

**COAL CITY VILLAGE BOARD MEETING
FEBRUARY 10, 2016**

**STATE OF ILLINOIS
COUNTIES OF GRUNDY AND WILL
VILLAGE OF COAL CITY**

At 7 p.m. on Wednesday, February 10, 2016, Mayor Terry Halliday called to order the meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call- Trustees Neal Nelson, Ross Bradley, Dan Greggain, Dave Togliatti, and Justin Wren. Absent; Trustee Tim Bradley. Also in attendance was Matt Fritz, village administrator, Police Chief Tom Best, attorney Mark Heinle and Joseph McKenna from Chamlin Engineering.

All present recited the Pledge of Allegiance.

The minutes of the January 27, 2016 meeting were presented. Togliatti moved to approve the minutes as written, second by Wren. Roll call-Ayes; Nelson, R. Bradley, Greggain, Togliatti and Wren. Nays; none. Absent; T. Bradley. Motion carried.

(Trustee Tim Bradley arrived at 7:05 p.m.) The warrant list was presented and reviewed. Following discussion, R. Bradley moved to approve the warrant list for the February 10, 2016 meeting, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

There was no public comment at this meeting.

Grundy County State's Attorney, Jason Helland, announced that the Coal City Police Department would receive an amount up to \$25,000 from the drug forfeiture funds. The funds have been earmarked for upgrade camera surveillance DVR equipment. Chief Best stated that the new equipment would be placed at the lighted intersection of Broadway and Division Streets, North Park and at the police department. The new technology will assist with:

- Investigations
- Traffic review
- Prosecution assistance
- Keeping the parks safer

The Village will maintain the equipment. The surveillance cameras can be monitored from the police vehicle laptop computers. The Board thanked Mr. Helland for his generous contribution.

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A letter of request for the annual DAD's Day fundraiser was presented from the Will-Grundy Counties Building & Construction Trades Council and Kankakee/Iroquois Counties Building Trades of the AFL-CIO. The event will be held on Saturday, June 18, 2016 from 8 a.m. to 12:00 p.m. Volunteers will be collecting at local businesses and are requesting to be allowed to collect at intersections. The proceeds of the fundraiser are for the fight against diabetes. Attorney Heinle stated that the request does not require Board action or a solicitor's permit required, however, per Village Code they are not allowed to solicit in the intersections. Police Chief Tom Best will notify the fundraising chairman.

Ordinance 16-03 and variance and conditional use permit request was presented. The Assumption of the Blessed Virgin Mary Catholic Church is planning on an extensive church addition and renovation which will require a variance on the north side of the property, which is Church Street. The required setback is 25 feet and the new addition will encroach 6 feet, making the variance 14 feet from the corner side yard. In addition, the Church owns the property located at 170 E. Oak Street and 155 Church Street. They are requesting a conditional use permit in order for these two properties to be parking areas to accommodate the improved seating capacity in the church. An east-west alley exists on the south side of the church which the Church presently maintains. The Church intends to approach the Board at a later date to consider vacating the alley. The two properties of the conditional use permit request are contiguous with the Church property. Discussion included:

- Storm water drainage to Oak Street; suitable/adequate drainage from parking area
- Engineering will oversee drainage
- Alley surface
- Ingress/egress to the parking lots

A Public Hearing was held before the Planning and Zoning Board of Appeals and that Board is making the recommendation to approve the requests. T. Bradley moved to approve Ordinance 16-03 granting a variance and conditional use permit to the Assumption Catholic Church for the expansion of the building at 215-245 Kankakee Street, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried. Ron Marketti, representing the building committee for the Church thanked both Boards for their consideration and help.



Mark Scaggs of Scaggs Development Corporation requested a credit reduction for Phase 2 & 3 of the Meadow Estates Subdivision. Joe McKenna said that there still exist projects to be completed in the subdivision including the installation of two street lights, east bank of the drainage ditch permanently restored and a punch list completed. Mr. McKenna recommends that the Village maintain a \$20,000 bond from Scaggs Construction, Inc. for a two year maintenance period. The Village is presently holding a cashier's check from the developer in the amount of \$162,586.60 and that check will be returned to the developer. Mark Scaggs was present at the meeting for questions and comments. T. Bradley moved to comply with the terms of the Performance Agreement concerning public improvements in Meadow Estates Subdivision Phases 2 & 3, returning the cashier's check to Scaggs Development Corporation upon the provision of a \$20,000 bond, second by Togliatti. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

The Coal City Planning and Zoning Board of Appeals reviewed the Village's zoning map. One change was noted which was a parcel on Park Street from RS-3 to C-4 zoning for the expansion to Bob's Advanced Auto & Tire. T. Bradley moved to adopt the 2016 Coal City Zoning District map, second by Greggain. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Mayor Halliday announced that on February 24th at the Coal City High School Auditorium from 6-8 p.m., a storm education night will be held for the general public. He then presented an update regarding the Tri-County Water District.

Trustee Togliatti gave an update and report from the Long Term Recovery Committee.

Trustee Nelson discussed:

- Demolition of three homes by the Village
- Fencing around vacant foundations; letters to owners of the property; 4 properties in Trustee Nelson's neighborhood alone; safety issue
- Lack of construction on those foundations-weather may be the issue; insurance issues and problems
- Enforcing property maintenance through the building department
- Utilizing volunteers to fence the properties

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- Board to decide how to handle the houses neglected and not repaired
- Police department is providing extra surveillance
- Sarah Beach from the audience stated that her insurance company gave her one year for her claim to be completed when her business was damaged from the tornado in November 2014
- Remaining respectful to the residents is a priority

Attorney Heinle said that the Village has information regarding how to proceed within the Village codes and that the Village should follow them. Three abandoned properties have been demolished by the Village and the Village will lien the properties for the expense of the demo. Regarding the property at 170 Walnut, demolition proceedings will proceed. He has been in contact with the owners of the property and has expressed the Village's position. March 5th is the date the Village can proceed with the demolition if not resolved by then.

Joe McKenna stated that Midwest Testing is performing boring testing on several roads/streets in the Village and should be completed by February 13th. The results will be presented to the street and alley committee meeting to proceed with the 2016 MFT project.

Chief Best thanked Jason Helland, Grundy County State's Attorney for the generous donation for the camera upgrade for the Village.

Mr. Fritz said that the updated building report will be forwarded to the Board. Budget meeting will begin on March 7th. Proposed budgets will be distributed in two weeks. Jeff Hettrick from ComEd will be attending a meeting in the near future to update the Board on various projects.

Greggain moved to adjourn into executive session to discuss personnel and acquisition of property at 7:53 p.m., second by R. Bradley. Roll call-Ayes; Nelson, Bradley, Greggain, Togliatti, Wren and Bradley. Nays; none. Motion carried.

Following executive session, Wren moved to adjourn the meeting, second by T. Bradley. All signified by saying aye. No one opposed. The meeting was adjourned at 9:11 p.m.

Pamela M. Noffsinger, Village Clerk

