

COAL CITY PLANNING AND ZONING BOARD MEETING

Monday, May 18, 2026 @ 7:00PM

AGENDA

1. Call Meeting to Order
2. Approval of Minutes May 4, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING #1
Matthew Dimonte
Variance to Allow Fence within the Front Yard – 85 W. Willow
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - ii. Public Comment
 - iii. Board Consideration
 - iv. Action on Request
5. PUBLIC HEARING #2
Matthew Fincher
Variance for Shed & Gazebo – 930 E. Short
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - ii. Public Comment
 - iii. Board Consideration
 - iv. Action on Request

6. PUBLIC HEARING #3

Sam Burnoski (Kozy Resters, LLC)

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

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

7. Adjourn

MEMO

TO: Planning & Zoning Board Members
FROM: Matthew T. Fritz
Village Administrator
MEETING
DATE: May 18, 2026
RE: **MAY 18th MEETING AGENDA ITEMS**

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 constructed on the corner side yard. Dimonte would like to replace the existing fencing with something to allow his dogs to roam within the yard. A request was made to include a Stop sign be posted at the end of the adjacent alley; this can occur, but can be a required condition within the final recommendation.

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

Pertinent Code Section(s)
Section 156.171

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 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. Attached is the response to the Table 25 Variance Criteria response that were requested at the last meeting of the petitioner.

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

Pertinent Code Section(s)
Section 156.73, Table 14

Variances at 345 & 355 N. 3rd Ave (Parcel 06-35-409-007) to Provide Construction of 2 detached single-family dwelling units

The owners of this property, which is a vacant parcel on the east side of 3rd Ave, north of the intersection of 3rd & 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 location. The matter was publicly advertised in a

Remaining Work Items

Residential Design Guidelines

manner that was evident the end utilization of the property is intended to allow for the construction of two single-family detached units with any necessary variances. Upon discussion of the presentation, the Board wished for it to be considered as a variance from the existing requirements rather than simply zone these two parcels differently than the adjacent neighboring dwelling units.

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 is the planned construction for the two parcels planned to split from this existing one. In addition to the variances regarding the square footage of the allowable buildable lot, the developer has requested that the standard requirement of a sidewalk to be constructed within the front yard be waived at this house as well. This is ordinarily the means by which the village accumulates sidewalk over time, but within this neighborhood, there are no other sidewalks within any nearby lots by which these sections would ever connect.

Table 4 of the Village Code has been provided to review any required variances from the standards. Lastly, the alley located on the south side of this parcel is being prepared for vacation and an additional 8' of frontage will be available for these dwelling units resulting in another 4' of lot width for each of the subdivided parcels; i.e. instead of 45'6" x 182' parcels, they would become 49'6" x 182' parcels.

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

Pertinent Code Section(s)
Section 156.78, Table 4

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 Mazeh + 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.

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

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-20-0008</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

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 (Y15)

341-
4727

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. File Separation for a Gazebo. 3ft Variance to lot line setback and a Variance to table 14 to allow a 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.

