

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-65

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE
LOCATION OF A FENCE WITHIN THE CORNER SIDE YARD OF 220 E. FIRST
STREET IN THE VILLAGE OF COAL CITY**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA M. NOFFSINGER
DAVID TOGLIATTI
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on March 11, 2026

ORDINANCE NO. 26-05

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE LOCATION OF A FENCE WITHIN THE CORNER SIDE YARD OF 220 E. FIRST STREET IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Section 156.171 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Jason and Brandi Hamrick (“applicant”) on January 26, 2026 for the placement of a 6-foot high fence; and

WHEREAS, Section 156.171(a)(2) states, “Fences shall be permitted in the rear or interior side yard...”; and

WHEREAS, a public hearing was noticed and duly held on March 2, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on March 2, 2026, 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 290 N Irving:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s yard is located within a fully developed neighborhood that has a great deal of setback from the edge of road in addition to the required side yard setback.
- B. **Unnecessary Hardship.** Although the fence would be allowed within the corner side yard, it’s maintenance of eth required vision triangle at the northeast corner of Washington & E. First Streets will not cause an impediment to the adjacent roadways; it is not necessary to restrict the utilization of the corner side yard.
- C. **Consistent with the Rights Conferred by the District.** The capability to receive this variance shall allow the petitioner to utilize their property in the manner as provided by

other residents who can utilize the entirety of their rear yard inclusive of interior side yards.

- D. **Necessary for Use of the Property.** Failure to pass the variance shall deprive the applicant the use of the property in a manner equivalent to the use permitted by other owners of property in the immediate area.
- E. **Minimum Variance Recommended.** The requested variance is the minimum footage required and shall not impede the vision triangle that exists along the westerly boundary of this residence.

Section 3. Description of the Property. The property is located at 220 E. First Street in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on February 4, 2026 in the Coal City Courant and held by the Planning and Zoning Board on March 2, 2026, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variations. The variations requested in the January 26, 2026 Variance Application to the Zoning Code is granted to allow the construction of a maximum 6-foot high fence within the corner side yard according to the conditions provided below.

Section 6. Conditions. The variance granted herein is contingent and subject to the following conditions its construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. Its location shall allow the fence to be placed at the southwesterly corner and maintain the current 20' setback that is consistent with the primary residence; from this point the fence may extend west towards the edge of the required vision triangle at which point it shall be placed on a diagonal maintaining a 135-degree angle (referring to the interior of the fence line) until the fence meets the westerly boundary of the property at a point that is setback 30' northward from the southwest corner of the residence. At this point the fence may be built along the westerly boundary for the entirety of the yard northward until it reaches the northwest corner of the residential property and is returned via a 90-degree turn eastward along the northern boundary of the residence. At that point the fence is returned eastward past the corner side yard it may be constructed according to the code along the rear yard and the interior side yard.

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.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE LOCATION OF A
FENCE WITHIN THE CORNER SIDE YARD OF 220 E. FIRST STREET
IN THE VILLAGE OF COAL CITY**

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 11 day of March, 2026, at Coal City, Grundy & Will Counties, Illinois.

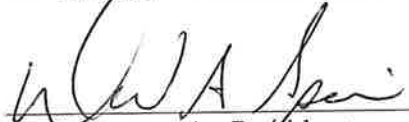
AYES: 6

NAYS: 0

ABSENT: 0

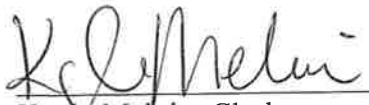
ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Jason and Branti Hamrick
Address: 220 E 1st Phone number: 1 515 - 480 - 5084

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South RS-3

East RS-3 West RS-3

What zoning change or variance: (specify) A Variance to table 14: Permits Obstructions of Rear/ies yards, for fences

To allow what use To allow a fence over 3ft in height within the corner side yard.

Tax number of subject property: 06-35-357-007

Common address of property: 220 E 1st

Parcel dimensions: 100 x 180 Lot area (sq. ft.) 18,000

Street frontage 100 ft of E 1st and 180+ of N Washington

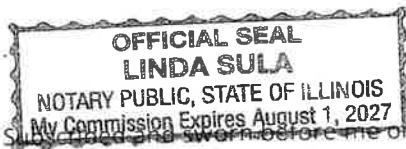
Legal description Subdivisions Lots 7 and 8, Block 19 Section 35-33-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

[Signature] being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.



