

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

**Monday, June 1, 2026 @ 7:00PM**

## **AGENDA**

1. Call Meeting to Order
2. Approval of Minutes May 18, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING  
Hauschild Map Amendment
  - i. Swear in Petitioner
  - ii. Presentation by Petitioner
  - ii. Public Comment
  - iii. Board Consideration
  - iv. Action on Request
5. Adjourn

**MEMO**

**TO:** Planning & Zoning Board Members  
**FROM:** Matthew T. Fritz  
Village Administrator  
**MEETING**  
**DATE:** June 1, 2026  
**RE:** **JUNE 1<sup>ST</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 was considered at the Regular Meeting of 5/4/26 at which time the public hearing was continued until Monday, 6/1/26. At that time, "Findings of Fact" to affirm the petitioner's request were to be prepared. Those Findings have been included. Please note, one of the parcels is less than 5 acres, so Parcel 5, PIN #09-14-200-009 has been written so as to receive Agricultural/Residential Zoning to maintain the current usage upon that property.

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

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

<p><u>Remaining Work Items</u> Residential Design Guidelines</p>
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**VILLAGE OF COAL CITY,  
COUNTIES OF GRUNDY AND WILL, ILLINOIS  
ZONING BOARD OF APPEALS**

**In Re the Matter of :** )  
**Hauschilds’ Application for Zoning Map Text** )  
**Amendment to Rezone ± 253 Acres of Farmland** )  
**from RS-1 to A – Agricultural** )  
**Near Reed & Berta Roads** )

**REPORT OF FINDINGS OF FACT AND RECOMMENDATION**  
**TO THE VILLAGE BOARD OF TRUSTEES**  
**TO REZONE CERTAIN PROPERTY FROM RS-1 SINGLE-FAMILY RESIDENTIAL**  
**FOLLOWING ANNEXATION TO A – AGRICULTURAL AND A-R**  
**AGRICULTURAL RESIDENTIAL, RESPECTIVELY**

**I. BACKGROUND**

**A. PETITIONERS AND PROPERTY**

Vernan Ray Hauschild (“*V. Hauschild*”) and David R. and Debra J. Hauschild (“*D & D Hauschild*”) (cumulatively, V. Hauschild and D & D Hauschild shall be known as the “*Owners*”), represented by attorney Donald Black filed an application for a zoning map amendment with respect to certain real property consisting of approximately 253 acres of largely undeveloped agricultural land generally located southwest of the intersection of Berta Road and Reed Road in unincorporated Grundy County, Illinois. The real property is comprised of five distinct parcels, with a general description of the parcels, PINs and legal descriptions set forth in **Exhibit A** (cumulatively, the five parcels are known as the “*Property*”).

The Property is the subject of the Owners’ pending petition for annexation into the Village of Coal City. While the annexation is not within the jurisdiction of the Zoning Board of Appeals (“*ZBA*”), the ZBA has jurisdiction to conduct a public hearing and make a recommendation to the Village Board as to the disposition of the rezoning request. In this case, the Property is presently unincorporated, subject to the Village Board’s handling of a simultaneously pending petition for annexation. By virtue of Section 156-48 of the Coal City Village Code, any newly annexed land initially comes into the Village as the lowest density residential zoning classification for which the parcels satisfy minimum lot size requirements. This serves as a placeholder designation for all newly annexed property that comes into the Village of Coal City, reflecting a policy of low-intensity use unless and until newly annexed property owners or their successors seek a reclassification. Here, the Property has been continuously farmed since the Village has kept records. The Owners have not disclosed any plans to develop the Property and wish the zoning of the Property to reflect its actual present and historical use as farmland in order to avoid unnecessarily creating a legal nonconforming use by virtue of continuing to use the Property in the same manner as they have throughout history.

Parcel 1 is 157.95 acres of farmland located at 7665-7669 E. Reed Road. Aside from the farmland, Parcel 1 is improved with three houses, some detached garages and corn silos (“*Parcel*”).

I”). Parcel 2 is 47.58 acres of unimproved farmland east of the Union Pacific Railroad tracks, south of E. Reed Road and west of S. Berta Road (“**Parcel 2**”). Parcel 3 consists of 39.05 acres of farmland improved with a detached single-family home at 7865 E. Reed Road (“**Parcel 3**”). Parcel 4, 7905 E. Reed Road, is five acres of farmland with a single-family home located on it (“**Parcel 4**”). Parcel 5, located south of Reed Road and directly west of S. Berta Road, is a 3 acre farm with a single-family home situated on it (“**Parcel 5**”). When referred to as a singular whole, Parcels 1 -5 are called the "**Property**").

