
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 17 - 38

**AN ORDINANCE AMENDING THE VILLAGE OF COAL CITY
CODE OF ORDINANCES TO PROVIDE CERTAIN ZONING TEXT AMENDMENTS
AND OTHER REVISIONS**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIMOTHY BRADLEY
DAN GREGGAIN
NEAL NELSON
JUSTIN WREN
Village Trustees

ORDINANCE NO. 17-38

AN ORDINANCE AMENDING THE VILLAGE OF COAL CITY
CODE OF ORDINANCES TO PROVIDE CERTAIN ZONING TEXT AMENDMENTS
AND OTHER REVISIONS

WHEREAS, the Village of Coal City (hereinafter, "the Village") is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, pursuant to 65 ILCS 5/13-1-1 *et seq.*, the Village has the authority to adopt zoning regulations to govern the use and development of property within the Village's boundaries; and

WHEREAS, the Planning and Zoning Board reviewed and considered amendments to the zoning regulations of the Village to update current regulations and streamline the code to make it more user and business friendly and more efficient to apply and enforce; and

WHEREAS, the Planning and Zoning Board published and conducted a public hearing on Monday, December 4, 2017 to consider proposed amendments to the zoning regulations, notice having been duly published as required by state statute, and at the conclusion of the hearing, recommended approval of certain amendments set forth herein; and

WHEREAS, it is in the best interest of the residents of Coal City that the Village update the Village Code and certain zoning regulations as provided herein;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Grundy & Will Counties, Illinois, as follows:

Section 1. Recitals. The recitals listed below shall replace the existing code provisions.

Section 2. Amendments. Various amendments are required throughout the Village Code to increase clarity and ease of the Village Code.

- A. Contained within Section 152-2 regarding the criteria for school site dedication, there is a sentence containing a typographical error; this is to be amended through the elimination of the repeated words as provided below –

“The land dedication requirement shall be determined by obtaining the ratio of estimated children to be served in each school classification, determined by ~~determined by~~ applying the estimated ultimate population per dwelling unit...”

- B. (i) A new definition is to be included for the word “Arterial” and all of the existing definitions within Section 155-2 shall be reordered accordingly; the newly included definition is as set forth below –

ARTERIAL

Primary travel routes that shall carry high volumes of traffic at high operating speeds and have capacity to operate at high levels of service.

- C. The newly defined “Arterial” shall be included within the table provided within Section 155.41(A) setting forth the minimum dimensions for roadway rights of way. The term Arterial shall be inserted prior to Collector Streets and each of the rows within the table reorganized accordingly due to including the characteristics for Arterial as set forth below:

Type of Street	Residential Subdivision (feet)	Manufacturing or Business Subdivision (feet)
<u>Arterial streets</u>	<u>120-150</u>	<u>120-150</u>

- D. The newly defined "Arterial" shall be included within the table provided within Section 155.57(F)(2)(b) setting forth the minimum dimensions for roadway pavement widths. The term Arterial shall be inserted prior to Collector Streets and each of the rows within the table reorganized accordingly due to including the characteristics for Arterial as set forth below:

Type of Street (feet)	Residential Subdivision	Manufacturing or Business Subdivision (feet)
<u>Arterial streets</u>	<u>36</u>	<u>66</u>

- E. The current definition for "THOROUGHFARE" within Section 155-2 shall be deleted and replaced in its entirety as provided below:

THOROUGHFARE

A street with a high degree of continuity located to collect traffic from minor streets and to convey this traffic to the major arterial streets.

- F. A term within the definitions is incomplete and requires additional text. The current term, "WIDTH" within Section 155-2, shall be modified as set forth below:

WIDTH, STREET RIGHT-OF-WAY

- G. Including another condition to the subdivision blocks is necessary due to the community possessing multiple utilities in addition to railroads. Thus, the standards for blocks within the subdivision regulations shall be amended as follows –

Section 155.44 Blocks.(D)

Where a subdivision borders upon or is traversed by a railroad, other utilities or thoroughfare right-of-way, the Village Board may require, when recommended by the Planning Commission...

- H. Including another condition to the subdivision lots is necessary due to the community possessing multiple utilities in addition to railroads. Thus, the standards for lots within the subdivision regulations shall be amended as follows:

Section 155.45 Lots.(A)(4)

Lots abutting upon a watercourse, drainageway, channel, stream, railroad, other utilities or thoroughfare shall have an additional depth or width as required by the Planning Commission ...

- I. Including a better reference shall provide greater ease with the use of the Village's Code by including the following amendment as provided below:

Section 155.45 Lots. (B)(1)

The depth of lots shall not be less than 120 feet, and must meet the requirements of the appropriate sections of the Zoning Ordinance for length and width. (See Table 4 **of Chapter 156**, Residential District Requirements.) Lots of lesser dimension must be recommended by the Planning Commission and approved by the Village Board.

- J. The requirements of the industrial design guidelines are to reflect the standards required within the industrial zoning requirements. Thus, Section 156-53(B)(1) shall be removed and replaced with the following:

(1) Purpose. The industrial-zoned districts are intended to provide primarily for low- nuisance industrial uses that are compatible with a residential community **as defined within Sections 156-112 and 156-113**, but also allow **In addition**, in the I-1 Industrial District, after special review, heavier industrial facilities that can meet suitable environmental performance standards **set forth in Sections 156-205 to 156-217 of the Village Code, must follow these requirements as well.**

- K. The Purpose conveyed within Section 156-75 RA-1 Attached Residential District (A)(1) shall be deleted in its entirety and replaced with the following:

(1) Provide for the construction of horizontally attached dwelling units. Each such units shall possess an individual ground-level entrance to the outside and no dwelling unit or portion thereof may be located above any other dwelling unit or portion thereof.

- L. The Purpose conveyed within Section 156-76 RA-2 Attached Residential District (A) shall be deleted in its entirety and replaced with the following:

(1) Provide for the construction of horizontally attached dwelling units. Each such units shall possess an individual ground-level entrance to the outside and no dwelling unit or portion thereof may be located above any other dwelling unit or portion thereof.

(2) Provide for intermediate-density residential development, such as two-family dwelling units, in locations where apartment buildings would not be compatible.

(3) Attached residential dwelling units being constructed upon any residential land being subdivided after January 1, 2018 shall be

subject to the regulations governing RA-2 Attached Residential Districts. On and after the effective date of this amendatory ordinance, no land within the Village shall be newly zoned RA-1.

- M. The Purpose conveyed within Section 156-77 RM-1 Low Density Multifamily Residential District (A) shall be amended by removing portions as set forth:

(A) Purpose. This district is primarily intended to provide, in a flexible manner, multiple-family areas of a low-density character accommodating a variety of housing types and compatible uses.

- N. The Purpose conveyed within Section 156-78 RM-2 High Density Multifamily Residential District (A) shall be amended by removing portions as set forth:

(A) Purpose. This district is primarily intended to provide, in a flexible manner, multiple-family areas of a higher-density character relative to the RM-1 district, accommodating a variety of housing types and compatible uses. ~~per acre for the location of attached dwelling units, including multifamily dwelling units.~~

Section 3. Updating Zoning Code Definitions. Various amendments are required within Section 156-3 of the Zoning Code to assist with the ease of understanding the village's requirements. The amendments to this section are set forth below:

- A. The current definition for "DWELLING" shall be deleted and replaced in its entirety as provided below:

DWELLING

Any building or portion thereof used, intended, or designed to be built, used, rented, leased, let or hired out to be occupied, or that are occupied for living purposes, such as a building or portion thereof designed or used as a residence, but excluding boarding- or lodging houses, nursing homes, motels, hotels, tourist homes, cabins, tents, and recreational vehicles.

- B. The current definition for "DWELLING, TOWNHOUSE" shall be deleted and replaced in its entirety as provided below:

DWELLING, TOWNHOUSE

Please refer for this definition to the Residential Design Guidelines as required within Section 155-66.

- C. The current definition for "DWELLING UNIT" shall be deleted and replaced in its entirety as provided below:

DWELLING UNIT

One or more rooms in a residential structure providing complete independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

- D. The current term and definition "FIREPROOF CONTAINER" shall be deleted.
- E. The current definition for "DWELLING, SINGLE-FAMILY ATTACHED" shall be deleted and replaced in its entirety as provided below:

DWELLING SINGLE-FAMILY ATTACHED

A single-family dwelling horizontally attached to one or more other single-family dwellings by one or more common vertical walls.

Section 4. Elimination of deleted definition - Townhouse. Various amendments are required within the Zoning Code to eliminate a term that is to be deleted upon the adoption of this ordinance. These amendments include:

- A. Section 155-76(A)(2), Table 1,(a)[3]
On property zoned for single-family attached (~~townhomes/row houses~~) units, it shall be presumed ...
- B. Section 155-76(A)(2), Table 1,(a)[4]
On property zoned for apartments/condominium multifamily units, it shall be presumed...
- C. Section 156-141(B)(1)
Required off-street parking for single-family detached and single-family attached and ~~townhouse~~ dwellings may be located in front, side, and rear yards...
- D. Section 156, Table 5, Group C(4) shall be deleted and other uses reordered accordingly.
~~(4) Townhouses, as defined in 156-3.~~
- E. Section 156, Table 5, Group E(4) shall be deleted and other uses reordered accordingly.
~~(4) Townhouses, as defined in 156-3.~~

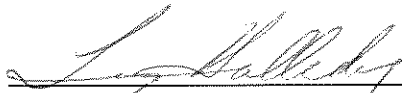
- F. Section 156, Table 12, Notes (a)
Includes single-family detached or attached dwelling units, ~~townhouses, apartments~~ multifamily dwelling units, and mobile homes...
- G. Section 156, "Table of Permitted and Conditional Uses." The use townhouses shall be eliminated due to the removal of the entire row provided for, "Townhouses, as defined in 156-3."
- H. Section 156, "Table of Permitted and Conditional Uses." The term townhouses shall be eliminated within the row provided for "Two-family dwellings" according to the following –
Two-family dwellings, ~~that are not townhouses~~, as defined in 156-3.

Section 5. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

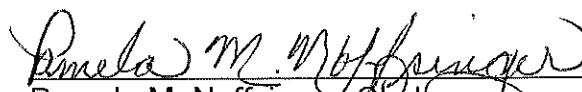
SO ORDAINED this 13 day of December, 2017, at Coal City, Grundy County, Illinois.

AYES: 6
 NAYS: 0
 ABSENT: 0
 ABSTAIN: 0

VILLAGE OF COAL CITY


 Terry Halliday, President

Attest:


 Pamela M. Noffsinger, Clerk