

ORDINANCE NO. 26-08

AN ORDINANCE AMENDING ORDINANCE 21-41 IN ORDER TO ALLOW THE PERMITTED UTILIZATION OF THE LAND AT 825 E. DIVISION TO PROVIDE FOR MOTOR VEHICLE SALES

WHEREAS, the Village Board of Trustees adopted Ordinance 21-41, which provided for certain map amendments for portions of the property as well as a conditional utilization of the land for outside storage of boats on November 17, 2021; and

WHEREAS, the owner of the property, George McCoy, represented by Robert Wildenhain, applied for the capability to utilize a portion of the property commonly referred to as 825 E. Division, currently possessing C5 zoning, desired to sell motor vehicles on this property; and

WHEREAS, Ordinance 21-41 included Exhibit A, which set forth the areas within the property in which different types of utilization of the land could take place and did not include the sale of motor vehicles as permitted within Table 7, Group S, #51: Motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles; and

WHEREAS, a condition within Ordinance 21-41 for the map amendment and land uses provided included, "The property shall be utilized in a manner consistent with the presentation of the application before the Planning & Zoning Board and the Board of Trustees," within Section 8, subsection A; and

WHEREAS, at its April 6, 2026 meeting, the Planning and Zoning Board heard testimony from the Applicant, and at the conclusion of such testimony, recommended that the Village Board approve the amendment as requested to allow this permitted use, subject to a number of conditions; and

WHEREAS, a public hearing was noticed and duly held by the Planning and Zoning Board on April 6, 2025; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to amend Ordinance 21-41 to grant the requested permitted use in the Application, subject to the conditions set forth in this Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Grundy and Will, 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. Description of the Property. The property is owned by George and JoAnn McCoy and is located on the east side of the Union Pacific Railroad tracks including the address commonly known as 825 E. Division.

Section 3. Public Hearings. A public hearing concerning the consideration of granting these additional permitted use was advertised on March 11, 2026 in the Coal City Courant and held by the Planning and Zoning Board on April 6, 2026 at which time a majority of the Planning and Zoning Board members recommended passage of the applicant's request to the Board of Trustees.

Section 4. Permitted Uses. The applicant's request concerning an amendment to Ordinance 21-41 to allow for motor vehicle sales or rental, including cars, trucks, boats, trailers, recreational vehicles or motorcycles or snowmobiles is granted.

Section 8. Conditions. The conditional use granted herein is contingent and subject to the following conditions:

- A. The property shall be utilized in a manner consistent with the presentation of the applicant before the Planning & Zoning Board and the Board of Trustees.
- B. The intent of this action is to allow Robert Wildenhain to operate a used car sales lot on land leased from McCoy Marine. An amended Exhibit A has been prepared depicting the location of this sales lot and replacing the existing Exhibit A previously adopted within Ordinance 21-41.

Section 5. 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 6. 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 7. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

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SO ORDAINED this 8 day of April, 2026, at Coal City, Grundy & Will Counties, Illinois.

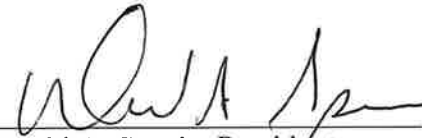
AYES: 4

NAYS: 0

ABSENT: 2

ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Clerk

McCoy Land Use Plan, 727 & 805 E. Division, Amended 4/8/2026

