
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 22-19

**AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RELIGIOUS
INSTITUTION WITHIN C-3 ZONED AREA AT 965 E. DIVISION IN
THE VILLAGE OF COAL CITY**

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Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on August 10, 2022

ORDINANCE NO. 22-19

AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RELIGIOUS INSTITUTION WITHIN C-3 ZONED AREA AT 965 E. DIVISION IN THE VILLAGE OF COAL CITY

WHEREAS, an application for a conditional use according to Section 156.92 of the Village of Coal City Zoning Code. ("Zoning Code") was filed by Gendell Partners Coal City, LLC, represented by Nate Ferguson of The Village Christian Church ("applicant") on July 14, 2022 for a religious institution utilization of available retail space within a C-3 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on August 1, 2022; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on August 1, 2022 to consider passage of the conditional use request 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 as follows concerning the Conditional Use for 965 E. Division:

- A. **Traffic.** The utilization of the property to accommodate a religious institution shall not have an adverse impact upon traffic to the surrounding neighborhood. The development in which this will be placed has been built with adequate traffic controls to accommodate this use.
- B. **Environmental Nuisance.** The performance standards required by the village code shall be maintained and the utilization of this property is consistent with other tenants within the commercial development.
- C. **Neighborhood Character.** Although this retail property shall be utilized by a religious institution, the improvements into the existing property are consistent with the buildouts completed in the past and consistent with the neighborhood character.

- D. **Public Services and Facilities.** Granting this conditional use shall not require the implementation of additional public services or facilities to accommodate the presented religious institutional utilization of the property.
- E. **Public Safety and Health.** Granting this conditional use shall not be detrimental to the public safety and health of the immediate tenants or residents of Coal City.
- F. **Other Factors.** The approved conditional use shall provide additional population to purchase available adjacent services to include two restaurants which share parking with the religious institution within the shopping center.

Section 3. Description of the Property. The property is located at 965 E. Division in the Village of Coal City within a C-3 District.

Section 4. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on July 16, 2022 in the Joliet Herald and held by the Planning and Zoning Board on August 1, 2022 at which a majority of the Planning and Zoning Board members recommended passage of the Conditional Use to the Board of Trustees.

Section 5. Conditional Use. The conditional use requested in the July 14, 2022 Conditional Use petition is granted in conjunction with Section 156.92 is hereby granted to allow the establishment of a religious institution within a C-3 commercially-zoned district as set forth within the submitted petition designs.

Section 6. Conditions. The conditional use granted herein is contingent and subject to the religious institution space being utilized according to the standards and design as presented within the Applicant's petition and consistent with the Public Hearing of August 1, 2022.

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

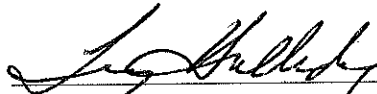
AYES: 5

NAYS: 0

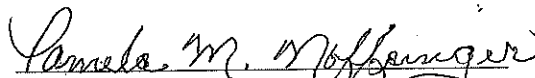
ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk