

Coal City Planning & Zoning Board Meeting
Minutes
September 21, 2026, 7:00 PM

Call Meeting to Order

The Coal City Planning & Zoning Board Meeting was called to order on Monday, September 21, 2026, at 7:00 PM at Coal City Village Hall, 515 S Broadway, Coal City, IL. Present: Walt Mahaffay, Jill Breneman, Jason Peters, Brad Littleton, Amanda Burns, Cody Krug and Maria Lewis. Also, in attendance were, Trustees Pam Noffsinger, Bill Mincey and Kyle Watson, building official.

Approval of Minutes

The minutes of the September 8, 2026 meeting were presented for approval.

A motion to approve the September 8, 2026 meeting minutes was made by Burns and seconded by Littleton. The motion carried 4-0, with Breneman, Peters and Krug abstaining.

Public Comment

No members of the public were present for general public comment.

Zoning Board of Appeals Public Hearing — Tony Olbrot, 170 W. Oak Street — Variance for Interior Sideyard Setback Requirements

Lewis introduced the petitioner Tony Olbrot of Olbrot Construction and stated the public hearing was regarding the property at 170 W. Oak Street (Case No. ZA 26-0017).

Lewis advised the Board that upon review in consultation with Watson, two variances were identified as necessary: (1) a variance from the 7,200 square foot minimum lot area requirement, as the subject parcel contains approximately 6,726 square feet; and (2) a variance from the minimum lot depth requirement, as the lot measures 118 feet in depth rather than the required 120 feet.

The petitioner, Tony Olbrot, was sworn in by Linda Sula, Deputy Clerk

Olbrot explained that he purchased an open lot on W. Oak Street with the intent to construct a single-family detached home. He noted that when designing the home, he took care to ensure the proposed structure met the minimum 1,500 square foot floor area requirement, with the home coming in at approximately 1,540 square feet. The design also incorporates a two-car garage. Olbrot acknowledged that the lot's substandard dimensions—57 feet wide by 118 feet deep, where the Village requires 60 feet by 120 feet—necessitated the variance requests, and that the nonconformity is a function of the lot's existing physical character rather than any choice in design. Board members were invited to ask questions of the petitioner. No substantive concerns were raised; members indicated they had no questions.

Mahaffay made a motion for a variance for lot square footage of 474' additional feet and 2' for the depth of the lot second by Burns. The motion carried 7-0.

Lewis informed Olbrot that the Board's positive recommendation would be forwarded to the Village Board of Trustees, which was scheduled to meet on Wednesday, September 23, 2026, at 7:00 PM at Village Hall.

Motion to adjourn meeting at 7:04 PM by Burns, seconded by Breneman. All signified by saying Aye. Motion carried.



Linda Sula, Deputy Clerk