

COAL CITY PLANNING AND ZONING BOARD MEETING

Monday, August 17, 2026 @ 7:00PM

AGENDA

1. Call Meeting to Order
2. Approval of Minutes August 3, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING #1
Randy Alderson – 315 N. 3rd Avenue
Expand to a Non-Conforming Existing Building (Camper Storage)
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - ii. Public Comment
 - iii. Board Consideration
 - iv. Action on Request
5. ZONING BOARD OF APPEALS PUBLIC HEARING #2
Airgas USA LLC (Eric Pfenning) 2860 S. Broadway
Expansion of Existing Conditional Use
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - ii. Public Comment
 - iii. Board Consideration
 - iv. Action on Request

6. ZONING BOARD OF APPEALS PUBLIC HEARING #3

Jerome Wagner – 980 S. Mazon

Variance to Allow Garage within the Rear Yard

- 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: August 17, 2026

RE: **AUGUST 17th MEETING AGENDA ITEMS**

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

Randy Alderson, the owner of the metal building at 315 N. Third 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 (the roof will be extended to meet the edge of roof and not all of the way back to the ridge). 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. There is no desire to expand upon the usage, i.e. this newly created area will be for the storage of one piece of equipment which complies with the residential guidelines regarding trailer/RV storage.

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

Pertinent Code Section(s)
Section 156.292(B)(2)

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.

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

Pertinent Code Section(s)
Section 156.236

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.

Although this matter is subject to a public hearing during Monday's meeting, it should be continued until the next meeting of Tuesday, September 8th; that is the advertised time that was included within the Courant advertisement that differed from the notice that was provided to adjacent neighbors.

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~~ 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

LYG 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.

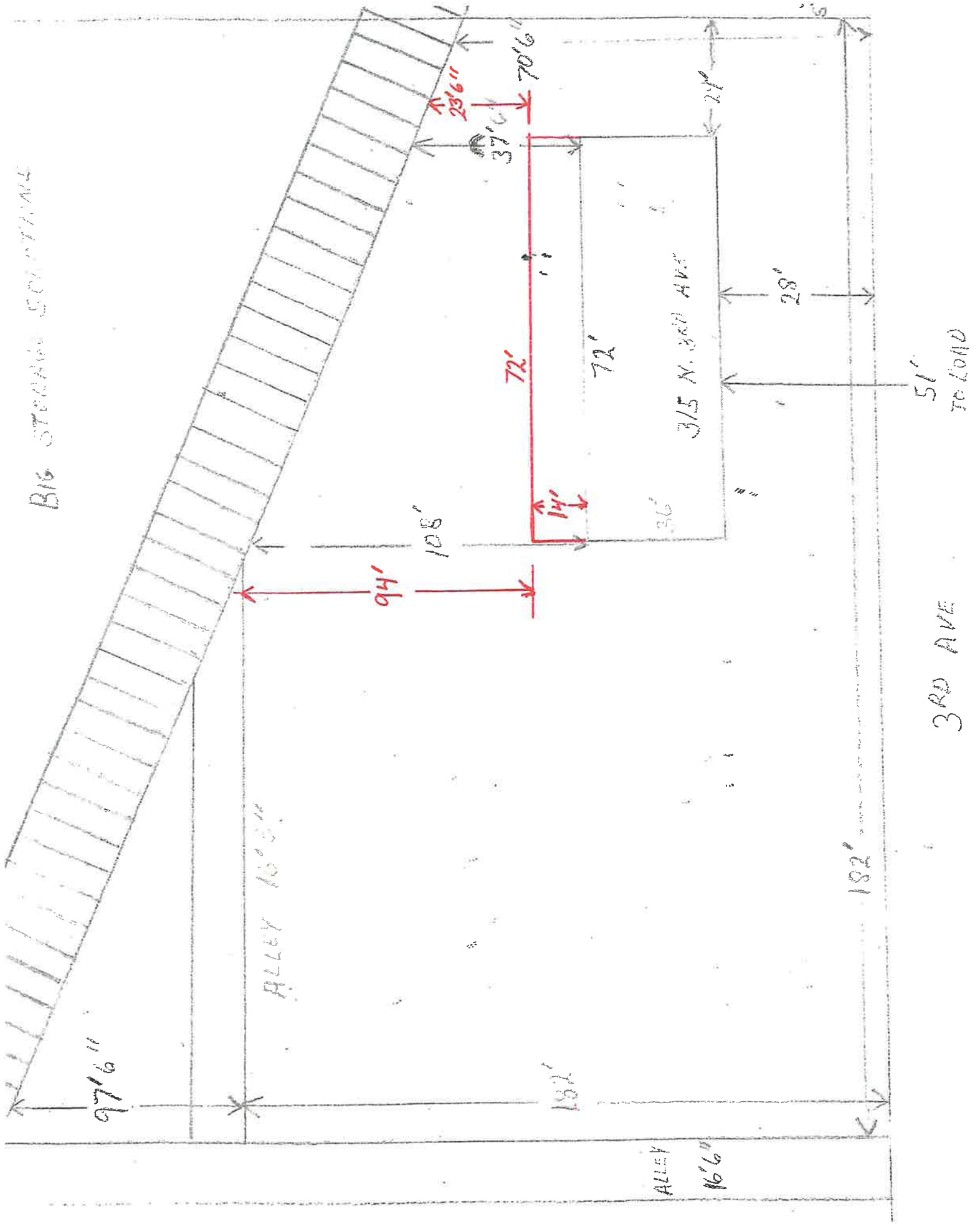
Please note the number of pages attached. 1

