
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 22-11

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
FOR AN INDUSTRIAL BUILDING TO BE CLAD IN METAL SIDING AT GROUND
LEVEL AT 460 N. FIFTH AVE. IN THE VILLAGE OF COAL CITY**

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WHEREAS, an application for variance from Section 156.53 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Randy Alderson (“applicant”) on April 4, 2022 to allow the construction of rentable storage units within an industrial area; and

WHEREAS, Section 156.53 incorporates the industrial design guidelines which requires all industrial buildings, including those with total square footage that does not exceed 12,000 square feet, to possess a durable material along the ground level as prescribed within Section 3.5 of the Coal City Industrial design Guidelines; and

WHEREAS, a public hearing was noticed and duly held on May 2, 2022; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on May 2, 2022, 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 concerning the Variance for 340 N. Fifth Ave.:

- A. **Special Circumstances Not Found Elsewhere.** This is a peculiar property which is the reclamation and consolidation of many orphan public parcels that remained after the railroads split at Pequot curve and had left an irregularly shaped property at their confluence.
- B. **Unnecessary Hardship.** The initial use of this property to be utilized for the establishment of both indoor and outdoor storage will occur within a setback parcel that will be unseen outside of the property; the design requirements contained within the industrial design guidelines are unnecessary for this utilization.

C. **Preserves Rights Conferred by the District.** The petitioner plans upon constructing storage warehousing on the property, which is a permitted utilization within the district. The capability to continue with the design, including this variance, shall allow the permitted use to take place.

D. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. The use shall allow the property to be utilized in a manner that accommodates the adjacent neighborhood.

Section 3. Description of the Property. The property is located at 460 N. Fifth Avenue in the Village of Coal City within a mixed I-1 and C-5 zoned area.

Section 4. Public Hearing. A public hearing was advertised on April 6, 2022 in the Coal City Courant and held by the Planning and Zoning Board on May 2, 2022, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variations. The variations requested in the April 4, 2022 Variance Application to the Zoning Code are granted as follows:

A. A variance in conjunction with Section 156.53 is hereby granted to allow the new 9,600 square foot rental storage building to be covered with the designed metal cladding without any durable material as stipulated within Section 3.5 of the Coal City Industrial Design Guidelines.

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

A. The 300' x 32' building shall be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees.

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.

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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 10th day of May, 2022, at Coal City, Grundy & Will Counties, Illinois.

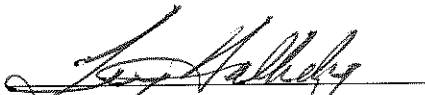
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NAYS: 0

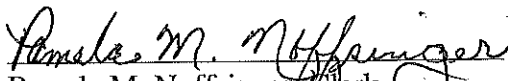
ABSENT: 2

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk