

COAL CITY PLANNING AND ZONING BOARD MEETING

Monday, August 3, 2026 @ 7:00PM

AGENDA

1. Call Meeting to Order
2. Approval of Minutes July 27, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING
Brian Faletti – 710 E. Division – Sign Variance
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - ii. Public Comment
 - iii. Board Consideration
 - iv. Action on Request
5. PRESENTATION 1
Randy Alderson – 315 N. 3rd Avenue
Expand to a Non-Conforming Existing Building (Camper Storage)
6. PRESENTATION 2
Airgas USA LLC (Eric Pfenning) 2860 S. Broadway
Expansion of Existing Conditional Use
7. PRESENTATION 3
Jerome Wagner – 980 S. Mazon
Variance to Allow Garage within the Rear Yard
8. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: August 3, 2026

RE: **AUGUST 3RD MEETING AGENDA ITEMS**

Variance for Location of a Monument Sign at 710 E. Division

The land owner at 710 E. Division has agreed with Brian Faletti, the owner of Dynamic Fitness, to host permanent signage to be constructed upon the southwest corner of his lot adjacent to the northeast corner of the intersection of First Avenue & Division. The primary variance necessary for this to take place is a variance to the code by which a secondary utilization of the property is not to take place without a primary structure being built upon the property. In this case, the signage would be a secondary use that does not relate to the utilization of 710 E. Division and would be placed prior to a primary structure being constructed upon the property. In addition, depending upon the placement of the sign, a variance from the corner vision triangle may be necessary as well. An attachment has been included providing for the effect of utilizing different points for the intersection of the area in which no obstructions are to be placed; if the green triangle were to be utilized (which would require a variance, but is based upon current and future traffic versus the code's definition), the sign could be installed slightly farther west towards First Avenue.

This matter is set for a public hearing at Monday night's Regular Meeting.

Pertinent Code Section(s) **Section 156.170(G)**

Variance for Expansion of a Non-Conformity at 315 N. First Ave.

Randy Alderson, the owner of the metal building at 315 N. First Avenue, would like to add a 14' lean-to section of roof onto the east side of the existing structure to allow for the storage of equipment and/or RVs within the immediately adjacent rear yard of the structure on that property. This building is utilized for storage and does not meet the residential zoning utilization of this property. However, this building was constructed prior to the currently assigned zoning by the village and the neighboring parcel is the railroad and a storage facility.

The public hearing regarding this variance consideration is set for the evening of Monday, August 17th.

Expansion of the Existing Approved CUP at Airgas, 2860 S. Broadway

In 2021, Airgas wished to begin utilizing the Union Pacific (UP) rail line to receive deliveries of argon to a leased facility located on the east side of S. Broadway adjacent to the UP Rail on the north side of the spur that has been installed from the main rail line. The facility has been operating according to its intended purpose, but Airgas would like to add 3 additional tanks to the permitted number of tanks that were already installed upon the property. No problems or public safety events have occurred due to hosting this transload facility at this location. The existing conditional use called out limitations for the allowed use on the property of 10 tanks and the user would like to add 3 more at this time. This requires the petitioner to meet the criteria provided within Table 24 to expand upon the original utilization of the property.

The public hearing regarding this variance consideration is set for the evening of Monday, August 17th.

Variance for Rear Yard Setback for a new Garage at 980 S. Mazon

Jerome Wagner, the owner of a home located at the northwest corner of Mazon & DesPlaines, would like to add a 780 square ft. garage within the rear yard. Due to the design of his home and the intended design of the garage, which shall also possess an overhang in addition to the foundation, Mr. Wagner would like to push the structure a bit closer to the alley in order to meet the minimum distance between the primary and accessory structures. This is due to both structures possessing an overhang. The newly constructed garage would be located 5 feet from the alleyway along the north side of this residence.

The public hearing regarding this variance consideration is set for the evening of Monday, August 17th.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Hunky Iscovec

Address: _____ Phone number: 815 634-2450

Owner represented by: Self _____ Attorney _____

Contract purchaser _____ Other agent ☒

Agents name Brian Faletti Phone number: 815-274-1530

Address: 300 S First Ave Coal City IL 60416

Existing zoning: C-3 Use of surrounding properties: North C-3 South I-1

East C-3 West C-3

What zoning change or variance: (specify) A Variance to allow a Secondary Structure on a lot Without a primary Structure

To allow what use A Sign on an empty lot

Tax number of subject property: 06-35-459-004

Common address of property: 710 E Division

Parcel dimensions: 180 x 60 Lot area (sq. ft.) 10,800 sq ft

Street frontage 180 ft of N 1st Ave and 60 ft of E Division

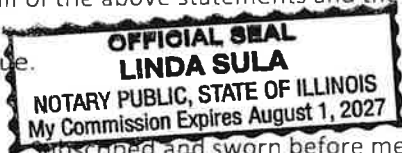
Legal description Original Town of Eileeh Lots 13 and 14 Block 6 Section 35-33-8

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.