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 STONE SCOTTONE



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.

MY HARDSHIP IS THAT I AM EXTENDING THE ROOF, FOR
A LEANTO, ON A NONCONFORMING METAL BUILD.
THE METAL BUILDING WAS BUILT BEFORE BUILDING CODES
PROHIBITED THEM.

(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.

THE VARIANCE WILL ALLOW FOR CAMPER STORAGE ON THE
REAR SIDE OF THE BUILDING, MAKING THE FRONT AND SIDE
YARDS CLUTTERED. THE EXISTING PROPERTY WILL LOOK BETTER
IF THE VARIANCE IS ALLOWED.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: VP 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
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 Whihcorp South Whihcorp
East Whihcorp 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 laying West of Railroad Section 15-32-8

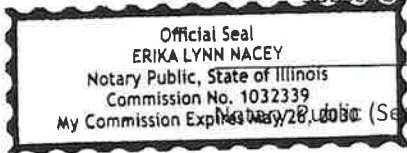
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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
(Seal)

[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>	



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); concrete pad
 - 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.

N/A

(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.

Expansion of existing conditional use permit, through installation of 3 additional tanks; 2 Argon, 1 Nitrogen and centrifual pump. New equipment will not be taller than existing tanks on site



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: TEROME 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 and 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
 OFFICIAL SEAL
LINDA SULA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 1, 2027

