
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 23-11

**AN ORDINANCE GRANTING A VARIANCE TO GRANT BUILDING MOUNTED
SIGNAGE OEVR THE RIGHT OF WAY AT 301 S. BROADWAY 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 May 24, 2023

ORDINANCE NO. 23-11

AN ORDINANCE GRANTING A VARIANCE TO GRANT BUILDING MOUNTED SIGNAGE OVER THE RIGHT OF WAY AT 301 S. BROADWAY IN THE VILLAGE OF COAL CITY

WHEREAS, an application for a conditional use according to Sections 154-4(B) & 154-4(E) of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Kenny Patel of Jeny, Inc. represented by Hector Hernandez (“applicant”) on April 12, 2023 to enable two building-mounted signs which will be affixed in a manner that shall be over the existing right of way within a C-4 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on May 15, 2023; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on May 15, 2023 to consider passage of the variances but did not favorably recommend granting the relief from the code requested within the variance petition due to a 2-2 vote of those in attendance to consider the petition; and

WHEREAS, the failure of the petitioner to adequately prove the hardship necessary to provide a positive recommendation are recited within Exhibit A; and

WHEREAS, conditions have been included within this ordinance to minimize the total resulting variance for the Village Code due to greater adherence to the Core Area Design Guidelines; and

WHEREAS, Section 156.250 permits the Village Board to approve variances from the requirements contained within 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 conditional uses.

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. Despite those findings concluded by the Zoning Board of Appeals on May 15, 2023, the Board of Trustees find as follows regarding the Variances to the Signage Code:

- A. **Special Circumstances Not Found Elsewhere.** The property possesses an existing structure that is immediately adjacent and upon the existing right of way disallowing any signage to be affixed without be hung over the right of way.
- B. **Unnecessary Hardship.** This commercial property being located within the C4 Core Area is located along the lot lines and does not allow for monument signage elsewhere upon the property other than the two available facades on the building itself.
- C. **Preserves Rights Conferred by the District.** The requested signage shall enable residents to be made aware of the utilization of the property for its allowed commercial purpose.
- D. **Necessary for Use of the Property.** The requested signage is necessary for the utilization of this commercial property as well as the adjacent commercial properties also located along Broadway.
- E. **Consistency with the Local Area and Comprehensive Plan.** This permanent signage improvement is consistent with the utilization of this land found within the Comprehensive Plan and consistent with the local Core Area.
- F. **Minimum Variance Requested.** An amended plan to include a new neutral paint coat to transition the black parapet wall to the newly installed block along with less colors utilized within the signage shall improve the building's adherence to the façade requirements set forth within the Core Area Design Guidelines.

Section 3. Description of the Property. The property is located at 301 South Broadway in the Village of Coal City within a C-4 District.

Section 4. Public Hearing. A public hearing concerning the consideration of granting necessary variances was advertised on April 19, 2023 in the Coal City Courant and held by the Planning and Zoning Board on May 15, 2023 at which time a majority of the Zoning Board of Appeals members failed to provide a positive recommendation of necessary variances to the Board of Trustees.

Section 5. Variances. Variances to the portions set forth below shall be granted in the manner provided:

- A. Two portions of the building façade shall receive building signs affixed despite the Section 154.4(B) requirement that only one building sign shall be allowed.
- B. The signage shall be directly mounted to the parapet wall, which shall place the signage over the established right of way despite the Section 154.4(E) requirement that signs may not project above the cornice line of the building, or project outward above the right-of-way or egress way.

Section 6. Conditions. The conditional use granted herein is contingent and subject to the following conditions:

- A. The signage to be attached to the parapet walls must be done in accordance with the Exhibit B in sizing, spacing, and colors specified.

- B. The building shall be painted in a manner to provide one consistent transitional color to provide an overall matching theme to tie in the existing parapet walls atop the structure and the block apron that has been installed along the bottom trim along the west facade. This improvement shall take place prior to the final signage permit being provided to the petitioner. This design is included on Exhibit C.

- C. Final landscaping at the bottom of the building along the west façade shall be completed in a manner to meet the standards of the village's Core Area Design Guidelines prior to the issuance of a certificate of occupancy.

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.

**AN ORDINANCE GRANTING A VARIANCE TO GRANT BUILDING MOUNTED SIGNAGE OVER THE
RIGHT OF WAY AT 301 S. BROADWAY IN THE VILLAGE OF COAL CITY**

SO ORDAINED this 24 day of May, 2023, at Coal City, Grundy
& Will Counties, Illinois.

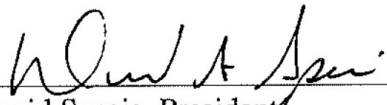
AYES: 5

NAYS: 1

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY



David Spesia, President

Attest:



Alexis Stone, Clerk

EXHIBIT A

Findings of Fact. The Zoning Board of Appeals determined the following concerning the Variance for 301 S. Broadway:

1. **Special Circumstances Not Found Elsewhere.** The property possesses an existing structure that is immediately adjacent and upon the existing right of way disallowing any signage to be affixed without be hung over the right of way.
2. **Not Resulting From Applicant Action.** The signage is new signage to be affixed to the building; this variance request is due to the current design of the new signage to be affixed to the parapet walls on the building.
3. **Unnecessary Hardship.** This commercial property being located within the C4 Core Area is located along the lot lines and does not allow for monument signage elsewhere upon the property other than on the building itself.
4. **Preserves Rights Conferred by the District.** The requested signage shall enable residents to be made aware of the utilization of the property for its allowed commercial purpose.
5. **Necessary for Use of the Property.** The requested signage is necessary for the utilization of this commercial property as well as the adjacent commercial properties also located along Broadway.
6. **Consistency with the Local Area and Comprehensive Plan.** This permanent signage improvement is consistent with the utilization of this land found within the Comprehensive Plan and consistent with the local Core Area.
7. **Minimum Variance Recommended.** The introduction of another element to the façade shall create an exterior that causes event greater variance from the requirements contained within the Core Area Design Guidelines, which states, “[w]alls shall be constructed of materials matching the primary building.”

Although a majority of the criteria were met some of these standards did not support the granting of the petition as requested.

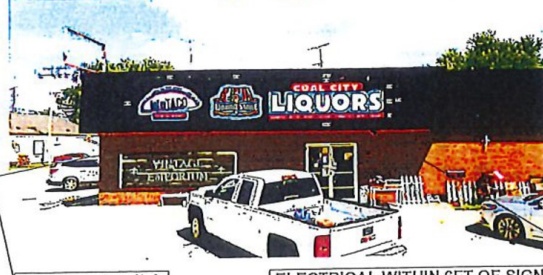
EXHIBIT B

301 S BROADWAY ST - STOREFRONT BRANDING

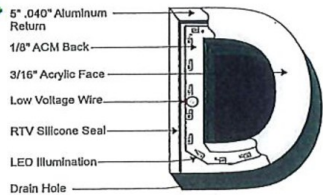
PROPOSED
95 SQ. FT.

EXISTING

PROPOSED



FRONT LIT CHANNEL LETTER



Disconnect Switch

ELECTRICAL WITHIN 6FT OF SIGN

Disconnect Switch

ROOF Rev 3

- QTY: 3
- SIZE: 358" X 47"
- INFO: LED INTERNAL ILLUMINATED
- 5" WHITE ACM
- SINGLE STROKE MODULAR LED'S
- 3/40 BLACK ALUMINUM RETURN
- TRIMCAP BLACK
- MODIFIED ACRYLIC FACES

NO ELECTRICAL WORK
EXISTING 20 AMP CIRCUIT

APPROVAL

CUSTOMER APPROVAL DATE

LANDLORD APPROVAL DATE

EASY SIGNS & GRAPHICS

632.1160 / 630.891.9025
info@ez-signs.com

91 Sangra Ct., Streamwood, IL 60107

Complies With
UL48
Sign Certification
E115117



SIGN 1 OF 2

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301 S BROADWAY ST RD - STOREFRONT BRANDING

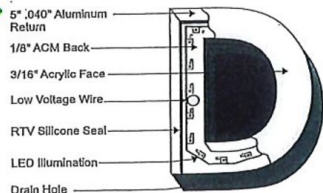
PROPOSED
95 SQ. FT.

EXISTING

PROPOSED



FRONT LIT CHANNEL LETTER



Disconnect Switch

ELECTRICAL WITHIN 6FT OF SIGN

Disconnect Switch

PROOF Rev 3

- QTY: 3
- SIZE: 358" X 47"
- INFO: LED INTERNAL ILLUMINATED
- 0.125" WHITE ACM
- SINGLE STROKE MODULAR LED'S
- 5" .040 BLACK ALUMINUM RETURN
- 3/4" TRIMCAP BLACK
- .77" MODIFIED ACRYLIC FACES

NO ELECTRICAL WORK
EXISTING 20 AMP CIRCUIT

APPROVAL

CUSTOMER APPROVAL DATE

EASY SIGNS & GRAPHICS

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SIGN 2 OF 2

EXHIBIT C

WEST Façade Proposed Finish



NORTH Facade Proposed Finish



Gray Color
Specifications:

Color selected is
Sherwin-Williams color
sample 244-C1, also
named

Repose Gray