

COAL CITY PLANNING AND ZONING BOARD MEETING

**MONDAY
APRIL 18, 2022
7:00 P.M.**

AGENDA

1. Call meeting to order
2. Approval of Minutes April 4, 2022
3. Public Comment

ZONING BOARD OF APPEALS
PUBLIC HEARING – Continued

4. Conditional Use Permit
301 S. Broadway
5. Kamleshkutar Patel and Ketankumar Patel
 - i. Swear in Testimonials
 - ii. Presentation by Petitioners
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

PRESENTATIONS

6. Fence Variance
410 W. Oak Street
Salvador Reyes, Jr.

7. Variance for Metal Siding
460 N. 5th Avenue
Randy Alderson

8. ADJOURN

Coal City Village Hall
515 S Broadway, Coal City, IL 60416

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: April 18, 2022

RE: APRIL 18TH MEETING AGENDA ITEMS

Conditional Use to allow Restaurant without Live Entertainment to serve alcohol with multi-use retail packaged liquor sales at 301 S. Broadway

K & Kenny Patel have an option to purchase the building at the southeast corner of Oak & Broadway most recently utilized by the Vintage Emporium. They would like to utilize the property for multiple business ventures within the 6,000 square foot retail space – 2/3 of the area would be utilized for the sale of packaged liquor and tobacco products while the remaining 1/3 of the building along Oak Street would be utilized for a Blue Taco franchise along with the allowable gaming that may occur at Illinois restaurants possessing certain liquor licenses. The Patels briefly submitted a floor layout, but have updated that submittal with more detail to provide an idea of what the floor layout shall be.

These petitioners own other restaurant franchises elsewhere and will operate at the building with two business entities – one for Blue Taco, which will require a Class C license (to be considered by the Village Board) for which no more than 30% of total sales within the restaurant may be from the sale of alcohol and the other for Coal City Liquors, which would be a Class B License (also to be considered by the Village Board). Their application for a conditional use is required due to the requirement that such a use requires a conditional use within C-4 zoned property. This petition was continued from the prior meeting of 4/4. Issues that emerged from the last meeting focused on the interior layout as well as a bit of the business plan. The revised floor layout should assist in answering some of these questions.

Pertinent Code Section(s)
Section 156.93, Table 7

Variance to Allow a Fence within the corner side yard at 410 W. Oak Street

Salvador Reyes, Jr., the owner of the residence at the northwest corner of Marguerite & Oak Streets, would like to construct a fence within the corner side yard of the property. The residence is a long structure that runs east/west on the property leaving a smaller rear yard to the west. This area is smaller when considering that portion which meets the definition of rear yard versus that portion of the yard that lies west of the residence and is corner side yard. There is a

Remaining Work Items

- Comprehensive Plan Review
- Downtown Remodeling Permits
- Review of existing Buildg Standards
 - Including - notice to contractor
 - Res. Design guidelines
- Carbon Hill Rd/113 Annexation
- Metal Siding
- Core Area, Zone 2 Signage Requirements
- Anti-Monotony Provisions
- Height limitation on secondary structures

considerable distance from the yard and the street within this neighborhood. Mr. Reyes would like a variance to utilize all of the required setback of 25'.

The public hearing for this variance request is set for May 2nd.

Variance from the Industrial Design Guidelines for the Construction of Storage Metal Building at 340 N. Fifth Ave

Randy Alderson, the owner of the storage area on the west side of Fifth Ave, north of Railroad Street would like to construct a new metal storage building at the property. This building is less than 12,000 square feet, which lessens the total design guideline requirement for the property. While it is possible to construct and utilize a metal building, there is to be a masonry band at the street level of the newly constructed structure. Due to the type of business Mr. Alderson would like to maintain, he does not believe this level of investment is necessary for the function of providing long-term storage solutions. He would like to construct the new building utilizing only metal siding without any masonry accent.

The public hearing for this variance request is set for May 2nd.

Findings of Fact. The Zoning Board of Appeals find as follows concerning the Conditional Use for 301 S. Broadway:

1. **Traffic.** The traffic expected for the uses at this address are consistent with the type of vehicles and flow of vehicles expected within this downtown retail location and shall not cause an adverse impact upon the surrounding neighborhood.
2. **Environmental Nuisance.** The proposed utilization of the property shall not cause adverse effects within the commercially zoned district; the petitioners' attention to waste disposal will create an improvement upon the property due to the proper installation of a dumpster pen and the maintenance of grease associated with restaurant cooking interior to the structure.
3. **Neighborhood Character.** The proposed use shall fit harmoniously within the commercial district and shall not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area.
4. **Public Services and Facilities.** No additional public services or facilities shall be required in order to accommodate the multiple retail uses to occur at this retail location.
5. **Public Safety and Health.** The provision of a restaurant liquor license within this retail location has not been determined as detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.
6. **Other Factors.** The improvements associated with including an additional restaurant utilization on S. Broadway is consistent with the comprehensive plan of the village and shall result in a substantial value being added to this existing structure.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Kamlesh Kumar Patel / Ketan Kumar Patel

