
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 14-30

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM FRONT YARD SETBACK REQUIREMENTS
AT 235 N. LINCOLN STREET**

NEAL E. NELSON, President
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Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on August 25, 2014

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**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM FRONT YARD SETBACK REQUIREMENTS
AT 235 N. LINCOLN STREET**

WHEREAS, an application for variances from Section 156-73 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by property owner Donna Gordon (“applicant”) on July 18, 2014 for changes to the front yard setback due to the construction of an addition including a garage onto the existing primary structure; and

WHEREAS, Section 156-73 requires a minimum front yard depth of 25 feet, the applicant is seeking a variation from these requirements to have a minimum front yard setback of approximately 7 feet (a reduction of 18 feet); and

WHEREAS, a public hearing was noticed and duly held on August 18, 2014; subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition; and

WHEREAS, Section 156-250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows:

- A. **Not Resulting from Applicant Action.** The petitioner purchased the property with the existing front yard.
- B. **Unnecessary Hardship.** The constraints of the Code would not allow the addition to accommodate the house improvement commensurate with the residential use of many other homes within the immediate neighborhood.
- C. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. Allowing the addition to be constructed within the requisite setbacks is consistent with other houses located within the local area.

- D. **Minimum Variance Recommended.** The proposed addition has been planned with the minimum footprint necessary and shall not deviate from the other setbacks within the side yard. The construction is the minimum amount necessary to accommodate the needs of the petitioner.

Section 3. Description of the Property. The property is located at 235 N. Lincoln Street in the Village of Coal City within an RS-3 District. The legal description for the property is as follows:

Suffern's subdivision lots 14 and 15 and the south 8.25 feet of lot 11 and the northerly 16.5 feet of lot 18 in block 14

Section 4. Public Hearing. A public hearing was advertised on July 23, 2014 in the Coal City Courant and held by the Zoning Board of Appeals on August 18, 2014, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variances. The variations requested in the July 18, 2014 Variance Application to Section 156-73 of the Zoning Code is outlined herein as follows:

- A. A variance from the requirements of Section 156-73 to reduce the front yard setback from 25 feet to 7 feet.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The addition including the 2-car garage shall follow as presented within the material submitted and according to the presentations to the Planning & Zoning Board Meeting of August 18, 2014.
- B. The petitioner shall provide a plat of survey for the property to ensure proper layout of the variance; the side yard setback requirement shall be maintained.

Section 7. Severability. In the event a court of competent jurisdiction finds this ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this ordinance and the application thereof to the greatest extent permitted by law.

Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

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Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 25 day of August, 2014, at Coal City, Grundy and Will Counties, Illinois.

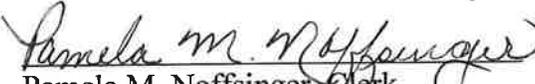
AYES: 6
NAYS: 0
ABSENT: 0
ABSTAIN: 0

VILLAGE OF COAL CITY



Neal E. Nelson, President

Attest:



Pamela M. Noffsinger, Clerk