
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 14-28

**AN ORDINANCE GRANTING A REZONING OF A PORTION OF
THE CULLICK FARM
FROM RS-1 TO A (Agricultural) IN THE VILLAGE OF COAL CITY**

NEAL E. NELSON, President
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY
TIM BRADLEY
TERRY HALLIDAY
DAVID TOGLIATTI
GEORGETTE VOTA
JUSTIN WREN
Village Trustees

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WHEREAS, an application for rezoning according to Section 156.270 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by John Cullick, acting on behalf of the property owner The Chicago Trust Company, N.A., as Trustee Under Trust Agreement Dated August 30, 1996 and known as Trust No. BEV 8-9750 (“applicant”) on June 16, 2014 to request the rezoning of the property from RS-1 upon annexation to A; and

WHEREAS, a public hearing regarding consideration of the rezoning was held on June 16, 2014; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on June 16, 2014 to consider passage of the rezoning request to the Board of Trustees; and

WHEREAS, Section 156.270 permits the Village Board to approve amendments to the zoning of property; 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 conditional uses.

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. **Compatible with Use or Zoning of Environs.** The proposed zoning for this property is compatible with the existing surrounding uses. This property has been and will continue to be farmed with agricultural crops.
- B. **Supported by Trend of Development.** No further use of the land is expected aside from its current and past use, which is raising agricultural crops.
- C. **Consistent with Comprehensive Plan Objectives.** This parcel currently lies outside of the Village of Coal City. Bringing outlying parcels into the Village’s corporate borders complies with the goals of service provision within the Village’s Comprehensive Plan.

- D. **Further Public Interest.** This property is located wholly within the corporate boundaries of Coal City. The petitioner would like rezoning of the parcel as a condition of annexing the parcel into the Village.

Section 4. Description of the Property. The property is located adjacent to the Claypool Ditch with frontage along 300' of Dresden Road in the Village of Coal City within an RS-1 District. The Proposed Plat of Survey has been attached as Exhibit A.

Section 5. Public Hearings. A public hearing concerning the consideration of rezoning was advertised on May 21, 2014 in the Coal City Courant and held by the Planning and Zoning Board on June 16, 2014 at which time a majority of the Planning and Zoning Board members recommended passage of the Rezoning request to the Board of Trustees.

Section 6. Zoning Amendment. The Zoning Amendment requested in the May 19, 2014 Rezoning Application is granted as follows:

- A. A zoning amendment altering the zoning of the property from RS-1 to A is hereby granted.

Section 8. Conditions. The zoning amendment granted herein is contingent and subject to the following conditions:

- A. The property shall be utilized in a manner consistent with the Coal City Zoning Code to include the requirements set forth in Section 156-113.

Section 9. 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.

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Section 10. 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.

Section 11. 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 & Will Counties, Illinois.

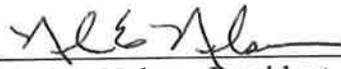
AYES: 6

NAYS: 0

ABSENT: 0

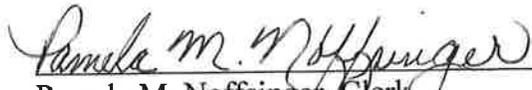
ABSTAIN: 0

VILLAGE OF COAL CITY



Neal E. Nelson, President

Attest:



Pamela M. Noffsinger, Clerk

EXHIBIT A

