

COAL CITY VILLAGE BOARD MEETING

**WEDNESDAY
JANUARY 9, 2019
7:00 p.m.**

**COAL CITY VILLAGE HALL
515 S. BROADWAY, COAL CITY, ILLINOIS**

AGENDA

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes
December 12, 2018 Public Hearing
December 12, 2018 Regular Meeting
4. Approval of Warrant List
5. Public Comment
6. Swearing-in of New Police Officer-Nicholas Mazzone

7. Ordinance 19-01 Rezoning of 75W. Park Street
Robert Davis
8. Ordinance 19-02 Rezoning of 70 E. Chestnut Street
Robert Davis
9. Resolution 19-01 Adopting the Flood Insurance Rate Map For a
Portion of Coal City Within Will County
10. Approval for Chamlin to Design 5th Avenue Improvements
11. Approving the Process For The Sale of Surplus Property Located Between
The Railroad Tracks North of Division Street
12. Report of Mayor Halliday
13. Report of Trustees: S. Beach
 T. Bradley
 D. Spesia
 D. Greggain
 R. Bradley
 N. Nelson
14. Report of Village Clerk
15. Report of Village Attorney
16. Report of Village Engineer
17. Report of Chief of Police
18. Report of Village Administrator
19. Adjourn

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 9, 2019

**RE: ADOPTION OF RE-ZONING WITH CONDITIONAL USES FOR
PROPERTIES ADJACENT TO BOB'S AUTO ON ITS EAST SIDE, i.e.
75 E. PARK STREET & 70 E. CHESTNUT**

This past fall, the Village Board adopted an ordinance providing for a variance to allow Bob Davis to construct a detached garage at 75 E. Park Street to accommodate additional vehicle storage. One of the requests of the Planning & Zoning Board was the demolition of the residential structure on the property at the time its utilization ceased. That has occurred and the owner, Bob Davis is requesting the final zoning to allow for the commercial expansion of his business into this lot. The requested conditional use is consistent with the type of conditional use required to operate an auto repair facility within C-4 zoning.

In addition, the petitioner also owns the currently utilized residential property across the alley at 70 East Chestnut, which is also located along the east side of the existing business. Rather than piecemeal these requests, Mr. Davis requested both be considered at this time so he can be assured the property will have this potential use in the future. There are no plans for its development at this time; just a request to allow the rezoning with its necessary conditional use so the business may maintain its current location and have additional room for growth if it should ever be necessary.

The Planning & Zoning Board met to conduct public hearings on each of these petitions; no one aside from the petitioner appeared to speak on the requested changes. They were each adopted unanimously by the entirety of the Board of Appeals. The petitioner included language after receiving a call from a neighbor by which he has voluntarily obligated the property to require the construction of a 6' privacy fence should the current non-conforming use ever cease. This obligation has been included within the ordinance. These ordinances have been written separately due to the petitions and payment for rezoning applications having been received on different occasions.

Recommendation:

1. Adopt Ordinance No. 19-01 : Rezoning 75 E. Park Street along with a Conditional Use to allow the operation of a motor vehicle repair shop.
2. Adopt Ordinance No. 19-02 : Rezoning 70 E. Chestnut Street along with a Conditional Use to allow the operation of a motor vehicle repair shop

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: ROBERT DAVIS

Address: 75 E PARK Phone number: 815-634-0004

Owner represented by: Self ☒ Attorney ☐

Contract purchaser N/A Other agent N/A

Agents name N/A Phone number: N/A

Address: N/A

Existing zoning: RS 3 Use of surrounding properties: North RS 3 South RS 3

East RS 3 West C-4

What zoning change or variance: (specify) AMEND ZONING FROM RS-3 TO
C4 CONDITIONAL USE

To allow what use CONDITIONAL USE GROUP R(21) MOTOR VEHICLES,
REPAIR SHOP, INCLUDING LARS, TRUCKS, BOATS, TRAILER, RV, MOTORCYCLES & SNOWMOBILES

Tax number of subject property: 0902303008

Common address of property: 75 PARK ST

Parcel dimensions: 44x126 Lot area (sq. ft.) 5544 sq ft

Street frontage 44 FT

Legal description ORIGINAL TOWN COAL CITY LTS 5 & 6
BLK 1 SEC 2-32-8

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.

Robert L. Davis Jr., 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 18 day of December, 20 18.

Bonnie J. Wiczorek

Notary Public (Seal)

"OFFICIAL SEAL"
Bonnie J. Wiczorek
Notary Public, State of Illinois

Robert L. Davis Jr.

Signature of Owner

***** My Commission Expires June 15, 2022 *****

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

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number ZA-301

Location of hearing

Filing date 12-18-18

Village Hall

Hearing date 1-2-19

515 South Broadway

Filing fee \$ -0-

Coal City, Illinois

Hearing time 7pm

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A REZONING OF 75 EAST PARK STREET
FROM RS-3 TO C-4 ALONG WITH A CONDITIONAL USE IN THE VILLAGE OF
COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIM BRADLEY
DAN GREGGAIN
NEAL NELSON
DAVID SPESIA
Village Trustees

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A REZONING OF 75 EAST PARK STREET
FROM RS-3 TO C-4 ALONG WITH A CONDITIONAL USE IN THE VILLAGE OF
COAL CITY**

WHEREAS, an application for rezoning according to Section 156.270 of the Village of Coal City Zoning Code ("Zoning Code") was filed by Robert Davis ("applicant") on December 13, 2018 to request the rezoning of the property from RS-3 to C-4; and

WHEREAS, the applicant requested a conditional use to allow, "Motor vehicle repair shops, including cars, trucks, boats, trailers, RVs, motorcycles and snowmobiles," as required with Table 7 of the village's zoning code; and

WHEREAS, a public hearing regarding consideration of the rezoning petition along with a conditional use was held on January 7, 2019; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on January 7, 2019 to consider passage of the rezoning request to the Board of Trustees; and

WHEREAS, Section 156.270 permits the Village Board to approve amendments to the zoning of property; 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. The Board of Trustees find as follows concerning the map amendment for 75 E Park Street:

- A. **Compatible with Use or Environs.** This property shall allow an existing properly zoned utilization of the land to be extended eastward to accommodate expansion and business growth within the Core Area.
- B. **Supported by Trend of Development.** The petitioner previously improved the property and is in need of additional space to develop the existing business with additional space to operate.
- C. **Consistent with Comprehensive Plan Objectives.** These properties shall expand the commercial area adjacent to existing commercial property within the identified Core Area of the Village.

- D. **Further Public Interest.** The petitioner runs a thriving business that supplies car care for the residents of this community; the expansion of this business increases property tax revenues and continues the availability of a thriving business for residents to utilize.

Section 3. Findings of Fact. The Board of Trustees find as follows concerning the requested conditional use for 75 East Park Street:

- A. **Traffic.** This property is adjacent to the existing business, which utilizes multiple parking locations within the Core Area. Securing additional adjacent areas shall minimize some of the trips taken on Broadway in order to access offstreet parking located elsewhere other than the adjacent properties.
- B. **Environmental Nuisance.** The business owner shall continue to improve the property to maintain drainage and improve the runoff of storm water within the immediate area.
- C. **Neighborhood Character.** Allowing this conditional use allows the business located on the adjacent parcel to continue expansion.
- D. **Public Services and Utilities.** No increased utilization of public services or utilities is expected in excess to those facilities currently provided.
- E. **Public Safety and Health.** This conditional use is consistent with the allowable zoning for the building and is not expected to have a deleterious effect on adjacent residents and/or properties.
- F. **Other Factors.** This expanded conditional use shall fit harmoniously within the existing neighborhood.

Section 4. Description of the Property. The property is commonly referred to as 75 E. Park Street in Coal City and bears the PIN Number 09-02-303-008.

Section 5. Public Hearings. A public hearing concerning the consideration of rezoning was advertised on December 19, 2018 in the Coal City Courant and held by the Planning and Zoning Board on January 7, 2019 at which time a majority of the Planning and Zoning Board members recommended passage of the applicant's request to the Board of Trustees.

Section 6. Zoning Amendment with additional Conditional Use and Variance. The applicant's request for map amendment with additional relief is granted as follows:

- A. A zoning amendment altering the zoning of the property from RS-3 to C-4 is hereby granted.
- B. The property shall be provided a conditional use to allow Motor vehicle repair shops, including cars, trucks, boats, trailers, RVs, motorcycles and snowmobiles associated with any permitted use in the district.

Section 7. Conditions. The zoning amendment with additional relief granted herein is contingent and subject to the following conditions:

- A. The property shall be utilized in a manner consistent with the presentation of the applicant before the Planning & Zoning Board and the Board of Trustees.

Section 8. 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 9. 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 10. 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 _____ day of _____, 2019, at Coal City, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: ROBERT DAVIS

Address: 70 E CHERRY Phone number: 815-634-0004

Owner represented by: Self ☒ Attorney ☐

Contract purchaser N/A Other agent N/A

Agents name N/A Phone number: N/A

Address: N/A

Existing zoning: RS 3 Use of surrounding properties: North RS 3 South RS 3

East RS 3 West C 4

What zoning change or variance: (specify) Amend zoning from RS-3 to
C4 conditional use

To allow what use Conditional use Group R(21) motor vehicle

repair shops, including cars, trucks, boats, trailers, RV, motorcycles & snowmobiles

Tax number of subject property: 0902303012

Common address of property: 70 E CHERRY

Parcel dimensions: 50 x 126 Lot area (sq. ft.) 6342

Street frontage 50

Legal description Original town of Coal City West 6 ft lot 24
and all of lots 22 & 23 block one section 2-32-8

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.

Robert Davis, 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 11th day of December, 20 18.

Notary Public Seal Robert Davis
Signature of Owner
Deann Hierz

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

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number ZA-289
Filing date 12-11-18
Hearing date 1-7-19
Filing fee \$ 200.00
Hearing time 7pm

Location of hearing
Village Hall
515 South Broadway
Coal City, Illinois

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A REZONING OF 70 EAST CHESTNUT
FROM RS-3 TO C-4 ALONG WITH A CONDITIONAL USE IN THE VILLAGE OF
COAL CITY**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIM BRADLEY
DAN GREGGAIN
NEAL NELSON
DAVID SPESIA
Village Trustees

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A REZONING OF 70 EAST CHESTNUT
FROM RS-3 TO C-4 ALONG WITH A CONDITIONAL USE IN THE VILLAGE OF
COAL CITY**

WHEREAS, an application for rezoning according to Section 156.270 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Robert Davis (“applicant”) on December 11, 2018 to request the rezoning of the property from RS-3 to C-4; and

WHEREAS, the applicant requested a conditional use to allow, “Motor vehicle repair shops, including cars, trucks, boats, trailers, RVs, motorcycles and snowmobiles,” as required with Table 7 of the village’s zoning code; and

WHEREAS, a public hearing regarding consideration of the rezoning petition along with a conditional use was held on January 7, 2019; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on January 7, 2019 to consider passage of the rezoning request to the Board of Trustees; and

WHEREAS, Section 156.270 permits the Village Board to approve amendments to the zoning of property; 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. The Board of Trustees find as follows concerning the map amendment for 70 E Chestnut Street:

- A. **Compatible with Use or Environs.** This property shall allow an existing properly zoned utilization of the land to be extended eastward to accommodate expansion and business growth within the Core Area.
- B. **Supported by Trend of Development.** The petitioner previously improved the property and is in need of additional space to develop the existing business with additional space to operate.
- C. **Consistent with Comprehensive Plan Objectives.** These properties shall expand the commercial area adjacent to existing commercial property within the identified Core Area of the Village.

- D. **Further Public Interest.** The petitioner runs a thriving business that supplies car care for the residents of this community; the expansion of this business increases property tax revenues and continues the availability of a thriving business for residents to utilize.

Section 3. Findings of Fact. The Board of Trustees find as follows concerning the requested conditional use for 70 East Chestnut Street:

- A. **Traffic.** This property is adjacent to the existing business, which utilizes multiple parking locations within the Core Area. Securing additional adjacent areas shall minimize some of the trips taken on Broadway in order to access offstreet parking located elsewhere other than the adjacent properties.
- B. **Environmental Nuisance.** The business owner shall continue to improve the property to maintain drainage and improve the runoff of storm water within the immediate area.
- C. **Neighborhood Character.** Allowing this conditional use allows the business located on the adjacent parcel to continue expansion. The petitioner has committed to the replacement of the existing fence along the east side of 70 E Chestnut with a privacy fence to maintain the residential neighbor's utilization of their back yard.
- D. **Public Services and Utilities.** No increased utilization of public services or utilities is expected in excess to those facilities currently provided.
- E. **Public Safety and Health.** This conditional use is consistent with the allowable zoning for the building and is not expected to have a deleterious effect on adjacent residents and/or properties.
- F. **Other Factors.** This expanded conditional use shall fit harmoniously within the existing neighborhood.

Section 4. Description of the Property. The property is commonly referred to as 70 E. Chestnut Street in Coal City and bears the PIN Number 09-02-303-012.

Section 5. Public Hearings. A public hearing concerning the consideration of rezoning was advertised on December 19, 2018 in the Coal City Courant and held by the Planning and Zoning Board on January 7, 2019 at which time a majority of the Planning and Zoning Board members recommended passage of the applicant's request to the Board of Trustees.

Section 6. Zoning Amendment with additional Conditional Use and Variance. The applicant's request for map amendment with additional relief is granted as follows:

- A. A zoning amendment altering the zoning of the property from RS-3 to C-4 is hereby granted.

- B.** The property shall be provided a conditional use to allow Motor vehicle repair shops, including cars, trucks, boats, trailers, RVs, motorcycles and snowmobiles associated with any permitted use in the district.

Section 7. Conditions. The zoning amendment with additional relief granted herein is contingent and subject to the following conditions:

- A.** The property shall be utilized in a manner consistent with the presentation of the applicant before the Planning & Zoning Board and the Board of Trustees.
- B.** Upon re-zoning, the property's current use shall be a non-conforming use. Upon cessation of the non-conforming use at the property, the petitioner shall construct a 6-foot tall privacy fence to accommodate the residential use of the property adjacent to property's east side.

Section 8. 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 9. 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 10. 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 _____ day of _____, 2019, at Coal City, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 9, 2019

**RE: ADOPTION FOR NEW FIRM MAP FOR THE WILL COUNTY
PORTION**

The Village has been instructed by staff at the State of Illinois it is necessary to adopt the latest Flood Insurance Rate Map for that portion of Coal City that was recently studied within a Flood Insurance Study that is conducted by FEMA, a division of US Homeland Security. This new panel, which is #17197C0415G affects only the portion of Coal City that lies within Will County, i.e. east of Will Road and north of the remainder of Diamond.

Due to the work completed throughout all of Will County, these maps have been adopted by Will County and are being adopted by the affected municipalities prior to their effective date of February 15, 2019.

Recommendation:

Adopt Resolution No. ____: Adopting a new Flood Insurance Rate Map for that Portion of Coal City located within Will County.

RESOLUTION NO. _____

**A RESOLUTION ADOPTING FLOOD INSURANCE RATE MAP
(FIRM) # 17197C0415G DUE TO THE COMPLETED FLOOD INSURANCE
STUDY OF WILL COUNTY**

WHEREAS, the Village of Coal City ("The Village") is a municipality in accordance with the Constitution of the State of Illinois of 1970; and,

WHEREAS, a portion of the Village is situated within Will County in which a Flood Insurance Study was conducted; and

WHEREAS, the Flood Insurance Rate Map (FIRM) Index is managed by the U.S. Department of Homeland Security, which allows property owners within the country to procure flood insurance according to the studies it regularly maintains; and

WHEREAS, the Village adopted Chapter 153 of the Village Code setting forth the Will County Stormwater Ordinance in full effect for those portions of the Village located within and outside of Will County; and

WHEREAS, the County of Will recently updated its Stormwater Ordinance due to the recent completed Flood Insurance Study revising portions of FIRM#17197C0415G, which includes that part of the Village located within Will County.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF COAL CITY, GRUNDY & WILL COUNTIES, ILLINOIS, AS FOLLOWS:

Section 1. That the newly effective Flood Insurance Rate Map, Panel #17197C0415G is adopted for those portions provided within the Village and attached hereto as Attachment A.

Section 2: The Resolution shall be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this ____ day of _____ 2019, pursuant to a roll call vote as follows:

AYES:
NAYS:
ABSENT:
ABSTENTION:

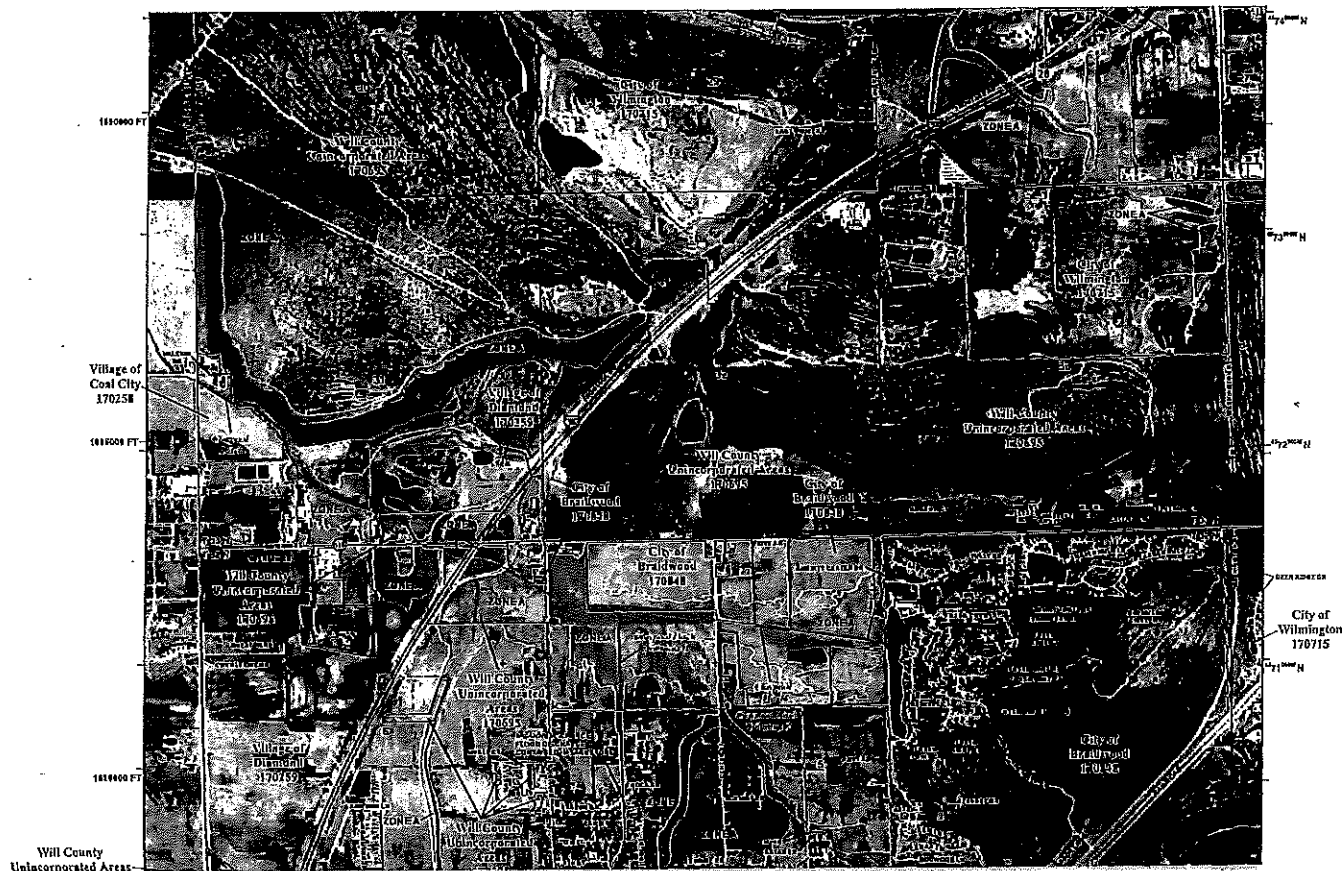
VILLAGE OF COAL CITY

Terry Halliday, Mayor

Pamela Noffsinger, Clerk

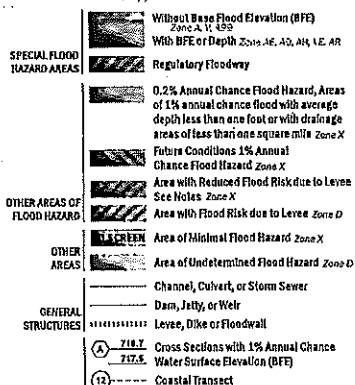
ATTESTED and filed in my office,
this __th day of _____ 2019.

ATTACHMENT A



FLOOD HAZARD INFORMATION

SEEK REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT. THE INFORMATION DEPICTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT [HTTP://MSC.FEMA.GOV](http://MSC.FEMA.GOV)



NOTES TO USERS

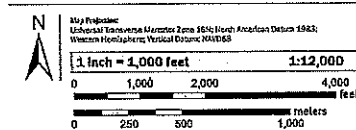
For information and questions about the Flood Insurance Rate Map (FIRM), available products associated with the FIRM, including historic versions, its current map date for each FIRM panel, how to order products, or the National Flood Insurance Program (NFIP) in general, please call the FEMA Map Information eXchange at 1-877-FEMA-9999 (1-877-364-9999) or visit the FEMA Flood Map eXchange Center website at <http://www.fema.gov/floodmap>. Available products may include previously issued Letters of Map Change, a Flood Insurance Study Report, and/or digital versions of the map. Many of these products can be ordered or obtained directly from the website.

Customers searching for a specific FIRM panel must obtain a current copy of the information as well as the current FIRM index. These may be ordered directly from the Flood Map eXchange Center at the website listed above.

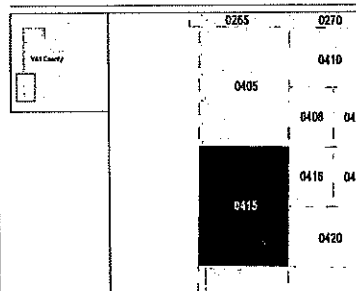
To determine if flood insurance is available in this community, contact your insurance agent or call the National Flood Insurance Program at 1-800-638-6555.

Base map information shown on the FIRM was provided in digital format by Will County, Illinois. This information was derived from digital orthorectified aerial photography available at 4 inches scale and 9 inches scale, from aerial photography dated 2015.

SCALE



PANEL LOCATOR



NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAP

WILL COUNTY, ILLINOIS and Incorporated Areas
Panel 415 of 585



COMMUNITY	NUMBER	PANEL	SUFFIX
BRIDGEVILLE, VILLAGE OF	171020	0415	G
BRIDGEVILLE, CITY OF	170848	0415	G
COAL CITY, VILLAGE OF	170958	0415	G
DIAMOND, VILLAGE OF	170959	0415	G
WILL COUNTY	170695	0415	G
WILLMINGTON, CITY OF	170715	0415	G

