

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

**Monday  
May 4, 2026 @ 7:00PM**

## **AGENDA**

1. Call Meeting to Order
2. Approval of Minutes April 20, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS  
Vernon Ray Hauschild and David & Debra Hauschild  
Map Amendment for Annexation – 253 Acres
  - i. Presentation of Amendment
  - ii. Public Comment
  - iii. Board Consideration
  - iv. Action
5. PRESENTATION 1  
Matthew Fincher  
Variance for Shed & Gazebo – 930 E. Short
6. PRESENTATION 2  
Matthew Dimonte  
Variance to Allow Fence within the Front Yard – 85 W. Willow

7. PRESENTATION 3

Sam Burnoski (Kozy Resters, LLC)

Map Amendment - Lot 4, 5 & 6, Third Avenue Pin#06-35-409-007

8. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** May 4, 2026

**RE: MAY 4<sup>th</sup> MEETING AGENDA ITEMS**

Map Amendment for Hauschild Annexation south of Reed between UP RR tracks and Berta Rd.  
Together, Vernon Ray Hauschild and David & Debra Hauschild are owners of approximately 253 acres for which they have petitioned the Village Board the capability to annex the property in order to be included within an upcoming TIF Amendment consideration. Upon annexation, the land would automatically be zoned RS1, but they have requested the capability to maintain the current Agricultural zoning to allow the property to maintain its current use. There is no imminent use of this property so the owners wished to maintain the current use of the property, which is primarily Agricultural in nature.

This matter is set for a public hearing on Monday evening.

Pertinent Code Section(s)  
**Section 156.121**

Variance to Allow Accessory Structures within the side yards of 930 E Short Drive  
Matt Fincher, who resides at the northwest corner at the turn of Short from its southern location northward within Meadow Estates. Fincher would like to locate an 8'x8' shed without any setback from the residence's boundary to the north and a 10'x12' gazebo on the south side of the home. These types of structures can be located behind the home, but not within side yards. This matter will be subject to a public hearing at the next meeting of Monday, May 18<sup>th</sup>.

Variance to Allow a 6' Fence within the Corner Side Yard at 85 W Willow  
Matt Dimonte, the owner of the home at 85 W Willow would like to replace the existing decorative fence at his home with a 6' privacy fence. Although the front door of the home is on Willow, the current fencing is constructing on the corner side yard. Dimonte would like to replace the existing fencing with something to allow his dogs to roam within the yard. This matter will be subject to a public hearing at the next meeting of Monday, May 18<sup>th</sup>.

Map Amendment at 345 & 355 N. 3<sup>rd</sup> Ave (Parcel 06-35-409-007) to Provide RS3 zoning  
The owners of this property, which is a vacant parcel on the east side of 3<sup>rd</sup> Ave, north of the intersection of 3<sup>rd</sup> & Third are represented by the potential developers, Kozy Resters, Inc. These developers finished a duplex along Covey, but would like to construct two single-family detached homes at this locations. Staff debated the manner to complete this request and rested on

Remaining Work Items

Residential Design Guidelines

the concept of completing a map amendment to RS3 because all other residential blocks within the immediate area are RS3. Currently, this parcel is zoned RM2, which allows for the placement of multi-family dwelling units. Despite this zoning, the whole area possesses single-family detached homes, which align with RS-3 zoning. The RS3 request would allow subdividing the current property allowing two complying parcels to remain. This matter will be subject to a public hearing at the next meeting of Monday, May 18<sup>th</sup>.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Vernon Ray Hauschild and David R. & Debra J. Hauschild

Address: [REDACTED] 2280 S. Gorman Rd., Mazon, IL  
Phone number: \_\_\_\_\_

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

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

Agents name \_\_\_\_\_ Phone number: (815) 942-0594

Address: 201 Liberty St # 211, Morris, IL 60450

Existing zoning: unincorporated Use of surrounding properties: North 11 South unincorporated

East unincorporated/Ag West unincorporated

What zoning change or variance: (specify) to become zoned Agricultural upon annexation  
instead of the prescribed RS1 to maintain the current utilization  
of the land.

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

Tax number of subject property: 09-14-200-011, 09-14-100-005, 09-14-200-010, 09-14-200-005, 09-14-200-0009

Common address of property: n/a, but includes 7669, 7865, 7905 E. Reed Road

Parcel dimensions: about 4,150 ft. x 2,640 ft. Lot area (sq. ft.) 11,002,385

Street frontage Reed = 3,825 and Berta = 2,370

Legal description attached

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.