Brian Faletti/ being first duly sworn, on oath deposes and says,
Applicant's Name Bob Jacovec (owner)

that all of the above statements and the statements contained in the documents submitted herewith are true.



Subscribed and sworn before me on this 8th day of July, 2026
Linda Sula Robert Jacovec
Notary Public (Seal) Signature of Owner

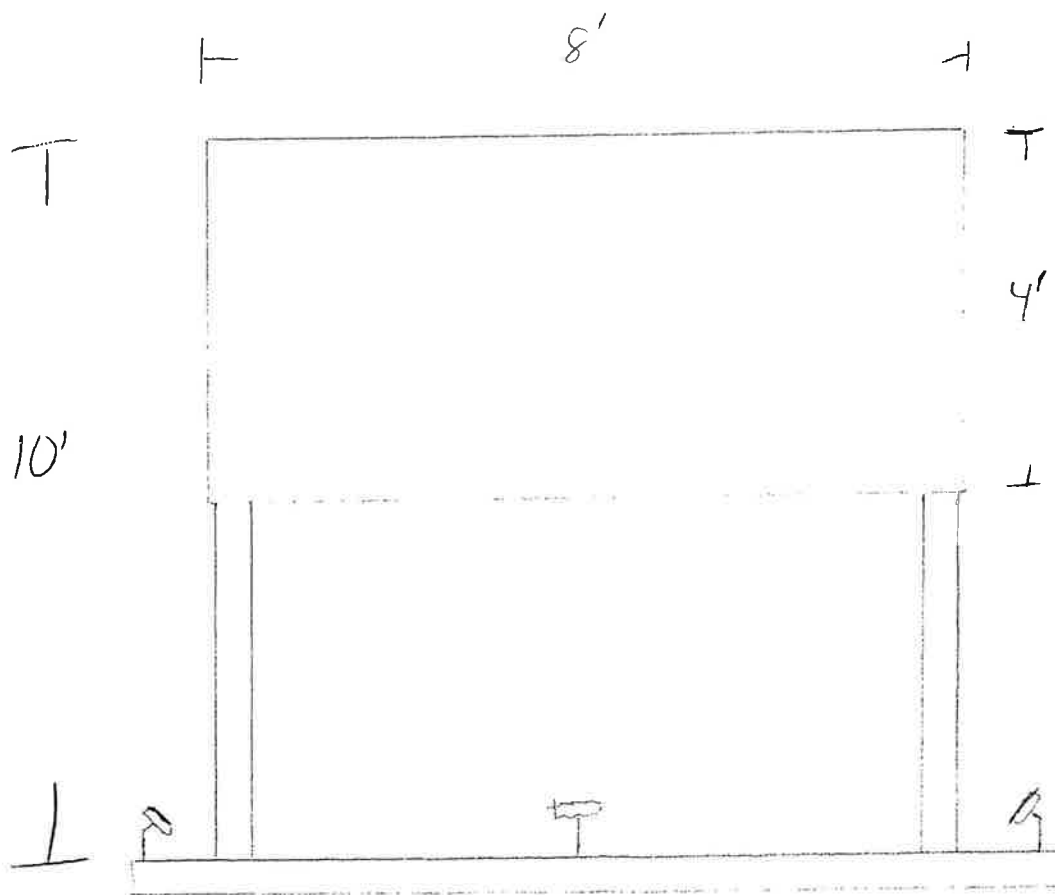
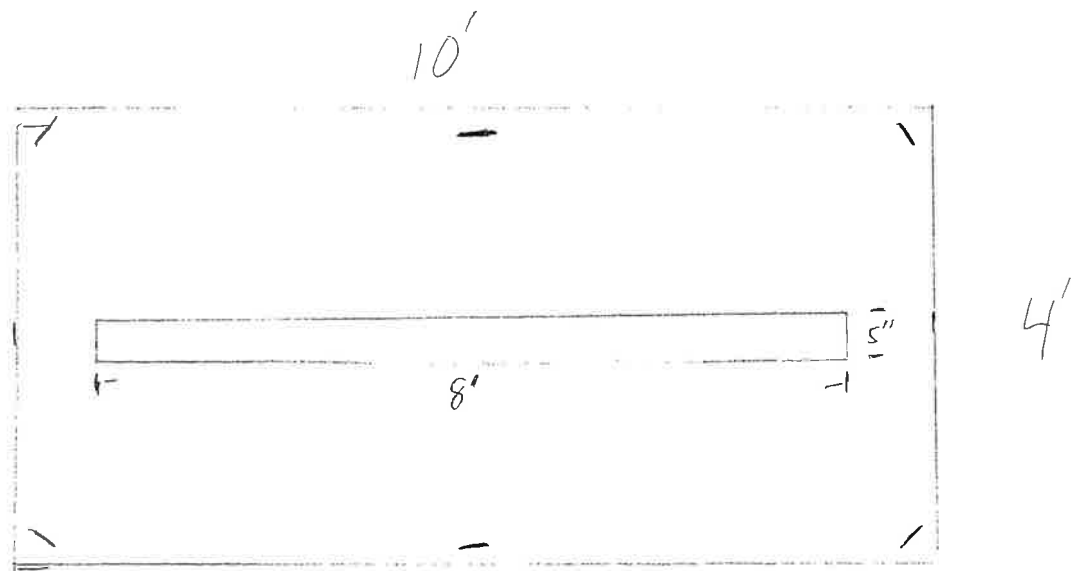
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 0

