

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-13

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
FOR THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE INTERIOR
SIDE YARDS AT 930 E SHORT DRIVE IN THE VILLAGE OF COAL CITY**

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on May 27, 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 Matthew Fincher (“applicant”) on April 20, 2026 for a variance from the required setback and placement of structure within the interior side yards within the residence; and

WHEREAS, Table 10 requires a minimum setback for accessory structures of 10 feet; and

WHEREAS, Table 14 does not allow the placement of sheds or gazebos within the side yard; and

WHEREAS, a public hearing was noticed and duly held on May 18, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on May 18, 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 930 E Short Drive:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s residence has an irregular shape at the bend of the street alongside the front yard resulting a wedge shape of the rear yard.
- 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 930 E. Short Drive in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on April 22, 2026 in the Coal City Courant and held by the Planning and Zoning Board on May 18, 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 April 20, 2026 Variance Application to the Zoning Code is granted to allow the placement of accessory structures within each of the interior side yards without their required minimum setback.

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:

- A. The gazebo to be located on the south side of the home will possess a 4' setback from the primary residence and shall maintain a 1' setback from the adjacent property boundary; and
- B. An 8' x 8' plastic prefabricated shed may be allowed to be placed within the other interior side yard with a 0' setback from the neighboring property along the north side and immediately adjacent to the existing fence.

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.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING FOR THE
PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE INTERIOR SIDE YARDS AT 930 E
SHORT DRIVE IN THE VILLAGE OF COAL CITY**

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 27 day of May, 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: Matthew Fincher
Address: 930 E Short Phone number: (815) 823-7692 (Y11) ³⁴¹⁻
₆₇₂₇

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) 3ft Variance to the 10ft fire separation for a Gazebo, 3ft Variance to lot line setback and a variance to table 14 to allow shed within the side yard

To allow what use A Gazebo 7ft from the primary structure and a shed in the side yard with 0ft setback from lot line

Tax number of subject property: 09-02-252-012

Common address of property: 930 E Short

Parcel dimensions: odd shape Lot area (sq. ft.): 11800 roughly

Street frontage 160 ft of E Short

Legal description Meadow Estates Subdivision Phase 4 Lot 39 Section 2-32-8

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 20th day of April, 2026



[Signature: Linda Sula]
Signature of Owner

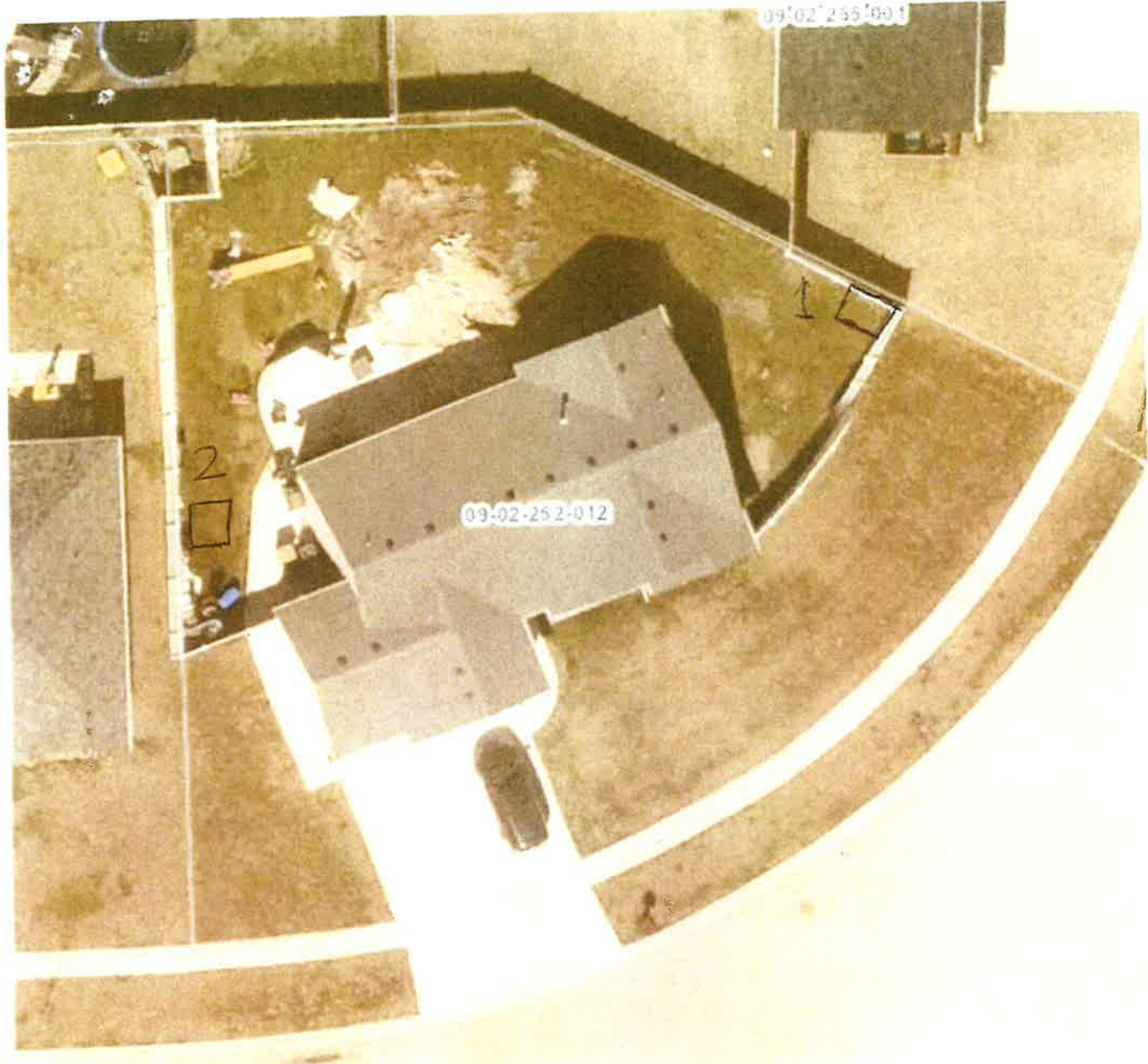
Notary Public (See Seal)

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

Please note the number of pages attached. (1)

FOR OFFICE USE ONLY

Case number	<u>2A 26-0007</u>	Location of hearing	
Filing date	<u>4-20-26</u>	Village Hall	
Hearing date	<u>5-18-26</u>	515 South Broadway	
Filing fee	<u>\$ 100-</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



1 8x8 Shea

2 10x12 Gazebo

