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**THE VILLAGE OF COAL CITY**  
**GRUNDY & WILL COUNTIES, ILLINOIS**

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ORDINANCE  
NUMBER 23-17

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**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE  
REQUIRED SETBACK BETWEEN STRUCTURES AND TOTAL LOT COVERAGE  
REQUIREMENTS AT 15 W. WALNUT STREET IN THE VILLAGE OF COAL CITY**

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Village Trustees

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on July 26, 2023

ORDINANCE NO. 23-17

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE REQUIRED SETBACK BETWEEN STRUCTURES AND TOTAL LOT COVERAGE REQUIREMENTS AT 15 W. WALNUT STREET IN THE VILLAGE OF COAL CITY**

**WHEREAS**, an application for variance from 156.73 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Jerry and Jackie Siebersma (“applicant”) on April 18, 2023 to construct a shed for storage within the side yard immediately adjacent to the detached garage on the property; and

**WHEREAS**, the standards provided within Table 15 regarding the minimum setback from other structures is 10’ and the intended setback is planned to allow no setback; and

**WHEREAS**, the standards provided within Table 4 regarding the minimum reservation for overall lot coverage shall not exceed 35% and the intended improvement shall increase this coverage from 48% upwards to 50%; and

**WHEREAS**, a public hearing was noticed and duly held on June 19, 2023 at which time the Zoning Board of Appeals continued the hearing until its next meeting of July 17, 2023; and

**WHEREAS**, the Village of Coal City Zoning Board of Appeals met on July 19, 2023, 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 15 West Walnut Street:

- A. **Special Circumstances Not Found Elsewhere.** This residence sits at the corner southwest corner of Walnut and S. Broadway greatly restricting the total portion of uncovered lot that is available for residential amenities enjoyed by similar residences within the neighborhood.
- B. **Unnecessary Hardship.** Storage associated with the residential utilization of the property is difficult due to the configuration of the lot causing the location of the shed being as close as possible to the detached garage within the interior side yard.
- C. **Preserves Rights Conferred by the District.** There are many residential properties in the immediate vicinity that utilize a secondary structure for the storage of residential yard maintenance in addition to the detached garage.
- D. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan due to the use of the improvement to be consistent with local zoning and property utilization.
- E. **Minimum Variance Recommended.** The placement of this shed was adjacent to the existing detached garage in order to keep the improvement the setback required from the nearby neighbor on the southerly boundary.

**Section 3.** Description of the Property. The property is located at 15 West Walnut Street in the Village of Coal City within an RS-3 District.

**Section 4.** Public Hearing. A public hearing was advertised on May 24, 2023 in the Coal City Courant and held by the Planning and Zoning Board on June 19, 2023, continued until the next regularly scheduled meeting of July 17, 2023 at which time a majority of the Planning and Zoning Board members approved the petitioner's Variance(s) Request.

**Section 5.** Variations. The variations requested in the April 18, 2023 Variance Application to the Zoning Code are granted to allow the construction of additional storage immediately adjacent to the detached garage within the interior side yard further exacerbating the total lot coverage on this residential proeprty.

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

- A. The interior of the shed shall be clad with a fire retardant material such as 5/8" drywall along its north wall and the ceiling of the shed; and
- B. The shed shall be properly anchored so as to allow the existing shed and its addition to be anchored consistently throughout its total square footage; and

C. The shed 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.

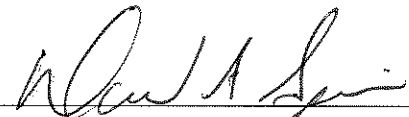
**Section 8.** Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective 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.

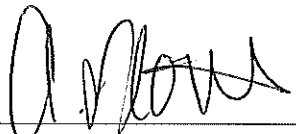
SO ORDAINED this 26<sup>th</sup> day of July, 2023, at Coal City, Grundy & Will Counties, Illinois.

AYES: 4  
NAYS: 0  
ABSENT: 2  
ABSTAIN: 0

**VILLAGE OF COAL CITY**

  
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David A. Spesia, President

Attest:

  
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Alexis Stone, Clerk