

COAL CITY PLANNING & ZONING BOARD MEETING

Tuesday, September 8, 2026 @ 7:00PM

AGENDA

1. Call Meeting to Order
2. Approval of Minutes August 17, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING
Jerome Wagner – 980 S. Mazon
Variance from setback of a garage from the rear boundary
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request
5. PRESENTATION 1
Tony Olbrot – 170 W. Oak Street
Variance from Interior Sideyard Setback requirements
6. PRESENTATION 2
Kamlesh Patel – 725 E. Division
Conditional Use for an accessory use to allow the sale of Liquor at a Gas station (Class B License)
7. Building Department Update
8. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 8, 2026

RE: **SEPTEMBER 8th MEETING AGENDA ITEMS**

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.

This matter is subject to a public hearing during Monday's meeting, due to its continuance from the last meeting to meet the requirements of proper notice within the Coal City Courant.

Pertinent Code Section(s) **Section 156.72**

Variance from side yard setbacks at 170 W. Oak Street

Tony Olbrot of Olbrot Construction has purchased an open lot on the north side of W. Oak Street between 160 & 180 W. Oak Street. The type of home to be constructed is a single family detached home, but the required setbacks for the RS2 zoning is 8'. This much setback for each of the interior side yards that will flank each side of the principal structure is beyond the setback for these adjacent homes and will limit the total square footage that be constructed within this 60' wide lot.

This variance is set for a public hearing on the evening of September, 21st.

Conditional Use to possess a Class B Liquor License for the Sale of Package Liquor at 725 E. Division

The owners of the Shell Station at 725 E. Division have turned to a manager for interior sales at their gas station. While BrakeTime shall maintain the contract with Shell for the gas to be sold at the property, Kamlesh Patel, the petitioner, will run the interior of the building and has passed a background check regarding the capability to receive and operate a Class B Liquor License. Since liquor licenses sunset upon each license that is issued, the current operators cannot simply

pass it onward to the next operator of the store. The Class B license is packaged and does not allow the facility to pour alcohol, which is the basis by which many liquor license holders gain access to gaming. During the consideration of this transition, BrakeTime has improved the business with a new canopy, new signage to include new LED lighting lessening its non-conformity to the village code. Mr. Patel is joining the Board on Tuesday evening for his initial presentation because he will not be able to attend the upcoming 9/21 Regular Meeting. His public hearing has been set for the October 5th Regular Meeting.

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.) 15 225 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

