
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NO. 26-16

**AN ORDINANCE GRANTING A VARIANCE FOR THE RM2 RESIDENTIAL
RESUBDIVISION REGARDING MINIMUM FRONTAGE AND SIDEWALK
IMPROVEMENTS UPON PIN #06-35-409-007 ON THE EAST SIDE OF 3RD AVE., JUST
NORTH OF THRID STREET (to be known as 345 & 355 N. 3rd Ave.)**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA 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 May 27, 2026

ORDINANCE NO. 26-14

AN ORDINANCE GRANTING A VARIANCE FOR THE RM2 RESIDENTIAL RESUBDIVISION REGARDING MINIMUM FRONTAGE AND SIDEWALK IMPROVEMENTS UPON PIN #06-35-409-007 ON THE EAST SIDE OF 3RD AVE., JUST NORTH OF THRID STREET (to be known as 345 & 355 N. 3rd Ave.)

WHEREAS, an application for a variance provided in Section 156-78 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the property owner to be resubdivided, Marcia Togliatto, represented by Kozy Resters, Inc.. (“Applicant”), on April 23, 2026 to allow for frontages within the newly subdivide lots for single family detached home construction of 49’6” lot widths without sidewalks to be constructed along the westerly boundary; and

WHEREAS, Section 156, Table 4 within the zoning code establishes certain minimum design standards for RM2 zoning; and

WHEREAS, one of the newly subdivided residential lots shall possess a frontage of at least 49’ 6” and square footages of 9,009 square feet; and

WHEREAS, upon the completion of a residence the home is to possess a front yard sidewalk to connect with other homes within the immediate neighborhood; and

WHEREAS, a public hearing was properly noticed and duly held on May 18, 2026 at which a majority of the Zoning board of Appeals members voted to positively recommend the requested variances; and

WHEREAS, Section 156.270 permits the Village Board to approve variations from the Zoning Code; and 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 finds as follows concerning the Variance for the Residential Subdivision alongside the east side of 3rd Ave., just north of Third Street:

- A. **Special Circumstances Not Found Elsewhere.** There are unique circumstances that are particular to this property upon subdivision that allows for single family residential lots to be established beneath the total required square footage, but can still maintain a dwelling that meets the residential design guidelines.

- B. **Unnecessary Hardship.** The inability to subdivide this multi-family residential shall disallow the lot from being developed.
- C. **Consistent with Rights Conferred by the District.** This variance is necessary to preserve the capability to develop additional single family units within the immediate neighborhood.
- D. **Necessary for Use of the Property.** Failure to pass this variance will prohibit the subdivision of this lot into two new new residential lots.
- E. **Minimum Variance Recommended.** The requested variance shall still allow for the construction of a residence upon the property that meets the dwelling minimum size required within the Residential Design Guideline despite the reduced square footage.

Section 3. Description of the Property. The property is located alongside the east side of 3rd Ave., north of Third Street identified as PIN# 06-35-409-007 described as:

Lots 4, 5, and 6 in Block 15 in the Original Town of Coal Branch Junction, Village of Eileen, now in the Village of Coal City, all located in the southeast quarter of Section 35, Township 33 north, Range 8 East of the third principal meridian, County of Grundy and the State of Illinois.

Section 4. Public Hearing. Following due and timely notice via an advertisement on April 29, 2026 in the Coal City Courant, the certified mailing of notice to abutting property owners, and the posting of a sign on the Property in accordance with Section 156-30 of the Village Code, a public hearing was held by the Zoning Board of Appeals on May 18, 2026, at which time the Commission recommended the petition for approval by the Board of Trustees.

Section 5. Variances. Each of the newly created lots shall be provided the following variance form the Village Code:

- A. Each Residential Lot shall be assigned a separate parcel identification number, each shall have equal square footage with frontages of at least 49'6" x depths of 182' (to include 8' of an adjacent vacated alley); and
- B. Upon the construction of a residence on each lot, the placement of a sidewalk along the front yard shall not be a required improvement.

Section 6. Conditions. The variances granted herein is contingent and subject to the construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. Each of the newly subdivided lots shall possess a single family detached dwelling unit possessing square footage exceeding those limits set forth within the Residential Design Guidelines as well as a garage for each unit meeting the minimum square footage requirements as well.

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known as 345 & 355 N. 3rd Ave.)**

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.

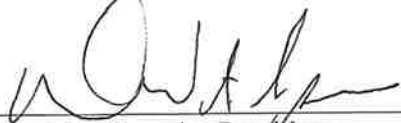
Section 8. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this ordinance.

