
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 24-28

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM LOT SIZE REQUIREMENTS AT 170 W. OAK STREET.**

DAVID A. SPESIA, President
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Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on September 23, 2026

ORDINANCE NO. 26-28

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM LOT SIZE REQUIREMENTS AT 170 W. OAK STREET.**

WHEREAS, an application for a variance from Section 156.073 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by property owner Tony Olbrot (“applicant”) on August 26, 2026 to allow a residence to be constructed upon an existing lot with a lot size less than the current requirement; and

WHEREAS, Section 156.073 requires a minimum lot size of 80’x120’, the applicant is seeking a variation from these requirements to have a minimum lot size of 57’x118’; and

WHEREAS, a public hearing was noticed and duly held on September 21, 2026; subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows:

- A. **Special Circumstances Not Found Elsewhere.** Many of the homes within this neighborhood were subdivided and constructed prior to the adoption of the current residential minimum standards. This vacant lot is a remaining “infill” lot unlike elsewhere.
- B. **Unnecessary Hardship.** This lot was last transferred in 1992 prior to the lot sizes within Table 4 having been established.
- C. **Consistent with the Rights Conferred by the District.** The requested variance shall allow the construction of a single family detached home upon a lot on the petitioner’s property that allows for a home much like the adjacent homes within the residential block.
- D. **Necessary for Use of the Property.** This variance shall allow the lot to be developed as was provided in 1992 providing for an additional single-family residence within a residential neighborhood.

- E. **Minimum Variance Recommended.** Despite the lot size providing slightly less square footage than the standard, all setbacks included front and rear as well as the two adjacent side yard required setbacks will be maintained.

Section 3. Description of the Property. The property is located on an undeveloped parcel with parcel identification number 09-03-228-023 to receive a common street address 170 W. Oak Street. in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on September 2, 2026 in the Coal City Courant and held by the Zoning Board of Appeals on September 21, 2026; at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variance. The variation requested in the August 26, 2026 Variance Application to Section 156.073 of the Zoning Code is outlined herein as follows:

- A. A variance from the requirements of Section 156.073 to reduce the total required square footage of the lot allowing for a footage of 57' of a depth of 118'.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The new house to be constructed upon the lot shall be placed within the building envelopes presented within the material submitted and according to the presentations to the Planning & Zoning Board Meeting of September 21, 2026.

Section 7. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

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REQUIREMENTS AT 170 W. OAK STREET.**

Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 23 day of September, 2026, at Coal City,
Grundy and Will Counties, Illinois.

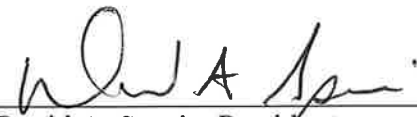
AYES: ☒

NAYS: ☐

ABSENT: ☐

ABSTAIN: ☐

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Village Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: A Oiblot Construction
Address: 28425 S 88th Ave Peotone Phone number: 1-708-774-4732

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) A Variance to Table 4 of
3ft for RS-3 minimum lot width of 60ft and
526 sqft for minimum lot area

To allow what use A Single Family Home

Tax number of subject property: 09-03-228-023

Common address of property: _____

Parcel dimensions: 118 x 57 Lot area (sq. ft.) 6726 sqft

Street frontage 57 ft of W Oak

Legal description Buchanans Addition Coal City W 57'
OF E 1/4 LT 9 Block 7 Section 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.

ANTHONY CL BROT, 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 26th day of August, 2026
Linda Sula [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. 0

FOR OFFICE USE ONLY

Case number	<u>2A 26-0017</u>	Location of hearing
Filing date	<u>8-26-26</u>	Village Hall
Hearing date	<u>9-21-26</u>	515 South Broadway
Filing fee	<u>\$ 100⁰⁰</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

170 W OAK