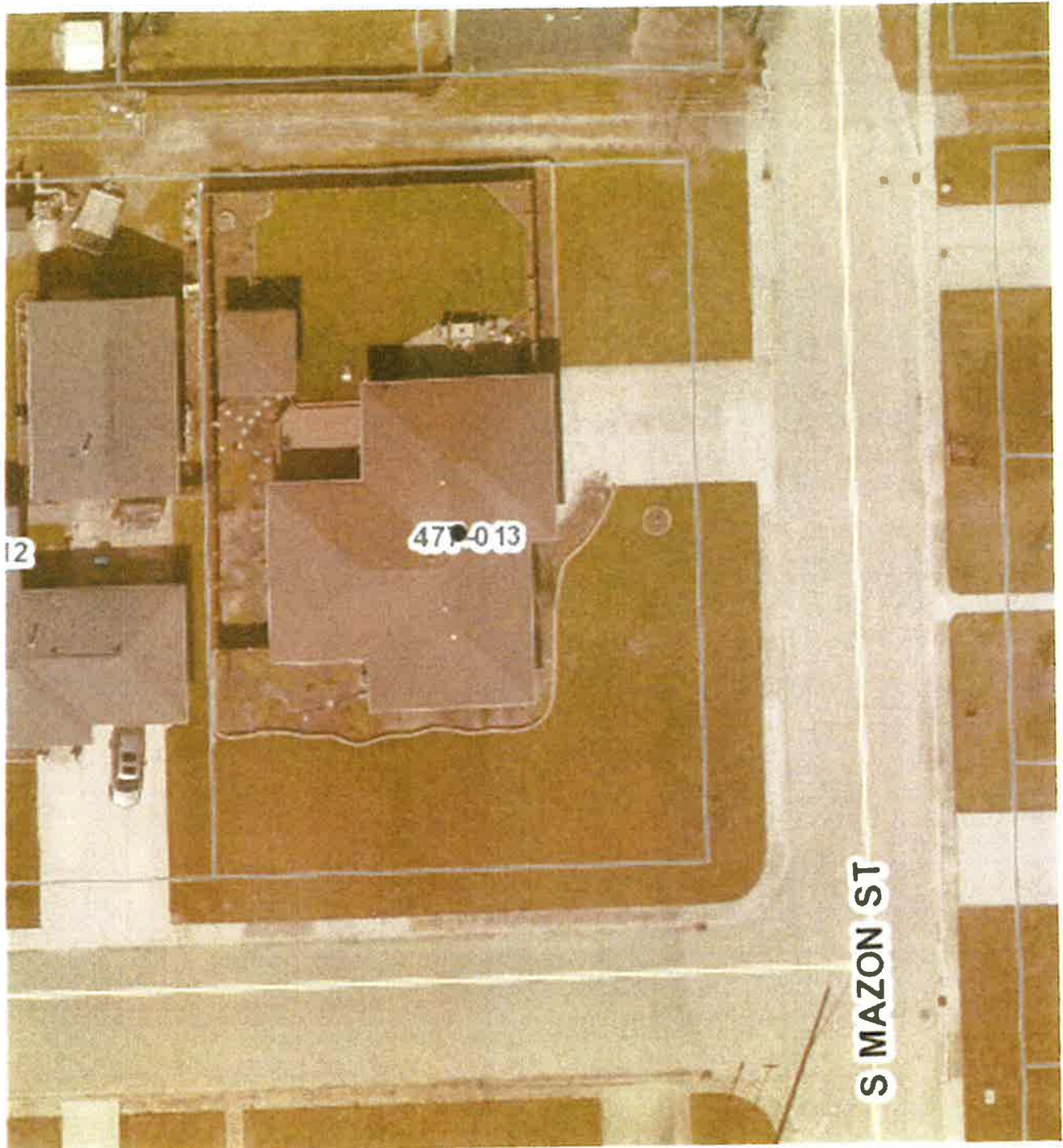

You may attach additional pages, if needed, to support the documentation of application.

