

Coal City Planning and Zoning Board Meeting

Meeting Minutes

August 3, 2026

1. Call Meeting to Order

Maria Lewis, Chairwoman called the Coal City Planning and Zoning Board Meeting of August 3, 2026 to order at 7:00 PM. Roll call was taken; members present - Walt Mahaffay, Jill Breneman, Jason Peters, Brad Littleton, Amanda Burns, Cody Krug and Maria Lewis. Also, in attendance were, Kyle Watson, building official, Trustee Bill Mincey and Matt Fritz, village administrator.

2. Approval Of Minutes July 27, 2026

The minutes from the July 27, 2026 meeting were presented for approval. There was one spelling correction noted.

Motion to approve the minutes from the July 27, 2026 meeting was made by Breneman and seconded by Burns. Motion carried with all members voting aye.

3. Public Comment

The Chairman called for public comment on items not appearing on the agenda. No public comment was received.

4. Zoning Board of Appeals Public Hearing

Brian Faletti – 710 E. Division – Sign Variance

i. Swear in Petitioner

Brian Faletti was sworn in by Linda Sula, Deputy Clerk. Property owner Robert Jacovec, of 1965 South Carbon Hill Road, was also present and was subsequently sworn in.

ii. Presentation by Petitioner

Faletti presented his request for a sign variance at 710 E. Division Street. He explained that his gym is located on 1st Avenue and that many customers have difficulty locating the entrance due to limited visibility. Jacovec had agreed to allow a sign to be placed on his adjacent corner property, which currently has no primary structure. Faletti noted that the gas station on the opposite corner had declined a similar arrangement.

Faletti explained that the variance was needed on two grounds: first, to permit a secondary structure (the sign) on a parcel with no primary building; and second, to address placement in relation to the vision triangle at the corner. He indicated his intention to place the sign as close to the corner as possible to minimize impact on Jacovec's property for potential future development, and noted plans for a concrete pad, solar up-lighting, and a decorative landscaped planter around the base of the sign, consistent with the village's monument sign requirements.

Discussion among board members and staff centered on the vision triangle. Fritz presented two triangles for consideration: a code-defined triangle based on intersecting rights-of-way (the more restrictive of the two), and a second, more practical triangle accounting for actual sight lines at the corner, noting the absence of a visible sidewalk. It was determined that the sign could be placed approximately 10 feet north and 13 feet east of the southwest property corner while remaining outside the more restrictive vision triangle. The board confirmed that a landscaped planter

setting is required per ordinance, and Faletti indicated his willingness to incorporate decorative rock and edging.

Jacovec confirmed he had no immediate plans for the property and had no objection to the proposed placement. Lewis advised Faletti to coordinate final staking of the sign location with Kyle Watson, building official prior to any excavation.

iii. Public Comment

No public comment was received.

iv. Board Consideration

The board discussed sign placement, vision triangle compliance, landscaping requirements, and the nature of the dual variance request. All members were satisfied with the proposed placement and the petitioner's willingness to meet landscaping standards.

v. Action on Request

Motion to approve the sign variance for PIN 06-35-459-004, with the sign to be placed 10 feet north and 13 feet east of the southwest property corner, was made by Mahaffay and seconded by Burns. The motion carried 7-0.

Lewis advised Faletti that the board's positive recommendation would be forwarded to the Village Board, which holds final authority, and that the matter is scheduled to be heard at the Village Board meeting on August 12, 2026 at 7:00 PM.

5. Presentation 1

Randy Alderson – 315 N. 3rd Avenue – Expand to a Non-Conforming Existing Building (Camper Storage)

Randy Alderson was not present at the meeting. The board and staff proceeded to review the submitted materials in his absence.

Watson explained that Alderson is seeking to expand a non-conforming secondary structure on his residentially zoned lot, which is located adjacent to the railroad corridor and surrounded by industrially zoned properties. The proposed expansion involves extending the roofline of his existing garage downward on one side, supported by posts, to create a covered but open-sided storage area for a camper — functionally a roof extension rather than a traditional lean-to.

