
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 14-24

**AN ORDINANCE GRANTING A REZONING OF 65 E. PARK STREET
FROM RS-3 TO C-4 IN THE VILLAGE OF COAL CITY**

NEAL E. NELSON, President
PAMELA M. NOFFSINGER, Village Clerk

GEORGETTE VOTA
ROSS BRADLEY
TIMOTHY BRADLEY
TERRY HALLIDAY
DAVID TOGLIATTI
JUSTIN WREN
Village Trustees

ORDINANCE NO. 14-24

**AN ORDINANCE GRANTING A REZONING OF 65 E. PARK STREET
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WHEREAS, an application for rezoning according to Section 156.270 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Bob Davis (“applicant”) on June 11, 2014 to request the rezoning of the property from RS-3 to C-4; and

WHEREAS, a public hearing regarding consideration of the rezoning was held on July 7, 2014; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on July 7, 2014 to consider passage of the rezoning request to the Board of Trustees; and

WHEREAS, Section 156.270 permits the Village Board to approve amendments to the zoning of property; 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 as follows:

- A. **Compatible with Use or Environs.** Zoning the property commercially will allow the property to be utilized in a compatible manner with other downtown businesses.
- B. **Supported by Trend of Development.** The existing business is in need of expansion; this zoning amendment will allow an existing downtown business to expand and continue its success.
- C. **Consistent with Comprehensive Plan Objectives.** The Comprehensive Plan sets forth a framework which supports the expansion of existing businesses. Furthermore, the Village’s tax increment finance district was implemented and provided within the Plan in order to create further expansion of businesses within this area.

- D. **Further Public Interest.** Allowing the zoning amendment shall create higher EAV on this property requiring further annual tax contributions from the petitioner to provide public services.

Section 3. Description of the Property. The property is located at 65 E. Park Street in the Village of Coal City within an RS-3 District; legally described as the original town of Coal City, lots 7&8 of Block 1, Section 2-32-8.

Section 4. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on June 18, 2014 in the Coal City Courant and held by the Planning and Zoning Board on July 7, 2014 at which time a majority of the Planning and Zoning Board members recommended passage of the Rezoning request to the Board of Trustees.

Section 5. Zoning Amendment. The Zoning Amendment requested in the June 11, 2014 Rezoning Application is granted as follows:

- A. A zoning amendment altering the zoning of the property from RS-3 to C-4 is hereby granted.

Section 6. Conditions. The zoning amendment granted herein is contingent and subject to the following conditions:

- A. The property shall be utilized in a manner consistent with the Coal City Zoning Code and consistent with the presentation to the Planning & Zoning Board Meeting of July 7, 2014.
- B. The future expansion of the existing structure on the adjacent parcel shall extend no more than 75' further than the northern limits of the existing structure.
- C. The petitioner shall cease the utilization of the existing residential house at a time when the business requires further expansion or the provisions of Chapter 94 become enforceable.

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.

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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 14 day of July, 2014, at Coal City, Grundy & Will Counties, Illinois.


AYES: 5

NAYS: 0

ABSENT: 1

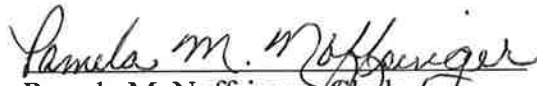
ABSTAIN: 0

VILLAGE OF COAL CITY



Neal E. Nelson, President

Attest:



Pamela M. Noffsinger, Clerk



KUNES/TERENCE
9401 W 143RD ST

KUNES/TERENCE
9401 W 143RD ST

FERRARI/KIMBERLY
& BRENEMAN 634 S
BROADWAY ST JILL

BASS INVESTMENT
CORPORATION 140 S
BROADWAY ST 1080
ELBRASS/SLANDOR

RUSSOTTI/JOSEPH/A
64 S BROADWAY ST
113 E EURYKA ST

SHIRTNO
WAXMETER/STEE
53 WILBERT ST

CENTRUE BANK/69 S
BROADWAY
ACCOUNTS PAYABLE

BRATTA/CESARE
690/684/000 S BROADWAY
ST 2180 HIDEAWAY CT

BROOKS NEAL 80
PARK ST 302 N
VAN HORN ST

OSMONSON/THOMAS/E/L
BUNNY/E 30 BLACKSTONE
31/30 BLACKSTONE ST

KUNES/TERENCE
625 S BROADWAY ST
9401 W 143RD ST

KUNES/TERENCE
625 S BROADWAY ST
9401 W 143RD ST

KUNES/TERENCE
625 S BROADWAY ST
9401 W 143RD ST

STANDARD BANK
TR #20897/635
S BROADWAY ST
7800 W 95TH ST

STANDARD BANK
TR #20897/635
S BROADWAY ST
7800 W 95TH ST

KUNES/TERENCE
60 E CHESTNUT ST
9401 W 143RD ST

LYON/WILLIAM
KANSKY/JOE
E CHESTNUT ST 70

SCHWITZER/ROBERT
90 E CHESTNUT ST

BARRETT/MARY M/LIVING
TRUST 65 PARK ST 1428
SHEFFIELD AVE

PAULSEN CLARENCE V
74 LORNAO 73 PARK
6774 E CHESTNUT ST

HOBBS/SHERRIE
148 PARK ST
85 PARK ST

GUEST/LORETTA
1080 S PARK ST
450 WANDERLUST ST

PHILLIPS/GEORGE
80 PARK ST
80 PARK ST

ANDERSON/JACQUELINE
6110 PARK ST
BERTA/CYNTHIA

ROFF/CURTIS A S
ARBOAT 1120 PARK
ST 120 E PARK ST

BANK OF NEW YORK
CIVAS INC/130 PARK
ST SERIES 2004/BC3

WHEN/FRANCIS
105 PARK ST
105 PARK ST

GERRY ANTONIE
D SANDRA S 123 PARK
ST 4235 TANGLO AVE

RAWLISH/MICHAEL
135 PARK ST
135 PARK ST

STEWART/DAVID P
KANDRA/N 695 S
KANKAREE ST 695
S KANKAREE ST

GERRANO/ESTELA
KANDRA/N 695 S
E CHESTNUT ST 70
E CHESTNUT ST

VERONICA MICHAEL S
130 E CHESTNUT ST
130 E CHESTNUT ST

HAMANN KYLE
130 E CHESTNUT ST
130 E CHESTNUT ST

WOLFE/RENDA
KOA/MIKE/729
E CHESTNUT ST