
THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

**ORDINANCE
NUMBER 17-01**

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM REAR YARD AND SIDE YARD REQUIREMENTS AT 70 BLACKSTONE
STREET IN THE VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
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DAVID TOGLIATTI
JUSTIN WREN

Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on January 25, 2017

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STREET IN THE VILLAGE OF COAL CITY**

WHEREAS, an application for variance from Section 156.73 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by George Robles (“applicant”) on November 22, 2016 to renovate and improve the secondary structure at his residence resulting in an inability to meet the minimum requires rear and side yard setback requirements; and

WHEREAS, the rear yard setback for this zoning district requires 25 feet between the primary structure of the property and the adjacent neighbor to the rear of the applicant’s property; and

WHEREAS, the required side yard for this existing structure is 5 feet; and

WHEREAS, a public hearing was noticed and duly held on December 19, 2015, continued on multiple occasions including that evening and January 3, 2017; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on January 16, 2017, 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 code places undue burden upon the applicant that would result in needing to move a structure that has been in place for generations in order to best utilize the asset on this currently zoned residential property.
- B. **Preserves Rights Conferred by the District**. Rehabilitating this past commercial structure into a residential unit shall assist with ensuring the property shall be utilized continually as a residential property; the elimination of the current primary structure shall ensure its future use is within the rights of the district.

C. **Necessary for the Use of the Property.** The property owners are in need of additional residential square footage; this existing structure is necessary to accommodate the current residential needs of the property's existing owners.

D. **Minimum Variance Recommended.** Rehabilitating the garage while eliminating the existing primary structure minimizes the total number of variances being requested to maintain the current utilization of the property.

Section 3. Description of the Property. The property is located at 70 Blackstone Street in the Village of Coal City within an RS-3 District. The updated Plat of Survey provided for this property has been attached as Attachment ____.

Section 4. Public Hearing. A public hearing was advertised on November 30, 2016 in the Coal City Courant and held by the Planning and Zoning Board on December 19, 2016, continued the first time until January 3, 2017, at which time the Public Hearing was continued until January 16, 2017, 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 November 22, 2017 Variance Application to the Zoning Code are granted as follows:

- A. The primary residence shall possess a 25' variance from the required rear yard set back as well as a 3' variance from the required side yard variance from the interior side yard along the west side of the property.
- B. A variance in conjunction with Section 156.73 is hereby granted to allow the necessary improvement and utilization of the garage to become the primary residence of the property.

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

- A. Aside from the main entrance to be provided to the newly established primary residential structure, there shall be an alternative means of ingress/egress directly to the exterior side yard alongside the east side of the house.
- B. The small house located within the front yard shall be demolished within 60 days of the issuance of the certificate of occupancy of the subject structure.
- C. Framing of the roof truss system must be improved according to the manner prescribed (within Attachment B) by and approved a structural engineer.
- D. This RS-3 property shall be operated according to the plan and design as presented within the Applicant's petition and consistent with the Public Hearings of December 19, 2016, January 3, 2017, and January 16, 2017.

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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.

SO ORDAINED this 25 day of January, 2017, at Coal City, Grundy & Will Counties, Illinois.

AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk

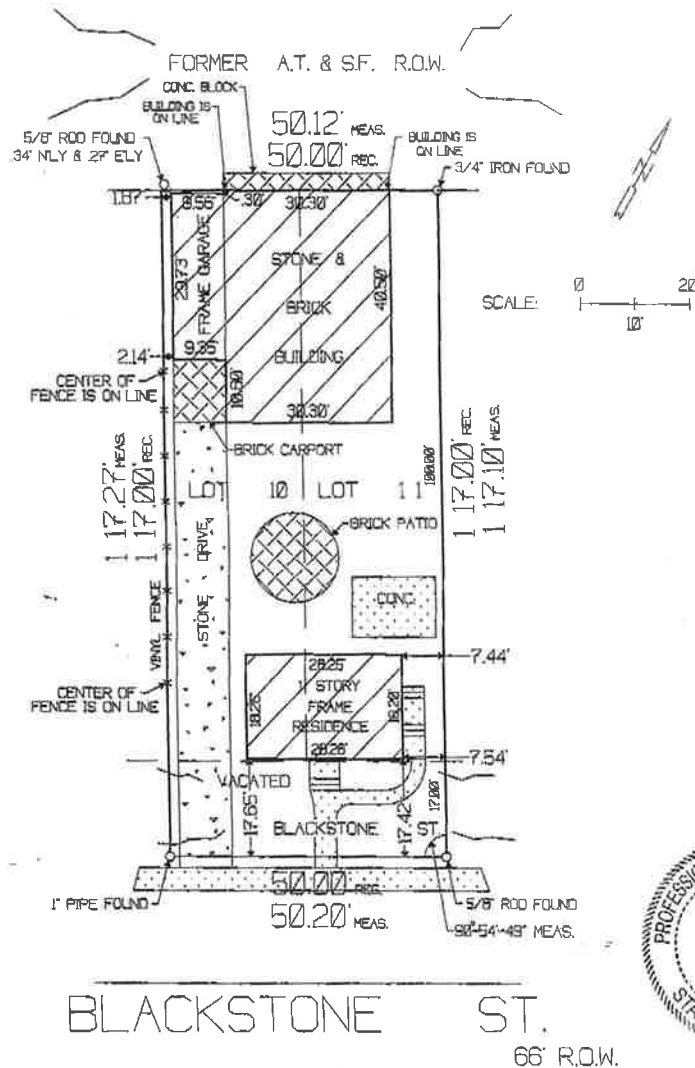
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ATTACHMENT A

PLAT OF SURVEY

LOTS 10 AND 11 IN BLOCK 49 IN COAL CITY, AS SHOWN BY THE PLAT OF COAL CITY RECORDED IN THE RECORDER'S OFFICE OF GRUNDY COUNTY, ILLINOIS, APRIL 8, 1875, IN BOOK "A" OF PLATS ON PAGE 98; ALSO SHOWN BY THE PLAT OF THE WILMINGTON STAR MINING COMPANY OF COAL CITY RE-SUBDIVISION OF DEPOT GROUNDS AS SHOWN IN PLAT BOOK "A" OF PLATS AT PAGE 105, AND A PORTION OF VACATED BLACKSTONE STREET LYING SOUTHEASTERLY AND ADJACENT TO SAID LOTS; IN GRUNDY COUNTY, ILLINOIS.

70 BLACKSTONE STREET
COAL CITY, IL



COMMUNITY SURVEY INC.

81 N. CHICAGO STREET, SUITE 207
JOLIET, IL 60432

(815) 722-9005 (815) 722-9019 - fax

DESIGN FIRM NO. 184-002899

CHECK DEED OR GUARANTEE POLICY FOR BUILDING LINE OR
EASEMENT RESTRICTIONS NOT SHOWN ON PLAT OF SURVEY.
COMPARE POINTS BEFORE BUILDING.

WE, COMMUNITY SURVEY INC., DO HEREBY CERTIFY THAT WE HAVE
SURVEYED FOR GEORGE ROBLES UNDER MY HAND AND SEAL
THIS 29TH DAY OF DECEMBER 2016

FIELD WORK 12/28/2016

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SURVEY NUMBER 16-22879

ILLINOIS LAND SURVEYOR NO. 3701
EXPIRES 11/30/2018

ATTACHMENT B

B.P MILLER CONSULTANTS, LTD.

815/467-9744
815/467-9765 Fax

Bruce P. Miller, S.E., P.E.
Principal

November 23, 2016

Mr. George Rubles
70 Blackstone
Coal City, IL. 60416

RE: Structural Investigation; 70 Blackstone, Coal City, IL.

Mr. Rubles;

On Friday November 18, 2016, I conducted a visual inspection of the property referenced above. The scope of the inspection involved the determination of the existing ceiling structure to support a new HVAC unit which has been installed recently. The following outlines my findings and recommendations for the Structural repairs to the building.

<u>ITEM</u>	<u>DESCRIPTION</u>
1.	The existing structure is proposed to be converted from a garage to living space.
2.	A new furnace unit has been installed in the attic space and is currently supported by the makeshift roof "trusses". The unit is estimated to weigh approximately 200 pounds.
3.	The existing "trusses" are not designed or constructed properly to support the new furnace unit. Therefore, the unit must be supported in another manner.
4.	The attached drawing indicates a method of reinforcing the ceiling structure to properly support the new furnace. Please reference the drawing for specific member sizes and details. The reinforcement has been designed to support 400 pounds.

Structural & Civil Engineering

105 W. Mondamin St. • P.O. Box 757 • Minooka, IL 60447

It is my opinion that once the repairs noted above have been addressed, the structure will be adequate for the support of the furnace. Please contact me if you have any questions or comments regarding this report. I appreciate the opportunity to provide this service.

Sincerely,
B.P. MILLER CONSULTANTS, LTD.

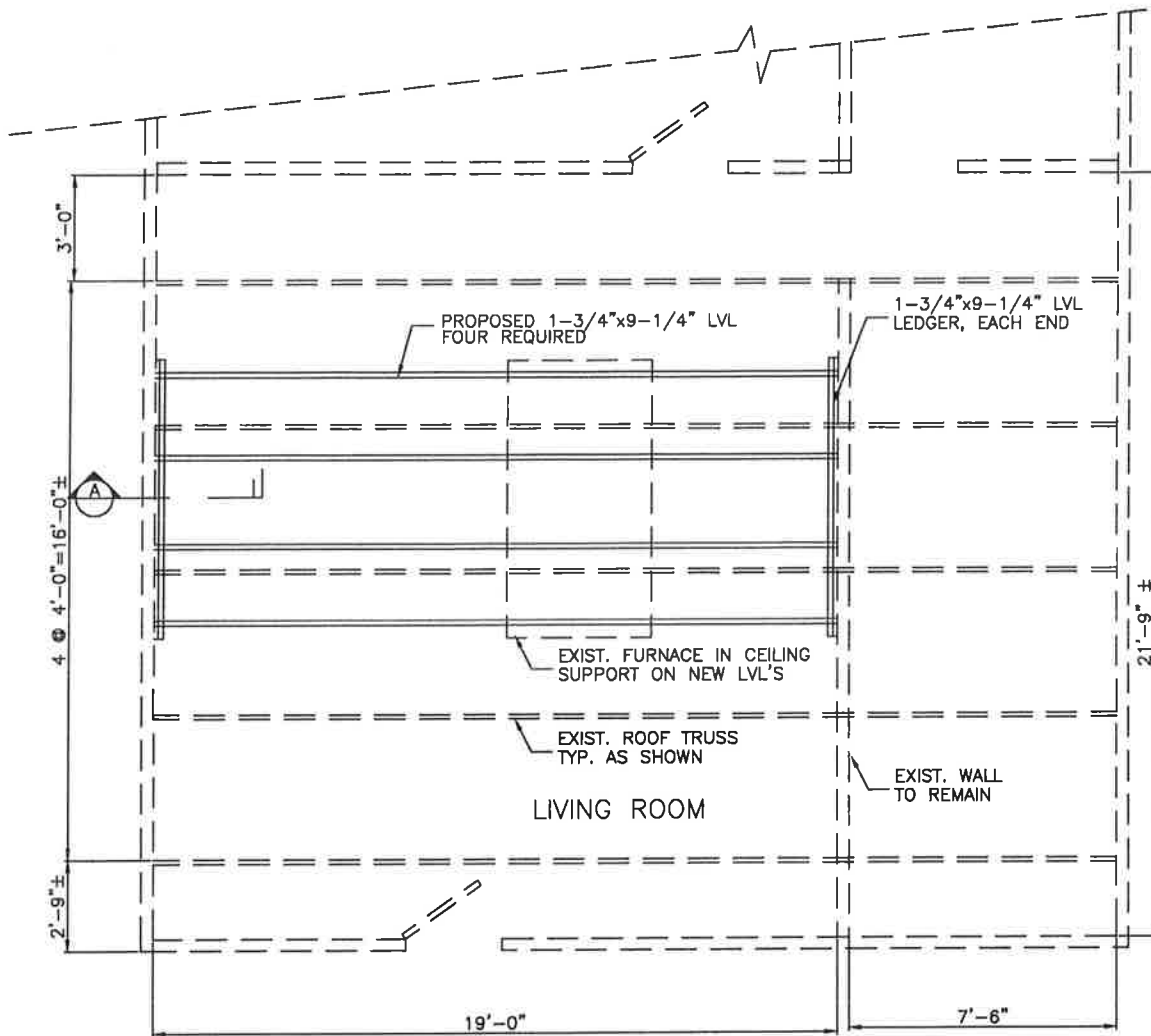


Bruce P. Miller, P.E., S.E.
Structural Engineer/President

BPM/bm
Encl.

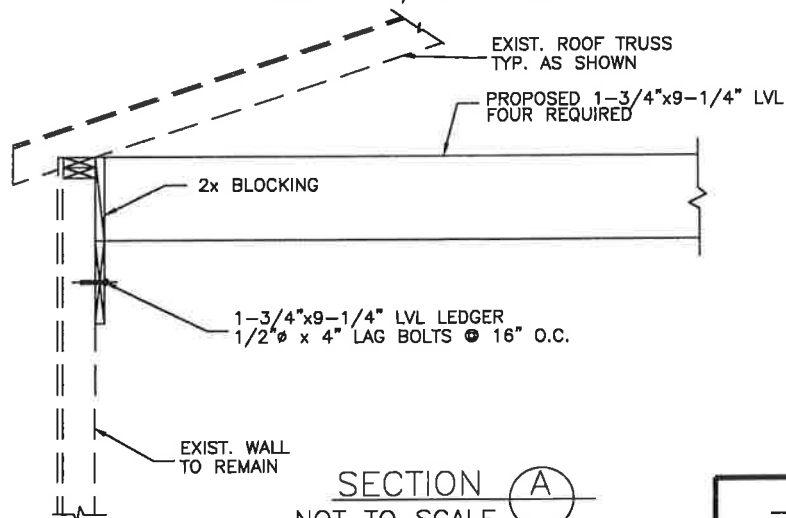
CC: File No. 16-398





LIVING ROOM FURNACE FRAMING PLAN

SCALE: 3/16"=1'-0"



SECTION A
NOT TO SCALE

CONSTRUCTION NOTES

1. Lumber: LVL, $F_b=2600$ PSI, $E=1900$ KSI
2. Furnace Design Load: 400 lbs.

B.P. MILLER CONSULTANTS, LTD.
STRUCTURAL & CIVIL ENGINEERING
MINOOKA ILLINOIS

SCALE:
3/16"=1'-0"

PROPOSED CEILING FRAMING
70 Blackstone, Coal City, IL.

DATE:
11/23/2016

DRAWN BY:
BPM

FILE NO.:
16-398