Lewis noted that the village's trailer storage ordinance requires a "fully enclosed structure," meaning the open-sided design would require a variance. The board also raised the question of impervious surface coverage, though no specific calculations were presented given the petitioner's absence.

A key issue identified for follow-up was the nature of the use: the board needed clarification from Alderson as to whether the expansion is an extension of a commercial storage operation or strictly for personal/residential use — specifically, whether it is intended to store personal camper only. Watson indicated the latter was their understanding. Additionally, the board acknowledged that the existing secondary structure is grandfathered and that any expansion of a non-conforming structure requires board approval.

Watson was directed to follow up with Alderson to obtain clarification on the use question and to ensure he is prepared with all necessary information for his formal hearing.

6. Presentation 2

Airgas USA LLC (Eric Pfenning) – 2860 S. Broadway – Expansion of Existing Conditional Use

Eric Pfenning appeared on behalf of Airgas USA LLC to present a proposed expansion of the existing conditional use at 2860 S. Broadway. He explained that the project involves the addition of three new tanks as part of a mass balance/green initiative: two nitrogen tanks and one batch argon tank. The purpose of the expansion is to recapture venting argon gas from railcars and trailers, recondense it using the nitrogen tanks, and return it to the existing tank supply — effectively a recycling process to reduce argon losses and emissions.

The board received the presentation favorably, characterizing the project as an environmentally responsible initiative. Deputy Fire Chief Nick Doerfler, who was present at the meeting, indicated he had been briefed by Watson in advance and had no objections, stating that his primary requirement is that the installation meet applicable codes. The Chief requested that the Fire Department be notified of any future expansions beyond the current request.

No action was taken. This item was presented for informational purposes in advance of a formal public hearing.

Pfenning was advised that his public hearing is scheduled for August 17, 2026 at 7:00 PM before the Planning and Zoning Board.

7. Presentation 3

Jerome Wagner – 980 S. Mazon – Variance to Allow Garage within the Rear Yard

Wagner appeared to present his request for a variance to allow placement of a 26-foot by 30-foot garage with a gable-end roof in the rear yard of his property at 980 S. Mazon.

Wagner explained that the required separation between structures is measured overhang-to-overhang. His existing home, built in 1960, has a 3-foot overhang, while the proposed garage would have a 1-foot overhang. To achieve the required 10-foot overhang-to-overhang separation, a wall-to-wall distance of 14 feet is needed, which pushes the garage closer to the rear alley than the standard 8-foot setback permits — leaving only approximately 4 feet from the garage overhang to the alley edge. The variance sought is therefore specifically for the reduced rear alley setback.

Lewis raised the option of constructing a fire-rated wall on the side of the garage facing the house, which would eliminate the need for the full 10-foot overhang separation and allow the structure to be shifted away from the alley. Wagner acknowledged this as a viable option but noted it would involve significantly greater cost and complexity, and would also require full enclosure of the soffit, defeating the purpose of proper roof ventilation on a gable-end structure.

Board members inquired about impervious surface coverage. Wagner noted that his lot measures approximately 105 by 145 feet, and that when accounting for the house (approximately 2,200 square feet) and an existing 14-by-12-foot shed, total coverage remained within the 35% maximum.

The board also noted that the alley in question is not a standard through-alley — it terminates in a dead end, is minimally used by a single adjacent property owner, and does not serve garbage collection or regular vehicular traffic, unlike the parallel alley on the opposite side of Mazon Street. This context was viewed favorably in considering the reduced setback from the alley.

Wagner confirmed that the garage would be sided to match the vinyl siding on his existing home addition and that the proposed peak height of approximately 14 feet, 2 inches falls within the 15-foot maximum.

No action was taken. This item was presented for informational purposes in advance of a formal public hearing.

Wagner was advised that his public hearing is also scheduled for August 17, 2026 at 7:00 PM.

8. Adjourn

Motion to adjourn meeting by Burns, seconded by Peters. All signified with an aye and meeting ended at 7:40 PM.

A handwritten signature in black ink that reads "Linda Sula". The signature is written in a cursive, flowing style.

Linda Sula, Deputy Clerk