

COAL CITY PLANNING AND ZONING BOARD MEETING

MONDAY
NOVEMBER 6, 2023
7:00 P.M.

AGENDA

1. Call meeting to order
2. Approval of Minutes October 23, 2023
3. Public Comment
4. ZONING BOARD OF APPEALS
Public Hearing 1
Garage Variance
Nathan Shain – 225 W. 3rd Street
 - i. Swear in testimonials
 - ii. Presentation by Petitioner
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request

Public Hearing #2

Conditional Use to Serve Alcoholic

Beverages w/o Live Entertainment or Dancing & a Variance
for the Side Yard Setback for the Placement of a
Multi-Tenant Sign

Mony Iljazi – 435 W. Division

- i. Swear in testimonials
- ii. Presentation by Petitioner
- iii. Public Comment
- iv. Board Consideration
- v. Action on Request

5. Adjourn

MEMO

TO: Planning & Zoning Board Members
FROM: Matthew T. Fritz
Village Administrator
MEETING
DATE: November 6, 2023
RE: **NOVEMBER 6TH MEETING AGENDA ITEMS**

Variance to the total square footage, height, and length of a detached garage, 225 W. Third Street

Nathan Shain, the owner of the residence on the south side of Third Street behind the Elementary School, would like to add a 1,600 sq. ft. detached garage within the rear yard of his residence. The garage is to include a 10' x 40' carport along one side; since this is all under one roof, it adds the portion of square footage requiring a variance since it exceeds 1,500 square feet. The height at the ridge would be 18' requiring a 3' variance from the 15' maximum and one side of the structure would be 40' long requiring a 4' variance from the 36' long maximum length in any direction for this accessory structure as provided within Table 15.

This matter is set for a public hearing Monday evening.

Pertinent Code Section(s)
Table 15

Conditional Use and Variance from Sideyard Setback at 435 W Division

Bimak, Inc., represented by Mony Iljazi, is the new owner of the commercial development that formerly housed La Piazza. The Iljazi family currently runs three restaurants south of I-80 and are looking to open the restaurant space as soon as they can inspect all of the equipment and decide upon the best restaurant concept for the location. They know they wish to possess a liquor license to include gaming as an accessory utilization of the total space. The capability to gain revenue from gaming is a necessity for this location; gaining the conditional use is a necessity to receive the liquor license allows the gaming to be offered at the location as well.

In addition to this consideration, the new ownership would like a signage as far east on the existing parking lot as possible. They have noted the difficulty with locating the restaurant property when approaching the property from the east since the only signage is on the building with a much deeper setback than the adjacent property on the east side. The Commercial Design Guidelines allow for the signage to be placed 10' behind the northerly boundary, but they would like eth interior side yard

Remaining Work Items

Downtown Remodeling Permits
Review of existing Buildg Standards
Including - notice to contractor
Carbon Hill Rd/113 Annexation
Metal Siding
Core Area, Zone 2 Signage Requiremnts
Anti-Monotony Provisions

setback to be 2' in order to push the signage eastward to avoid creating an obstruction within the parking lot on the building's north side.

They are getting signage submissions from manufacturers and prefer a pole sign instead of a monument, but I am waiting upon this material to share with the Board. Should the board not have enough information to make a determination, this consideration can be pushed to the upcoming December 4th Regular Meeting night.

This matter is set for a public hearing Monday evening.

Pertinent Code Section(s)
Section 156.92, Table 7

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Nathan Shain

Address: 225 W 3rd Phone number: 815 425 8872

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-2 Use of surrounding properties: North RS-2 South RS-2

East RS-2 West RS-2

What zoning change or variance: (specify) a variance of 100 sqft and a variance of 3ft of maximum height

To allow what use a garage that is 1600 sqft and 18ft tall

Tax number of subject property: 06-34-476-003

Common address of property: 225 W 3rd

Parcel dimensions: 90x180 Lot area (sq. ft.) 16,200

Street frontage 90ft of W 3rd

Legal description Trotters 5th Subdivision western 31.6 feet of lot 6 and Eastern 58.49 feet of lot 7 Block 1 Section 34-33-8

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 applicant's 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.

Nathan Shain, being first duly sworn, on oath deposes and says,
Applicant's Name

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

Subscribed and sworn before me on this 10th day of October, 20 23.

Linda Sula

[Signature]

Notary Public (Seal)



Signature of Owner

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

Please note the number of pages attached. 2

FOR OFFICE USE ONLY

| | | | |
|--------------|-----------------|---------------------|--|
| Case number | <u>ZA-373</u> | Location of hearing | |
| Filing date | <u>10-10-23</u> | Village Hall | |
| Hearing date | <u>11-6-23</u> | 515 South Broadway | |
| Filing fee | <u>\$100.00</u> | Coal City, Illinois | |
| Hearing time | <u>7pm</u> | | |

