COAL CITY
PLANNING AND ZONING BOARD MEETING

Monday, November 16, 2026 @ 7:00PM

AGENDA

1. Call Meeting to Order

2. Approval of Minutes November 2, 2026

3. Public Comment

4. ZONING BOARD OF APPEALS PUBLIC HEARING
   Chelsea & Dane Sorenson- 937 Covey
   Variance to Allow Fence within Corner Side Yard
   i. Swear in Petitioner
   ii. Presentation by Petitioner
   ii. Public Comment
   iii. Board Consideration
   iv. Action on Request

5. ZONING BOARD OF APPEALS PUBLIC HEARING
   Mitch Wills – 380 W Daisy Place
   Variance to Build Garage within Corner Side Yard
   i. Swear in Petitioner
   ii. Presentation by Petitioner
   ii. Public Comment
   iii. Board Consideration
   iv. Action on Request

6. Adjourn

MEMO

TO: Planning & Zoning Board Members

FROM: Matthew T. Fritz
Village Administrator

MEETING DATE: November 13, 2026

RE: **NOVEMBER 13th MEETING AGENDA ITEMS**

Variance for the placement of a Fence within the Corner Sideyard at 937 Covey

The owners of the newly constructed residence at the southeast corner of Covey & Carbon Hill Road, Chelsea & Dane Sorenson would like to place a fence within the corner sideyard along the west side of their home. Although the minimum setback for a corner sideyard is 25', the placement of the home establishes the defined resulting corner sideyard setback. In this instance, although the house was setback 33.43 from its westerly boundary, anything between the west side of the home and the boundary along Carbon Hill Road should not possess a fence within it by code. The homeowners are requesting a variance for a fence to be placed within this area leaving just under 25' from the fence to the home's boundary along Carbon Hill Road.

This matter was previously the subject of a public hearing that was to be continued due to an error by the Courant having not properly published the proper notice. Due to the matter finally being published, the public hearing can be concluded at Monday night's meeting.

Pertinent Code Section(s)
Section 156.171

Variance to Allow for the Construction of a Detached Garage within the Corner Sideyard, 380 W. Daisy

The owner of this home, Mitch Wills, located at the northeast corner of Marguerite & Daisy would like to construct a 720 square foot garage within the corner rear yard of the residence (although it looks like the front yard, the code definition is the longer dimension along the Daisy side is the corner sideyard). Following the last presentation of this request, Wills has decided upon a location for the garage to be a 30' x 24' structure that will maintain a minimum of 5' distance from the east side of the existing home and retain at least 5' form the easterly boundary. Due to being unable to maintain the fire safety setback in proximity to the primary residence, Wills shall provide a hire fire rating on both the west and north sides of the newly constructed detached garage. This matter is set for a public hearing on Monday evening as well.

Pertinent Code Section(s)
Section 156.73, Table 15

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Chelsea & Dane Sorensen

Address: 937 Covey Phone number: 815-955-0607

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 Unincorporated

East RS-2 West Unincorporated

What zoning change or variance: (specify) a Variance to Village Ordinance 156-171 Fences

To allow what use A fence within the corner Sideyard

Tax number of subject property: 09-03-354-001

Common address of property: 937 Covey

Parcel dimensions: 100 x 150 Lot area (sq. ft.) 15,000

Street frontage 100 ft of Covey and 150 ft of Calhoun hill Rd

Legal description Springhill Subdivision Phase 1, Lot 35 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.

Chelsea Sorensen 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.

OFFICIAL SEAL
LINDA SULA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 1, 2027

Subscribed and sworn before me on this 6th day of October, 20 26

Linda Sula

Notary Public (Seal)

Signature of Owner

****

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

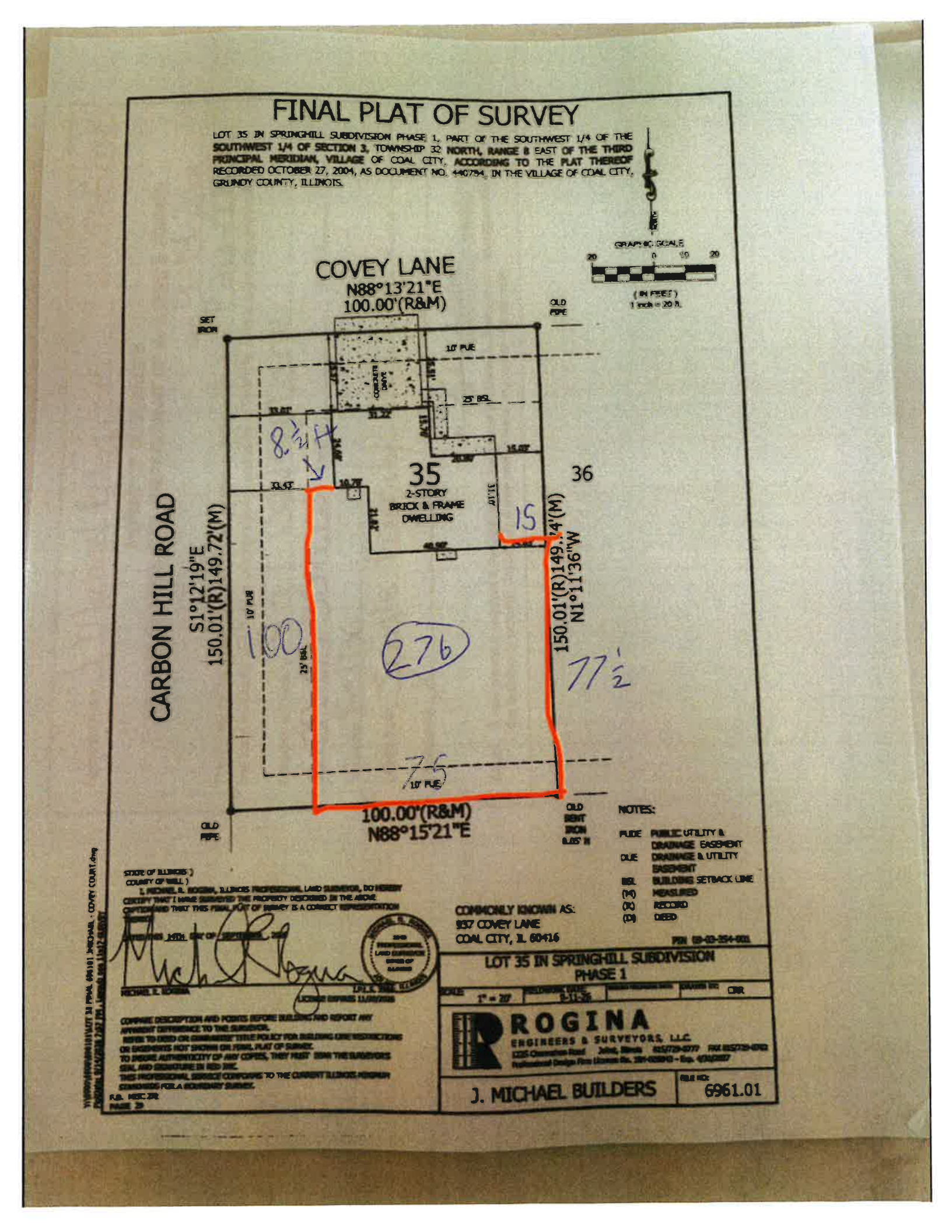
Please note the number of pages attached 1

FOR OFFICE USE ONLY

Case number	ZA-26-0019	Location of hearing	
Filing date	10/6/26	Village Hall	
Hearing date	Nov 2, 2026	515 South Broadway	
Filing fee	$100-	Coal City, Illinois	
Hearing time	7pm		

FINAL PLAT OF SURVEY

LOT 35 IN SPRINGHILL SUBDIVISION PHASE 1, PART OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 3, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF COAL CITY, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 27, 2004, AS DOCUMENT NO. 440794, IN THE VILLAGE OF COAL CITY, GRUNDY COUNTY, ILLINOIS.



NOTES:

PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
DUE	DRAINAGE & UTILITY EASEMENT
BSL	BUILDING SETBACK LINE
(M)	MEASURED
(R)	RECORD
(D)	DEED

STATE OF ILLINOIS)
COUNTY OF WILL)

I, MICHAEL R. ROGINA, ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AND THAT THIS FINAL PLAT OF SURVEY IS A CORRECT REPRESENTATION THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 15TH DAY OF SEPTEMBER, 2006

MICHAEL R. ROGINA
ILLINOIS REG. NO. 035-003178
LICENSE EXPIRES 11/30/2006

COMMONLY KNOWN AS:
937 COVEY LANE
COAL CITY, IL 60416

PIN 09-03-354-001

COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
REFER TO DEED OR GUARANTEE TITLE POLICY FOR BUILDING LINE RESTRICTIONS OR EASEMENTS NOT SHOWN ON FINAL PLAT OF SURVEY.
TO INSURE AUTHENTICITY OF ANY COPIES, THEY MUST BEAR THE SURVEYORS SEAL AND SIGNATURE IN RED INK.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

P.B. NEC 2R
PAGE 29

LOT 35 IN SPRINGHILL SUBDIVISION
PHASE 1

SCALE: 1" = 20' | FIELDWORK DATE: 8-31-06 | DRAWN BY: CMR

ROGINA
ENGINEERS & SURVEYORS, L.L.C.
1235 Channahon Road Joliet, Illinois 815/729-0777 FAX 815/729-0782
Professional Design Firm License No. 184-002910 - Exp. 4/30/2007

J. MICHAEL BUILDERS

FILE NO: 6961.01

X:\PROJECTS\6961\PLAT 35 FINAL 6961.01 JMICHAEL - COVEY COURT.dwg
Plotted: 8/31/2006 8:57 PM by Layout1 Tab: 11x17 (LANDSCAPE)

Chelsea & Dane Sorensen
937 Covey Lane Coal City IL

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.

ALLOWING US TO USE THE PROPOSED VARIANCE WOULD REDUCE THE AMOUNT OF "UNUSABLE" LAND TO THE WEST OF THE FENCE. UNUSABLE DUE TO DENSE TRAFFIC ON S CARBON HILL RD.

(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 is 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.

THE PROPOSED VARIANCE IS THE MINIMUM VARIANCE TO REACH THE BSL LINE AND ALLOW FOR A GATE TO ACCESS THE FRONT OF THE PROPERTY.

ZA26-0020

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Mitch Wills

Address: 380 W Daisy Phone number: 779 384 9060

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 the File Seperation of 10ft. A Variance of 3½ ft to the Rear lot like Setback. A Variance to Table 14 for garages

To allow what use A Garage Within the corner Side yard

Tax number of subject property: 09-03-252-012

Common address of property: 380 W Daisy Pl

Parcel dimensions: 120 x 143 Lot area (sq. ft.) 17,160

Street frontage 120 ft of Marguerite + 143 ft of W Daisy

Legal description Buchanans Addition W ½ of Lot 10 Block 9 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.

Mitch Wills, 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 16th day of October, 2026

Linda Sula

Notary Public (Seal)

OFFICIAL SEAL
LINDA SULA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 1, 2027

Signature of Owner

****

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

Please note the number of pages attached. 1

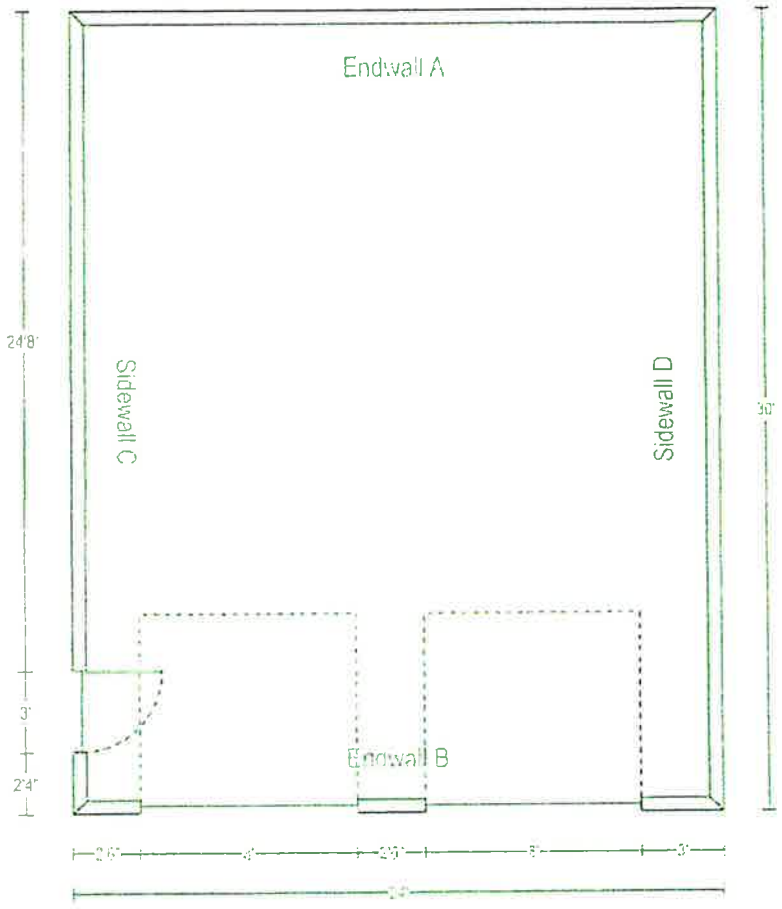
FOR OFFICE USE ONLY

Case number	ZA 26-0020	Location of hearing	
Filing date	10-16-26	Village Hall	
Hearing date	11-16-26	515 South Broadway	
Filing fee	$100	Coal City, Illinois	
Hearing time	7p		

Date: 11/04/2026 - 9:42 AM
Design ID: 321557183624
Estimate ID: 75351
Estimated Price: $10,302.46
**Today's estimated price Future pricing may go up or down. Tax, labor, and delivery not included.*

MENARDS
Design&Buy™
GARAGE

Garage Image



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   (i.) land or building(s);
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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.

Because my house sits in the middle of the lot on a Corner, there is less room on the west and the north sides of the house. I would be much closer to the road and lot lines on these sides. I have more Footage from my House to the road on Daisy's side of South side of House.

(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 is this applies –

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(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.

If granted the permit I believe I could remove the Structure Closer to Daisy St. to eliminate (1) Variance from being too close to another Structure. Then I would need a Variance to the east lot line. This Case I would only need 2 instead of 3. Variances.