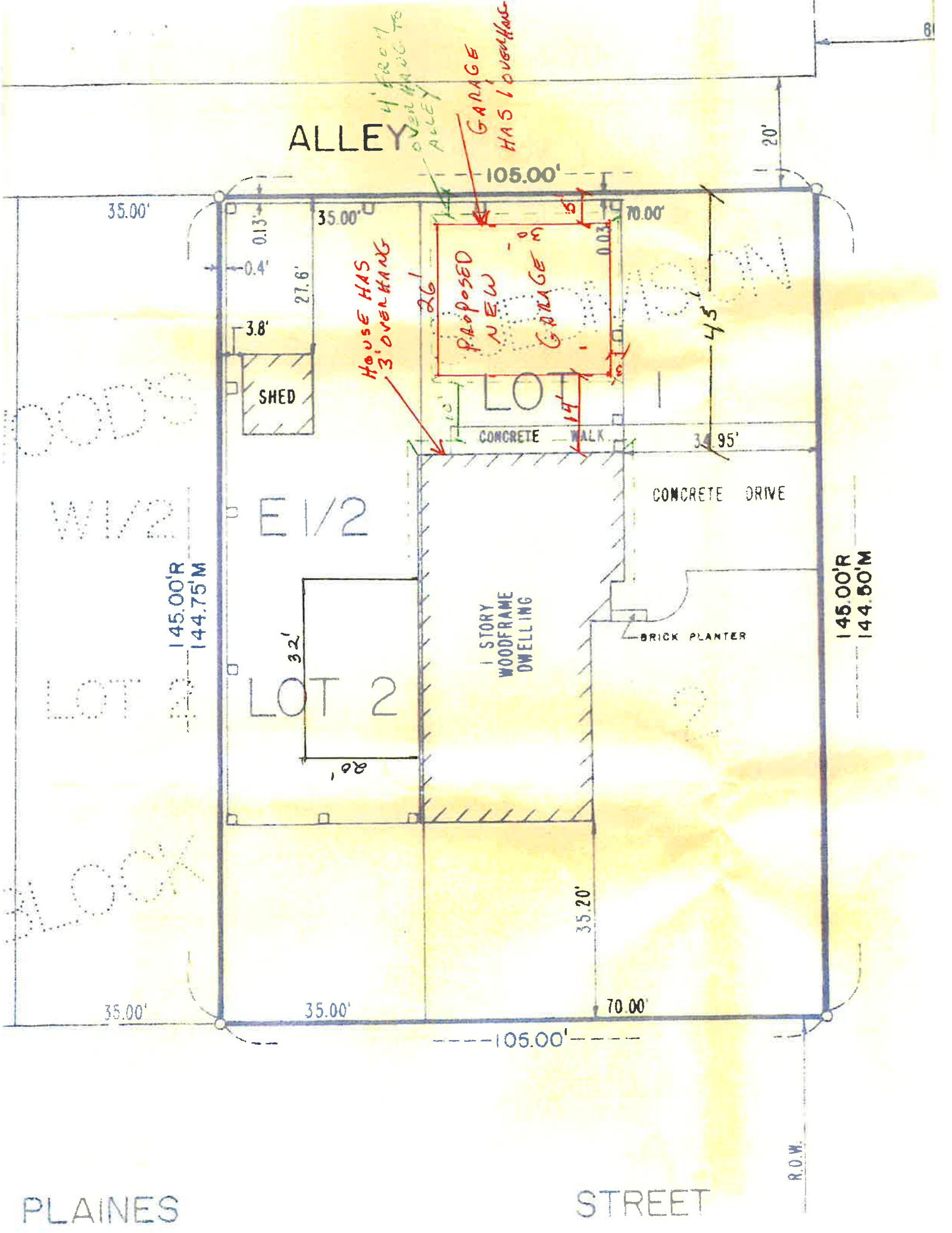
Please note the number of pages attached. 1

FOR OFFICE USE ONLY

Case number	<u>2A 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





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 W57'
OF E114 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 _____
Notary Public (Seal) Signature of Owner