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 20th day of April, 2026

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

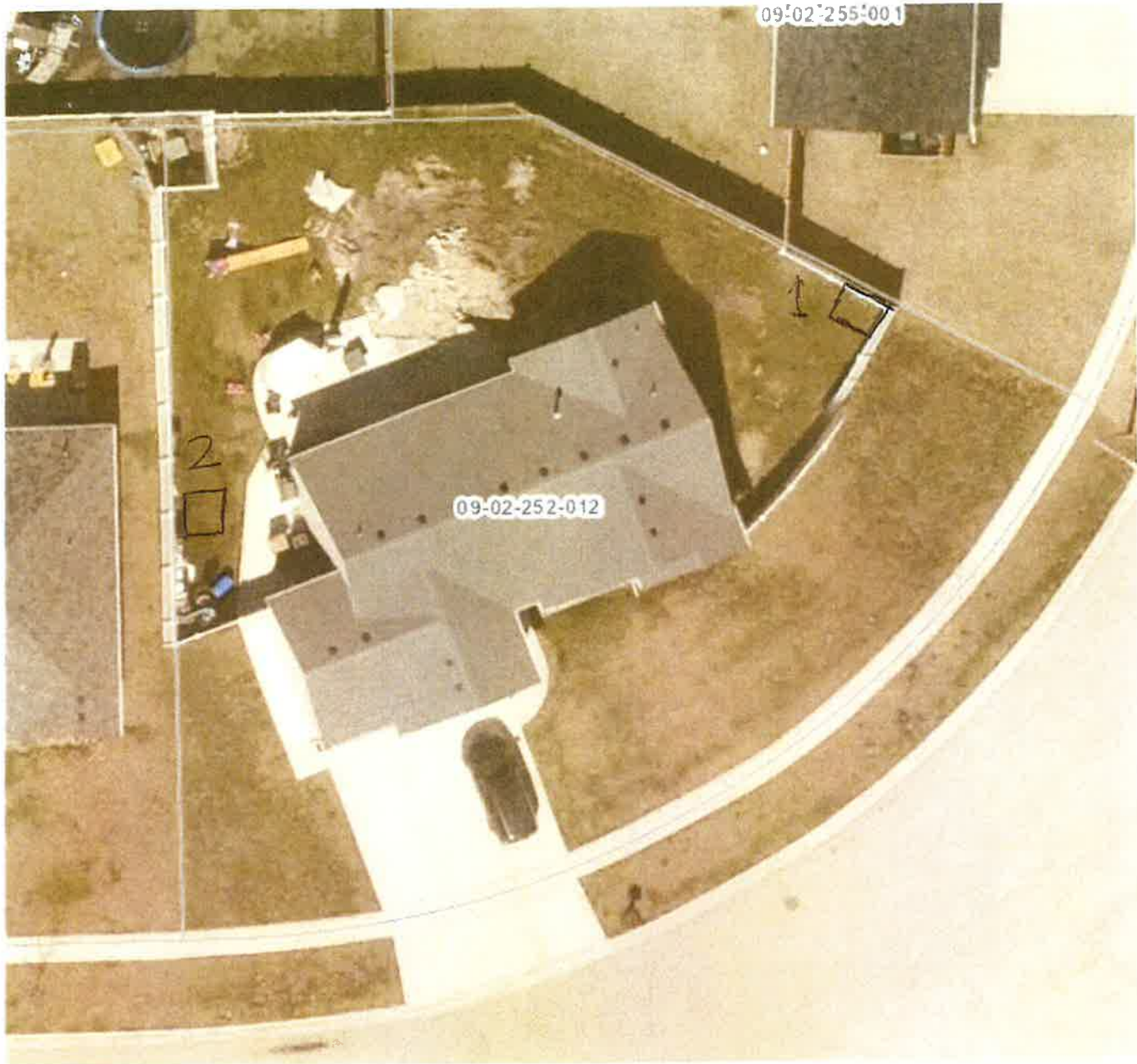
Linda Sula
Signature of Owner

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>2A 26-0007</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



ZONING CODE

156 Attachment 4

Village of Coal City

Table 4: Residential District Requirements
 [Amended 3-23-1992 by Ord. No. 92-01; 6-12-1995 by Ord. No. 95-12;
 7-10-2000 by Ord. No. 00-12; 1-24-2005 by Ord. No. 05-02; 1-23-2006 by Ord. No. 06-02;
 7-27-2016 by Ord. No. 16-16; 10-25-2023 by Ord. No. 23-29]

Requirement	Zoning District								
	RS-1	RS-2	RS-3	RA-1	RA-2	RM-1	RM-2	RM-3	RB
Minimum lot area per dwelling unit, in square feet (f):	30,000	11,200	7,200	10,640	10,640	10,080	9,520	9,600	7,200
Minimum lot width per dwelling unit, in feet	100	80	60	40	55	40	40	80	60
Minimum lot width per dwelling unit abutting arterial street, in feet (b)	200	200	200	200	200	200	200	200	50
Minimum front yard depth per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum corner side yard width per dwelling unit, in feet	30	25	25	25	25	25	25	25	(f)
Minimum interior side yard width per dwelling unit, in feet (c)	10	8	8	8	8	8	8	8	10
Minimum rear yard depth per dwelling unit, in feet	40	30	25	25	25	25	25	25	25
Maximum building height per dwelling unit, in feet	35	35	35	35	35	35	35	35	35
Minimum percent of net site area in:									
Uncovered space (g)	65%	65%	65%	65%	65%	65%	65%	65%	—
Nonvehicular space	—	—	—	—	—	45%	45%	45%	—
Recreational space	—	—	—	—	—	5%	5%	5%	—
Permitted use group(s) (d)	A	A	A	A	A	A	A,D	A	A,G
Conditional use group(s) (e)	B	B	B	B	B,C	B,C	B,E	B,F	B
Parking and loading				As provided in Article VII, § 156-125 et seq.					
Other Requirements				As provided in Article III and §§ 156-80 through 156-84					

COAL CITY CODE

NOTES:

- a. (Reserved)
- b. Required front and corner side yard frontages for any lot abutting an arterial street designated in the Village Comprehensive Plan or in an annexation agreement or subdivision plat and not qualifying under § 156-56, Exceptions to arterial lot dimensions.
- c. Side yard requirements for attached dwelling units shall not apply where the unit is attached to another unit at the side lot line.
- d. See Table 5 for permitted and conditional uses by group.
- e. Subject to the provisions of Article XI, § 156-230 et seq., Conditional Uses.
- f. Per established existing setbacks. See Appendix Diagrams for example (“Conformity to Existing Front Yards”).
- g. See Table 15 for standards for accessory structures.