Address: 14536 General Dr Plainfield ²⁶⁰⁵⁴⁴ Phone number: 912 271 3007

owner represented by: self attorney _____

contract purchaser Kamlesh Patel other agent Ketan Kumar Patel

agents name Lozi Bonapak Realty phone number: 815-530 2711
~~815-830 6672~~

address: 640 S. Broadway St Coal City IL

existing zoning: C4 use of surrounding properties: north C4 south C4

east RS3 west RB

what zoning change or variance: (specify) Conditional Use
for portion of the building.
Package Liquor store IS 2/3 and Restaurant IS 1/3
@

to allow what use Restaurant, service, Alcohol, Beverages without
Live Entertainment

tax number of subject property: 0902151001

common address of property: 301 S. Broadway St, Coal City IL 60416

parcel dimensions: 6000 sq ft lot area (sq.ft.) 70^w x 100^L = 7000 sq feet

street frontage 100 feet

legal description lots 2, 3 within section 42 Lots 2 and 3
within Block 42 of section 2, -32-8 within original
Town coal city.

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicants reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Kamleshkumar and Ketankumar Patel, being first duly sworn, on oath
Applicants name

deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 7th day of March, 2022.

Jacqueline Allen
Notary Public (Seal)

X R.H. Patel

Signature of owner

X J.Patel



*** NOTARY PUBLIC, STATE OF ILLINOIS ***

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>ZA-345</u>	Location of hearing
Filing date	<u>3-7-22</u>	Village Hall
Hearing date	<u>4-4-22</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

COAL CITY ZONING APPLICATION

X Owners name or beneficiary of land trust: Salvador Reyes Jr.

X Address: 410 W oak street Phone number: 815-600-9763

owner represented by: self attorney _____

contract purchaser _____ other agent _____

agents name _____ phone number: _____

address: _____

existing zoning: RS-3 use of surrounding properties: north RS-3 south RS-3
east RS-3 west RS-3

what zoning change or variance: (specify) Variance to construct fence
in corner side yard. setback variance of 24.78 ft

to allow what use Fence in corner side yard

tax number of subject property: 09-03-203-028

X common address of property: 410 W oak street

X parcel dimensions: 174.93' x 59' lot area (sq.ft.) ~~10,325~~ 10,325 sqft

street frontage 175 of W Oak, 59 of Marquette

legal description lot 2 of Pomatto Subdivision, Recorded
December 31, 2008 as document Number 496046,
Being Resubdivision of lot 9 in Block 5 of
Buchanans Addition to Coal City, Being a Subdivision
~~of lot 4~~ of Part of the NE 1/4 of Section 3,
Township 32 N, Range 8 E of the 1st Principal

Continued

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicants reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

X Salvador Reyes Jr, being first duly sworn, on oath
Applicants name

deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 1st day of April, 19 2022

Pamela M. Noffsinger
Notary Public (Seal)



X [Signature]
Signature of owner

***** MY COMMISSION EXPIRES 04/02/2023 *****

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 3

FOR OFFICE USE ONLY

Case number	<u>ZA-347</u>	Location of hearing
Filing date	<u>4-1-22</u>	Village Hall
Hearing date	<u>5-2-22</u>	515 South Broadway
Filing fee	<u>\$ 100 -</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	



09-03-203-026

W OAK ST

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: RANDY ALDERSON

Address: 390 N. 2ND AVE., COAL CITY Phone number: 815-378-4143

owner represented by: self X attorney _____

contract purchaser _____ other agent _____

agents name _____ phone number: _____

address: _____

existing zoning: I-1, C-5 use of surrounding properties: north X south I-1
east X west X

what zoning change or variance: (specify) To construct a building with sheet metal siding without the masonry accent band mentioned in section 3.5 of the Industrial design guidelines

to allow what use Campsite Storage (intend)

tax number of subject property: 06-35-454-001 + more

common address of property: 460 N 5th Ave

parcel dimensions: 1050x420x900x140 lot area (sq.ft.) 259617.6

street frontage 5th Ave

legal description _____

A portion of Lots 13, 14, 15, 16, and 17 in Block 15 and a portion of Lots 5, 6, and 7 in Block 22, in the Village of Coal Branch Junction, lying southeast of the Atchison, Topeka & Santa Fe Railroad right-of-way, in Section 35, Township 33 North, Range 8 East of the Third Principal Meridian, in Grundy County, Illinois

S.96

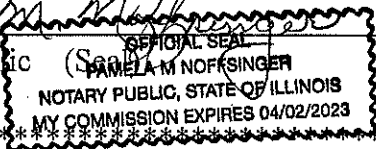
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicants reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

RANDY ALDERSON, being first duly sworn, on oath
Applicants name

deposes and says, that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 4 day of April, 192022

Pamela M. Noffsinger
Notary Public (S) 
NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 04/02/2023

Randy Alderson
Signature of owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>ZA-348</u>	Location of hearing	.
Filing date	<u>4-4-22</u>	Village Hall	
Hearing date	<u>5-2-22</u>	515 South Broadway	
Filing fee	<u>\$100.00</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