FEMA
National Flood Insurance Program

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 9, 2019

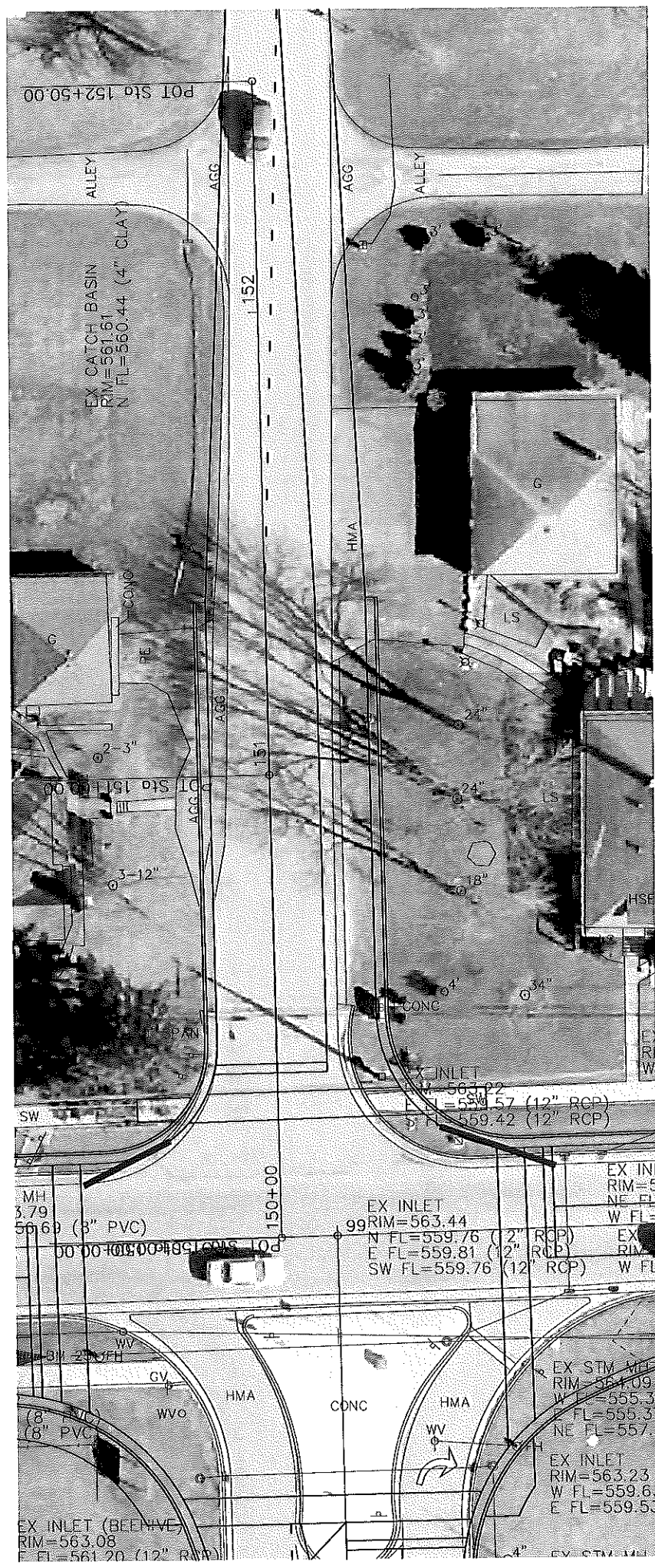
RE: 5TH AVENUE INTERSECTION IMPROVEMENT AT 113

The Village received a settlement involving the management company of Berta Crossings last year in a joint agreement involving both the Villages of Diamond and Coal City. Initial preliminary design has been conducted in order to draw up a plan for improving the current intersection. After determining it would require additional participation from IDOT due to the intersection improvements and relocation of utilities, the project was moved from last year's projects to the present.

Ryan Hansen has provided an estimate of the project along with a rough drawing of the intended improvements. This project would improve the north leg of the intersection to allow for both a left hand turning lane and a right hand turning lane for southbound Fifth Avenue at Route 113. There will need to be some intergovernmental cooperation in order to allow for construction of the improvement with the Village of Diamond. Most of the right of way expansion is planned for the northeast corner of the intersection. This project will all the Village Engineer to get the project prepared and bid while interaction with utilities to get their facilities out of the right of way.

Recommendation:

Authorize Chamlin Engineering to complete the planning and design tasks to prepare the improvement of the north leg of the intersection of 5th Avenue & State Route 113 for an amount not to exceed \$15,200.





221 WEST WASHINGTON STREET • MORRIS, IL 60450

(815) 942-1402 • FAX (815) 942-1471

morrisoffice@chamlin.com

ENGINEERS • SURVEYORS • PLANNERS

December 7, 2018

Village of Coal City
515 S. Broadway St.
Coal City, Illinois 60416

Attention: Mr. Matt Fritz, Village Administrator

Subject: 5th Avenue Roadway Improvements
Proposal for Professional Engineering Services

Dear Mr. Fritz:

At your request, Chamlin & Associates, Inc (CA), is pleased to provide this proposal for professional engineering services related to the design, permitting, and preparation of construction documents for the 5th Avenue Roadway Improvement project. Included below you will find our Understanding of the Assignment, Scope of Services and Estimate of Fee.

UNDERSTANDING OF THE ASSIGNMENT

We understand the proposed improvement to include the widening and reconstruction of 5th Avenue at the intersection of Illinois Route 113 and extending approximately 300 feet north. The improvements will include the addition of a left turn lane on 5th Avenue, concrete curb and gutter for approximately 150 lineal feet north of Illinois Route 113, widening of the existing 5th Avenue pavement width in the transition from the existing two-lane cross section to the proposed three lane cross section, drainage improvements, pavement markings, and utility coordination. The preliminary geometry of the project is based upon an Intersection Design Study (IDS) prepared by the KLOA and approved by IDOT_BLR on April 9, 2009. Minor revisions to the geometry are anticipated due to the construction of only the 5th Avenue leg of the improvements depicted on the IDS.

Chamlin & Associates, Inc. understands that the Village intends to fund this project with Motor Fuel Tax funds. Therefore, the plans will be required to be submitted to and approved by IDOT Bureau of Local Roads (IDOT-BLR). It is further understood that the Village expects that the minor revisions to the approved IDS will be acceptable to IDOT BLR and no significant geometric redesign will be required. Due to the use of Motor Fuel Tax funds, environmental clearances will be required. It is anticipated that these clearances will be obtained through the IDOT-BLR's Environmental Survey Request.

PERU OFFICE:

JAMES K. CLINARD, S.E., P.E. • MICHAEL W. PERRY, P.E. • KEVIN W. HEITZ, P.E., P.L.S.
DEAN A. CHALKEY, C.F.M. • DON W. BIXBY, P.E. • ADAM OSSOLA, S.E., P.E. • MICHAEL S. RICHTTA, P.L.S. • SCOTT M. SPAYER, P.L.S.

MORRIS OFFICE:

GUY R. CHRISTENSEN, P.E. • RYAN E. HANSEN, P.E. • MICHAEL E. FARRELL, P.L.S.
TIMOTHY R. HEINY, P.E. • CASEY J. McCOLLOM, P.E. • ROBERT T. SCHMUDE, P.E.



SCOPE OF SERVICES

Task 1 – Environmental Survey Request: CA will prepare and submit the necessary Environmental Survey Request form and required supporting documents.

Task 1 – Project Survey and Base Sheets: Chamlin will complete a topographic survey of the project limits. The survey shall contain all topographic features, utility rims and inverts, trees, approximate right-of-way and property lines. Chamlin will create design base sheets from the survey at a scale of 1" = 20'.

Task 2 – Plans, Specifications and Estimates: CA will prepare plans and specifications for the subject roadway improvements. The plans and specifications will be submitted for review to the Village of Coal City and IDOT-BLR for approval. The plans and specifications will be in a format acceptable to IDOT-BLR.

Task 3- Coordination Meetings with IDOT-BLR: CA has assumed that attendance at one coordination/review meeting will be required during the process of project completion.

Task 4 – Utility Coordination: CA will send the plans to all known utility companies for their review. Based on the information received from the utility companies CA will mark the locations of their facilities on the plans and initiate coordination of any required relocation of existing facilities.

Task 5 – Bidding Assistance: CA will advertise for bidding, distribute plans and specifications to all bidders, and hold a bid opening. CA will review and tabulate all the bids and make a recommendation of award.

ESTIMATE OF FEE

We have determined the following costs for each of the tasks described in this proposal.

Task 1 – Environmental Survey Request	\$ 1,500
Task 2 – Project Survey and Base Sheets	\$ 1,300
Task 2 – Plans, Specifications and Estimates	\$ 9,500
Task 3 – Coordination Meetings with IDOT-BLR	\$ 384
Task 4 – Utility Coordination	\$ 1,500
Task 5 – Bidding Assistance	\$ 1,000
Total	\$ 15,184

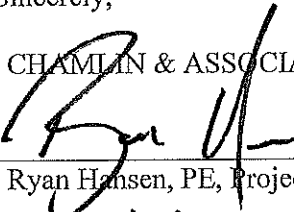


We will bill you at the hourly rates specified on the attached Schedule of Charges and General Terms and Conditions. Direct costs for blueprints, photocopying, mailing, overnight delivery, messenger services and report compilation are not included in the Fee Estimate. Any requested additional services that are not included in the preceding Fee Estimate will be billed at the attached hourly rates.

Please sign and return one copy of this agreement as an indication of acceptance and notice to proceed. Please feel free to contact us anytime.

Sincerely,

CHAMLIN & ASSOCIATES, INC.



Ryan Hansen, PE, Project Manager

12/7/18

Date

Accepted By:

Matt Fritz, Village Administrator

Date

Client Village of Coal City

Estimate No. 1 Date November 21, 2018

Project 5th Avenue at Route 113

North Leg Improvements

Summary By REH Prices By REH Checked By CJM

[illegible]

Submitted: _____, 2018 Remarks _____

By: _____

CHAMLIN &
ASSOCIATES, INC.

Peru & Morris Illinois

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 9, 2019

RE: SALE OF SURPLUS PROPERTY NEAR RAILROAD STREET

The Village has been maintaining property between the UP and BNSF Railroad tracks, north of Route 113, which formerly belonged to the Village of Eileen. This property is not utilized by the Public Works and can be considered as surplus property should anyone be willing to purchase the property from the Village. Mark Heinle, the Village Attorney has outlined two means of selling the property. Due to its unique character, the first means of selling the property would probably be the best means of proceeding because it is so unique getting someone to properly establish a land value will be very difficult. Allowing its purchase to anyone willing to make a bid adds some extra time to the process, but will build some greater availability into the bidding process.

Dependent upon the feedback of the Board, the necessary ordinances can begin to be enacted with its second meeting in January. Gaining a proper legal description of the property will be necessary as well. Please review the attached memo and be prepared to discuss the best means of making the property available to acquisition by bidders.



A Professional Corporation
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Naperville, IL 60563
www.ancelglink.com

Mark R. Heinle
mheinle@ancelglink.com
(P) 331.457.4415
(F) 630.596.4611

MEMORANDUM

To: Mayor and Board of Trustees
Village of Coal City

CC: Administrator Fritz

From: Mark R. Heinle

Subject: Selling Real Property

Date: January 4, 2019

The Village Board has recently discussed the potential sale of one or more parcels of Village-owned property located between the BNSF and UP railroad tracks. The Village is not able to sell the property without first advertising its availability and giving interested parties an opportunity to make offers. As a practical matter, the unique location of the properties may limit the scope of public interest in the purchase to the individual(s) who have already expressed interest. The methods and process of sale are not impacted by whether the Village bundles multiple properties into a single sale or whether the Village offers parcels separately, but the content of required ordinances or resolutions and public notices will be impacted by that decision.

The Village may sell its real estate whenever it finds that a particular property is no longer necessary, appropriate, required for, profitable to or for the best interest of the municipality. Upon the Board deciding that certain land is surplus, the Village has several procedural options for selling, as follows:

Method 1: Competitive Bidding

Initially, the Village passes an ordinance by a finding that the real estate is surplus and directing the solicitation of competitive bids. In such ordinance, the Village may, but need not, place conditions on the use of the property or declare development preferences or other sale terms and parameters, including setting a minimum price. The Village is *not* confined to selling the site to the highest bidder, but rather may sell to the bidder whose vision for the parcel most closely adheres to its own.

ANCEL GLINK

January 4, 2019

Page 2

Following passage of the ordinance, the Village publishes an invitation to bid once per week for three consecutive weeks in the *Coal City Courier* (the Village should at least minimally put a notice of sale on its website and post notices at Village Hall to further stimulate interest). The first publication of the notice must occur at least 30 days prior to the opening of the bids. The notice must include a legal description of the property, the purpose for which it is currently used and at what regular meeting the bids will be considered and opened. The bids must be opened at a regular Village meeting, but §11-76-2 of the Municipal Code explicitly permits the Village's Corporate Authorities to accept, via a $\frac{3}{4}$ supermajority vote, "the high bid or any other bid determined to be in the best interest of the city or village. . ." (emphasis added). In other words, the Village has the ability to sell property to a lower bidder whose intentions for the property are deemed to be in the best interest of the Village. The consideration for the sale need not be exclusively cash, but could include concessions such as certain public amenities like parking, etc. The statute does not permit the Village to negotiate with potential bidders, but the Village can request detailed plans for the property to be submitted along with bids and then sell the property to the bidder with the plans most aligned with the Village's wishes. The Village Board, inclusive of the Mayor, selects the winning bidder and directs the sale of the property by a second ordinance passed with a $\frac{3}{4}$ supermajority vote (6 votes needed). In contrast, a simple majority vote rejecting all bids will be effective. Once the ordinance directing the sale of property has been enacted and the consideration is paid or secured, the Village President and the Village Clerk may convey the real estate by deed.

Method 2: Appraisal Method (No Bid)

65 ILCS 5/11-76-4.1 permits the Village to enact a resolution declaring property to be surplus and authorizing its sale either (1) by Village staff, (2) through listing with locally licensed real estate agencies, or (3) by a public auction. If a real estate agent is used, the terms of the agent's compensation must be set forth in the resolution. As with the ordinance in Method #1, the resolution must also contain the size, use, zoning of the property, a legal description, and any terms of sale. The resolution is then published in the *Courant*. Unlike the first method, the value of the real estate must be determined by a written MAI certified appraisal or by a written certified appraisal of a State-certified or licensed real estate appraiser. The appraisal must be made available for public inspection. Once the resolution is published and offers arrive, the Corporate Authorities may accept any proposal they determine by a $\frac{2}{3}$ supermajority vote (5 votes) to be in the best interest of the Village. Under this method, the Village cannot accept any offer for less than 80% of the appraised value.

Under either method, neither the Mayor or trustees can purchase or otherwise be indirectly interested in the purchase of the property. 65 ILCS 5/3.1-55-10.

ANCEL GLINK

January 4, 2019

Page 3

If the Board is interested in moving forward with this process, we can prepare and schedule an appropriate authorizing ordinance or resolution that establishes parameters and/or directs staff to publish a Notice of Bid on the next meeting agenda for Board approval. I have attached a Notice with proposed terms that can be tailored to the Village's needs. Similar information and specifications would be provided in either method of sale.

ANCEL GLINK

January 4, 2019

Page 4

Exhibit A

[Bid Method Notice]

**NOTICE OF BID ON SURPLUS REAL PROPERTY IN THE
VILLAGE OF COAL CITY, ILLINOIS**

Please take notice that the Village of Coal City, pursuant to 65 ILCS 5/11-76-1 and 2, is hereby accepting bids to purchase the real estate commonly known as _____, Coal City, Illinois, P.I.N. No. _____, and legally described as follows:

(***"Property"***).

The Property is zoned I-1 industrial and is currently vacant and unimproved. The Property is irregularly shaped and is approximately _____ acres. The Village's Comprehensive Plan and Zoning Ordinance anticipate that the Property will be used for _____. The Village seeks development proposals that complement and provide adequate buffering for existing neighboring residential uses.

TERMS OF BIDS AND SALE

All bids for the Village Property should substantially conform to the following criteria:

A. Bids and Bid Minimum. The Village will consider bids to purchase all or part of the Property. There is no bid minimum for the Village Property.

B. Uses. The Village will consider development proposals consistent with the Village's Zoning Ordinance, Comprehensive Plan, and the terms of this Notice. The terms of this Notice shall govern in the event of conflict or inconsistency.

C. Site Plan Specifications. Bidders should include a concept plan for the development of the Village Property that is consistent with this Notice, and at a minimum shows:

ANCEL GLINK

January 4, 2019

Page 5

1. The location of all proposed buildings, structures, parking lots, and lot lines;
2. The location of all proposed access points;
3. Proposed landscaping and design elements to provide a buffer between the Property and neighboring uses;
4. Architectural elevation concepts plans and building materials lists.

D. Other Information.

1. Bidders should provide enough detail through narrative and concept plans to explain and depict how their bids are responsive to the requirements in this Notice.
2. Bidders should provide a project schedule, including, without limitation, an estimated construction schedule.
3. Bidders should identify the end user or tenant for the project, if any, including written leases, letters of interest, and similar written commitments.
4. Bidders should identify all necessary relief, zoning or otherwise, waiver requests, and public financial assistance anticipated to be necessary to accommodate the proposal.
5. The winning bidder will enter into an agreement or agreements with the Village that formalizes the terms of sale and development for the Property, in accordance with the winning bidder's plans. The agreements will also, among other things, establish the method of legal title conveyance, specify the terms of the development, a timeline for completion of the development, and shall be binding upon the winning bidder, his or her successors and assigns.

Interested parties must submit sealed bids marked “**SEALED PROPERTY BID**” at the office of the Village Clerk, 515 S. Broadway Street, Coal City, Illinois on or before 4:30 p.m. on Wednesday, March 13, 2019. Bids will be opened at the March 13, 2019 Village Board meeting. Bids shall include a price for the property and a description of use or development plans. The sale shall be a cash sale pursuant to the terms of a real

ANCEL GLINK

January 4, 2019

Page 6

estate contract prepared by the Village. The property is being sold as-is. Purchaser will be responsible for all closing costs and title work. The Village reserves the right to reject any or all bids and to waive any technicalities in the bidding if it should be deemed in the public interest and to make award on that bid, which, in its opinion, is in the best interest of the Village. These decisions will be final and not subject to recourse. This request for proposals does not obligate the Village to pay any costs incurred by any bidder in the submittal of a proposal or in making necessary studies or designs for the preparation of that proposal.

Dated this _____ day of _____, 2019 by:

Pamela Noffsinger, Village Clerk

(Publish once each week for 3 consecutive weeks. First publication at least 30 days before March 13, 2019.)

4816-8246-4901, v. 1

An aerial photograph of a residential neighborhood. The image shows a grid of streets and individual houses. Street names are labeled in white text: "E 4TH ST" runs vertically on the left, "E 3RD ST" runs vertically in the center, "E 2ND ST" runs vertically on the right, "E 1ST ST" runs vertically on the far right, "E GLENN ST" runs diagonally from the top left to the center, and "E 5TH AVE" runs horizontally across the middle. House numbers are labeled in white text on individual lots. The numbers are organized by street: E 4th St (405-006 to 409-011), E 3rd St (408-012 to 409-009), E 2nd St (476-001 to 479-009), E 1st St (478-001 to 479-016), and E Glenn St (432-017 to 433-009). The houses are arranged in rows and columns, with some lots appearing larger than others. The overall layout is a typical suburban grid.



