
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 16-27

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE CONSTRUCTION
OF AN ACCESSORY CONSTRUCTION ON THE PROERTY OF THE COAL CITY
METHODIST CHURCH WITHIN A RESIDENTIALLY ZONED PROPERTY AT 6805
E. MCARDLE IN THE VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

ROSS BRADLEY
TIMOTHY BRADLEY
DAN GREGGAIN
NEAL NELSON
DAVID TOGLIATTI
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Village Trustees

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WHEREAS, an application for variance and a conditional use relating to Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the Coal City Methodist Church (“applicant”) on August 31, 2016 for the construction of an accessory structure on the premises of a previously allowed conditional use within an RS-2 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on September 19, 2016; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on September 19, 2016 to consider passage of the conditional use request to the Board of Trustees; and

WHEREAS, Section 156.230 permits the Village Board to approve certain uses on a conditional basis 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 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 the following concerning the granting of a conditional use:

- A. **Traffic.** The parsonage will be placed off of a parking lot that provides the access for the new residence. No new accesses to the property shall be constructed resulting in no adverse impacts to traffic.
- B. **Environmental Nuisance.** The residence shall be constructed in a manner consistent with the single family detached residential units that exist within the surrounding neighborhood. Drainage shall occur onsite on the Church’s existing property resulting in no nuisances.
- C. **Neighborhood Character.** The exterior of the home shall utilize a mix of vinyl siding and stone exterior and shall be suitable within the adjacent neighborhood.

- D. **Public Services and Facilities.** Construction shall consist of the connection necessary to receive services from existing water and sanitary facilities that exist along Fourth Street. No further public services and facilities are anticipated during the construction of the church's parsonage.
- E. **Public Safety and Health.** This additional residential unit to be utilized by the Pastor of the Coal City Methodist Church shall not be detrimental to public health and safety.
- F. **Other Factors.** Housing the religious community's leader onsite will provide greater security for the property and ensure the Coal City location continue to be provided continued leadership despite any consolidation efforts of the religious community.

Section 4. Description of the Property. The property is located at 6805 East McArdle in the Village of Coal City within an RS-2 District.

Section 5. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on September 4, 2016 in the Joliet Herald News and held by the Planning and Zoning Board on September 19, 2016 at which time a majority of the Planning and Zoning Board members recommended passage of the Conditional Use and Variances to the Board of Trustees.

Section 6. Conditional Use. The conditional use requested in the August 31, 2016 Conditional Use Application is granted as follows:

- A. A conditional use in conjunction with Section 156.72 is hereby granted to allow the construction of an accessory structure on a previously allowed conditional use within an RS-2 residentially-zoned district.

Section 7. Conditions. The conditional use granted herein is contingent and subject to the following conditions:

- A. The new residential accessory structure shall be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees and comply with all other Village code requirements.

Section 8. 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 9. 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 10. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

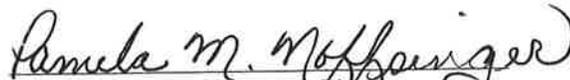
SO ORDAINED this 28 day of September, 2016, at Coal City, Grundy & Will Counties, Illinois.

AYES: 4
NAYS: 0
ABSENT: 2
ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk