

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 210-27

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
FOR THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE REAR YARD
AT 980 S MAZON IN THE VILLAGE OF COAL CITY**

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Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on September 9, 2026

ORDINANCE NO. 26-27

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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 Jerome Wagner (“applicant”) on July 23, 2026 for a variance from the required setback and placement of structure within the rear side yard within the residence; and

WHEREAS, Table 15 requires a minimum setback for accessory garages of 10 feet; and

WHEREAS, a public hearing was noticed and duly held on August 27, 2026 at which time the Board continued the hearing until its meeting of September 8, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on September 8, 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 980 S Mazon:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s residence is adjacent to a public alleyway utilized for accessing accessory structures within the residential block, which shall not be abandoned.
- 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.** This variance shall allow the accessory garage to be constructed in a manner consistent with the primary residence to include an overhang atop the structure and results in the new structure to not require specialty fire-rated construction materials should it be located closer to the primary residence.
- 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 980 S. Mazon in the Village of Coal City within an RS-2 District.

Section 4. Public Hearing. A public hearing was advertised on August 12, 2026 in the Coal City Courant and held by the Planning and Zoning Board beginning on August 27 and continued until September 8, 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 6' variance requested in the July 23, 2026 Variance Application to the Zoning Code is granted to allow the placement of an accessory garage within the rear side yard 4' from the northerly boundary instead of the required minimum 10' setback.

Section 6. Conditions. The variance granted herein is contingent upon the garage being constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. The foundation shall have a 5' setback from the alley and the structure shall have a 1' overhang past the foundation of the newly constructed garage.

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 9th day of September, 2026, at Coal City,
Grundy & Will Counties, Illinois.

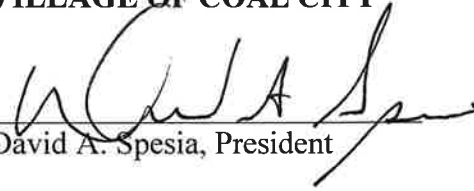
AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Kayla Melvin, Clerk