Coal City Police Department
Weekly Summary of Activities
Thursday 11-29-18 – Wednesday 12-05-18

During this period, there were 36 calls for service, 12 verbal warnings and 1 assist Grundy County Sheriff's Dept.

Significant Incidents

11-28-18 at 4:34 AM, Police responded to an E. Division St. apartment for a domestic disturbance call. The complainant stated she and her ex-husband were arguing over finances. The male party left the residence before police arrived and the complainant stated it was verbal only. Police canvassed the area for the male but were unable to locate him.

12-03-18 at 1:31 AM, police responded to a S. Broadway St. residence for a harassment by telephone report. The complainant stated he has received several text messages and a disturbing voicemail from a man his ex-girlfriend is currently seeing. Police advised the man to obtain a no contact order.

12-03-18 at 3:43 PM, police met with a Diamond resident who found a wallet laying on the street in front of his residence. Police observed several hundred dollars inside the wallet and was able to locate the owner and turned over the wallet.

Arrest Incidents

Speeding	1
Warrant	1
Domestic Battery	1
Expired Registration	2
Violation of O.P.	1
Criminal Damage to Property	1
Criminal Trespass to Residence	1
Failure to Reduce Speed to avoid an Accident	1
Operating an Uninsured Motor Vehicle	1

Coal City Police Department
Weekly Summary of Activities
Thursday 12-06-18 – Wednesday 12-12-18

During this period, there were 51 calls for service, 11 verbal warnings and 0 assist Grundy County Sheriff's Dept.

Significant Incidents

12-07-18 at 8:10 PM, police responded to the police department for a public complaint. The complainant stated her ex-husband was upset regarding an incident involving their 15 year-old daughter. The complaint was worried for her daughter when the visitation was over. The complainant was advised to notify police if there were any problems.

12-09-18 at 7:00 PM, Police responded to an E. Spring Rd. residence for a criminal damage to property report. The complainant stated his outdoor Christmas decorations were damaged. The complainant stated a week earlier he found the wires cut to the lighted snowmen and replaced it. Police advised they will provide an extra patrol of the area.

12-11-18 at 1:04 PM, police were dispatched to a Coal City business for a harassment by telephone complaint. The complainant stated she has received a hand full of texts and several telephone calls regarding her son not completing work that he had already been paid. Police were able to contact the offender and advise not to contact the complainant in the future.

Arrest Incidents

No Valid D.L.	2
Warrant	1
Expired Registration	1
Disobeying a Traffic Control Devise	1
Failure to Reduce Speed to avoid an Accident	1
Speeding	4
Operating an Uninsured Motor Vehicle	1
Illegal Burning	1
Failure to Yield	1
Disobeying a Stop Sign	1
Operating a Hand Held Device while Driving	1
Aggravated Fleeing & Eluding	1
Possession of Stolen Vehicle	1
Reckless Driving	1

Coal City Police Department
Weekly Summary of Activities
Thursday 12-13-18 – Wednesday 12-19-18

During this period, there were 54 calls for service, 14 verbal warnings and 1 assist Grundy County Sheriff's Dept.

Significant Incidents

12-13-18 at 9:02 PM, police responded to a S. Mazon St. residence for a verbal domestic disturbance call. The complainant stated he and his mother has gotten into an argument regarding household chores. An hour later they were arguing over the volume of the television because his daughter was trying to sleep. All parties agreed that there would be no further problems tonight.

12-17-18 at 7:34 PM, police responded to a Mary St. apartment for a harassment by telephone complaint. The offender stated he was trying to make arrangements to collect items. Police advised him not to make any further contact and to have police escort him to the residence to pick up items.

Arrest Incidents

Battery	1
Speeding	4
Tinted Windows	1
Expired Registration	1
Revoked D.L.	1
Suspended Registration	1
Illegal Transportation of Alcohol	1

Coal City Police Department
Weekly Summary of Activities
Thursday 12-20-18 – Wednesday 12-26-18

During this period, there were 38 calls for service, 05 verbal warnings and 0 assist Grundy County Sheriff's Dept.

Significant Incidents

12-20-18 at 12:45 PM, SRO Imhof was on lunch duty when a fight between two 17 year-old females broke out in the hallway during a passing period. Both females participated in the fight and were transported to the police department. A juvenile petition for disorderly conduct was signed against both females and were released into the custody of their mothers.

12-22-18 at 2:04 AM, Police responded to a Covey Lane apartment for a domestic disturbance call. When entering the apartment the family's dog ran out the door, the female went outside to retrieve it. The male party told police the argument was only verbal, police attempted to locate the female to get her side and was unable to locate her. Police canvassed the area but was unable to locate her.

12-24-18 at 3:08 PM, police responded to a N. 3rd Ave. residence for a public complaint. The complainant stated her ex-boyfriend has been showing up at her residence and sending threatening text messages. While speaking with the complainant the subject drove past her residence. She was advised to block his number and to obtain an order of protection. Police were able to make contact with the offender and advised him he is not allowed on the property and a complaint would be signed if he called her in the future.

Arrest Incidents

No Valid D.L.	1
Speeding – School Zone	1
Improper Backing	1
Warrant	1

Coal City Police Department
Weekly Summary of Activities
Thursday 12-27-18 – Wednesday 01-02-19

During this period, there were 38 calls for service, 05 verbal warnings and 0 assist Grundy County Sheriff's Dept.

Significant Incidents

12-27-19 at 9:08 PM, police responded to a S. Illinois St. residence for a domestic disturbance call. The male party left the residence prior to police arrival. Police were able to locate the male who advised he left the residence to cool down. Either party wished to sign a complaints.

12-31-18 at 9:59 PM, police responded to a N. Garfield St. residence for a past tense burglary. The complainant advised several items were removed from his unlocked residence. Items reported missing from the residence were an Xbox 1 and a PS 4 along with the controllers. Police are waiting for further information from the complainant's roommate.

01-02-19 at 2:04 AM, police responded to an E. 4th St. apartment for a domestic disturbance call. The complainant stated his two adult children were involved in a physical altercation. Police were able to resolve this incident when both parties did not wish to sign a complaint.

Arrest Incidents

Speeding	5
No Valid D.L.	2
Expired Registration	4
Operating an Uninsured Motor Vehicle	1
Disobeying a Traffic Control Devise	4
Criminal Trespass to Property	1