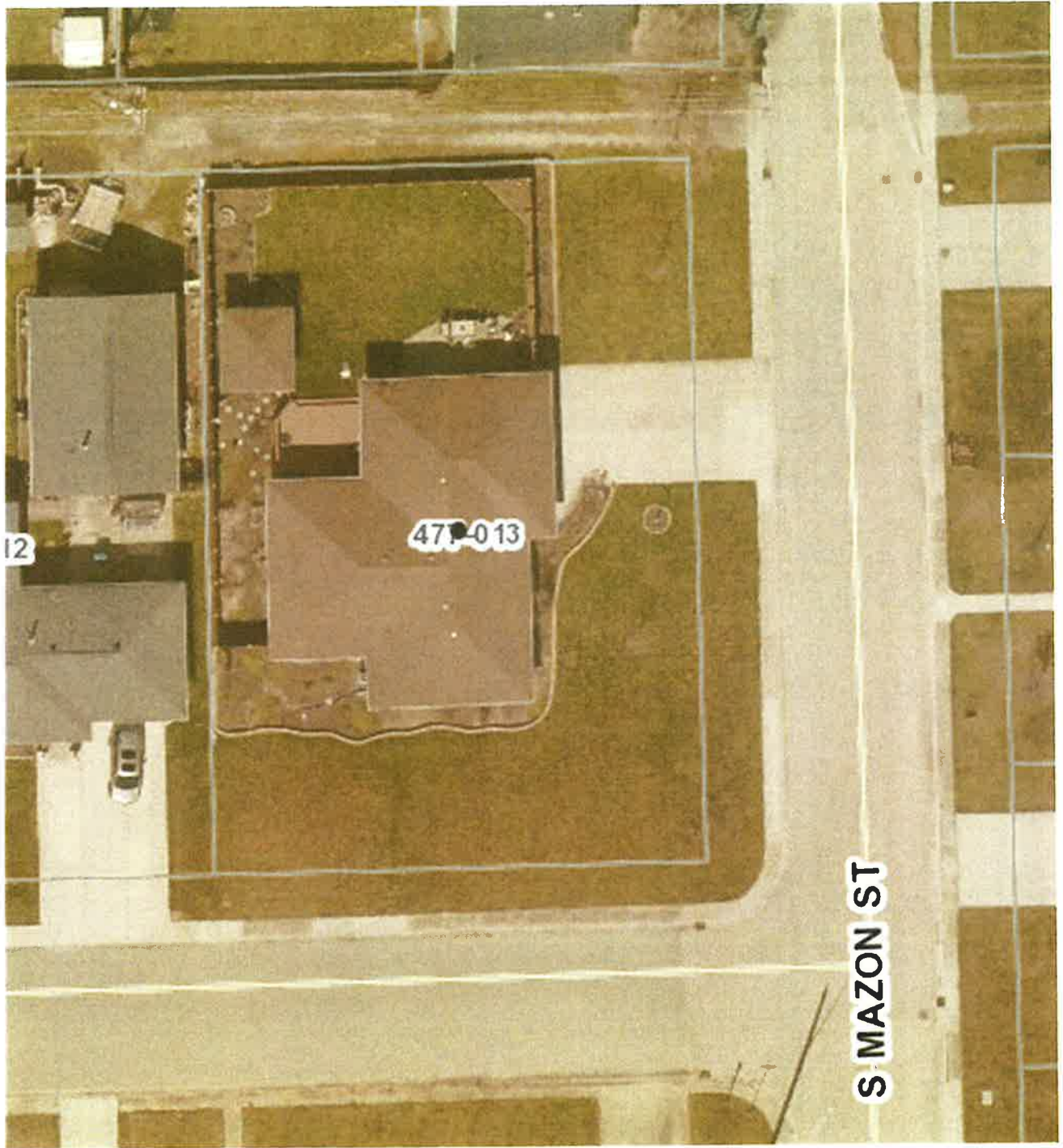
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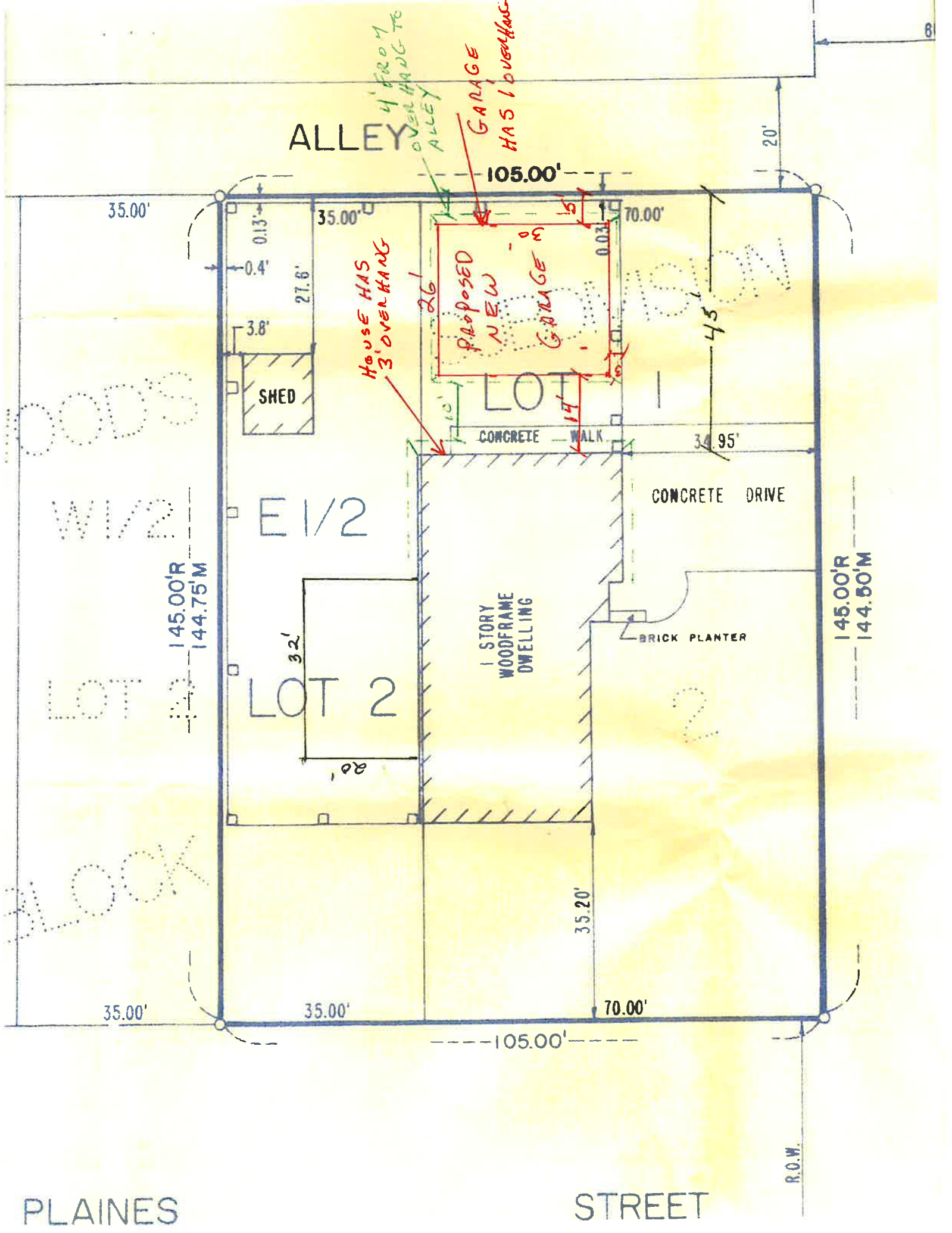
Please note the number of pages attached. 1

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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





ALLEY

105.00'

35.00'

35.00'

20'

70.00'

SHED

PROPOSED
NEW
GARAGE

HOUSE HAS
3 OVERHANG

CONCRETE WALK

34.95'

CONCRETE DRIVE

E 1/2

LOT 2

1 STORY
WOODFRAME
DWELLING

BRICK PLANTER

145.00'R
144.50'M

145.00'R
144.75'M

35.20'

35.00'

35.00'

70.00'

105.00'

R.O.W.

PLAINES

STREET

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.

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- 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 EXISTING HOUSE WAS BUILT IN 1960, IN ORDER TO SATISFY CURRENT FIRE SAFETY CODES, THE GARAGE I AM PROPOSING WOULD NEED TO BE 14' FROM EXISTING HOUSE AS IT HAS A 3' OVERHANG,

(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.

THE PROPOSED NEW GARAGE WITH A 12" OVERHANG
WILL BE WITHIN 4' OF THE REAR PROPERTY LINE
WHICH IS CURRENTLY AN ALLEY.