Subscribed and sworn before me on this 26th day of January, 2026
Linda Sula

Notary Public (Seal)

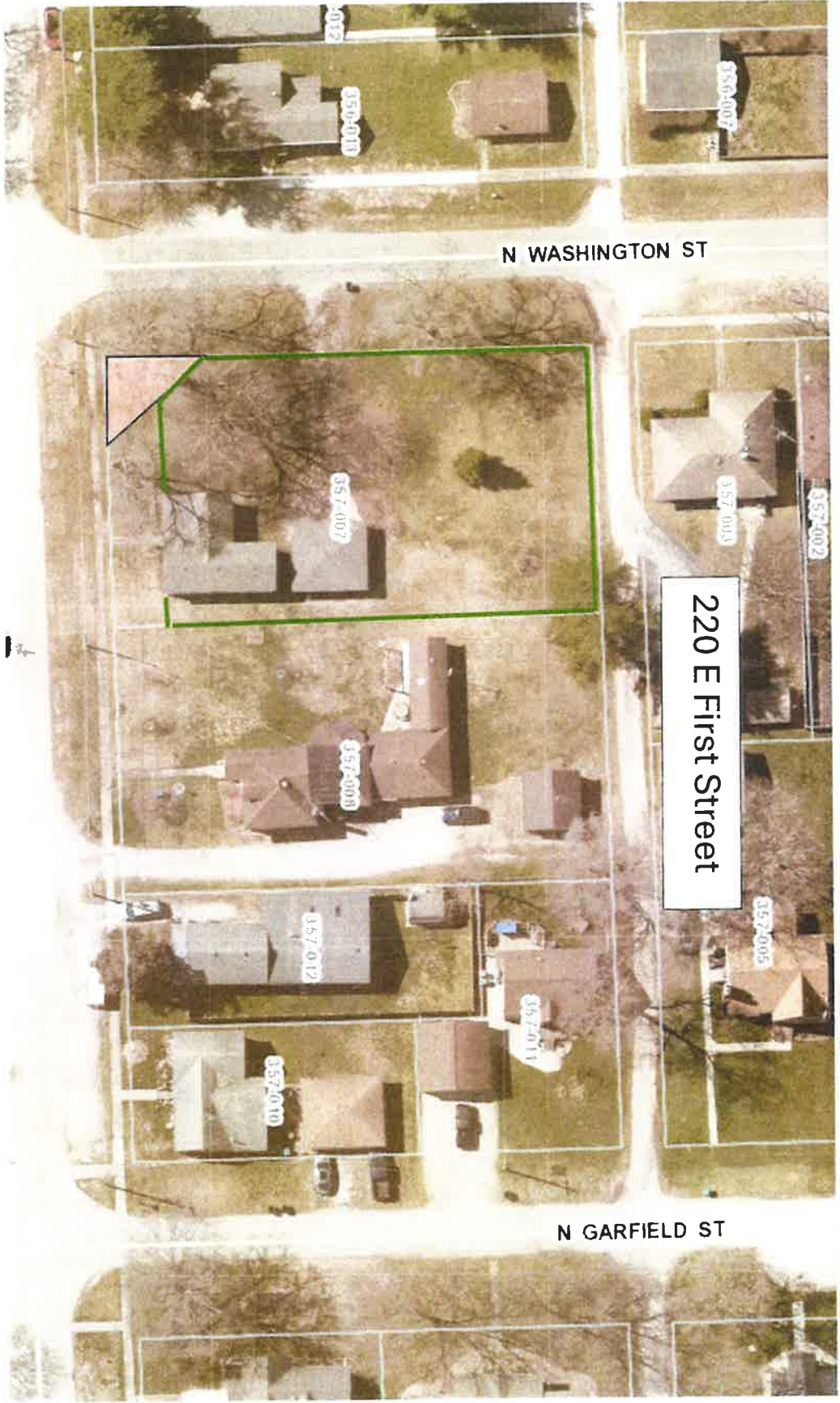
Signature of Owner

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 0

FOR OFFICE USE ONLY

Case number	<u>ZA 26-0002</u>	Location of hearing	
Filing date	<u>1-26-26</u>	Village Hall	
Hearing date	<u>3-2-26</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



N WASHINGTON ST

220 E First Street

N GARFIELD ST

356-007

356-010

357-007

357-003

357-002

357-008

357-005

357-012

357-011

357-010