

Coal City Planning & Zoning Meeting
Minutes
September 8, 2026

Call Meeting to Order

Maria Lewis called the Planning & Zoning Board meeting of September 8, 2026 to order at 7:18 PM. Roll call was taken; members present – Walt Mahaffay, Brad Littleton, Amanda Burns and Maria Lewis. Absent; Jill Breneman, Jason Peters and Cody Krug. Also, in attendance were, Kyle Watson, building official, Trustee Pam Noffsinger and Matt Fritz, village administrator.

Approval Of Minutes August 17, 2026

The minutes from the August 17, 2026 meeting were presented for approval. There were no corrections.

Motion to approve the minutes from the August 17, 2026 meeting made by Burns and seconded by Mahaffay. Motion carried.

Public Comment

No public comment was recorded.

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**
Wagner was not present at the hearing.
- II. **Presentation By Petitioner**
Fritz presented the petitioner's request on his behalf. It was explained that the proposed new garage, to be placed north of the existing home between the alley and the residence, is required to maintain a 10-foot separation from the northerly (rear) boundary. The proposed foundation would be 5 feet from the boundary; however, due to the roof overhang, the farthest point of the structure would be 4 feet from the alley. This configuration was noted as necessary to maintain adequate separation between the home and the accessory structure. The petitioner is therefore requesting a 6-foot variance from the required 10-foot setback, resulting in the new garage being located 4 feet from the rear boundary.
- III. **Public Comment**
No public comment was received.
- IV. **Board Consideration**
Board members had no questions regarding the request.
- V. **Action On Request**
A motion was made to approve a 6-foot variance from the rear property setback, which is adjacent to an alley, for the placement of a garage, so that the garage meets the required setback for home separation. The motion was made by Burns and seconded by Littleton. The motion carried.

Presentation 1

Tony Olbrot – 170 W. Oak Street | Variance for Interior Sideyard Setback Requirements

The Board briefly introduced this item but elected to defer it temporarily in order to first hear Presentation 2. It was noted that all lots in the area are of the same small size. Watson indicated that the petitioner does not believe a sideyard variance is necessary, as he believes he can fit a home on the lot while meeting all applicable requirements and is familiar with the applicable zoning tables. The Board discussed the variance criteria, noting that the substandard lot size was not caused by the

applicant but rather by the original platting of the subdivision, that the zoning district is RS-3, and that the surrounding neighborhood lots are similarly configured, making the situation consistent with the character of the area.

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)

Fritz introduced the petitioner, Kamlesh Patel, who appeared on behalf of the applicant for an informational presentation in advance of the formal public hearing scheduled for October 5th. The Board sought clarification on the ownership and operational structure of the subject property. It was explained that the current owners of the Brake Time convenience store retain ownership of the real estate and the fuel operation, while Patel would be responsible for all interior store sales, including liquor. The Board was advised that liquor licenses do not transfer automatically and sunset with each individual license holder.

Lewis confirmed that the matter before the Board is effectively a transfer of the conditional use for liquor sales. It was noted that a Class B license covers packaged liquor only and does not include gaming. Fritz further confirmed that Patel's background investigation, including fingerprinting, had already been completed by the Police Department. The Board indicated no further questions and confirmed that the formal hearing would proceed on October 5th at 7:00 PM.

Building Department Update

Staff and Board members discussed several ongoing matters related to building and property maintenance across the village.

Vacant or Bank-Held Properties: Watson noted complications with properties held under LLCs and managed by mortgage contracting companies, which creates difficulties in serving notices of violation, as these companies redirect all property maintenance correspondence to themselves rather than the legal property owners.

Storm Damaged & Apartment Complex: A Board member raised concerns properties that sustained storm damage and are not looking presentable. Staff indicated follow-up would be conducted.

Planned Unit Development (PUD) – Data Center: Fritz provided a substantive update on the ongoing PUD review process for a proposed data center. The Board was informed that two PUD committee meetings had already taken place, with a third scheduled for the following day. A total of 211 comments and remarks had been submitted by committee members. Board members were encouraged to review the published comment list on the village website before submitting additional questions to avoid duplication.

The Board also discussed the senior housing development, with Burns raising concern that construction appeared to be proceeding with all-white building facades, despite the Board previously directing the developer to comply with the village's anti-monotony code. Staff acknowledged the issue and will communicate with the developer.

Discussion also touched on covenant enforcement in a nearby subdivision, where homes are being built without the brick requirement stipulated in the subdivision's original covenants. Watson confirmed that the village cannot enforce private covenants.

Adjourn

Motion to adjourn meeting by Burns, seconded by Littleton. All signified with an aye and meeting ended at 8:27p.m.



Linda Sula, Deputy Clerk