
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-24

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
RELIEF FROM THE NON-CONFORMITY PROVISIONS REGARDING AN
IMPROVEMENT AT 315 N. 3RD AVE.**

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Village Trustees

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on August 25, 2026

ORDINANCE NO. 26-24

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING RELIEF FROM THE NON-CONFORMITY PROVISIONS REGARDING AN IMPROVEMENT AT 315 N. 3RD AVE.

WHEREAS, an application for a variance from Section 156.292(B)(2)(a) of the Village of Coal City Zoning Code (“Zoning Code”) was filed by property owner Randy Alderson (“applicant”) on July 20, 2026 to add a roof extension onto an existing structure top allow for covered storage within the rear yard; and

WHEREAS, Section 156.292(B)(2)(a) states, “No addition, enlargement, or structural alteration as defined in 156-3 shall be made to any structure on a property having a design or standards nonconformity...” and the applicant is seeking a variation from this requirement to extend the roof over a 1,008 square footage area within the rear yard immediately adjacent to the east side of the existing pole barn with a 14’x 72’ portion of roofing to match the remainder of the structure; and

WHEREAS, a public hearing was noticed and duly held on August 17, 2026; subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition; 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 regarding the variance request for 315 N. 3rd Ave.:

- A. **Special Circumstances Not Found Elsewhere.** The structure was built prior to the adoption of zoning codes and located in a neighborhood that was formerly incorporated within a municipality that was annexed within Coal City.
- B. **Unnecessary Hardship.** The constraints of the Code would not allow an improvement to the structure intended to improve the inability for storage of items such as a recreational vehicle to remain unseen from the street; this improvement will primarily be visible to the industrial property adjacent to the rear yard

- C. **Consistent with the Rights Conferred by the District.** This variance is necessary for the applicant to preserve a substantial property right possessed by other properties within the same and adjacent zoning district.
- D. **Necessary for the Use of the Property.** Acceptable storage within residential districts includes one trailer or item such as a recreational vehicle; these items are to be parked upon an improved area which will occur within the planned improvement, which will also extend the existing non-conforming structure.
- E. **Minimum Variance Recommended.** Although much more rear yard storage space is available the requested variance will accommodate one recreational vehicle to be stored which does not result in the usage of the property changing, just the expansion of a standards non-conformity.

Section 3. Description of the Property. The property is located at 315 N. 3rd Ave. in the Village of Coal City within an RM-2 District.

Section 4. Public Hearing. A public hearing was advertised on July 29, 2026 in the Coal City Courant and held by the Zoning Board of Appeals on August 17, 2026, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variance. The variation requested in the July 20, 2026 Variance Application to Section 156.292(B)(2) of the Zoning Code is outlined herein as follows:

- A. A variance from the requirements of Section 156.292(B)(2) disallowing any further enlargement of an existing standards non-conformity.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The garage addition shall follow as presented within the material submitted and according to the presentations to the Planning & Zoning Board Meeting of August 17, 2026.
- B. The roof extension (“lean-to”) shall be supported via concrete piers and utilize compacted gravel beneath the newly established improvement.

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.

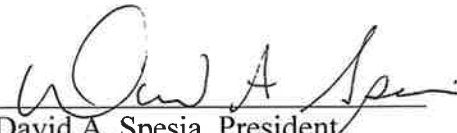
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Section 9. Effectiveness. This ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 25 day of August, 2026, at Coal City,
Grundy and Will Counties, Illinois.

AYES: 5
NAYS: 0
ABSENT: 1
ABSTAIN: 0

VILLAGE OF COAL CITY


David A. Spesia, President

Attest:


Kayla Melvin, Clerk