

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-19

AN ORDINANCE REZONING REAL PROPERTY WITHIN THE VILLAGE OF COAL CITY FROM RS-1 SINGLE-FAMILY RESIDENTIAL TO A AGRICULTURAL AND A-R AGRICULTURAL-RESIDENTIAL ZONING DISTRICT DESIGNATIONS

+/- 253 acres southwest of the intersection of Berta and Reed Roads, as follows:

7665-7669 E. Reed Road – 158 acres; PIN 09-14-200-011
48 acres east of UPRR, south of E. Reed Road and west of S. Berta Road, PIN 09-14-100-005
7865 E. Reed Road - 39 acres; PIN 09-14-200-010
7905 E. Reed Road – 5 acres; PIN 09-14-200-005
3 acres south of E. Reed Road and west of S. Berta Road; PIN 09-14-200-009

DAVID A. SPESIA, Village President

KAYLA MELVIN, Village Clerk

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Village Trustees

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Coal City

on June 10, 2026

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WHEREAS, the Village of Coal City, Grundy and Will Counties, Illinois (the "Village"), is a non-home rule municipal corporation and body politic of the State of Illinois, duly created, organized and existing under the Constitution of the State of Illinois, the Illinois Municipal Code and other laws of the State of Illinois, as amended from time to time, and having the powers, objects and purposes provided thereby; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, the Corporate Authorities of the Village of Coal City previously adopted Chapter 156 of the Coal City Code of Ordinances ("the Zoning Code");

WHEREAS, Section 11-13-14 of the Illinois Municipal Code, 65 ILCS 5/11-13-14, grants the Village authority to amend its zoning map designations from time to time;

WHEREAS, Verman Ray Hauschild ("***V. Hauschild***") and David R. and Debra J. Hauschild ("***D & D Hauschild***") (cumulatively, V. Hauschild and D & D Hauschild shall be known as the "***Owners***") entered into an annexation agreement with the Village pertaining to the 253 acre real property described in **Exhibit A** (the "***Property***"); and

WHEREAS, Section 156-48 of the Coal City Village Code designates all newly annexed land as the lowest density residential zoning classification for which the parcels satisfy minimum lot size requirements, which would be the RS-1 Single-Family Residential classification as applied to the Property; and

WHEREAS, the annexation agreement provided, inter alia, for the Property to be granted an agricultural zoning designation reflecting its current and historical usage immediately upon annexation; and

WHEREAS, Owners filed an application for a zoning map amendment with respect to the Property, consisting of approximately 253 acres of largely undeveloped agricultural land generally located southwest of the intersection of Berta Road and Reed Road and separated into five parcels; and

WHEREAS, the Zoning Board of Appeals (“ZBA”) convened a duly-noticed public hearing concerning the proposed map amendments on May 4, 2026 that was continued to and concluded on June 1, 2026 pursuant to a public announcement during the hearing designating the date, time and place of the ZBA’s continued hearing to consider the requested rezonings; and

WHEREAS, all persons present at the ZBA public hearing were afforded an opportunity to be heard; and

WHEREAS, a public notice in the form required by law was published in *the Coal City Courant* on April 15, 2026, not more than thirty (30) days nor less than fifteen (15) days prior to the initial ZBA public hearing date; and

WHEREAS, the ZBA has jurisdiction pursuant to Section 156-313 of the Village Code to hear rezoning requests and act in its capacity as an advisory body to the Village Board to recommend approval or rejection of the requested rezonings; and

WHEREAS, the Village Board has final authority to rezone the Property; and

WHEREAS, by a 7 to 0 vote on June 1, 2026, the ZBA recommended rezoning parcels 1 – 4 of the Property from RS-1 to A Agricultural and parcel 5 from RS-1 to A-R Agricultural-Residential; and

WHEREAS, the ZBA adopted the Findings and Recommendations attached hereto and incorporated herein as **Exhibit B** (the “ZBA Report”) and has filed the same with the Village Clerk for the Village Board’s review; and

WHEREAS, following deliberation and consideration on the evidence and testimony elicited during the public hearing, the PZC Findings and Recommendation, the legal standards and criteria by which the proposed map amendment is to be judged as set forth in the Village Code and other governing law, the Village Board concurs with the factual findings and legal conclusions rendered by the PZC and substantially agrees with the recommendations made by that body with respect to the zoning map amendments and desires to grant the rezonings as set forth herein;

WHEREAS, the President (the "President") and Board of Trustees of the Village (collectively, the "Corporate Authorities") hereby find and determine that it is in the best interest of the public health, safety and welfare to rezone the Property as set forth herein;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows, with all existing provisions of the Village Code not set forth below continuing in full effect as currently written:

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. The findings and recitals

herein are declared to be prima facie evidence of the law of the Village and shall be received in evidence as provided by the Illinois Compiled Statutes and the courts of the State of Illinois.

SECTION 2. Findings. The findings of the ZBA, set forth in the ZBA Report attached hereto as **Exhibit B**, are herein incorporated by reference as the findings of the Village Board to the same effect as if fully recited herein at length. All references in the ZBA's findings are made the references of the President and Board of Trustees of the Village of Coal City.

SECTION 3. Rezoning.

A. Pursuant to the authority granted to it by Section 156-27(F) of the Village Code, the Corporate Authorities hereby approve zoning map amendments pertaining to the Property as follows:

PINs 09-14-200-011, 09-14-100-005, 09-14-200-010, and 09-14-200-005 are hereby rezoned from their existing RS-1 Single-Family Residential district designations to A Agricultural. PIN 09-14-200-009, consisting of less than five acres, is rezoned to A-R Agricultural-Residential.

B. The President and Board of Trustees hereby direct the Zoning Administrator or his or her designee to cause the official zoning map of the Village to be so amended.

SECTION 4. Resolution of Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 6. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO ORDAINED this 10 day of June, 2026, at Coal City,

Grundy and Will Counties, Illinois.

AYES: 4

NAYS: 0

ABSENT: 2

ABSTAIN: 0

Approved:

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Clerk

EXHIBIT A

DESCRIPTION OF THE PROPERTY

Parcel 1: V. Hauschild is the sole owner of 157.95 acres of land and improvements located at 7665-7669 E. Reed Road in unincorporated Grundy County, Illinois, P.I.N. 09-14-200-011 (*“Parcel 1”*). Parcel 1 is presently improved with three single-family residential structures, detached garages, and corn silos, and is otherwise used for agricultural purposes. Parcel 1 is legally described as:

The Northeast Quarter and the East 47 acres of the North Half of the Northwest Quarter of Section 14 in Township 32 North, Range 8 East of the Third Principal Meridian, Grundy County, Illinois,

EXCEPTING THEREFROM the following tracts of land:

Tract 1: Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 1,002.00 feet along the north line of said Northeast Quarter; thence South 250.00 feet parallel with the east line of said Northeast Quarter; thence South 89 degrees 37 minutes 55 seconds West, 774.00 feet parallel with the north line of said Northeast Quarter to the center of a grass lane; thence South 01 degree 21 minutes 32 seconds East, 981.00 feet along the center of the said grass lane to the center of a drainage ditch; thence South 85 degrees 59 minutes 24 seconds East, 1,757.00 feet along the center of said drainage ditch to the east line of said Northeast Quarter; thence North 1,365.00 feet along said east line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

Tract 2: Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 668.00 feet along the north line of said Northeast Quarter; thence continuing West 265.00 feet to the Point of Beginning; thence South 260.83 feet; thence West 220.00 feet; thence North 260.83 feet; thence East 220.00 feet to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

PIN 09-14-200-011

Parcel 2: V. Hauschild owns an additional 47.58 acres of unimproved farmland generally described as being situated east of the Union Pacific Railroad tracks, south of E. Reed Road and west of S. Berta Road in unincorporated Grundy County, Illinois, P.I.N. 09-14-100-005 ("**Parcel 2**"). Parcel 2 is legally described as:

A parcel of land forming a portion of the Illinois Central Gulf Railroad Company's Pequot Line right of way and property situated in the South Half of the Northwest Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, Grundy County, Illinois, said parcel being all of that part of said South Half of the Northwest Quarter that lies easterly of and adjacent to a line that lies parallel with and 25 feet normally distant easterly from the centerline of Grantor's main track; said main track centerline intersects the south line of said South Half of the Northwest Quarter approximately 1,595.00 feet westerly from the southeast corner of said South Half of the Northwest Quarter and intersects the North line of said South Half of the Northwest Quarter approximately 1,595.00 feet Westerly from the northeast corner of said South Half of the Northwest Quarter.

PIN 09-14-100-005

Parcel 3: D&D Hauschild are the sole owners of 39.05 acres of land improved with a detached single-family home and farmland commonly known as 7865 E. Reed Road in unincorporated Grundy County, Illinois 09-14-200-010 ("**Parcel 3**"). Parcel 3 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian, described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence West 668.0 feet to the Point of Beginning; thence West 485.0 feet; thence South 250.0 feet; thence West 623.0 feet; thence South 981.0 feet; thence Southeast 1,757.0 feet; thence North 712.89 feet; thence West 668.0 feet; thence North 652.11 feet to the Point of Beginning, containing 39.05 acres, more or less, situated in Braceville Township, Grundy County, Illinois.

7865 E. Reed Road
P.I.N. 09-14-200-010

Parcel 4: D&D Hauschild are also the sole owners of approximately 5 acres of land improved with a detached single-family home and farmland commonly known as 7905 E. Reed Road in unincorporated Grundy County, Illinois 09-14-200-005 ("**Parcel 4**"). Parcel 4 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Commencing at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees, 37 minutes 55 seconds West, 334.0 feet along the north line of said Northeast Quarter to the Point of Beginning; thence South 652.11 feet parallel with the east line of said Northeast Quarter; thence South 89 degrees 37 minutes 55 seconds West, 334.0 feet parallel with the north line of said Northeast Quarter; thence North 652.11 feet parallel with the east line of said Northeast Quarter to the north line of said Northeast Quarter; thence North 89 degrees 37 minutes 55 seconds East, 334.0 feet along said north line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

7905 E. Reed Road
P.I.N. 09-14-200-005

Parcel 5: D&D Hauschild also own approximately 3 acres of unimproved farmland improved with a detached single-family home and farmland generally described as being south of E. Reed Road and adjacent to and directly west of S. Berta Road in unincorporated Grundy County, Illinois 09-14-200-009 ("**Parcel 5**"). Parcel 5 is legally described as:

Part of the Northeast Quarter of Section 14, Township 32 North, Range 8 East of the Third Principal Meridian described as follows:

Beginning at the northeast corner of the Northeast Quarter of said Section 14; thence South 89 degrees 37 minutes 55 seconds West, 334.00 feet along the north line of said Northeast Quarter; thence South 652.11 feet parallel with the east line of the said Northeast Quarter; thence North 89 degrees 37 minutes 55 seconds East, 334.00 feet parallel with the north line of said Northeast Quarter to the east line of said Northeast Quarter; thence North 652.11 feet along said east line to the Point of Beginning, situated in Braceville Township, Grundy County, Illinois.

EXCEPTING THEREFROM the North 260.838 feet of the above-described parcel.

