

The Village of Coal City adopted TIF#1 in 2009 with the hope of attracting industrial and commercial development that would significantly impact the overall equalized assessed valuation (EAV) to achieve two main goals – the first, deemed the “Dresden Station alternative” was to accumulate EAV outside of the approximately \$550 million of value that makes up 56% of the value for those districts in which the Dresden Power Station contributes its annual property taxes (this does not include the Village of Coal City, but does impact many taxing bodies that tax Coal City residents including Coal City Community Unit School District #1 [CCUSD], Grundy County, the Fire District, the Coal City Library District, and Joliet Junior College). The second goal was to increase the industrial tax base within the village’s overall tax base, i.e. industrial EAV. This is multiplied by the property tax rate resulting from an annual levy. The total amount of non-residential EAV increases the tax base, which will result in the total portion of residential homes’ support for the annual tax levy to decrease.

Aside from the significant impact on the tax base, large industrial development could achieve, the impact of its construction and operation must be considered when determining the impact of this planned project within the community and is regulated by specific criteria within the village’s land use code.

Lastly, data center development does not have a long history and has been quickly evolving to meet the needs of global consumers who access information and place orders with the expectation of instant results. There are national and regional trends that offer considerations for whether Coal City’s industrial park is the proper place to locate this development.

Each of these concepts are explored below to provide transparency for the appointed and elected officials who must grapple with the information that shall be produced in the logistics of the land use decision by which a Planned Unit Development (PUD) is expected within the Village of Coal City.