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

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ORDINANCE  
NUMBER 16-01

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**AN ORDINANCE GRANTING A VARIANCE TO THE EXTERIOR OF A BUILDING  
ADDITION TO BE CONSTRUCTED AT 60 E. CHESTNUT IN THE VILLAGE OF  
COAL CITY**

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Village Trustees

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on January 13, 2016

ORDINANCE NO. 16-01

AN ORDINANCE GRANTING A VARIANCE TO THE EXTERIOR OF A BUILDING  
ADDITION TO BE CONSTRUCTED AT 60 E. CHESTNUT IN THE VILLAGE OF  
COAL CITY

**WHEREAS**, an application for variance to Section 156.57 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Robert Davis, Jr. (“applicant”) on October 3, 2014 due to the intended construction of a metal-clad building addition at the business located at 60 E. Chestnut; and

**WHEREAS**, a public hearing regarding the conditional use and variance consideration was held on January 4, 2016; and

**WHEREAS**, the Village of Coal City Planning and Zoning Board met on January 4, 2016 to consider passage of the conditional use and variance requests 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 variance:

- A. **Not Resulting from Applicant Action.** The petitioner has expanded a building that was built when the Design Guidelines had not been enacted. The addition to accommodate additional business will merely continue the existing façade of the building that was previously allowed.
- B. **Preserves Rights Conferred by the District.** Granting this variance will allow the existing property and its previously C-4 zoned property to the north the ability to continue the conditional use that was previously bestowed on these properties.
- C. **Necessary for Use of the Property.** The amount of business requires expansion of the interior garage space to accommodate the vehicles and equipment being maintained within the community. The inability to accommodate the petitioners request would result in the business being required to move elsewhere to support its business plan.

- D. **Minimum Variance Recommended.** The petitioner is improving the property and providing an improvement alongside the walkway on the Broadway business front to offset the departure from the Design Guidelines on the building's exterior.

**Section 3.** Description of the Property. The property is located at 60 East Chestnut in the Village of Coal City within a C-4 District.

**Section 5.** Public Hearings. A public hearing concerning the consideration of a conditional use and variance was advertised on December 9, 2015 in the Coal City Courant and held by the Planning and Zoning Board on January 4, 2016 at which time a majority of the Planning and Zoning Board members recommended passage of the Conditional Use and Variance to the Board of Trustees.

**Section 6.** Variance. The variance as requested in the October 3, 2014 Variance is granted as follows:

- A. A variance in conjunction with Section 156.057 is hereby granted to allow extend the construction of the existing building materials throughout its addition.

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

- A. The house currently being utilized as a residential unit on the northerly end of the commercial property shall be demolished according to Village and State of Illinois standards prior to December 31, 2017.
- B. The building addition 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.

**AN ORDINANCE GRANTING A VARIANCE TO THE EXTERIOR OF A BUILDING ADDITION TO BE  
CONSTRUCTED AT 60 E. CHESTNUT IN THE VILLAGE OF COAL CITY**


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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 13 day of January, 2016, at Coal City, Grundy & Will Counties, Illinois.

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

**VILLAGE OF COAL CITY**

  
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Terry Halliday, President

Attest:

  
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Pamela M. Noffsinger, Clerk