

Planning and Zoning Board Meeting
May 18, 2026, 7:00PM

1. Call Meeting to Order

The Coal City Planning and Zoning Board meeting was called to order at 7:00PM on Monday, May 18, 2026. Roll call members: Walt Mahaffay, Jill Breneman, Jason Peters, Brad Littleton, Amanda Burns, Cody Krug, Maria Lewis. Also in attendance were Trustee Pam Noffsinger and Matt Fritz, village administrator.

2. Approval of Minutes May 4, 2026

Board members were provided copies of the May 4, 2026 meeting minutes for review. No corrections or additions were offered.

Motion to approve the minutes of May 4, 2026 was made by Mahaffay and seconded by Burns. The roll call vote was unanimous in favor, with Breneman and Peters noted as abstain.

3. Public Comment

Lewis opened the floor for public comment on items not on the evening's agenda, as provided under Section 2.06(g) of the Illinois Open Meetings Act. No members of the public came forward to speak, and the public comment period was closed.

4. Zoning Board of Appeals Public Hearing #1

Matthew Dimonte — Variance to Allow Fence within the Front Yard – 85 W. Willow

Swear in Petitioner / Presentation by Petitioner

Fritz provided a recap of the request for the benefit of board members who were not present at the prior meeting. The petitioner, Matthew Dimonte, and his wife were sworn in by Linda Sula, Deputy Clerk

The property at 85 W. Willow is a corner lot whose front door faces north toward Willow, with that north-facing yard serving technically as the corner side yard. The petitioners requested a variance to install a 6-foot privacy fence in that corner side yard — replacing a previously existing, shorter fence — primarily for the safety and containment of their dog. Because the pre-existing fence was itself non-conforming, replacing it with a taller 6-foot structure requires a variance under village code. The petitioners had submitted photographs and drawings documenting the fence location, which were incorporated into the record. A condition was discussed to include a request for the village to install a stop sign at Willow and the adjacent alley.

Public Comment

No members of the public came forward to speak on this item. The public comment portion was closed.

Board Consideration / Action on Request

The board discussed the request briefly and proceeded to a vote. The board agreed to incorporate the submitted photographs and drawings into the record as part of the motion.

Motion by Mahaffay to approve a variance at 85 W. Willow to permit a 6-foot privacy fence in the corner side/front yard as depicted in the drawings and photographs submitted, with the condition that the village be requested to place a stop sign at Willow and the adjacent alley, seconded. The motion carried 7-0.

The Chair noted that the item has received a positive recommendation from the Planning and Zoning Board and will be forwarded to the Village Board for ordinance approval at its meeting on May 27, 2026 at 7:00 PM.

5. Public Hearing #2

Matthew Fincher — Variance for Shed & Gazebo – 930 E. Short

i–ii. Swear in Petitioner / Presentation by Petitioner

Fritz provided a recap for the benefit of absent board members. The property at 930 E. Short is a unique corner lot that, despite its orientation, has two interior side yards — one on the north side and one on the south side of the home. Both Matthew Fincher and his wife were sworn in by Sula.

Two separate variances were requested:

Gazebo (South Side): The petitioners plan to place a gazebo on the south side of the home. Mr. Fincher clarified via email prior to the meeting that the gazebo would sit approximately 6 to 7 feet from the corner of the house to the outer edge of the structure, resulting in roughly a 3.5-foot variance from the required setback. The gazebo would be positioned 1 foot off the fence line to keep any overhang on the petitioners' side of the property.

Shed (North Side): On the north side of the property, there is a double-wide gate providing access to the interior side yard. The petitioners requested a zero-foot setback to allow an 8-foot by 8-foot shed to be placed in that interior side yard corridor. It was confirmed the shed would have no overhang.

iii. Public Comment

No members of the public came forward to speak. The public comment portion was closed.

iv–v. Board Consideration / Action on Request

The board agreed to address the two requests as separate variances. No substantive questions were raised by board members.

Mahaffay moved to approve a variance for the gazebo at 930 E. Short Street (PIN 09-02-252-012) to allow placement in the interior side yard with a reduced setback as presented and Burns seconded. The motion carried 7-0.

Mahaffay moved to approve a variance for an 8-foot by 8-foot shed at 930 E. Short Street (PIN 09-02-252-012) to be placed in the interior side yard with a zero-foot setback and Breneman seconded. The motion carried 7-0.

Both items received positive recommendations and will be forwarded to the Village Board for ordinance approval on May 27, 2026 at 7:00 PM.

6. Public Hearing #3

Sam Burnoski (Kozy Resters, LLC) — Map Amendment - Lot 4, 5 & 6, Third Avenue, PIN #06-35-409-007

i-ii. Swear in Petitioner / Presentation by Petitioner

Fritz provided an overview, followed by a presentation by Sam Burnoski and his cousin Frank, representing Kozy Rest Construction, LLC. Both petitioners were sworn in by Sula.

The proposal involves the purchase and subdivision of a 16,562 square-foot lot into two parcels, each intended for construction of a single-family detached dwelling. The lot is currently zoned RM-2, and the board had previously discussed whether the matter should proceed as a rezoning or as variances within the existing RM-2 designation; the latter approach was confirmed as the preferred path.

Lot Size and Variance Need: Each resulting lot, at just under 8,300 square feet, would fall slightly short of the minimum square footage required for a single-family dwelling unit in the RM-2 district. The petitioners noted that comparable RM-2 lots directly across the street and in the immediate vicinity — including several on the southwest corner of Third and Fourth Avenues — are of equal or lesser square footage, ranging from approximately 7,500 to 9,500 square feet.

Alley Vacation: Fritz reported that the alley to the south of the parcel has been reviewed by public works, confirmed to be free of utilities, and can be vacated. Under the vacation process, 8 feet would go to the neighbor to the south and 8 feet would accrue to the subject parcel, adding approximately 4 feet to each of the two proposed lot frontages. This would bring each lot to just over 9,000 square feet — larger than the comparable RM-2 lots nearby. The village is actively working to advance the alley vacation so it can go before the Village Board concurrently with this request. The board clarified that the variance itself is not contingent upon the alley vacation.

Proposed Homes: The petitioners described the prospective homes as ranch-style houses of approximately 1,600 square feet with 420-square-foot attached garages. Without the alley addition, each lot and home footprint would be 29.5 feet wide with 8-foot side easements. With the alley addition, lot widths would increase to 49.5 feet, and homes could expand to approximately 31–32 feet wide with roughly 9-foot side setbacks. Total lot coverage including impermeable surface was noted at approximately 33.75 percent, within the 35 percent maximum.

Sidewalks: The petitioners raised the question of sidewalk requirements, noting the absence of sidewalks in the surrounding area and the practical challenges of installing one, including the need to navigate around an existing manhole and utility pole.

Drainage: Mahaffay raised concerns about stormwater drainage in the area, noting a history of flooding issues and the impact of additional impermeable surface coverage. Fritz acknowledged the concern, noting improvements that have been made in the area but affirming that the petitioners would need a plan for stormwater management. The Chair advised the petitioners to coordinate with public works staff regarding the locations of drainage tiles and the catch basin prior to construction.

iii. Public Comment

A neighbor Bill Lyday (190 W. Third St.) was present in the audience. The Chair initially moved to close the public hearing portion but, upon recognizing the neighbor, reopened it so the presentation could conclude first and the public could be fully informed. No formal public comments were ultimately entered into the record.

iv–v. Board Consideration / Action on Request

The board proceeded to deliberation and voted on the variance requests, addressing the lot subdivision and sidewalk conditions as separate motions.

Mahaffay moved to approve a variance for the subdivision of PIN #06-35-409-007, also known as 345–355 North Third Avenue, to allow the current pin to be divided into two equal parcels of 8, 281 sq. ft. with the condition that both lots must be granted two separate pin numbers, Peters seconded. The motion carried 6-0, with 1 Abstain from Burns.

Mahaffay moved to approve a variance for 345–355 North Third Avenue (PIN #06-35-409-007) of 1, 239 sq. ft. per lot as required by our building and zoning code 156.4, Littleton seconded. The motion carried 6-0, with 1 Abstain from Burns.

Mahaffay moved to approve (Pin#06-35-409-007) also known as 345-355 North Third Avenue to not require front sidewalks on either lot once divided, with the condition that gutters from both houses must drain to the catch basin at the front of the property, and Peters seconded. The motion carried 6-0, with 1 Abstain from Burns.

Both items received positive recommendations and will be forwarded to the Village Board for ordinance approval on May 27, 2026 at 7:00 PM.

7. Adjourn

Hearing no further business, the Chair entertained a motion to adjourn.

Burns moved to adjourn at 7:40pm and Breneman seconded. The motion carried, and the meeting was adjourned.



Linda Sula, Deputy Clerk