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

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ORDINANCE  
NUMBER 15-35

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**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN  
ENCROACHMENT DUE TO FRONT PORCH CONSTRUCTION WITHIN THE  
FRONT YARD OF 745 PHEASANT LANE IN THE VILLAGE OF COAL CITY**

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TERRY HALLIDAY, President  
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Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City  
on October 26, 2015

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**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT DUE TO FRONT PORCH CONSTRUCTION WITHIN THE FRONT YARD OF 745 PHEASANT LANE IN THE VILLAGE OF COAL CITY**

**WHEREAS**, an application for variance from Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Leigh Garrelts (“applicant”) on September 16, 2015 for the placement of a front porch within the front yard; and

**WHEREAS**, the front yard setback for this zoning district requires 25’ between the front of the property and the primary structure and the applicant request relief of 6’ from this requirement; and

**WHEREAS**, a public hearing was noticed and duly held on October 19, 2015; and

**WHEREAS**, the Village of Coal City Planning and Zoning Board met on October 19, 2015, and considered passage of the variance request to the Board of Trustees; 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. **Unnecessary Hardship**. Being unable to utilize the front entrance to the property in the same manner as surrounding houses, the current construction causes unnecessary hardship.
- B. **Preserves Rights Conferred by the District**. The porch shall allow residential utilization of a larger portion of the property owned by the petitioner.
- C. **Necessary for Use of the Property**. The front porch improvement shall increase structure viability due to construction improvements and greater protection of weather.
- D. **Minimum Variance Recommended**. The petitioner shall construct no wider than a 6’ wide front porch in order to limit the total encroachment within the front yard.

**Section 3.** Description of the Property. The property is located 745 Pheasant in the Village of Coal City within an RS-2 District.

Lot 18 in section 3-32-8 of the Quail Run subdivision, in the Village of Coal City, Grundy County, Illinois.

**Section 4.** Public Hearing. A public hearing was advertised on September 23, 2015 in the Coal City Courant and held by the Planning and Zoning Board on October 19, 2015, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

**Section 5.** Variances. The variations requested in the September 16, 2015 Variance Application to the Zoning Code are granted as follows:

- A. A variance in conjunction with Section 156.72 is hereby granted to allow the placement of covered front porch on the front (western side) of the residence not to exceed 6 feet within the existing front yard.

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

- A. The porch shall be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees.

**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.

**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.

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DUE TO FRONT PORCH CONSTRUCTION WITHIN THE FRONT YARD OF 745 PHEASANT LANE IN  
THE VILLAGE OF COAL CITY**

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SO ORDAINED this 26 day of October, 2015, at Coal City, Grundy  
& Will Counties, Illinois.

AYES: 4

NAYS: 0

ABSENT: 0

ABSTAIN: 0

**VILLAGE OF COAL CITY**

  
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Terry Halliday, President

Attest:

  
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Pamela M. Noffsinger, Clerk