
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 27-28

**AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE OPERATION OF A
WELLNESS CLINIC WITHIN A COMMERCIAL ZONED PROPERTY AT 695 S.
BROADWAY IN THE VILLAGE OF COAL CITY**

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Village Trustees

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on December 14, 2022

ORDINANCE NO. 22-28

AN ORDINANCE GRANTING A CONDITIONAL USE FOR THE OPERATION OF A WELLNESS CLINIC WITHIN A COMMERCIAL ZONED PROPERTY AT 695 S. BROADWAY IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance and a conditional use relating to Section 156.093 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Robert & Debra Davis, represented by Jennifer Loughran (“applicant”) on November 2, 2022 for the operation of a wellness clinic within a C-4 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on November 28, 2022; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on November 28, 2022 to consider passage of the conditional use 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 finds the following concerning the granting of a conditional use to operate a wellness clinic at 695 S. Broadway:

- A. **Traffic**. The traffic related to the operation of a wellness clinic shall not have an adverse impact on the surrounding properties within this C-4 zoned area.
- B. **Environmental Nuisance**. There shall not be any environmental nuisances that emanate from the conditional use. The utilization of the property for the proposed use shall not cause glare, noise, or odor that affects the neighboring properties.
- C. **Neighborhood Character**. The utilization of the property as a wellness clinic shop will not result in undue deleterious effect upon the neighborhood. The use of the property in this way is harmonious to its adjacent neighbors.

- D. **Public Services and Facilities.** The property shall not require any additional installation or greater utilization of public services to serve the proposed conditional use.
- E. **Public Safety and Health.** Granting this condition will not be detrimental to the occupants who utilize the facility and shall provide wellness related services for the community.
- F. **Other Factors.** The property provides a startup business atmosphere allowing multiple complementary businesses to offer a mixture of permitted and conditional uses that are often found in standalone medical offices and beauty salons.

Section 4. Description of the Property. The property is located at 695 S. Broadway in the Village of Coal City within a C-4 District.

Section 5. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on November 9, 2022 in the Coal City Courant and held by the Planning and Zoning Board on November 28, 2022 at which time a majority of the Planning and Zoning Board members recommended passage of the Conditional Use and Variances to the Board of Trustees.

Section 6. Conditional Use. The conditional use requested in the November 2, 2022 Conditional Use Application is granted as follows:

- A. A conditional use in conjunction with Section 156.093 is hereby granted to allow the operation of a wellness clinic within a C-4 commercially-zoned district.

Section 7. Conditions. The conditional use granted herein is contingent and subject to the following conditions:

- A. The wellness clinic shall be improved and operated in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees and comply with all other Village and State of Illinois code requirements.

Section 8. 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 9. 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 10. 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 December, 2022, at Coal City, Grundy & Will Counties, Illinois.

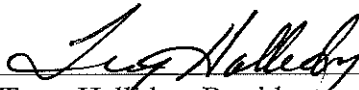
AYES: 5

NAYS: 0

ABSENT: 1

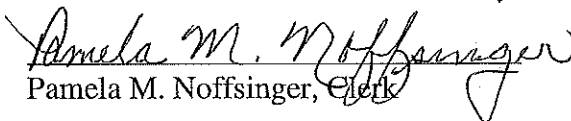
ABSTAIN: 0

VILLAGE OF COAL CITY



Terry Haliday, President

Attest:



Pamela M. Noffsinger, Clerk