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**THE VILLAGE OF COAL CITY**  
**GRUNDY & WILL COUNTIES, ILLINOIS**

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ORDINANCE  
NUMBER 14-36

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**AN ORDINANCE GRANTING A REZONING OF A PORTION OF  
THE COAL CITY AREA CLUB  
FROM RS-1 TO A (Agricultural) ALONG WITH RESERVATION OF SPECIAL USES  
IN THE VILLAGE OF COAL CITY**

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

ROSS BRADLEY  
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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 Barry Rice, acting on behalf of Coal City Area Club (“applicant”) on September 13, 2013 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 October 7, 2013; and

**WHEREAS**, the Village of Coal City Planning and Zoning Board met on October 7, 2013 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 concerning the map amendment:

- A. **Compatible with Use or Environs.** Zoning the property agricultural will allow the conditional use of recreational clubs to be approved; this is compatible with the property’s current and projected use.
- B. **Supported by Trend of Development.** No further development from the existing use is expected and the club does not desire zoning to allow any other use of the property than the type allowed within agricultural.
- C. **Consistent with Comprehensive Plan Objectives.** This property is not within the corporate limits currently, but is a recreational club within the current Comprehensive Plan.
- D. **Further Public Interest.** The board charged with governance of the Club and its membership desire this type of zoning and the provision of agricultural zoning is a

condition of an annexation agreement adopted by the Board of Trustees.

**Section 3. Findings of Fact.** The Board of Trustees find as follows concerning the requested conditional uses:

- A. **Traffic.** No alteration of the current traffic pattern is envisioned due to the granting of the recreational club conditional use; the current utilization of the club is supported with the current traffic amenities.
- B. **Environmental Nuisance.** There shall not be any environmental nuisances that emanate from the conditional use. This use results in less disturbance of the natural state of the land than other agricultural uses.
- C. **Neighborhood Character.** This use is consistent with the current character of the land being considered.
- D. **Public Services and Facilities.** This property shall not require public services and is not envisioned to be provided services unless an amendment to the annexation agreement occurs.
- E. **Public Safety and Health.** Granting this use shall not be detrimental to the Village's residents; recreational club utilization allows the area to remain an active and passive recreational area that is an improvement to surrounding residents' quality of life.
- F. **Other Factors.** The property currently exists as the conditional use being contemplated; the use is necessary due to incorporation of the property, not due to the consideration of a new use.

**Section 4. Description of the Property.** The property is located adjacent to Dresden Road, north of the Claypool Ditch with the legal description of:

PARCEL ONE

The east 300.00 feet of the South Half of the Southeast Quarter of Section 26, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

Parcel Identification Number 06-26-400-004

PARCEL TWO

The east 300.00 feet of the North Half together with the east 300.00 feet of the North Half of the South Half of Section 26, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

Parcel Identification Number 06-26-100-001

PARCEL THREE

The east 300.00 feet of the Southeast Quarter together with the east 300.00 feet of the south 60 acres of even width of the Northeast Quarter all in Section 23, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

Parcel Identification Number 06-23-300-001

**Section 5.** Public Hearings. A public hearing concerning the consideration of rezoning was advertised on September 18, 2013 in the Coal City Courant and held by the Planning and Zoning Board on October 7, 2013 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 and Special Uses requested in the September 13, 2013 Petition is granted as follows:

- A. A zoning amendment altering the zoning of the property from RS-1 to A is hereby granted.
- B. The following special uses shall be allowed as requested – Outdoor recreational areas used for the following: equestrian sports, horse trails, and hunter trails; dog shows and field trails; hunt clubs and gun clubs; conservation clubs; archery ranges; fishing pond, swimming clubs and tennis clubs; picnic areas and accessory buildings, structures or uses such as off-street parking and loading spaces, administration, maintenance and clubhouse buildings, including sale of food and beverages.

**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.

**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 13 day of October, 2014, at Coal City, Grundy & Will Counties, Illinois.

AYES: 5

NAYS: 0

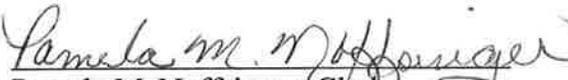
ABSENT: 0

ABSTAIN: /

**VILLAGE OF COAL CITY**

  
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Neal E. Nelson, President

Attest:

  
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Pamela M. Noffsinger, Clerk