 - Unknown footage amount for west side
 - Unknown footage amount for east side
- Fire window to be installed on the north side of structure
- Ingress-egress footage for north side
- New construction inspected by the building inspector
- Temporary variance will be required because two primary structures will exist on the property until the older structure is demolished
- Plat survey is required
- Easement for entrance may be required



The Board determined that a plat of survey and a document for the easement are required by the next meeting. Lewis moved to continue the Public Hearing until the January 3, 2017 meeting, second by Beach. Roll call-Ayes; Lewis, Valdez, Beach, Vota and Hawkinson. Nays; none. Absent; Mahaffey and DeWald. Motion carried.

A Conditional Use Permit Presentation was given by John Trotter of Paper Mill Investments, LLC on the property at 235 E Oak Street. Mr. Trotter is requesting permission to operate a concrete crushing and storage facility on the property. Mr. Trotter is using the crushed concrete as fill on the property which is estimated to take 3-5 years to complete. Questions, discussion and concerns included:

- Berm
 - Already partially done
- Drainage
 - Ditches on the property drain into the Claypool drainage ditch
 - Naturally drains to the North
- Paper Mill Investments, LLC and Mr. Trotter are the owners
- Crushing concrete approximately 15 days a year
- Not-to-exceed 25% resale of the crushed gravel
- Material
 - 80-90% from Coal City
 - Balance from local sites
 - Sidewalks, basements, driveways
- Compacting
 - Yes
- Water when dusty
- Blacktop
 - Minute amount-prefer recycling concrete; would like the Village to utilize the facility
- Restricted and monitoring of outside contractors
- Mr. Trotter presented a good business plan
- Knowledge of existing batch
 - Commercial-IEPA regulated and tested
 - No "hot" or unclean material to be accepted
- Topography discussed
- Possible resale of property; undetermined purpose of property at this time



- Unaware of any abandoned mines or entrances on the property
- Some fencing exists-bordered by ditches and the railroad tracks
- I-I Zoning
- 10 acres-any development will be by PUD; no present plans for resale of the property until fill project is completed

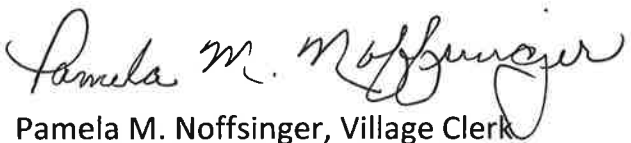
The Board asked that Mr. Trotter produce a large drainage map for the Public Hearing to be held on January 16, 1017.

Mr. Fritz presented status on the following:

- Richards Bridge
To be constructed by owner/developer
- 5th Avenue/Richard Street connection
IDOT design request is in motion
3-lane on Rte. 113 at entrance
Turn lanes-east to south, west to north
Line-up 5th Avenue to Richards Street
Removing of present "pork chop" entrance

The Board suggested making a list of several unfinished discussions and revisions beginning in 2017. The list will be discussed with Mr. Fritz.

Lewis moved to adjourn the meeting, second by Beach. All signified by saying aye. No one opposed. Motion carried and the meeting was adjourned at 7:52 p.m.


Pamela M. Noffsinger, Village Clerk