
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 15-38

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN
ENCROACHMENT TO THE SET BACK REQUIREMENTS AND HEIGHT
REQUIREMENTS AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD
LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET IN THE
VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

DAVID TOGLIATTI
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Village Trustees

ORDINANCE NO. 15-38

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT TO THE SET BACK REQUIREMENTS AND HEIGHT REQUIREMENTS AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET 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 the Coal City School District (“applicant”) on October 27, 2015 for the placement of press box/storage building at the High School baseball field; and

WHEREAS, the yard setbacks for this zoning district require a 25’ corner side yard setback (fronting Carbon Hill Road) and a 25 foot front yard setback (fronting Oak Street) between the property lines and the structures, and the applicant requests relief of 270.2 square feet from Carbon Hill Road and 3.7 square feet from Oak Street from these requirements; and

WHEREAS, the height standard for this property is 15 feet and the applicant requests permission for a press box and bleachers at a height of 17 feet 6 inches; and

WHEREAS, a public hearing was noticed and duly held on November 16, 2015; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on November 16, 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**. The structures in question replace prior structures similar in design and use destroyed by tornado. The inability to replace the structures will result in a hardship not only for the petitioner, but the residents and students of the Coal City School District.
- B. **Not Resulting from Application Action**. The plight of the owner results from property being destroyed by a tornado, and not the willful action of the petitioner.

- C. **Necessary for Use of the Property.** The property in question is an athletic field. Bleachers, press boxes, and storage areas are necessary and accepted components for conducting athletic events at the site.
- D. **Minimum Variance Recommended.** The petitioner indicates the press box will be shorter than the previous structure and the footprint of the improvements will be smaller than the prior structures; effectively reducing the degree of non-conformance established by the original structures.

Section 3. Description of the Property. The property is located at the northeast corner of Carbon Hill Road and Oak Street in the Village of Coal City within an RS-2 District.

655 W. Division Street Exempted 1971 ANNEXED TO VILLAGE OF COAL CITY 9/89
PER DOC 29929 DOCKET #93-32-142 PT GL 2 LYG W OF RD (EX IL)
PIN 09-03-101-001

Section 4. Public Hearing. A public hearing was advertised on October 28, 2015 in the Coal City Courant and held by the Planning and Zoning Board on November 16, 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 construction of a press box not to exceed 17 feet 6 inches in height; and
- B. A variance in conjunction with Section 156.72 is hereby granted to permit front yard encroachments not to exceed 270.2 square feet from Carbon Hill Road and 3.7 square feet from Oak Street.

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

- A. No additional conditions.

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.

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR AN ENCROACHMENT TO THE SET BACK REQUIREMENTS AND THE HEIGHT REQUIREMENT AT THE COAL CITY HIGH SCHOOL BASEBALL FIELD LOCATED AT THE CORNER OF CARBON HILL ROAD AND OAK STREET IN THE VILLAGE OF COAL CITY

SO ORDAINED this 23 day of November, 2015, at Coal City, Grundy & Will Counties, Illinois.

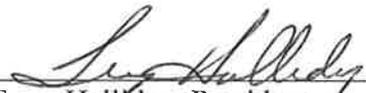
AYES: 5

NAYS: 0

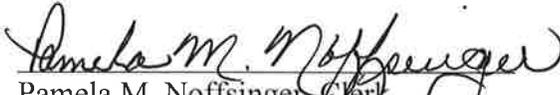
ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk