
THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NO. 24-07

**AN ORDINANCE GRANTING A ZONING AMENDMENT FOR THE MULTI-FAMILY
REDEVELOPMENT AT 833, 835 & 837 E. FIRST STREET**

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Village Trustees

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on MARCH 25, 2024

ORDINANCE NO. 24-07

AN ORDINANCE GRANTING A ZONING AMENDMENT FOR THE MULTI-FAMILY REDEVELOPMENT AT 833, 835 & 837 E. FIRST STREET

WHEREAS, an application for a zoning map amendment provided in Section 156-270 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the property owner and agent of an additional portion to be consolidated, Craig Van Duyne (“Applicant”), on November 28, 2023 to amend the current C-3 zoning of the property to RM-1 Low Density Multi-Family Residential District; and

WHEREAS, Section Table 4 within the zoning code establishes certain minimum design standards for RM-1 zoning; and

WHEREAS, Applicant seeks approval for a map amendment to allow the construction of multi-family dwelling units on the newly consolidated property; and

WHEREAS, a public hearing was properly noticed and duly held on January 2, 2024 at which time that matter was continued until the next meeting of January 15, 2024; and

WHEREAS, following discussion of the map amendment a majority of the Zoning Board of Appeals members voted to positively recommend the requested zoning map amendment; and

WHEREAS, Section 156.270 permits the Village Board to approve variations from the Zoning Code; and 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 finds as follows concerning the Map Amendment for 833, 835 & 837 E. First Street:

- A. **Compatible with Use or Zoning of Environs.** The existing utilization across the street from this newly created consolidated property is compatible since it has hosted a 3-unit multi-family complex for at least two decades. The requested zoning of the property is more compatible than its current commercial classification.

- B. **Supported by Trend of Development.** The former C-3 zoning of this portion of property is not supported by the trend of development due to the recent investment by a national franchise to build its improvement with a depth along Division that allowed the portion to be conveyed to the Applicant to be consolidated with an existing portion of RM-1 land previously acquired by the Applicant and located directly from a successful multi-family dwelling unit across First Street.
- C. **Consistent with Comprehensive Plan Objectives.** Offering diverse, affordable housing is stated as an objective within the residential development portion of the Village's "Coal City 2035" Comprehensive Plan; this rezoning assists in meeting this need to include infill locations.
- D. **Further Public Interest.** This development shall accommodate a lower intensity utilization to accommodate the adjacent residentially-zoned area along E. First Street behind the Division Street commercial frontage.

Section 3. Description of the Property. The property is located at the west end of E. First Street, across from 845 – 865 E. First Street to include the consolidation of the property identified as PIN# 06-35-461-016 along with a portion of land to be acquired from 6S ORLY that is that portion of existing PIN# 06-35-483-002 described as:

That part of Lot1 of ORLY Route 113 Subdivision, being a subdivision of part of the southeast quarter of Section35, Township 33 north, Range 8 east of the 3rd principal meridian, according to the plat thereof recorded June 20, 2022 as Document # 613880 described as follows: beginning at the most northeasterly corner of said Lot 1, thence southwesterly 71.41 feet along a curve to the left, having a radius of 1,423.62 feet and a chord bearing and distance of south 56 degrees 46 minutes 46 seconds west 71.40 feet, along the northerly line of said Lot 1 to the westerly line of said Lot 1; thence south 01 degree 08 minutes 07 seconds east 123.38 feet, along said westerly line of Lot 1; thence north 88 degrees 22 minutes 42 second east 60.50 feet, to the northeasterly line of said Lot 1; thence north 01 degree 08 minutes 07 seconds west 160.79 feet, along said northeasterly line of Lot 1, to the point of beginning, all in Grundy County IL and containing .197 acres more or less.

Section 4. Public Hearing. Following due and timely notice via an advertisement on December 13, 2023 in the Coal City Courant, the certified mailing of notice to abutting property owners, and the posting of a sign on the Property in accordance with Section 156-30 of the Village Code, a public hearing was held by the Zoning Board of Appeals on January 2, 2024, extended until its next meeting of January 15, 2024, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Map Amendment. The property shall be rezoned from its current C-3 Community Commercial District to RM-1 Low Density Multi-Family Residential District.

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Section 6. 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 7. 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 8. 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 March, 2024, at Coal City,
Grundy and Will Counties, Illinois.


AYES: 6

NAYS: 0

ABSENT: 0

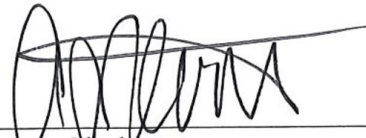
ABSTAIN: 0

VILLAGE OF COAL CITY



David A. Spesia, President

Attest:



Alexis Stone, Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Craig Van Dugre

Address: 955 S. SANDSTONE, DIAMOND Phone number: 630-542-8564

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RM-1 & C3 Use of surrounding properties: North RM-1 South C3

East RS2 West C3

What zoning change or variance: (specify) Portion of lot acquired from

65 only to change from C3 to RM-1 w/ variances regarding
rear yard setback, lot coverage, & minimum square footage
per residential dwelling unit

To allow what use Multi-family dwellings, 4-unit

Tax number of subject property: 06-35-^{461 010}~~483-002~~, portion of 06-35-483-002

Common address of property: 833/835/837/839 E. First Str.

Parcel dimensions: irregular Lot area (sq. ft.) 13,290 sq. ft

Street frontage 160'

Legal description PIN# 06-35-^{461 010}~~483-002~~ below, # 06-35-483-002 attached

Coal Branch Corner Sub, Outlot A, Section 35-33-8

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Craig Van Dyne, being first duly sworn, on oath deposes and says,
Applicant's Name

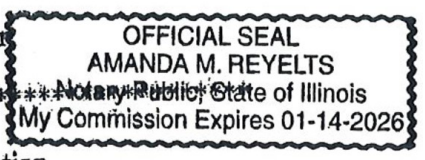
that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 19th day of August, 20 23.

Amanda M. Reyelts

Notary Public (Seal)

Signature of Owner



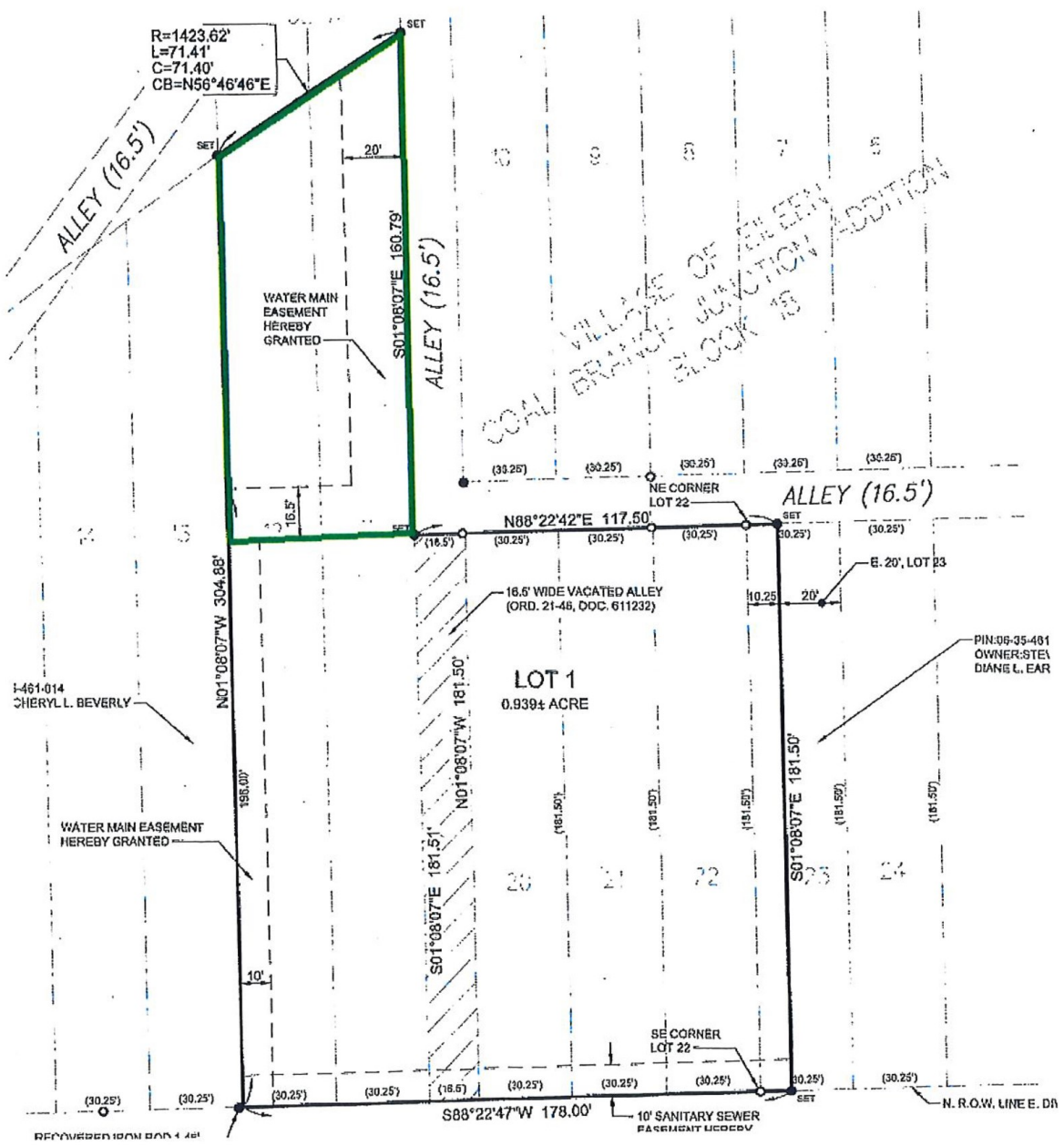
You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 2

FOR OFFICE USE ONLY

Case number	<u>2A-376</u>	Location of hearing	
Filing date	<u>11-28-23</u>	Village Hall	
Hearing date	<u>1-2-24</u>	515 South Broadway	
Filing fee	<u>\$ 200</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

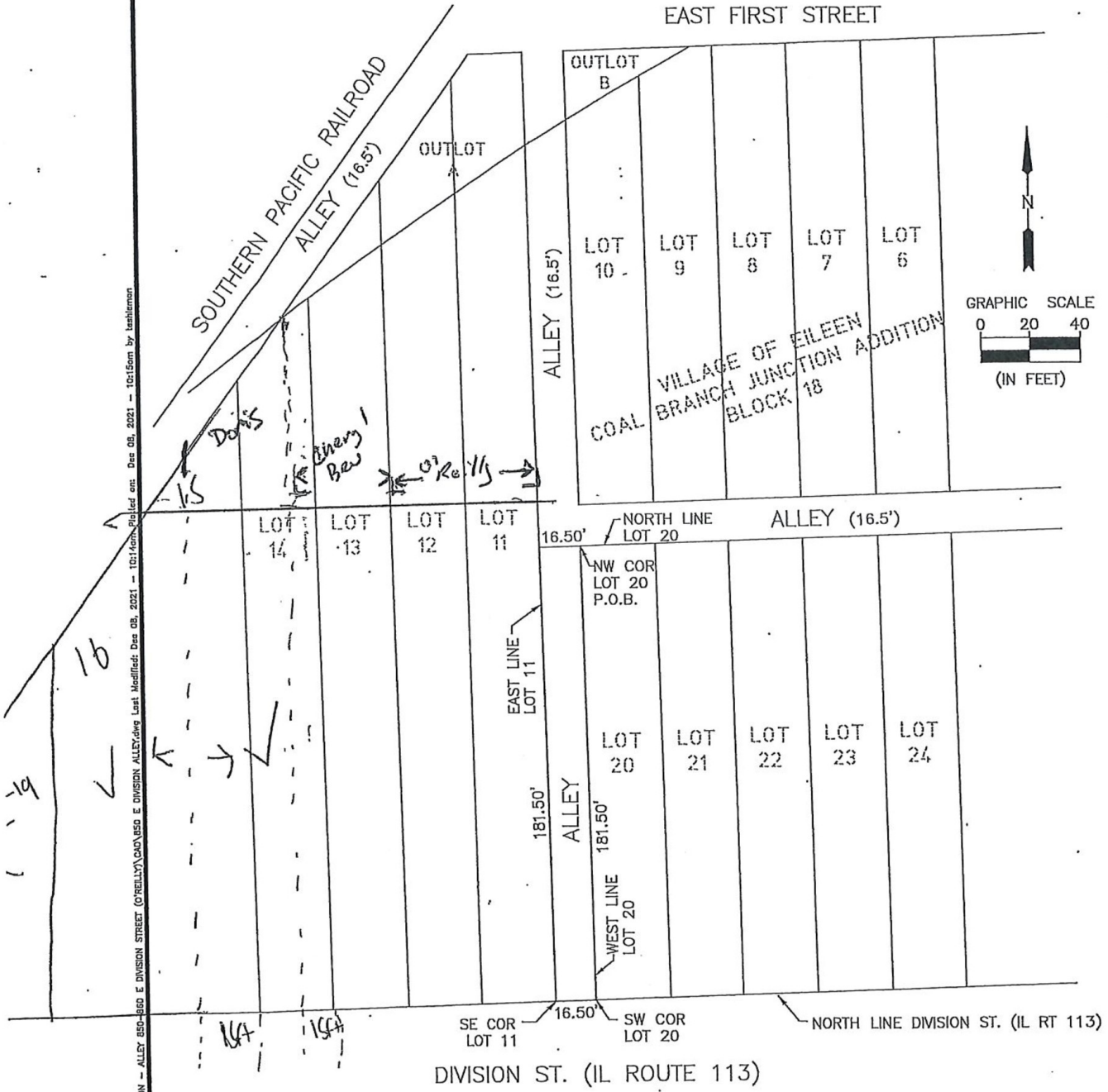
EXHIBIT A LEGAL DESCRIPTION



To be made final by survey and re-plat.

DESCRIPTION OF ALLEY TO BE VACATED:

THAT PART OF A 16.50 FOOT ALLEY DESCRIBED AS FOLLOWS:
 BEGINNING AT THE NORTHWEST CORNER OF LOT 20 IN BLOCK 18 OF COAL BRANCH JUNCTION ADDITION TO THE VILLAGE OF EILEEN; THENCE SOUTH 181.50 FEET ALONG THE WEST LINE OF SAID LOT 20 TO THE NORTH LINE OF DIVISION STREET (IL ROUTE 113); THENCE WEST 16.5 FEET ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 11 IN BLOCK 18 IN THE VILLAGE OF EILEEN ACCORDING TO THE PLAT RECORDED SEPTEMBER 22, 1880 IN BOOK A1, PAGE 112 AS DOCUMENT NO. 30760 1/2 IN THE GRUNDY COUNTY RECORDER'S OFFICE; THENCE NORTH 181.50 FEET ALONG THE EAST LINE OF SAID LOT 11 TO THE INTERSECTION OF SAID EAST LINE WITH THE WESTERLY EXTENSION OF THE NORTH LINE OF SAID LOT 20; THENCE EAST 16.50 FEET ALONG SAID WESTERLY EXTENSION TO SAID NORTHWEST CORNER OF LOT 20 BEING THE POINT OF BEGINNING.



CHAMLIN & ASSOCIATES, INC. © 2021
 Drawing Name: ALLEY VACATION - ALLEY 850-860 E DIVISION STREET (O'REILLY) AND 1650 E DIVISION ALLEY, dwg. Last Modified: Dec 08, 2021 - 10:14:00 AM by tashimom
 License No. 184-001717

Chamlin & Associates
 Peru • Morris • Oltvardi • Mendola
 www.chamlin.com

REVISIONS		
PLAT OF VACATION		
PT. OF ALLEY IN BLOCK 18 COAL BRANCH JUNCTION		
COAL CITY, GRUNDY COUNTY, ILLINOIS		
DRAWN BY: TWE	SURVEYED BY:	SHEET NUMBER:
SCALE: 1"=40'	DATE: 12/08/21	1 OF 1
EXHIBIT B		FILE NUMBER: 14825
		JOB NUMBER: MB341-02