P.I.N. 09-14-200-009

EXHIBIT B

ZBA FINDINGS AND RECOMMENDATION

Appended on following pages

VILLAGE OF COAL CITY,
COUNTIES OF GRUNDY AND WILL, ILLINOIS
ZONING BOARD OF APPEALS

In Re the Matter of :)
Hauschild's Application for Zoning Map Text)
Amendment to Rezone ± 253 Acres of Farmland)
from RS-1 to A – Agricultural)
Near Reed & Berta Roads)

REPORT OF FINDINGS OF FACT AND RECOMMENDATION
TO THE VILLAGE BOARD OF TRUSTEES
TO REZONE CERTAIN PROPERTY FROM RS-1 SINGLE-FAMILY RESIDENTIAL
FOLLOWING ANNEXATION TO A – AGRICULTURAL AND A-R
AGRICULTURAL RESIDENTIAL, RESPECTIVELY

I. BACKGROUND

A. PETITIONERS AND PROPERTY

Vernan Ray Hauschild ("***V. Hauschild***") and David R. and Debra J. Hauschild ("***D & D Hauschild***") (cumulatively, V. Hauschild and D & D Hauschild shall be known as the "***Owners***"), represented by attorney Donald Black filed an application for a zoning map amendment with respect to certain real property consisting of approximately 253 acres of largely undeveloped agricultural land generally located southwest of the intersection of Berta Road and Reed Road in unincorporated Grundy County, Illinois. The real property is comprised of five distinct parcels, with a general description of the parcels, PINs and legal descriptions set forth in **Exhibit A** (cumulatively, the five parcels are known as the "***Property***").

The Property is the subject of the Owners' pending petition for annexation into the Village of Coal City. While the annexation is not within the jurisdiction of the Zoning Board of Appeals ("***ZBA***"), the ZBA has jurisdiction to conduct a public hearing and make a recommendation to the Village Board as to the disposition of the rezoning request. In this case, the Property is presently unincorporated, subject to the Village Board's handling of a simultaneously pending petition for annexation. By virtue of Section 156-48 of the Coal City Village Code, any newly annexed land initially comes into the Village as the lowest density residential zoning classification for which the parcels satisfy minimum lot size requirements. This serves as a placeholder designation for all newly annexed property that comes into the Village of Coal City, reflecting a policy of low-intensity use unless and until newly annexed property owners or their successors seek a reclassification. Here, the Property has been continuously farmed since the Village has kept records. The Owners have not disclosed any plans to develop the Property and wish the zoning of the Property to reflect its actual present and historical use as farmland in order to avoid unnecessarily creating a legal nonconforming use by virtue of continuing to use the Property in the same manner as they have throughout history.

Parcel 1 is 157.95 acres of farmland located at 7665-7669 E. Reed Road. Aside from the farmland, Parcel 1 is improved with three houses, some detached garages and corn silos ("***Parcel***").

I"). Parcel 2 is 47.58 acres of unimproved farmland east of the Union Pacific Railroad tracks, south of E. Reed Road and west of S. Berta Road ("**Parcel 2**"). Parcel 3 consists of 39.05 acres of farmland improved with a detached single-family home at 7865 E. Reed Road ("**Parcel 3**"). Parcel 4, 7905 E. Reed Road, is five acres of farmland with a single-family home located on it ("**Parcel 4**"). Parcel 5, located south of Reed Road and directly west of S. Berta Road, is a 3 acre farm with a single-family home situated on it ("**Parcel 5**"). When referred to as a singular whole, Parcels 1 -5 are called the "**Property**").

D & D Hauschild and Petitioner's attorney, Donald Black, appeared at a public hearing concerning the requested rezoning before the Zoning Board of Appeals ("ZBA") on May 4, 2026, which was continued for conclusion on June 1, 2026 (the "Hearing"). Numerous area residents attended, asked questions or offered testimony.

B. JURISDICTION

Pursuant to powers granted to it by Section 156-313 of the Village Code and in accordance with the procedures and evaluative criteria set out in Article XIII of the Village Zoning Code, the Zoning Board of Appeals has jurisdiction to hear rezoning requests and act in its capacity as an advisory body to the Village Board to recommend to the Village Board whether approval or rejection of a proposed map amendment.

In order to secure approval of the Final PUD Plat to develop and operate the Project on the Property, Developer must demonstrate to the ZBA and Village Board that the Project and Plans, as amended, satisfy the criteria for PUD approval set forth in Section 156-27 of the Village Code and the approval criteria provided in Table 16 of the Village Zoning Code. Developer must further demonstrate to the ZBA and Village Board that Parcel 3, 4 and 5 should be rezoned from their present zoning classifications to I-1 in accordance with the procedures and criteria set out in Section 156-27 and Table 26 of the Village Zoning Code. Finally, the Developer must satisfy the ZBA and, ultimately, the Village Board that its proposed Rail Operations satisfy the approval criteria for conditional uses provided in Table 24 of the Village Zoning Code.

C. NOTICE

Notice of the public hearing was duly provided by Developer in accordance with Section 156-27 of the Village Code insofar as notice of the hearing was (i) published in the *Coal City Courant*, (ii) signage posted on the Property at least 15 days prior to the public hearing, and (iii) written notice to abutting owners and owners across the street from the perimeter of the Property.

D. PUBLIC HEARING

Prior to the ZBA convening the public hearing on May 4, 2026 in accordance with law and concluding on June 1, 2026 (the "**Hearing**"), the petition was presented for general discussion at a regularly-scheduled meeting of the ZBA on April 20, 2026. Thereafter, ZBA members prepared for the Hearing by reviewing Petitioners' rezoning application (the

“Application Materials”). At the Hearing, the ZBA listened to a summarial presentation by Administrator Matt Fritz and had an opportunity to ask Petitioners and their representative questions. The ZBA further listened to comments and questions from interested neighbor and area residents. All of the testimony and evidence presented at the Hearing was recorded, and the Hearing notes and audiotape from the Hearing were available for review together with the Application materials. ZBA members not in attendance for both sessions of the Hearing reviewed the proceedings by listening to the audio recording and reviewing notes taken by Deputy Clerk Linda Sula.

E. REZONING CRITERIA

Section 11-13-14 of the Illinois Municipal Code, 65 ILCS 5/11-13-14, grants the Village authority to amend the zoning designation of particular parcels by ordinance. Zoning map amendments are governed by Title XIII and Table 26 of the Zoning Code, as follows:

- (1) **Compatible with Use or Zoning of Environs**
The proposed use(s) or the uses permitted under the proposed zoning classification are compatible with existing uses or existing zoning of property in the environs.
- (2) **Supported by trend of Development**
The trend of development in the general area since the original zoning of the affected property was established supports the proposed use or zoning classification.
- (3) **Consistent with Comprehensive Plan Objectives**
The proposed use or zoning classification is in harmony with the objectives of the Comprehensive Plan of the Village as viewed in light of any changed conditions since the adoption of the Comprehensive Plan or adoption of a new Comprehensive Plan.
- (4) **Furtheres Public Interest**
The proposed use or zoning classification promotes the public interest and not solely the interest of the applicant.

In addition to the factors articulated in Table 26, because the rezoning criteria are the same as the original zoning criteria, the ZBA also examined the rezoning request in light of the *“LaSalle/Sinclair Pipe factors,”* to the extent that the below factors are not encapsulated within the Table 26 criteria, as follows:

- (5) The existing uses and zoning of nearby property;
- (6) The extent to which property values are diminished by the particular zoning restrictions;
- (7) The extent to which the destruction of property values of the petitioner promotes the health, safety, morals, or general welfare of the public;
- (8) The relative gain to the public as compared to the hardship imposed on the individual property owner;

- (9) The suitability of the property for the zoned purpose; and
- (10) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the Property;
- (11) The public need for the proposed use; and
- (12) The thoroughness with which the Village engaged in planning and zoning the parcel in the first place.