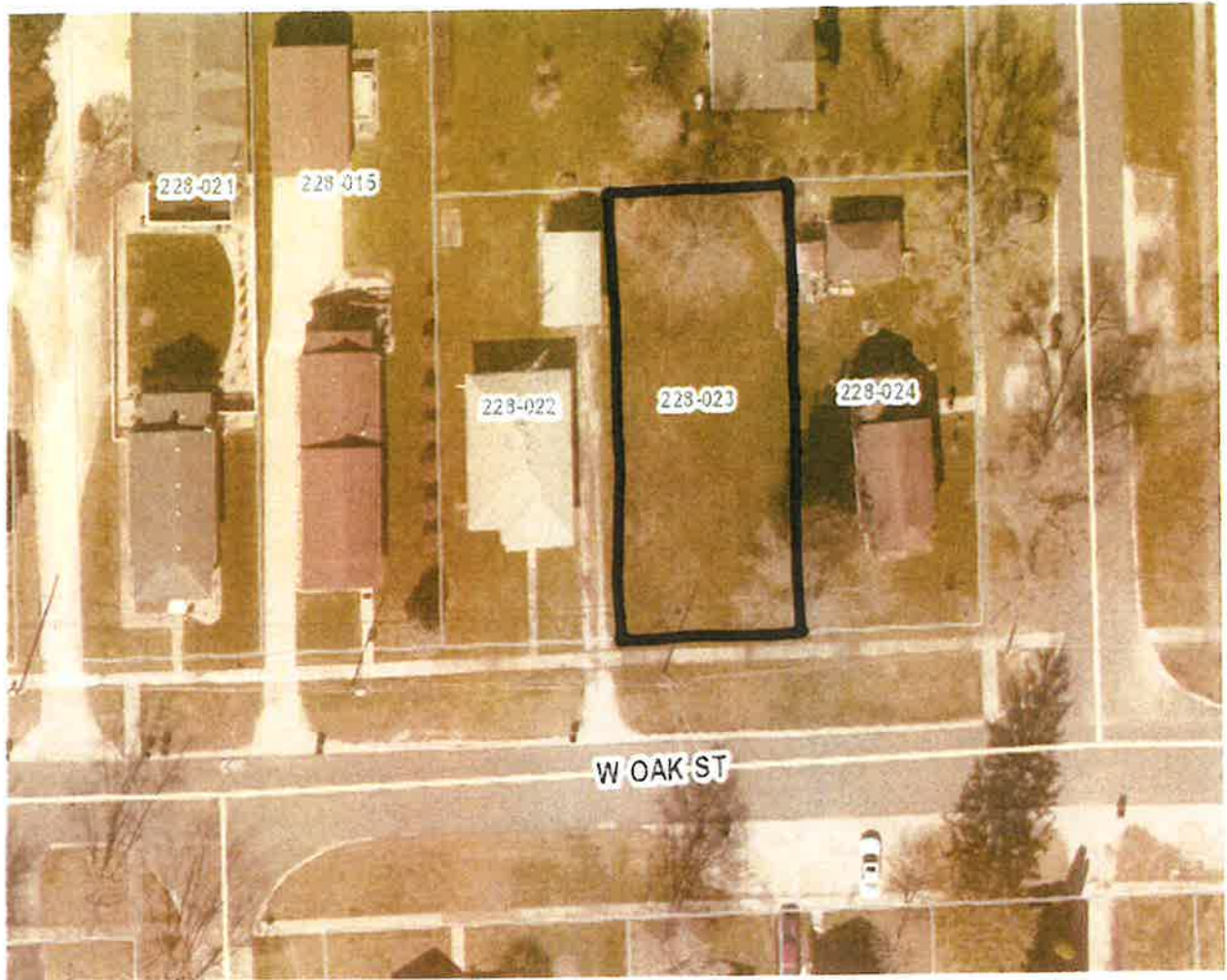
You may attach additional pages, if needed, to support the documentation of application.

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



COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Brake Time IL Properties LLC

Address: 12828 Willow Centre Dr
Ste D #537 Houston, TX 77066 Phone number: 832-539-8190

030730
4450

Owner represented by: Self X Attorney _____

Contract purchaser Coal City Foods Inc Other agent _____

Agents name Kamlesh Patel Phone number: _____

Address: 140 Hearthstone DR. Bartlett, IL 60103

Existing zoning: I1 Use of surrounding properties: North C3 South C5

East C5 West C3

What zoning change or variance: (specify) _____

To allow what use Conditional Use - Table 9 - Group AA(2)
an accessory use at a gas station to operate a Class B liquor license.

Tax number of subject property: 09-02-201-005

Common address of property: 725 E Division St Coal City IL 60416

Parcel dimensions: Front: 40 Ft - Side: Corner Side 40 Ft
Interior Side: 10 Ft - Rear: 15 Ft Lot area (sq. ft.) 16,653 Sq Ft

Street frontage 42 Ft

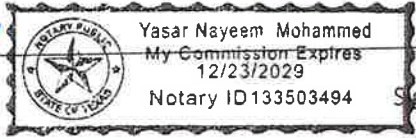
Legal description PT GL 2 W1/2 NE - BEG 33'S NW COR, S115'E145'N155'W145' TO POB SEC 2-32-8

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.

Omar Basli, 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 27 day of August, 2026.
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. _____

FOR OFFICE USE ONLY

Case number	<u>2A 26-0018</u>	Location of hearing
Filing date	<u>9/3/26</u>	Village Hall
Hearing date	<u>10/5/26</u>	515 South Broadway
Filing fee	<u>\$ 100.00</u>	Coal City, Illinois
Hearing time	<u>7.00 pm</u>	

E DIVISION ST

S 1ST AVE

BRACEVILLE

201-005

201-003

201-0

