
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 24-17

**AN ORDINANCE GRANTING A CONDITIONAL USE AND A VARIANCE TO
LOCATE SIGNAGE WITHIN A RESIDENTIAL DISTRICT IN THE VILLAGE OF
COAL CITY**

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on August 12, 2024

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WHEREAS, an application for a conditional use and variance according to Section 156.73 and variances from Sections 154.5 and 156.170(g) of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the Joliet Diocese Assumption Roman Catholic Church represented by Alex Kuhel (“applicant”) on July 10, 2024 for the placement of a sign exceeding the square footage allowed for an exempt sign within a residential district within the vision triangle at 215 S. Kankakee Street; and

WHEREAS, the petitioner wishes to erect a sign within the vision triangle within the front yard; and

WHEREAS, the petitioner wishes to construct signage which is an accessory use at the existing religious institution; and

WHEREAS, a public hearing regarding the conditional use and variances’ consideration was held on August 5, 2024; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on August 5, 2024 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 215 S. Kankakee:

- A. **Traffic.** The traffic expected for the uses at this address are consistent with the current utilization of this property and shall not cause an adverse impact upon the surrounding neighborhood.

- B. **Environmental Nuisance.** The proposed utilization of the property shall not cause adverse effects within the commercially zoned district.
- C. **Neighborhood Character.** The proposed use shall fit harmoniously within the surrounding neighborhood and shall not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area.
- D. **Public Services and Facilities.** No additional public services or facilities shall be required in order to accommodate this improvement.
- E. **Public Safety and Health.** Allowing the construction of this signage shall assist with public health and safety by allowing passersby to properly identify the facility and avoid additional traveling, which sometimes occurs since the church does not currently bear signage.
- F. **Other Factors.** The improvements associated with this conditional use shall allow the utilization of signage within the front yard that had formerly been provided prior to the facility's renovation.

Section 3. Findings of Fact. The Board of Trustees find as follows concerning the Variances for 435 W. Division:

- A. **Special Circumstances Not Found Elsewhere.** There are unique circumstances that are particular to this property regarding the utilization of this building as a religious institution within a residential neighborhood.
- B. **Unnecessary Hardship.** The inability to construct a sign within the vision triangle will cause undue hardship; this signage shall replace a former sign that had been located in the same area prior to the substantial reconstruction of this facility.
- C. **Consistent with Rights Conferred by the District.** This variance is necessary to preserve the substantial property rights possessed by other religious institutions utilizing signage within residential districts.
- D. **Necessary for Use of the Property.** Failure to pass this variance will prohibit the church to utilize the property as intended since many out of town parishioners are in need of the signage to be directed to the correct facility.
- E. **Minimum Variance Recommended.** The requested signage shall maintain a very low profile and shall not utilize any moveable copy or LED messaging on its face.

Section 4. Description of the Property. The property is located at 435 W. Division in the Village of Coal City within a C-3 District.

Section 5. Public Hearings. A public hearing concerning the consideration of a conditional use and variances was advertised on July 17, 2024 in the Coal City Courant and held by the Planning and Zoning Board on August 5, 2024 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 July 10, 2024 Conditional Use Application is granted as follows:

- A. A conditional use in conjunction with Section 156.73 is hereby granted to allow the utilization of signage for a religious institution within an RS-3 residentially-zoned district.

Section 7. Conditions related to the Conditional Use. The conditional use granted herein is contingent and subject to the applicant abiding by the design and presentation provided at the public hearing of August 5, 2024.

Section 8. Variances. The variances from Section 156.170(g) and 154.5 requested in the July 10, 2024 Variance Application to the Zoning Code are granted as follows:

- A. A variance regarding the total square footage of the signs of a religious institution shall be exceeded to allow the placement of two 7' long signs, i.e. approximately 28 square feet to be illuminated during the evenings.
- B. A variance regarding the placement of the pole sign within the vision triangle shall be provided, but shall not allow the location any closer than 8' from the intersection of the northerly and west boundary of the church at 215 S. Kankakee.

Section 9. Conditions related to the Variances. The variances granted herein is contingent and subject to be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. The total height of the sign shall not exceed 3'0" in height.

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Section 10. 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 11. 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 12. 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 12th day of August, 2024, at Coal City, Grundy & Will Counties, Illinois.

AYES: 6

NAYS: 0

ABSENT: 0

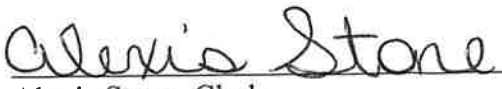
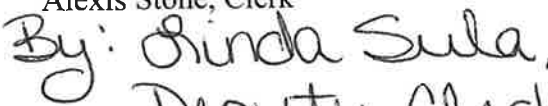
ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:


Alexis Stone, Clerk
By: 
Deputy Clerk