

**COAL CITY
PLANNING & ZONING BOARD
MEETING
Monday, October 5, 2026 @ 7:00PM**

AGENDA

1. Call Meeting to Order
2. Approval of Minutes September 21, 2026
3. Public Comment
4. ZONING BOARD OF APPEALS PUBLIC HEARING
Kamlesh Patel – 725 E Division St.
Conditional Use for accessory use to allow the sale of Liquor at a Gas station (Class B License)
 - 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: October 5, 2026

RE: **OCTOBER 5TH MEETING AGENDA ITEMS**

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.

This variance is set for a public hearing on Monday, October 5th at 7:00pm.

Pertinent Code Section(s)

Section 156.92, Table 9, Group AA(2)

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 Heathstone DR. BARTHETT, 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

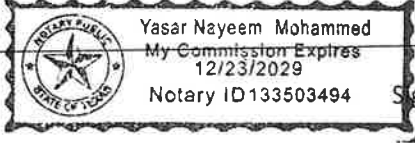
Legal description PT GL 2 W1/2 NE - BEG 33'S NW COR, S115'E145'N155'W145' TO POB SEC 2-32-8

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.

Omair 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.
Md. Jazmayer  Omair
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>	