4. This small variance will be consistent with other homeowners in the district

5. The building is 1200 sq ft. open patio is the extra 400 sq. ft for family to enjoy.

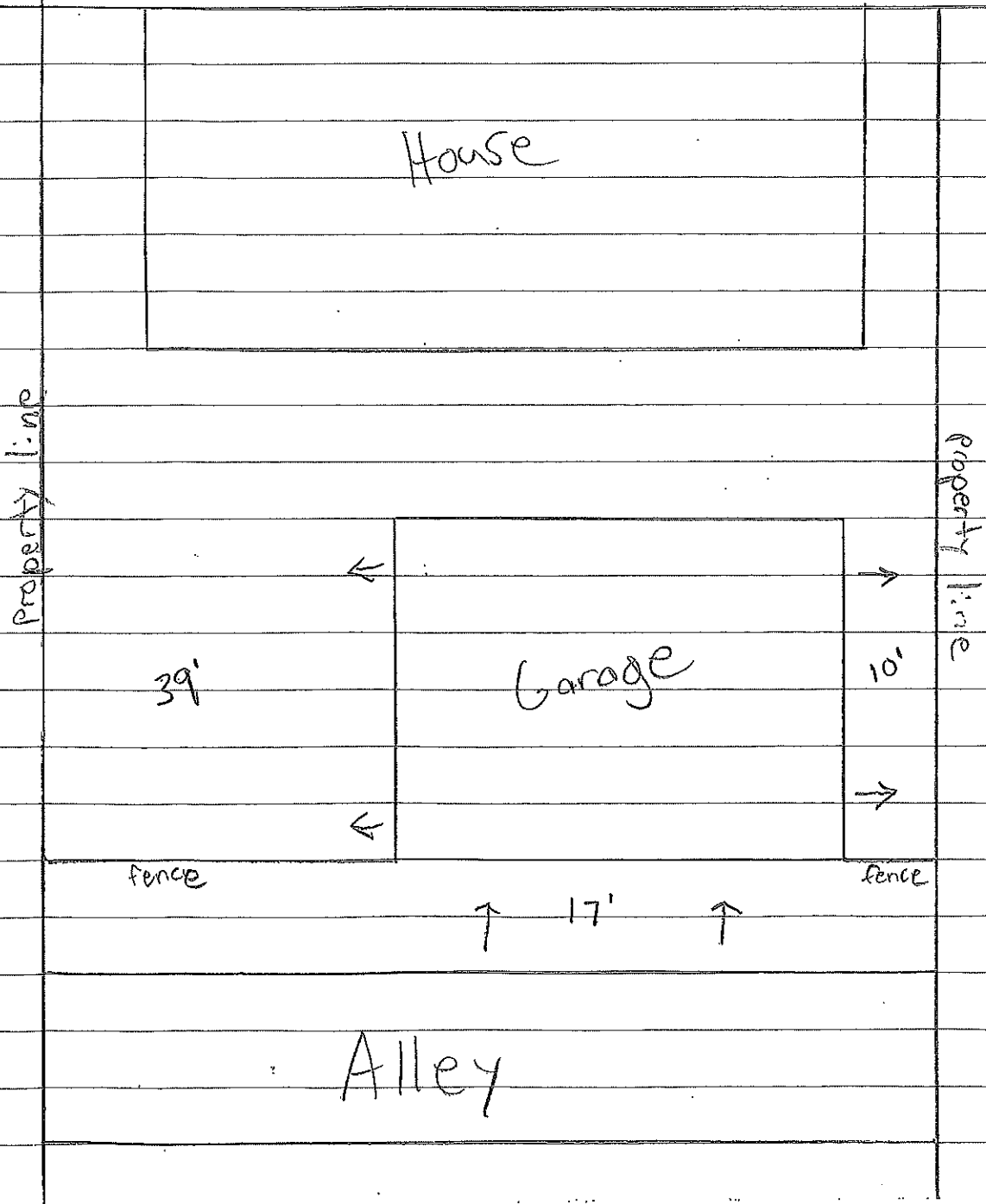
6. By adding garage to alley area will reduce noise to traffic + congestion on 3rd St. because this gives other owners peaceful + enjoyment of their properties

7. The building is under maximum size of code for Coal City, by having porch puts me over 100 sq ft for size. Roof Design for this area is for size of ~~space~~ ^{building} is for snow load for this area and for size of structure, per builder

Plumbing - yes toilet + sink

Electric - yes tying in to house service with 100 amp panel
in garage

Drainage - just gutters in own yard



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Bimak, Inc.

Address: 422 Mississippi, Elwood Phone number: 815-423-6700

Owner represented by: Self Attorney

Contract purchaser Shkendije Iljazi Other agent _____

Agents name Mary Iljazi Phone number: 708-691-0723

Address: _____

Existing zoning: C3 Use of surrounding properties: North Unincorp. South RS3

East C3 West RM1

What zoning change or variance: (specify) allow the construction of
a multi-tenant sign within the interior sideyard
with a 2' setback

To allow what use a restaurant serving alcoholic beverage, but
without live entertainment or dancing

Tax number of subject property: 09-03-201-005

Common address of property: 435 W. Division

Parcel dimensions: 150' x 120' Lot area (sq. ft.) 18,000

Street frontage 150' along Division + 120' along Virginia

Legal description the westerly 150' of Lot 1, Block 4
within Buchanan's Addition, Section 3-32-8

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 applicant's 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.

Shkendise KSAZi, being first duly sworn, on oath deposes and says,
Applicant's Name

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

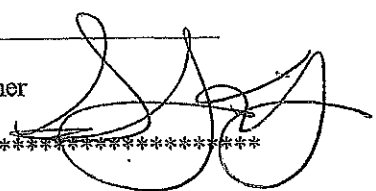
Subscribed and sworn before me on this 14 day of October, 2023.



Notary Public (Seal)

OFFICIAL SEAL
OM RAJESH SONI
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES OCTOBER 28, 2025

Signature of Owner



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>2A-374</u> | Location of hearing |
| Filing date | <u>10-13-23</u> | Village Hall |
| Hearing date | <u>11-6-23</u> | 515 South Broadway |
| Filing fee | <u>\$ 100.00</u> | Coal City, Illinois |
| Hearing time | <u>7pm</u> | |