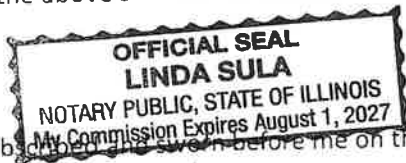
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I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

David R. + Debra J. Hauschild 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 37<sup>th</sup> day of April, 2026.

Linda Sula

Notary Public (Seal)

David Hauschild  
Debra Hauschild  
Signature of Owners

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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>2A26-0010</u>	Location of hearing	
Filing date	<u>4/3/26</u>	Village Hall	
Hearing date	<u>5/4/26</u>	515 South Broadway	
Filing fee	<u>\$ N/A</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

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.

VERNON R. HAUSCHILD 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 27th day of April, 2022

Notary Public (Seal) Viviana P. Beltran Signature of Owner Vernon R. Hauschild

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

Please note the number of pages attached. \_\_\_\_\_



State of New Mexico  
Notary Public  
Viviana P. Beltran  
Commission Number 2006114  
Expiration Date 5/9/2029

FOR OFFICE USE ONLY

Case number	<u>ZA 26-0010</u>	Location of hearing	
Filing date	<u>4/3/26</u>	Village Hall	
Hearing date	<u>5/4/26</u>	515 South Broadway	
Filing fee	<u>\$ N/A</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

ZA 26-0007

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Matthew Fincher  
Address: 930 E Short Phone number: (815) 823-7692 <sup>3(Y11)</sup> 341-6727

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) 3ft Variance to the 10ft fire separation for a Gazebo. 3ft Variance to lot line setback and a variance to table 14 to allow shed within the side yard

To allow what use A Gazebo 7ft from the primary structure and a shed in the side yard with 0ft setback from lot line

Tax number of subject property: 09-02-252-012

Common address of property: 930 E Short

Parcel dimensions: odd shape Lot area (sq. ft.) 11800 roughly

Street frontage 160 ft of E Short

Legal description Meadow Estates Subdivision Phase 4 Lot 39 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.

[Signature], 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 20<sup>th</sup> day of April, 2026

Notary Public (Seal) **OFFICIAL SEAL  
LINDA SULA  
NOTARY PUBLIC, STATE OF ILLINOIS  
My Commission Expires August 1, 2027**

[Signature: Linda Sula]  
Signature of Owner

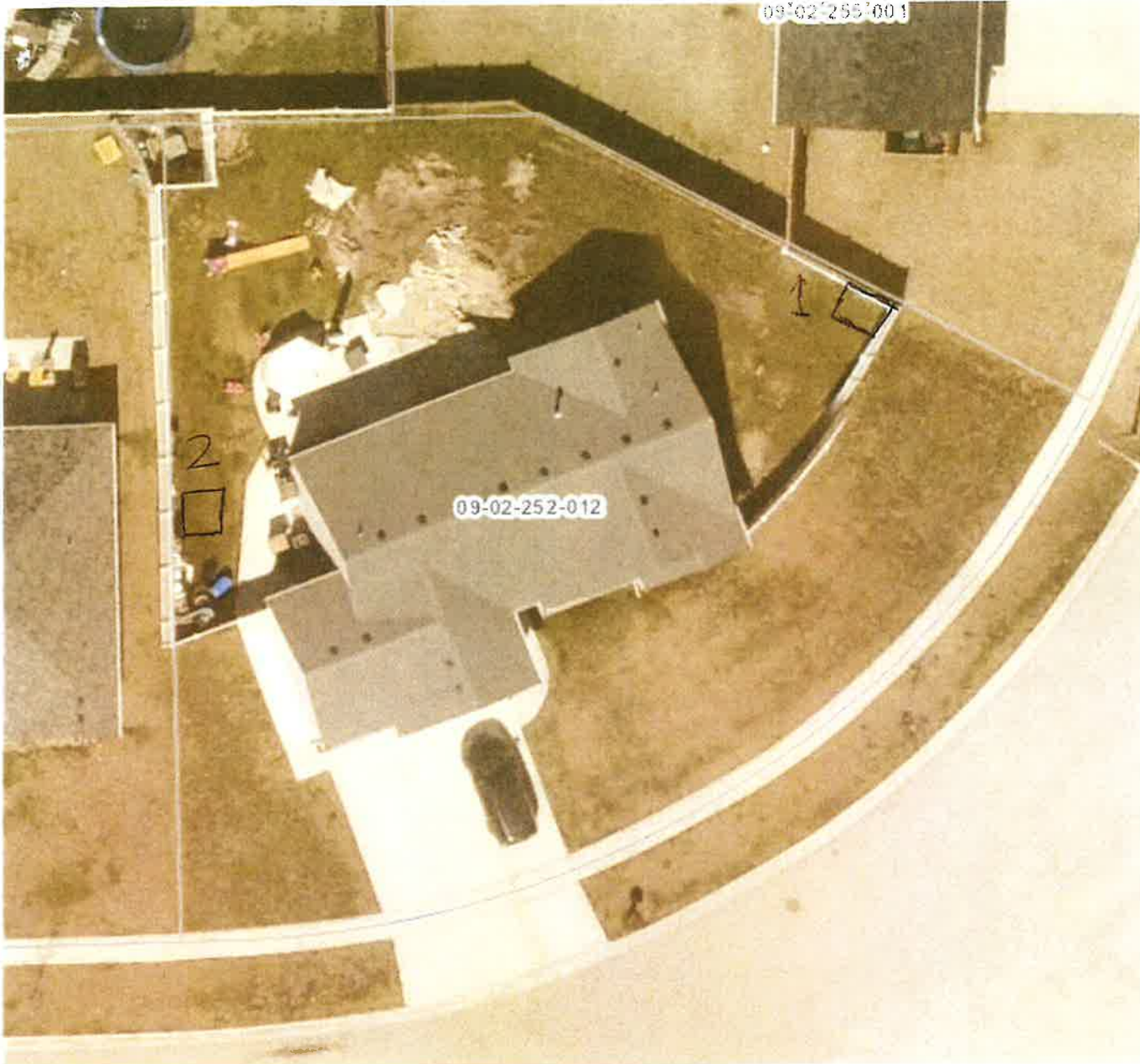
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You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. (1)

**FOR OFFICE USE ONLY**

Case number	<u>2A26-0007</u>	Location of hearing	
Filing date	<u>4-20-26</u>	Village Hall	
Hearing date	<u>5-18-26</u>	515 South Broadway	
Filing fee	<u>\$ 100-</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



1 8x8 Shea

2 10x12 Gazebo



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Matthew Dimonte

Address: 85 W. Willow Phone number: \_\_\_\_\_

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 RP West RS-3

What zoning change or variance: (specify) A Variance to Village Ordinance 156-171 (1)

To allow what use To allow a 6ft fence within the front yard

Tax number of subject property: 09-03-281-001

Common address of property: 85 W Willow

Parcel dimensions: 50 x 151 Lot area (sq. ft.) 7550

Street frontage 50 ft of S Mazon + 151 ft of W Willow

Legal description \_\_\_\_\_

Orig. TN Coal City, Lt 2, BK 30

SIC 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.

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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.

Jessica Bimonte, 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 20th day of April, 2020.

Notary Public (Seal) 

Linda Sula  
Signature of Owner

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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-26-0008</u>	Location of hearing
Filing date	<u>4-20-20</u>	Village Hall
Hearing date	<u>5-18-20</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

W WILLOW ST

09-03-281-001

6ft Fence

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Marcia Togliatto

Address: 146 Winding Trail Phone number: 815-263-5968

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

Contract purchaser Kozy Resters, llc Other agent \_\_\_\_\_

Agents name \_\_\_\_\_ Phone number: 630-450-3151

Address: 841 Windett Ridge Rd, Yorkville, IL 60560

Existing zoning: RM-2 Use of surrounding properties: North single family South commercial

East single family West single family

*map Amendment for RS3*

What zoning change or variance: (specify) Variance to build 2 homes on lots that are slightly smaller

than minimum required in RM-2. The lots will be 8,281 sq ft versus the 9,520 requirement.

We believe this is the best use versus building a duplex on the lot, as the surrounding neighborhood is predominantly single family houses.

To allow what use two single family homes to be built

*detached*

Tax number of subject property: 0635409007

Common address of property: Lot 4, 5, and 6, Third Ave, Coal City, IL 60416

Parcel dimensions: 91x182 Lot area (sq. ft.) 16,562

Street frontage 91'

Legal description Lots 4,5, and 6 in block fifteen (15) in the original town of Coal Branch Junction,

Village of Eileen, now in the Village of Coal City, all located in the Southeast quarter of

section 35, township 33 north, range 8 East of the third principal meridian, County of Grundy and State of Illinois

Local Address: 3rd Avenue, Coal City, Illinois

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.

Marcia Toglietto 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 22<sup>nd</sup> day of April, 2026.

Sarah Phillips  
Notary Public (Seal)



Marcia Toglietto  
Signature of Owner

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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>2A26-0009</u>	Location of hearing
Filing date	<u>4-23-26</u>	Village Hall
Hearing date	<u>5-18-26</u>	515 South Broadway
Filing fee	<u>\$200-</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

