

# **COAL CITY PLANNING AND ZONING BOARD MEETING**

**Monday  
October 21, 2024 @7:00 P.M.**

## **AGENDA**

1. Call Meeting to Order
2. Approval of Minutes                      October 7, 2024
3. Public Comment
4. ZONING BOARD OF APPEALS  
Public Hearing – Alex Taylor 155 E. Division  
Conditional Use to Allow Motor Vehicle Repair within C-4
  - i. Swear in Testimonials
  - ii. Presentation by Petitioner
  - iii. Public Comment
  - iv. Board Consideration
  - v. Action on Request
5. Discuss Prospective Development Proposals
6. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members  
**FROM:** Matthew T. Fritz  
Village Administrator  
**MEETING DATE:** October 21, 2024  
**RE:** **OCTOBER 21<sup>st</sup> MEETING AGENDA ITEMS**

Conditional Use Allowing Motor Vehicle Repair at 155 E. Division

Alex Taylor would like to open a new business on the space formerly occupied by Ultimate Rides. Mr. Taylor's shop would specialize on the repair of diesel engines and motors. Repairing automobiles of any type at this property is a conditional use within the C4 zoning of the property. This utilization would occur within the back portion of the business and not the front portion along Division.

This request is scheduled for a public hearing on Tuesday evening.

Pertinent Code Section(s)  
**156.92, Table 7**

Prospective Development Discussion

We have been receiving many inquiries regarding many neighborhoods, areas within the village. In order to prepare for what is ahead, we can discuss a few different areas to expect within the near future. The basis of this discussion is to ensure the current codes meet village requirements prior to the preparation of the next text amendment ordinance to include signage, IBC upgrade, and requirement regarding maintenance bonds to be posted.

Remaining Work Items

Downtown Remodeling Permits  
Carbon Hill Rd/113 Annexation  
Metal Siding  
Anti-Monotony Provisions  
Signage Requirements

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Nick Bulyantq  
Address: \_\_\_\_\_ Phone number: 815-212-3968

Owner represented by: Self \_\_\_\_\_ Attorney \_\_\_\_\_

Contract purchaser \_\_\_\_\_ Other agent

Agents name Alex Taylor Phone number: 630 550 3968

Address: \_\_\_\_\_

Existing zoning: C-4 Use of surrounding properties: North RS-3 South RS-3

East C-4 West C-5

What zoning change or variance: (specify) A conditional use to allow motor vehicle repair within C-4

To allow what use \_\_\_\_\_

Tax number of subject property: 09-02-102-001

Common address of property: 155 E Division

Parcel dimensions: 150 x 75 Lot area (sq. ft.) 11250

Street frontage 150 of S Kankakee and 75 of E Division

Legal description Assessor's subdivision of part N 1/2 and NW 1/4 of Section 2-32-8 and W 1/2 of lot 5 and ~~part~~ All of Lot 6 Block 4 Section 2-32-8

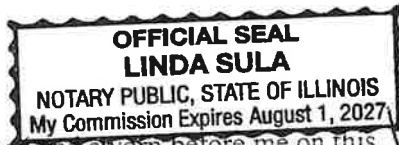
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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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.

Alex Taylor, 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 16<sup>th</sup> day of September, 2024.  
Linda Sula Signature of Owner  
Notary Public (Seal)

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

Please note the number of pages attached. 0

**FOR OFFICE USE ONLY**

Case number	<u>2A-390</u>	Location of hearing
Filing date	<u>9-16-24</u>	Village Hall
Hearing date	<u>10-21-24</u>	515 South Broadway
Filing fee	<u>\$ 100<sup>00</sup></u>	Coal City, Illinois
Hearing time	<u>7pm</u>	