

**COAL CITY
PLANNING & ZONING BOARD
MEETING
Monday, September 21, 2026 @ 7:00PM**

AGENDA

1. Call Meeting to Order
2. Approval of Minutes September 8, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING
Tony Olbrot – 170 W. Oak Street
Variance for Interior Sideyard Setback Requirements
 - i. Swear in Petitioner
 - ii. Presentation by Petitioner
 - iii. Public Comment
 - iv. Board Consideration
 - v. Action on Request
5. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 21, 2026

RE: **SEPTEMBER 21st MEETING AGENDA ITEMS**

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; this is specifically allowed within the standards requiring the elimination of non-conformities, i.e. Section 156.292 (H), "Nonconforming residential lots of record. Any lot of record as of the effective date of this chapter that is located in a residential district that has no substantial structure upon it and that has a standards nonconformity may be used for single-family detached dwelling without eliminating the nonconformity."

Olbrot intends for the home to meet all setback requirements to include 8' for each of the adjacent interior side yards and 25' for both the front and rear yards of the home. This may be something according to the "Lot of Record" definition the applicant may be able to complete by right, but prefers to have an updated variance consideration prior to proceeding with the project rather than gaining the Lot of Record determination.

This variance is set for a public hearing on Monday, September 21st at 7:00pm.

Pertinent Code Section(s)

Section 156.73, Table 4

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: A Olblot 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 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 CLEROT, 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, 20 26
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



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.

we purchased a lot to build new home
on the lot is 57x118 village requires
60x120

(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.

ASKING FOR 2'0 VARIANCE IN DEPTH
AND 3'0 VARIANCE IN WIDTH