Note: Single-family detached dwellings in RA and RM Districts shall meet the same requirements as provide in the RS-3 District for such dwellings.

Table 25: Approval Criteria for Variances

Generally

No variance shall be recommended or granted unless the applicant shall establish that carrying out the strict letter of the provisions of this Code would create a particular hardship or a practical difficulty. In making the determination whether there are practical difficulties or peculiar hardships, the Zoning Board of Appeals may take into consideration the extent to which the following facts to the owner have been established by the evidence:

(1) Special Circumstances Not Found Elsewhere

Special or unique circumstances exist that are peculiar to the property for which the variance is sought and that do not apply generally to other properties in the same zoning district. These special circumstances might include, for example, the physical character of the land or building(s), dimensions, topography, or soil conditions.

(2) Unnecessary Hardship

The proposed variance will alleviate a peculiar, exceptional, or undue hardship, as distinguished from a mere inconvenience or monetary hardship.

(3) Consistent with the Rights Conferred by the District

A variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties within the same zoning district, is consistent with the comprehensive plan, and does not confer a special privilege ordinarily denied to other properties within the district.

(4) Necessary for Use of the Property

Failure to pass the variance will deprive the applicant the use of his or her property in a manner equivalent to the use permitted by other owners of property in a manner equivalent to the use permitted by other owners of property in the immediate area or may prohibit a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

(5) Minimum Variance Recommended

The variance is the minimum variance that will make possible the reasonable use of the property, building, or structure.

Directions: Please review the criteria below to review the variance to be requested. The Zoning Board of Appeals may only grant a variance when the following criteria provide sufficient evidence to find certain facts surrounding the variance request by which the Board may recommend the adoption of the variance to the Village Board of Trustees.

(1) Special Circumstances Not Found Elsewhere

Please circle any of the following statements that apply:

- A. Special or unique circumstances exist that are peculiar to the property.
- B. The variance is sought for a standard that does not apply generally to other properties in the same zoning district.
- C. The property and its utilization possesses the following special circumstances; the physical character of the subject property's
 - i. land or building(s);
 - ii. dimensions,
 - iii. topography or soil conditions.

(2) Unnecessary Hardship

Please explain how the proposed variance will alleviate a peculiar, exceptional, or undue hardship; please note – a hardship is suffering or a difficulty by a property owner regarding the utilization of one's property especially when compared to landowners of similar property within the same zoning district. Please do not utilize an inconvenience, which is defined as undesired extra work, trouble or effort by a property owner in order to utilize one's property in a manner consistent with similar properties within the same zoning district. A hardship cannot be established based upon an undesired monetary hardship required to follow the Village Code.

The shed will be in violation everywhere on my property due to our addition being in the way of our backyard. There is also an easement that runs along side of my backyard for an electrical box & City light.

The gazebo will NOT be 10 ft. away from our house anywhere we put it as well.

(3) Consistent with the Rights Conferred by the District

This variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties within the same zoning district; this variance shall allow the property to remain consistent with the comprehensive plan, and shall not confer a special privilege ordinarily denied to other properties within the district.

Please circle true if this applies –

True or False

(4) Necessary for Use of the Property

Please circle any of the following statements that apply:

- A. Failure to pass the variance will deprive the applicant the use of the property in a manner equivalent to the use permitted by other owners of property in a manner equivalent to the use permitted by other owners of property in the immediate area.
- B. Failure to pass the variance will prohibit a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zoning district.

(5) Minimum Variance Recommended

Please explain how the variance for which the applicant has applied is the minimum variance that will make possible the reasonable use of the property, building, or structure.

IF WE MOVE SIDED THREE FT. AWAY FROM PROPERTY LINE ON OUR SIDE YARD, IT WILL COVER GATE.

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

What zoning change or variance: (specify) map Amendment for RS3
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.

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 22nd day of April, 2026.

Sarah Phillips
Notary Public (Seal)



Marcia Toglietto
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>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>	



Please see attached drawing for the specs of the builds we will be doing on 3rd Avenue. This is for the Monday night meeting.

*Please note that this drawing is if we do not receive 8 feet Along the south side of the property from the city alley vacation.

If we do receive 8 feet from the alley vacation, the specs would change in the following ways:

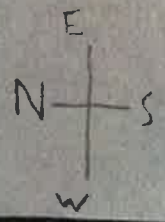
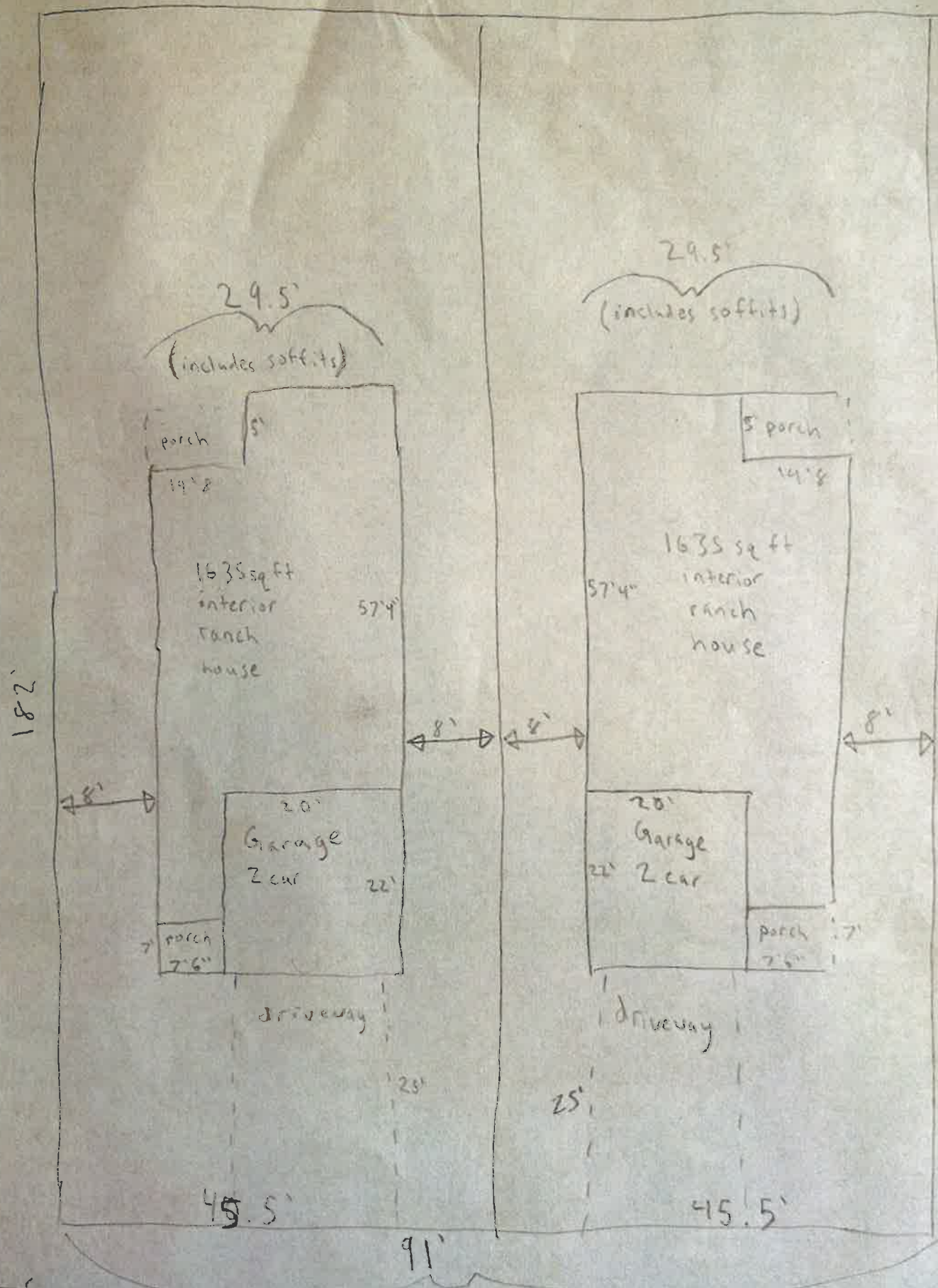
- Each lot would be 49 1/2 feet wide
- The Width of each house would increase to 31.5-32 feet wide (including soffits)
- depth of each house may decrease 2-3 ft (total interior sq feet would be roughly the same)
- The side lot setbacks would increase to 9-9.25'
- lot % coverage would decrease

Let me know if you are having trouble seeing the drawing or have any questions. Feel free to give me a call if you would like.

Thanks,

Sam Burnoski
Kozy Resters

5rd Ave Buidls (w/ no alley vacatoin)



* 33.75% lot coverage