D & D Hauschild and Petitioner’s attorney, Donald Black, appeared at a public hearing concerning the requested rezoning before the Zoning Board of Appeals ("ZBA") on May 4, 2026, which was continued for conclusion on June 1, 2026 (the “Hearing”). Numerous area residents attended, asked questions or offered testimony.

## **B. JURISDICTION**

Pursuant to powers granted to it by Section 156-313 of the Village Code and in accordance with the procedures and evaluative criteria set out in Article XIII of the Village Zoning Code, the Zoning Board of Appeals has jurisdiction to hear rezoning requests and act in its capacity as an advisory body to the Village Board to recommend to the Village Board whether approval or rejection of a proposed map amendment.

In order to secure approval of the Final PUD Plat to develop and operate the Project on the Property, Developer must demonstrate to the ZBA and Village Board that the Project and Plans, as amended, satisfy the criteria for PUD approval set forth in Section 156-27 of the Village Code and the approval criteria provided in Table 16 of the Village Zoning Code. Developer must further demonstrate to the ZBA and Village Board that Parcel 3, 4 and 5 should be rezoned from their present zoning classifications to I-1 in accordance with the procedures and criteria set out in Section 156-27 and Table 26 of the Village Zoning Code. Finally, the Developer must satisfy the ZBA and, ultimately, the Village Board that its proposed Rail Operations satisfy the approval criteria for conditional uses provided in Table 24 of the Village Zoning Code.

## **C. NOTICE**

Notice of the public hearing was duly provided by Developer in accordance with Section 156-27 of the Village Code insofar as notice of the hearing was (i) published in the *Coal City Courant*, (ii) signage posted on the Property at least 15 days prior to the public hearing, and (iii) written notice to abutting owners and owners across the street from the perimeter of the Property.

## **D. PUBLIC HEARING**

Prior to the ZBA convening the public hearing on May 4, 2026 in accordance with law and concluding on June 1, 2026 (the “**Hearing**”), the petition was presented for general discussion at a regularly-scheduled meeting of the ZBA on April 20, 2026. Thereafter, ZBA members prepared for the Hearing by reviewing Petitioners’ rezoning application (the

“*Application Materials*”). At the Hearing, the ZBA listened to a summarial presentation by Administrator Matt Fritz and had an opportunity to ask Petitioners and their representative questions. The ZBA further listened to comments and questions from interested neighbor and area residents. All of the testimony and evidence presented at the Hearing was recorded, and the Hearing notes and audiotape from the Hearing were available for review together with the Application materials. ZBA members not in attendance for both sessions of the Hearing reviewed the proceedings by listening to the audio recording and reviewing notes taken by Deputy Clerk Linda Sula.

## **E. REZONING CRITERIA**

Section 11-13-14 of the Illinois Municipal Code, 65 ILCS 5/11-13-14, grants the Village authority to amend the zoning designation of particular parcels by ordinance. Zoning map amendments are governed by Title XIII and Table 26 of the Zoning Code, as follows:

- (1) Compatible with Use or Zoning of Environs**  
The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.
- (2) Supported by trend of Development**  
The trend of development in the general area since the original zoning of the affected property was established supports the proposed use or zoning classification.
- (3) Consistent with Comprehensive Plan Objectives**  
The proposed use or zoning classification is in harmony with the objectives of the Comprehensive Plan of the Village as viewed in light of any changed conditions since the adoption of the Comprehensive Plan or adoption of a new Comprehensive Plan.
- (4) Furthers Public Interest**  
The proposed use or zoning classification promotes the public interest and not solely the interest of the applicant.

In addition to the factors articulated in Table 26, because the rezoning criteria are the same as the original zoning criteria, the ZBA also examined the rezoning request in light of the "*LaSalle/Sinclair Pipe* factors," to the extent that the below factors are not encapsulated within the Table 26 criteria, as follows:

- (5)** The existing uses and zoning of nearby property;
- (6)** The extent to which property values are diminished by the particular zoning restrictions;
- (7)** The extent to which the destruction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public;
- (8)** The relative gain to the public as compared to the hardship imposed on the individual property owner;

- (9) The suitability of the property for the zoned purpose; and
- (10) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the Property;
- (11) The public need for the proposed use; and
- (12) The thoroughness with which the Village engaged in planning and zoning the parcel in the first place.

