
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 24-20

**AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A
RECREATIONAL INSTITUTION WITHIN C-4 ZONED AREA AT 30 N. BROADWAY
IN THE VILLAGE OF COAL CITY**

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Village Trustees

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on September 11, 2024

ORDINANCE NO. 24-20

AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RECREATIONAL INSTITUTION WITHIN C-4 ZONED AREA AT 30 N. BROADWAY IN THE VILLAGE OF COAL CITY

WHEREAS, an application for a conditional use according to Section 156.93 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Nick Bulanda, represented by Kerstin Pasteris of Lighthouse Kids Playroom (“applicant”) on August 1, 2024 for a recreational institution within a C-4 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on September 3, 2024; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on September 3, 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 30 N. Broadway:

- A. **Traffic.** The utilization of the property to accommodate a recreational institution shall not have an adverse impact upon traffic to the surrounding neighborhood.
- B. **Environmental Nuisance.** The performance standards required by the village code shall be maintained and the utilization of this property is consistent with previous utilization of this commercial property.
- C. **Neighborhood Character.** The retail utilization of this facility will require less demand parking than previous utilization of this retail location.

- D. **Public Services and Facilities.** Granting this conditional use shall not require the implementation of additional public services or facilities to accommodate the presented conditional use for 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 assist with providing services currently identified as being lacking form the community and shall provide an opportunity for young children with their parents to recreate.

Section 3. Description of the Property. The property is located at 30 N. Broadway in the Village of Coal City within a C-4 District.

Section 4. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on August 14, 2024 in the Coal City Courant and held by the Planning and Zoning Board on September 3, 2024 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 August 1, 2024 Conditional Use petition is granted in conjunction with Section 156.93 is hereby granted to allow the operation of a recreational institution within a C-4 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 business Lighthouse Kids Playroom being operated according to the standards and design as presented within the Applicant's petition and consistent with the Public Hearing of September 3, 2024.

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 11 day of September, 2024, at Coal City, Grundy & Will Counties, Illinois.

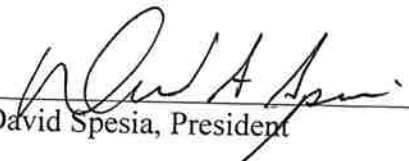
AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY



David Spesia, President

Attest:



Alexis Stone, Clerk