FOR OFFICE USE ONLY

Case number	<u>2A-260011</u>	Location of hearing
Filing date	<u>7/8/26</u>	Village Hall
Hearing date	<u>8/3/26</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

Concrete Pad
 Aluminum Sign
 Steel Mounts
 Treated Frame Work
 Solar Lights





COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: RANDY ALDERSON

Address: 390 N. 2ND AVE, COAL CITY Phone number: 815-378-4143

Owner represented by: Self X Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RM2 Use of surrounding properties: North RM2 South ~~RM2~~ RR

East ~~RR~~ West RM2

What zoning change or variance: (specify) TO EXPAND TO A NON CONFORMING EXISTING BUILDING

To allow what use CAMPER STORAGE - ROOF EXTENSION

Tax number of subject property: 06-35-409-008

Common address of property: 315 N. 3RD AVENUE

Parcel dimensions: 182 x 182 Lot area (sq. ft.) APPROX 33,124

Street frontage 182' OF N 3RD

Legal description COAL BRANCH JUNCTION ALL OF LOTS 7+8 AND PART OF LOTS 9 THRU 18 IN BLOCK 15 LY6 NW OF NW LN RR SEC 35-33-8

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.

RANDY ALDERSON, 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 July, 2026.
Kristine Moran [Signature]
Notary Public (Seal) Signature of Owner

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

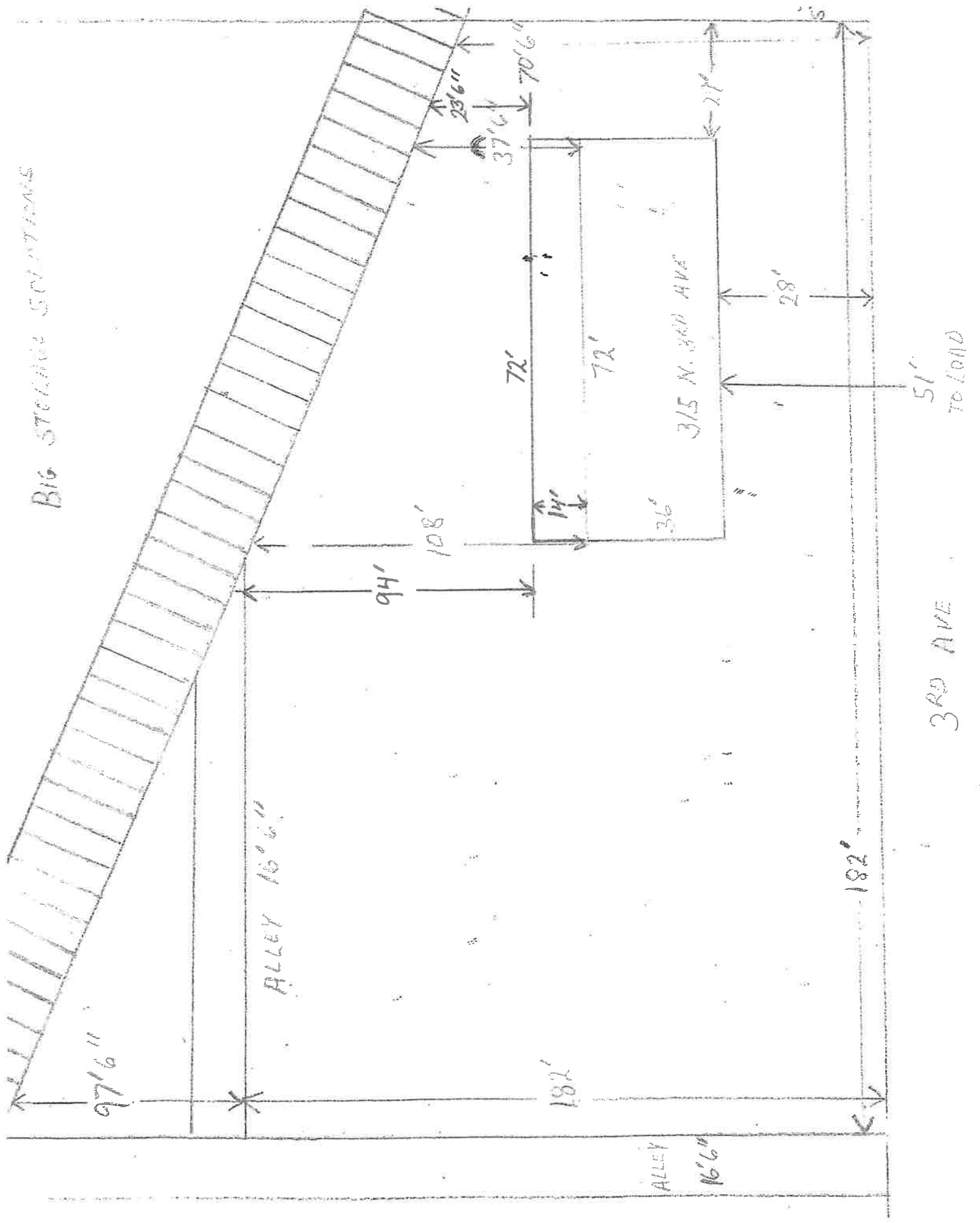
Please note the number of pages attached. 1

FOR OFFICE USE ONLY



Case number	<u>2A26-0013</u>	Location of hearing
Filing date	<u>7-20-26</u>	Village Hall
Hearing date	<u>8-17-26</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

BIG STORAGE SOLUTIONS



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: UP Acquisitions LLC

Address: 1040 W Route 6 Morris Phone number: 815-378-9656

Owner represented by: Self ☒ Attorney ☐

Contract purchaser Eric Pfenning Other agent Airgas USA LLC
Phone number: 815-701-8866

Agents name Eric Pfenning Phone number: 815-701-8866

Address: 2860 South Broadway Road, Coal City, IL 60416

Existing zoning: I-1 Use of surrounding properties: North Uhihcorp South Uhihcorp

East Uhihcorp West I-1

What zoning change or variance: (specify) Expansion of existing conditional use permit

To allow what use System to capture boil off and flashing losses of Argon during loading and unloading processes

Tax number of subject property: 09-14-300-007

Common address of property: 2860 S Broadway

Parcel dimensions: Roughly 1400 x 1000 Lot area (sq. ft.) 1,400,000

Street frontage: 1400 ft of S Broadway

Legal description: Part South West lying West of Railroad Section 15-32-8

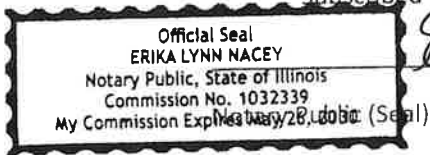
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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.

Eric Pfenning, 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 16th day of July, 2026.



Erika Lynn Nacey

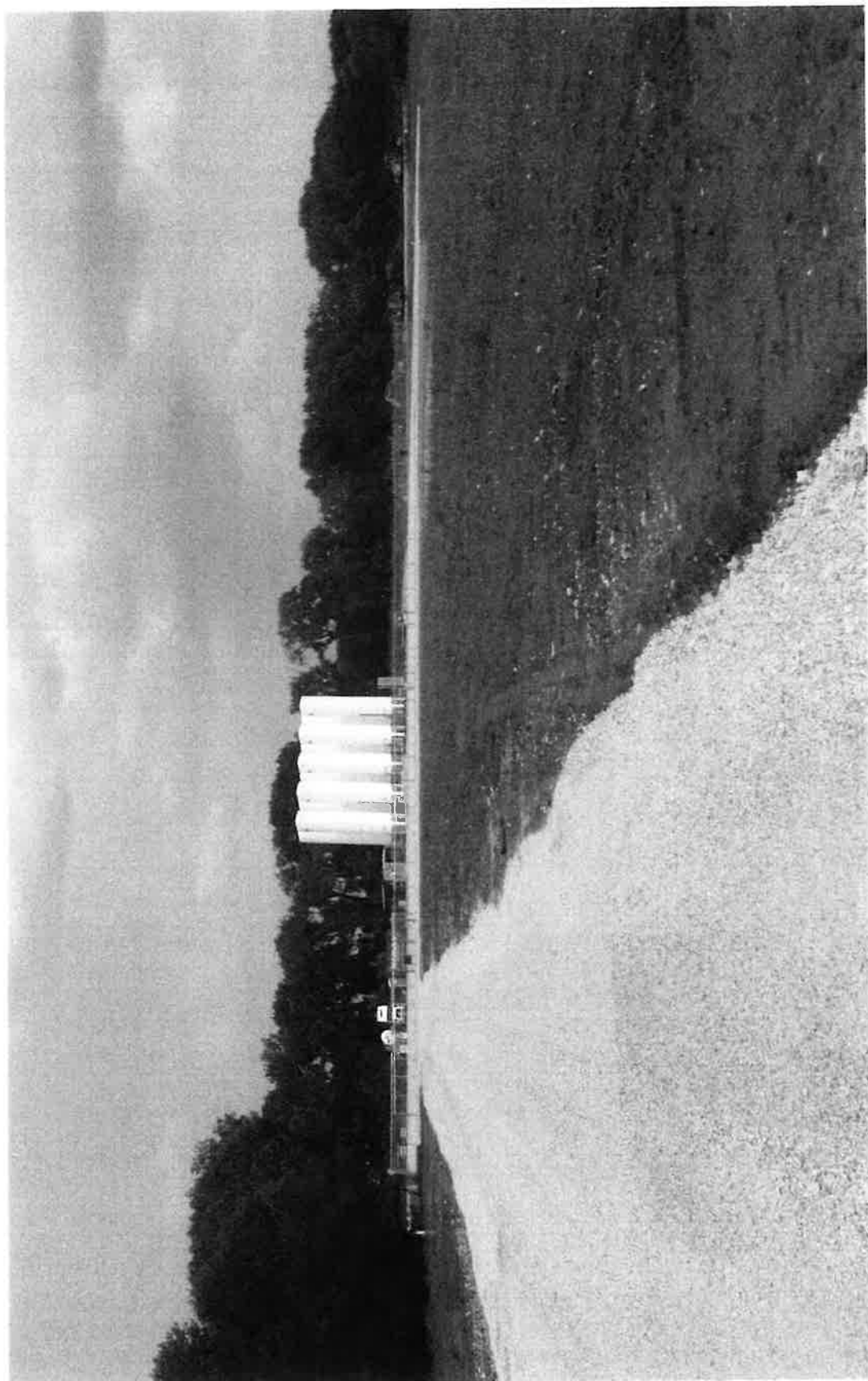
[Signature]
Signature of Owner

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>ZA-26-0012</u>	Location of hearing
Filing date	<u>7-17-26</u>	Village Hall
Hearing date	<u>8-17-26</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: GEROME M. WAGNER JR

Address: 980 S MAZON ST Phone number: 815-791-0656

Owner represented by: Self ☒ Attorney ☐

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-2 Use of surrounding properties: North RS-2 South RS-2

East RS-2 West RS-2

What zoning change or variance: (specify) A Variance of 4ft to the Rear
Yard Setback Leaving a remaining 4ft of Setback from
the Rear lot line

To allow what use A Garage within the Rear yard

Tax number of subject property: 09-03-477-013

Common address of property: 980 S. mazon St.

Parcel dimensions: 105 X 145 Lot area (sq. ft.) 15225 Sqft

Street frontage 105 ft of Des Plaines aka 145 of S Mazon

Legal Description: LOTS 1 AND 2, EXCEPTING THEREFROM THE WEST 35 FEET OF SAID LOT 2, IN BLOCK 2 OF WOOD'S SUBDIVISION, IN THE EAST PART OF THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AS RECORDED IN PLAT BOOK D AT PAGE 19 (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES WITH THE RIGHT TO MINE AND REMOVE THE SAME); IN GRUNDY COUNTY, 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.

TEROME M WAGNER JR, 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 23rd day of July, 2026
Linda Sula Jerome M Wagner Jr
Notary Public (Seal) 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>ZA 26-0014</u>	Location of hearing
Filing date	<u>7-23-26</u>	Village Hall
Hearing date	<u>8-17-26</u>	515 South Broadway
Filing fee	<u>\$ 100 -</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

980 S MAZON