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 and Will Counties, Illinois.

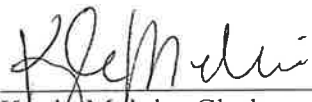
AYES: 6
NAYS: 0
ABSENT: 0
ABSTAIN: 0

VILLAGE OF COAL CITY

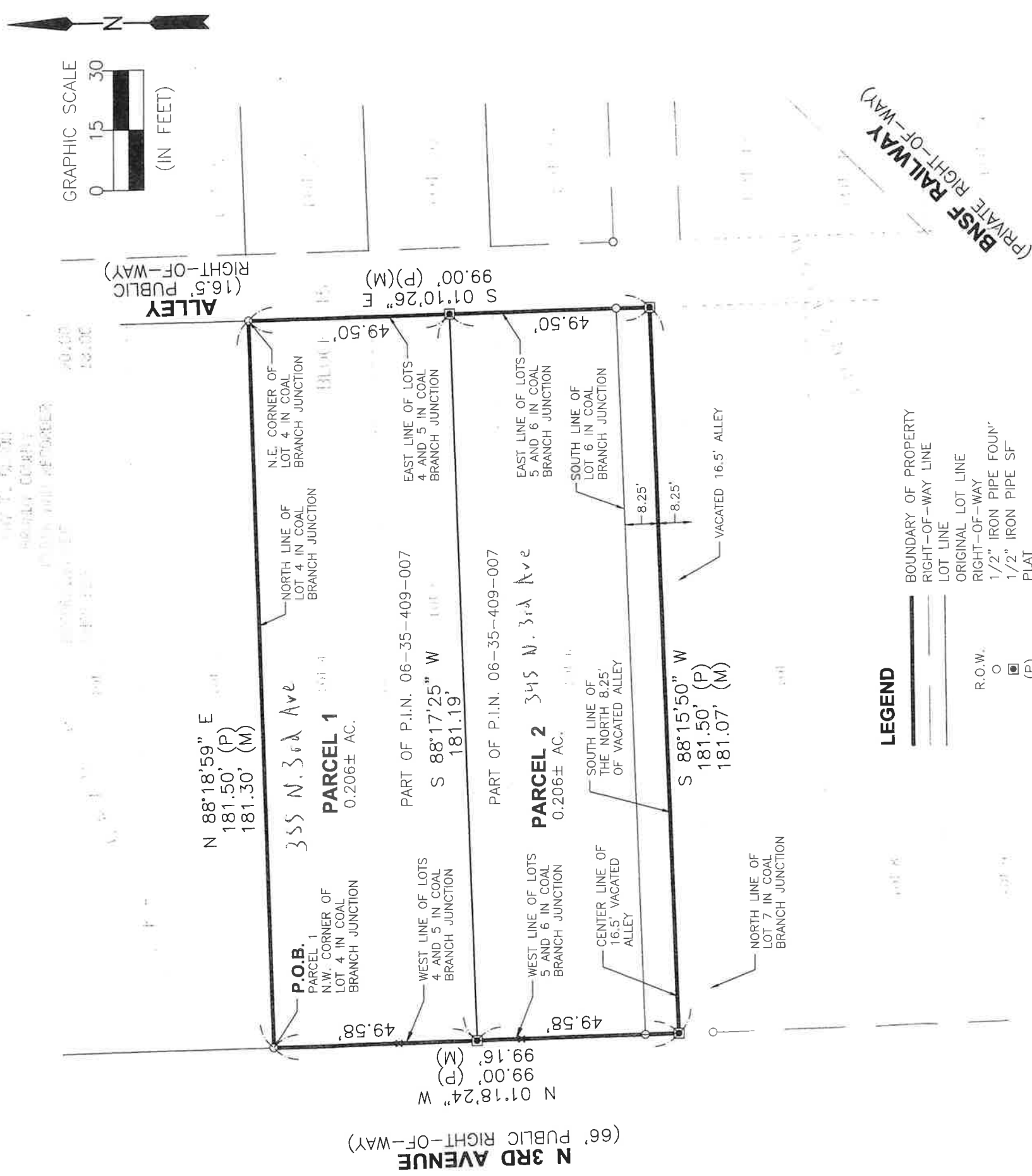


David A. Spesia, President

Attest:



Kayla Melvin, Clerk



LEGAL DESCRIPTION

PARCEL 1

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN BLOCK FIFTEEN (15) IN THE ORIGINAL TOWN OF COAL BRANCH JUNCTION, VILLAGE OF EILEEN, NOW VILLAGE OF COAL CITY; THENCE NORTH 88° 18' 59" EAST, 181.30 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01° 10' 26" EAST 49.50 FEET ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID COAL BRANCH JUNCTION; THENCE SOUTH 88° 17' 25" WEST, 181.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE ALSO BEING THE WEST LINE OF SAID LOT 5; THENCE NORTH 01° 18' 24" WEST, 49.58 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.206 ACRES, MORE OR LESS, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF COAL CITY, COUNTY OF GRUNDY, STATE OF ILLINOIS.

PARCEL 2

LOTS 4, 5 AND 6 IN BLOCK FIFTEEN (15) IN THE ORIGINAL TOWN OF COAL BRANCH JUNCTION, VILLAGE OF EILEEN, NOW VILLAGE OF COAL CITY, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF GRUNDY AND STATE OF ILLINOIS.

AND

THE NORTH 8.25 FEET OF A 16.5 FOOT VACATED ALLEY LOCATED BETWEEN LOTS 6 AND 7 IN BLOCK 15 IN THE ORIGINAL TOWN OF COAL BRANCH JUNCTION, VILLAGE OF EILEEN, NOW VILLAGE OF COAL CITY, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF GRUNDY AND STATE OF ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL:

BEGINNING AT THE NORTHWEST CORNER OF LOT 4 IN BLOCK FIFTEEN (15) IN THE ORIGINAL TOWN OF COAL BRANCH JUNCTION, VILLAGE OF EILEEN, NOW VILLAGE OF COAL CITY; THENCE NORTH 88° 18' 59" EAST, 181.30 FEET ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 01° 10' 26" EAST 49.50 FEET ALONG THE EAST LINE OF LOTS 4 AND 5 IN SAID COAL BRANCH JUNCTION; THENCE SOUTH 88° 17' 25" WEST, 181.19 FEET TO THE EAST RIGHT-OF-WAY LINE OF NORTH 3RD AVENUE ALSO BEING THE WEST LINE OF SAID LOT 5; THENCE NORTH 01° 18' 24" WEST, 49.58 FEET ALONG SAID EAST RIGHT-OF-WAY LINE TO THE POINT OF BEGINNING, CONTAINING 0.206 ACRES, MORE OR LESS, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, VILLAGE OF COAL CITY, COUNTY OF GRUNDY, STATE OF ILLINOIS

SURVEYOR'S CERTIFICATE

We, Chamlin & Associates, Inc., do hereby certify that this document was prepared under our direction.

Dated this 17th day of June, A.D., 2026.

Michael W. Soenksen
Professional Land Surveyor
No. 035-003209



expires 11-30-2026
mikes@chamlin.com
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-001717



Chamlin & Associates
ENGINEERS • SURVEYORS • PLANNERS

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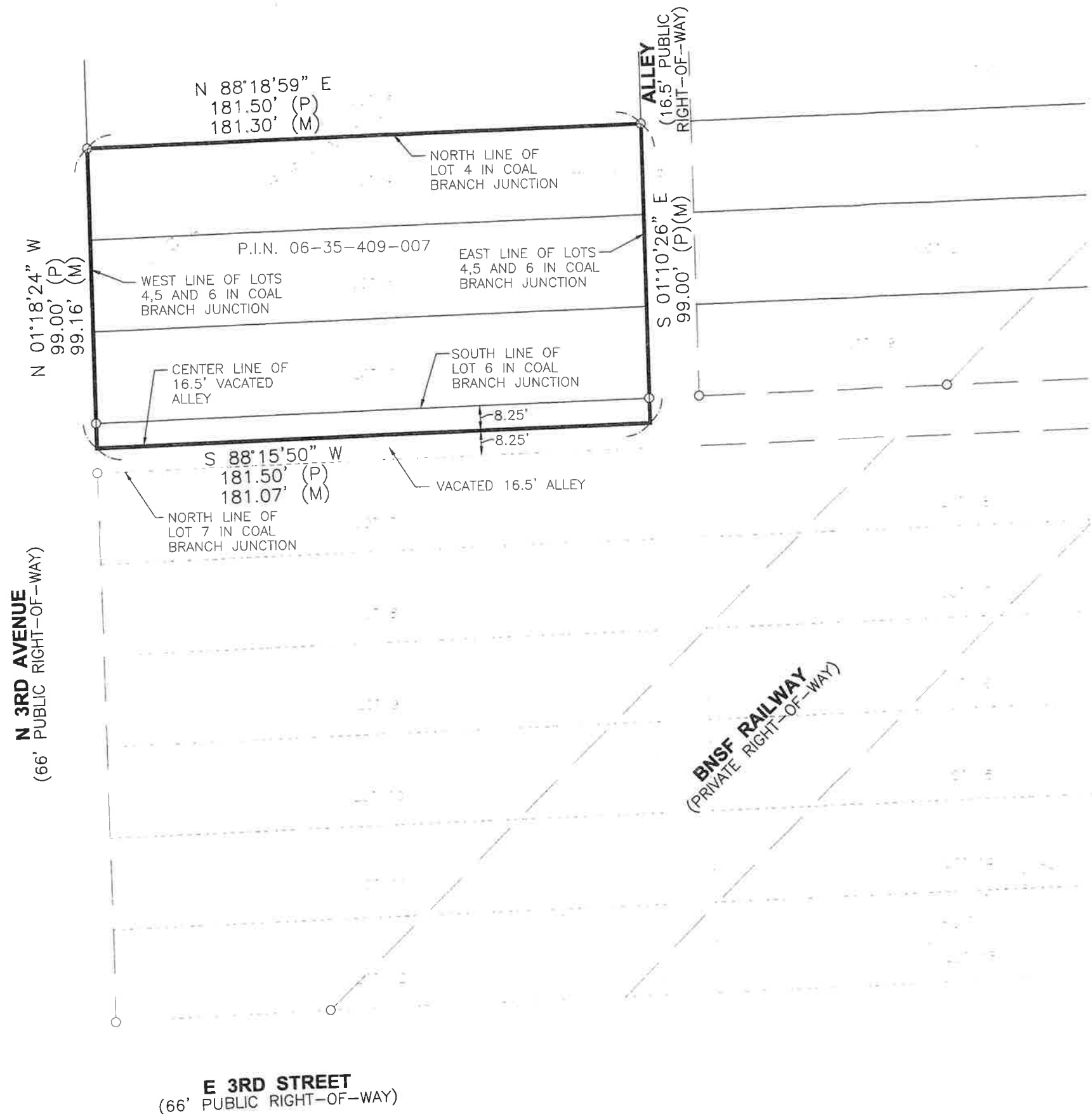
PLAT OF SURVEY

PART OF BLOCK 15 IN COAL BRANCH JUNCTION
PART OF S.E. 1/4 OF SEC. 35-33-8, OF THE 3RD P.M.

PREPARED FOR:
VILLAGE OF COAL CITY

DATE:	6/17/26
FIELDWORK:	6/16/26
REVISED	
DRAWN BY:	NET
CHECKED BY:	NWS
JOB NUMBER:	
SHEET	1 OF 1

H:\ADRIAN\080606\08270-00 COAL CITY BLK 15 COAL BRANCH JUNCTION ALLEY VACADU\CAT 06-35-409-007 NORTH.dwg

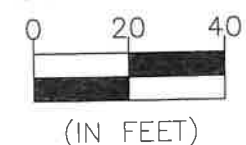


LEGEND

BOUNDARY OF PROPERTY
RIGHT-OF-WAY LINE
LOT LINE
ORIGINAL LOT LINE
RIGHT-OF-WAY
1/2" IRON PIPE FOUND
PLAT
MEASURED

R.O.W.
O
(P)
(M)

GRAPHIC SCALE



DOCUMENT #: 639707

LEGAL DESCRIPTION

LOTS 4, 5 AND 6 IN BLOCK FIFTEEN (15) IN THE ORIGINAL TOWN OF COAL BRANCH JUNCTION, VILLAGE OF EILEEN, NOW VILLAGE OF COAL CITY, ALL LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 33 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, COUNTY OF GRUNDY AND STATE OF ILLINOIS.

AND

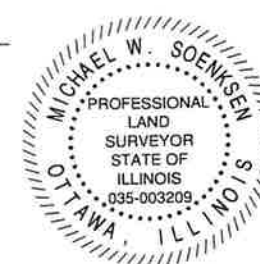
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We, Chamlin & Associates, Inc., do hereby certify that this document was prepared under our direction.

Dated this 17th day of June, A.D., 2026.

Michael W. Soenksen
Professional Land Surveyor
No. 035-003209



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LOT CONSOLIDATION PLAT

PART OF BLOCK 15 OF COAL BRANCH JUNCTION
PART OF THE S.E. 1/4 OF SEC. 35-33-B, 3RD P.M.

PREPARED FOR:
VILLAGE OF COAL CITY

DATE:	6/17/26
FIELDWORK:	6/16/26
REVISED:	
DRAWN BY:	NET
CHECKED BY:	MWS
JOB NUMBER:	
SHEET	1 OF 1