## **II. FINDINGS OF FACT & LEGAL CONCLUSIONS**

After reviewing all Application Materials, hearing testimony, receiving evidence, and listening to public comment at the Hearing, the ZBA hereby finds as follows:

1. The foregoing recitals shall be and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
2. All exhibits, testimony and evidence presented at the Hearing are made a part of the official record of proceedings and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
3. The ZBA finds and concludes that the Hearing was properly noticed.
4. The ZBA finds and determines that Owners' tendered a complete petition for rezoning the Property.
5. The ZBA finds and determines that the rezoning of the Property from RS-1 to A - Agricultural is consistent with the dominant historical and present-day use of the Property. The general trend of development in the surrounding area is increasingly shifting towards industrial uses as the Village leverages and responds to land use trends, but undeveloped property in the area, including the Property subject to the pending petition, remains agricultural at present.
6. The ZBA finds that use of the Property is consistent with the agricultural and accessory agricultural uses permitted as of right in an A zoning district.
7. The Property is presently zoned for agricultural use by Grundy County prior to any annexation by the Village.
8. The Property is only anticipated to temporarily be zoned RS-1 upon annexation into the Village by operation of Section 156-48 of the Village Code, but the present and anticipated use of the Property is more compatible and better suited to the Village's A zoning classification than RS-1.

9. While the vicinity of the Property is identified in the Comprehensive Plan as being appropriate for industrial use, the ZBA finds that until a proposal emerges for such a use, it is premature to create a legal nonconforming use by anticipatorily rezoning the Property for an indefinite duration while awaiting a development proposal that may never come.

10. Existing property uses in the vicinity are agricultural in nature.

11. The ZBA finds and determines that the present and proposed agricultural use of the Property is in harmony with the objectives of the Village's Comprehensive Plan in that placeholding the zoning classification of property to align with the low density, low intensive uses exhibited on the Property throughout a gradual period of potential transition in the area to future industrial usage is appropriate until such time as any development proposal is forthcoming.

12. Rezoning the Property to A – Agriculture promotes cohesive and unified land planning that reflects the character of nearby properties.

13. The ZBA finds and determines that the rezoning furthers the public interest by preserving the character of the Property.

14. All of the Property is and always has been used for agricultural purposes as that term is defined in Section 156-3 of the Village Code, namely, “The use of land for farming, dairying, pasturage, agriculture, horticulture. . .and the necessary accessory uses for packing, treating and storing the produce. . .provided that the operation of accessory uses shall be secondary to that of normal agricultural activities. . .”

15. The single-family dwellings on the Property are explicitly embraced as permitted uses in the A zoning district.

16. Parcels 1 – 4 are dimensionally consistent with the five (5) acres or larger requirement of parcels in the A zoning district as set forth in Table 9B.

17. Parcel 5 is only three acres. Table 9B establishes that a three-acre parcel is appropriately sized for the A-R Agricultural Residential District rather than the A zoning district.

18. A single-family residence is permitted as of right on a three-acre lot in the A-R zoning district.

19. All of the present uses of the Property are legally conforming uses in the Village’s A and A-R zoning districts, respectively.

20. Nearby property values will not be diminished by blessing the historical and present use of the Property through a consistent zoning designation.

21. The Property is suitable for agricultural zoning.

22. Based on the foregoing, the ZBA recommends approval of the rezoning of Parcels

1 – 4 from RS-1 to A upon annexation into the Village and the rezoning of Parcel 5 from RS-1 to A-R Agricultural Residential upon annexation into the Village.

### III. RECOMMENDATION

NOW THEREFORE, following a duly noticed public hearing of the Village of Coal City ZBA, conducted on May 4 and June 1, 2026, the ZBA hereby recommends by a vote of \_\_\_ to \_\_\_ that the Village Board rezone Parcels 1 through 4 from RS-1 to A Agriculture and to rezone Parcel 5 from RS-1 to A-R Agriculture Residential upon annexation into the Village.

