

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-10

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
FOR THE PLACEMENT OF AN ACCESSORY STRUCTURE WITHIN THE REAR
YARD AT 255 W. FIRST STREET IN THE VILLAGE OF COAL CITY**

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on April 22, 2026

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WHEREAS, an application for variance from Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Terry Halliday (“applicant”) on March 20, 2026 for a variance from the interior side yard setback to allow an accessory structure exceeding 300 square feet to be placed 8 feet from the easterly boundary of the residence; and

WHEREAS, Section 156.72, Table 4 requires a minimum interior side yard setback that is equal to 10% of the property’s frontage, which would be 9 feet; and

WHEREAS, a public hearing was noticed and duly held on April 20, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on April 20, 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 255 W. First Street:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s residence possesses mature Oak Trees on the premises which disallow the placement of the accessory structure in a manner that would allow for the proper setback in relation to the neighboring residence on the east side of their home.
- B. **Unnecessary Hardship.** Many homes within the adjacent neighborhood possess similar accessory structures; the denial to allow this at the petitioner’s residence would result in the inability to maintain necessary storage.

- C. **Consistent with the Rights Conferred by the District.** The requested variance shall allow the property to be preserved and allow for a substantial property right possessed by other properties within the same district.
- D. **Necessary for Use of the Property.** Failure to pass this variance will deprive the applicant the use of the property in a manner equivalent to the use permitted by other owners in the immediate area.
- E. **Minimum Variance Recommended.** The requested variance is the minimum amount of footage required to construct the necessary improvement.

Section 3. Description of the Property. The property is located at 255 W. First Street in the Village of Coal City within an RS-2 District.

Section 4. Public Hearing. A public hearing was advertised on March 25, 2026 in the Coal City Courant and held by the Planning and Zoning Board on April 20, 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 variance requested in the March 18, 2026 Variance Application to the Zoning Code is granted to allow the construction of an accessory structure within the rear yard with a side yard setback of 8 feet from the easterly boundary of the home.

Section 6. Conditions. The variance granted herein is contingent and subject to the following conditions and its construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. This shall include the location of a 15' x 24' accessory structure in the southeast portion of the lot that shall possess proper setback from the southern lot line and may be placed in a manner so the overhang of the soffit shall extend no farther within the setback than to allow an 8' distance between the edge of the overhang and the eastern boundary of the residence.

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 22nd day of April, 2026, at Coal City, Grundy & Will Counties, Illinois.

AYES: 6

NAYS: Ø

ABSENT: Ø


ABSTAIN: Ø

VILLAGE OF COAL CITY

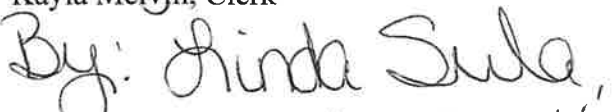


David A. Spesia, President

Attest:



Kayla Melvin, Clerk

By: 
Deputy Clerk