

COAL CITY PLANNING AND ZONING BOARD MEETING
APRIL 18, 2022

At 7 p.m. on Monday, April 18, 2022, Chairman Georgette Vota called to order the meeting of the Coal City Planning and Zoning Board in the boardroom of the Village Hall. Roll call-Members Maria Lewis, Jill Breneman, Richard Crotteau, John Hawkinson, Walt Mahaffey and Amanda Burns. Also in attendance was Trustee Dave Togliatti, Matt Fritz, village administrator, Kyle Watson, deputy building and zoning official.

The minutes of the April 4, 2022 meeting were presented. Lewis moved to approve the minutes as written, second by Burns. Roll call-Ayes; Lewis, Breneman, Crotteau, Vota, Hawkinson, Mahaffey and Burns. Nays; none. Motion carried.

There was no public comment.

PUBLIC HEARING

Conditional Use Permit
301 S. Broadway
Kamleshkutar Patel and Ketankumar Patel

Board Secretary Linda Sula swore in the petitioners, Kamleshkutar Patel and Ketankumar Patel. The public hearing is a continuation of the hearing on April 4, 2022. Mr. Fritz presented the updated floor plan submitted by the petitioners. Points of discussion included:

- Dumpster enclosure
- Elimination of seated bar
- Alcohol to be served at restaurant
- Used cooking oil storage area
- Designated dining area/food counter

Following discussion, Lewis moved to approve the conditional use permit at 301 S. Broadway, seconded by Mahaffey. Roll call-Ayes; Lewis, Breneman, Crotteau, Vota, Hawkinson, Mahaffey and Burns. Nays: none. Motion carried.

Mr. Watson entered the meeting at 7:15 p.m.

ZONING BOARD OF APPEALS PRESENTATION

Fence Variance
410 W. Oak
Salvador Reyes, Jr.

Mr. Fritz explained that Mr. Reyes is the owner of the property at the SW corner of Marguerite and Oak Street. The petitioners are requesting a variance for the construction of a privacy fence on the west side of their property. Due to the corner lot set backs they are limited to the placement of the fence. Petitioner stated and board discussed:

- 6' vinyl privacy fence
- 5' set back from the sidewalk off of Oak Street
- Easements on property

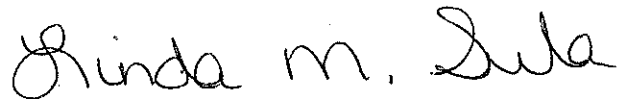
The Board recommended that the deputy building and zoning official locate the property stakes and determine the utility easement on the north side of the sidewalk where the petitioners are requesting their fence. Public hearing scheduled for May 2, 2022.

Variance for Metal building
460 N. 1st Avenue
Randy Alderson

Mr. Fritz explained that Mr. Alderson wants to construct a storage building 300' long with each unit being 10' high and 10' long for boat and camper storage. The total sq. feet of the building will be under 12,000. There will be a large sign up soon and there are two entrances to the building off of 5th Avenue and Railroad Street. The building will not be visible from the street. The variance requested is a building with sheet metal siding without the masonry accent band, per the Industrial Design Guidelines. Public hearing scheduled for May 2, 2022.

The text amendment will be delayed till next meeting.

Burns moved to adjourn the meeting, second by Crotteau. All signified by saying aye and no one opposed. Motion carried and the meeting was adjourned at 7:26 p.m.



Linda M. Sula, Planning & Zoning Board Secretary