By: \_\_\_\_\_  
Maria Lewis, ZBA Chair  
On Behalf of and with the Approval  
Of the Village of Coal City ZBA

Date: \_\_\_\_\_

**EXHIBIT A**

**Parcel 1:** V. Hauschild is the sole owner of 157.95 acres of land and improvements located at 7665-7669 E. Reed Road in unincorporated Grundy County, Illinois, P.I.N. 09-14-200-011 (“*Parcel 1*”). Parcel 1 is presently improved with three single-family residential structures, detached garages, and corn silos, and is otherwise used for agricultural purposes. Parcel 1 is legally described as:

The Northeast Quarter and the East 47 acres of the North Half of the Northwest Quarter of Section 14 in Township 32 North, Range 8 East of the Third Principal Meridian, Grundy County, Illinois,

EXCEPTING THEREFROM the following tracts of land:

Tract 1: Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 1,002.00 feet along the north line of said Northeast Quarter; thence South 250.00 feet parallel with the east line of said Northeast Quarter; thence South 89 degrees 37 minutes 55 seconds West, 774.00 feet parallel with the north line of said Northeast Quarter to the center of a grass lane; thence South 01 degree 21 minutes 32 seconds East, 981.00 feet along the center of the said grass lane to the center of a drainage ditch; thence South 85 degrees 59 minutes 24 seconds East, 1,757.00 feet along the center of said drainage ditch to the east line of said Northeast Quarter; thence North 1,365.00 feet along said east line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

Tract 2: Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 668.00 feet along the north line of said Northeast Quarter; thence continuing West 265.00 feet to the Point of Beginning; thence South 260.83 feet; thence West 220.00 feet; thence North 260.83 feet; thence East 220.00 feet to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

PIN 09-14-200-011

**Parcel 2:** V. Hauschild owns an additional 47.58 acres of unimproved farmland generally described as being situated east of the Union Pacific Railroad tracks, south of E. Reed Road and west of S. Berta Road in unincorporated Grundy County, Illinois, P.I.N. 09-14-100-005 (“*Parcel 2*”).

Parcel 2 is legally described as:

A parcel of land forming a portion of the Illinois Central Gulf Railroad Company’s Pequot Line right

of way and property situated in the South Half of the Northwest Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, Grundy County, Illinois, said parcel being all of that part of said South Half of the Northwest Quarter that lies easterly of and adjacent to a line that lies parallel with and 25 feet normally distant easterly from the centerline of Grantor's main track; said main track centerline intersects the south line of said South Half of the Northwest Quarter approximately 1,595.00 feet westerly from the southeast corner of said South Half of the Northwest Quarter and intersects the North line of said South Half of the Northwest Quarter approximately 1,595.00 feet Westerly from the northeast corner of said South Half of the Northwest Quarter.

PIN 09-14-100-005

**Parcel 3:** D&D Hauschild are the sole owners of 39.05 acres of land improved with a detached single-family home and farmland commonly known as 7865 E. Reed Road in unincorporated Grundy County, Illinois 09-14-200-010 ("**Parcel 3**"). Parcel 3 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence West 668.0 feet to the Point of Beginning; thence West 485.0 feet; thence South 250.0 feet; thence West 623.0 feet; thence South 981.0 feet; thence Southeast 1,757.0 feet; thence North 712.89 feet; thence West 668.0 feet; thence North 652.11 feet to the Point of Beginning, containing 39.05 acres, more or less, situated in Braceville Township, Grundy County, Illinois.

7865 E. Reed Road  
P.I.N. 09-14-200-010

**Parcel 4:** D&D Hauschild are also the sole owners of approximately 5 acres of land improved with a detached single-family home and farmland commonly known as 7905 E. Reed Road in unincorporated Grundy County, Illinois 09-14-200-005 ("**Parcel 4**"). Parcel 4 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees, 37 minutes 55 seconds West, 334.0 feet along the north line of said Northeast Quarter to the Point of Beginning; thence South 652.11 feet parallel with the east line of said Northeast Quarter; thence South 89 degrees 37 minutes 55 seconds West, 334.0 feet parallel with the north line of said Northeast Quarter; thence North 652.11 feet parallel with the east line of said Northeast Quarter to the north line of said Northeast Quarter; thence North 89 degrees 37 minutes 55 seconds East, 334.0 feet along said north line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

7905 E. Reed Road  
P.I.N. 09-14-200-005

**Parcel 5:** D&D Hauschild also own approximately 3 acres of unimproved farmland improved with a detached single-family home and farmland generally described as being south of E. Reed Road and adjacent to and directly west of S. Berta Road in unincorporated Grundy County, Illinois 09-14-200-009 (***Parcel 5***). Parcel 5 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 334.00 feet along the north line of said Northeast Quarter; thence South 652.11 feet parallel with the east line of the said Northeast Quarter; thence North 89 degrees 37 minutes 55 seconds East, 334.00 feet parallel with the north line of said Northeast Quarter to the east line of said Northeast Quarter; thence North 652.11 feet along said east line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

EXCEPTING THEREFROM the North 260.838 feet of the above-described parcel.

P.I.N. 09-14-200-009

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