II. FINDINGS OF FACT & LEGAL CONCLUSIONS

After reviewing all Application Materials, hearing testimony, receiving evidence, and listening to public comment at the Hearing, the ZBA hereby finds as follows:

- 1. The foregoing recitals shall be and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
- 2. All exhibits, testimony and evidence presented at the Hearing are made a part of the official record of proceedings and are hereby incorporated into and made a part of the Findings and Conclusions as if fully set forth herein.
- 3. The ZBA finds and concludes that the Hearing was properly noticed.
- 4. The ZBA finds and determines that Owners' tendered a complete petition for rezoning the Property.
- 5. The ZBA finds and determines that the rezoning of the Property from RS-1 to A - Agricultural is consistent with the dominant historical and present-day use of the Property. The general trend of development in the surrounding area is increasingly shifting towards industrial uses as the Village leverages and responds to land use trends, but undeveloped property in the area, including the Property subject to the pending petition, remains agricultural at present.
- 6. The ZBA finds that use of the Property is consistent with the agricultural and accessory agricultural uses permitted as of right in an A zoning district.
- 7. The Property is presently zoned for agricultural use by Grundy County prior to any annexation by the Village.
- 8. The Property is only anticipated to temporarily be zoned RS-1 upon annexation into the Village by operation of Section 156-48 of the Village Code, but the present and anticipated use of the Property is more compatible and better suited to the Village's A zoning classification than RS-1.

9. While the vicinity of the Property is identified in the Comprehensive Plan as being appropriate for industrial use, the ZBA finds that until a proposal emerges for such a use, it is premature to create a legal nonconforming use by anticipatorily rezoning the Property for an indefinite duration while awaiting a development proposal that may never come.

10. Existing property uses in the vicinity are agricultural in nature.

11. The ZBA finds and determines that the present and proposed agricultural use of the Property is in harmony with the objectives of the Village's Comprehensive Plan in that placeholding the zoning classification of property to align with the low density, low intensive uses exhibited on the Property throughout a gradual period of potential transition in the area to future industrial usage is appropriate until such time as any development proposal is forthcoming.

12. Rezoning the Property to A – Agriculture promotes cohesive and unified land planning that reflects the character of nearby properties.

13. The ZBA finds and determines that the rezoning furthers the public interest by preserving the character of the Property.

14. All of the Property is and always has been used for agricultural purposes as that term is defined in Section 156-3 of the Village Code, namely, "The use of land for farming, dairying, pasturage, agriculture, horticulture. . .and the necessary accessory uses for packing, treating and storing the produce. . .provided that the operation of accessory uses shall be secondary to that of normal agricultural activities. . ."

15. The single-family dwellings on the Property are explicitly embraced as permitted uses in the A zoning district.

16. Parcels 1 – 4 are dimensionally consistent with the five (5) acres or larger requirement of parcels in the A zoning district as set forth in Table 9B.

17. Parcel 5 is only three acres. Table 9B establishes that a three-acre parcel is appropriately sized for the A-R Agricultural Residential District rather than the A zoning district.

18. A single-family residence is permitted as of right on a three-acre lot in the A-R zoning district.

19. All of the present uses of the Property are legally conforming uses in the Village's A and A-R zoning districts, respectively.

20. Nearby property values will not be diminished by blessing the historical and present use of the Property through a consistent zoning designation.

21. The Property is suitable for agricultural zoning.

22. Based on the foregoing, the ZBA recommends approval of the rezoning of Parcels

1 – 4 from RS-1 to A upon annexation into the Village and the rezoning of Parcel 5 from RS-1 to A-R Agricultural Residential upon annexation into the Village.

III. RECOMMENDATION

NOW THEREFORE, following a duly noticed public hearing of the Village of Coal City ZBA, conducted on May 4 and June 1, 2026, the ZBA hereby recommends by a vote of 7 to 0 that the Village Board rezone Parcels 1 through 4 from RS-1 to A Agriculture and to rezone Parcel 5 from RS-1 to A-R Agriculture Residential upon annexation into the Village.

By: 
Maria Lewis, ZBA Chair
On Behalf of and with the Approval
Of the Village of Coal City ZBA

Date: Jun 5, 2026