
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 22-21

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE
LOCATION OF A DETACHED GARAGE WITHIN THE REAR YARD OF
900 E. JOSEPH COURT IN THE VILLAGE OF COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

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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 September 14, 2022

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AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE LOCATION OF A DETACHED GARAGE WITHIN THE REAR YARD OF 900 E. JOSEPH COURT IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Sections 156.73 and 156.161 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by David and Kathy Whitehead (“applicant”) on July 27, 2022 to construct a detached garage; and

WHEREAS, Section 156.161 requires adherence to the standards provided within Table 15 including a minimum setback of 10 feet; and

WHEREAS, a public hearing was noticed and duly held on September 6 2022; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on September 6, 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 900 E. Joseph Court:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s property is located within an irregularly shaped lot resulting in limited square footage within the rear yard to construct this accessory structure.
- B. **Preserves Rights Conferred by the District.** This variance will allow the petitioner to accommodate his hobbies within his residence much like many residences throughout the neighborhood; it shall not be used in a commercial manner consistent with the district requirements.

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 14 day of September, 2022, at Coal City, Grundy & Will Counties, Illinois.


AYES: 6

NAYS: 0

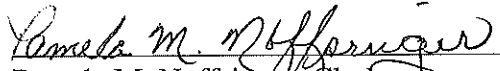
ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY


Terry Halliday, President

Attest:


Pamela M. Noffsinger, Clerk