

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-23

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE ALLOWING
FOR THE PLACEMENT OF PERMANENT COMMERCIAL SIGNAGE UPON THE
PROPERTY AT 710 E. DIVISION IN THE VILLAGE OF COAL CITY**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA M. 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 August 12, 2026

ORDINANCE NO. 26-23

AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE ALLOWING FOR THE PLACEMENT OF PERMANENT COMMERCIAL SIGNAGE UPON THE PROPERTY AT 710 E. DIVISION IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Sections 156.160 & 156.170 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Brian Faletti, representing property owner Bob Jacovec (“applicant”) on July 8, 2026 for a variance from the standard requiring primary structures to be built prior to the construction of an accessory/use upon the property and the required vision clearance triangle; and

WHEREAS, Section 156-160 requires the construction and placement of a primary structure prior to the establishment of an accessory use upon the property; and

WHEREAS, Section 156-170 prohibits the placement of signage within the vision clearance triangle that is defined within section 156.03 of the village code; and

WHEREAS, a public hearing was noticed and duly held on August 3, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on August 3, 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 710 E Division:

- A. **Special Circumstances Not Found Elsewhere.** The applicant’s is located in a manner that is not adjacent to the main collector street and wishes to advertise the location of the business located at and adjacent cul de sac.
- B. **Unnecessary Hardship.** The owner of the property is willing to host permanent commercial signage upon the property despite not possessing a primary structure, but a variance is required to allow this improvement to occur.

- C. **Consistent with the Rights Conferred by the District.** The signage to be installed meets the standards of the district as to the type and construction of commercial signage.
- D. **Necessary for Use of the Property.** The signage to be permitted shall enable passers by to be made aware of the existence of the gym located south of the intersection of First Avenue & Division; it is necessary to obtain a variance in order to construct permanent signage on the property in its current status.
- E. **Minimum Variance Recommended.** Although the signage shall be placed within the defined vision clearance triangle, it has been moved back from the existing sidewalk on the north side of Division in a manner to require the minimum variance with the signage to maintain a 10' setback from the back of sidewalk while being 13' from the western edge of the property.

Section 3. Description of the Property. The property is located at 710 E. Division in the Village of Coal City within a C-3 District.

Section 4. Public Hearing. A public hearing was advertised on July 22, 2026 in the Coal City Courant and held by the Planning and Zoning Board on August 3, 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. Variances. The variance requested in the July 8, 2026 Variance Application to the Zoning Code is granted to allow the placement of permanent commercial signage within a specific location as specified below within the existing front yard of the property.

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 signage to be located at the property shall abide by the commercial design guidelines within its design and shall be placed on the property in the manner presented at the Zoning Board of Appeals Meeting to provide a 4' x 8' sign; and
- B. The foundation for this signage shall be placed no closer to the southwest corner of the boundary of this property than 10' north of the southerly boundary and 13' east of the westerly boundary of this property.

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.

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE ALLOWING FOR THE
PLACEMENT OF PERMANENT COMMERCIAL SIGNAGE UPON THE PROPERTY AT 710 E.
DIVISION IN THE VILLAGE OF COAL CITY**

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 12 day of August, 2026, at Coal City,
Grundy & Will Counties, Illinois.

AYES: 5

NAYS: 0

ABSENT: 1

ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Clerk