

**COAL CITY VILLAGE BOARD MEETING
JANUARY 27, 2021**

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

At 7 p.m. on Wednesday, January 27, 2021, Mayor Terry Halliday called to order the virtual meeting of the Coal City Village Board. Roll call-in attendance virtually were Trustees Dave Togliatti, Dave Spesia, Tim Bradley and Sarah Beach, Matt Fritz, village administrator, Police Chief Tom Best, attorney Mark Heinle and Ryan Hansen from Chamlin Engineering. Absent were Trustees Ross Bradley and Dan Greggain.

All recited the Pledge of Allegiance.

The minutes of the January 13, 2021 meeting were presented. Beach moved to approve the minutes as written, second by Spesia. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried.

The warrant list was presented. Following review, Spesia moved to approve the warrant list, second by T. Bradley. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried.

There was no Public Comment at this meeting.

Ordinance 21-01, a variance request at 850 & 860 E. Division Street by 6S Development LLC was presented. Representing the developers virtually were Grey Hanna and Kayla Sanders. 6S Development LLC are requesting variances for the construction of a retail development located at 850 E. Division Street, the former Coal City NAPA Auto Parts store, and construct an O' Reilly's Auto Parts store. Since the development will be located in the Core Area, of the Village the Core Area Commercial Design Guidelines will be observed. The property is zoned C-3. Mr. Fritz explained the variance requested:

- 25 ft. rear yard setback next to the adjacent residents
- Rear yard setback for the planned garbage dumpster pad
- Lot width variance of 22 ft. (200' requirement with a 178' existing width)
- Core Area Commercial Design Guidelines designate that commercial shall be built lot line to lot line, but the presented construction will not

An east/west alley between 850 and 860 E. Division will be vacated and both sides of the alley will vest to the developer. The present NAPA store at 860 E. Division Street and the

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residence located at 850 E. Division Street will be demolished before new construction will begin. One resident was present at the Public Hearing held before the Planning and Zoning Board requesting information of which the developer supplied the answer to his inquiry. The Planning and Zoning Board are unanimously recommending the approval of the variance request. Togliatti moved to adopt Ordinance 21-01 granting variances to the Village's Zoning Code to allow for the development of a retail location at 850 E. Division Street, second by Spesia. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent: R. Bradley and Greggain. Motion carried.

Ordinance 21-02 regarding participation into a Redevelopment Agreement with 6S Development for the O'Reilly Auto Parts development at 850 E. Division Street was reviewed by the Board. Mr. Fritz and attorney Heinle described the redevelopment agreement wherein two existing properties consisting of the former NAPA Auto at 860 E. Division Street and a residential property at 850 E. Division Street will be acquired by 6S Development for the development of an O'Reilly's Auto Parts Store to be built on those addresses. The improvement is expected to generate enough increment to offset the \$125,000 incentive being provided to the developer within a four year period of time. The developer will purchase the property, initiate the alley vacation, and locate the watermain within the easement, construct the building and secure the 5-year lease with O'Reilly's Auto Parts all within one-year from the execution of the Agreement. The \$125,000 will be in two installments from the Village, \$100,000 and \$25,000 out of TIF funds. The alley will be vacated after the closing of the properties by 6S Development. Togliatti moved to adopt Ordinance 21-02 entering into a Redevelopment Agreement with 6S Development for the development of an O'Reilly Auto Parts at 850 E. Division Street, second by Beach. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried.

Chief Best stated that a fence is around a lift station creating a blind spot at S. Kankakee Street and East Chestnut Street intersection. He suggests that a four-way stop sign would be the safest. The intersection is presently a two-way stop. This ordinance would change the intersection to a four-way stop. Spesia moved to adopt Ordinance 21-03 amending the Village's Traffic Schedule to install a four-way stop at the intersection of E. Chestnut and S. Kankakee Streets, second by Togliatti. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried.

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Cesare Bratta gave a power point presentation concerning Surf Broadband Solutions for internet fiber solutions for the Village residents and businesses. Points of interest included:

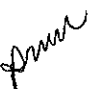
- Surf Broadband Solutions is a multi-state company
- Internet supplying company for fiber service
- In existence since 1999
- Surf Broadband Solutions is a merger of three companies
- Village will be offered service at no charge
- Would like to see Coal City become a “Gigabit Community”
- The Village will be provided streamline in construction projects; assistance in marketing and a website link
- 5G Wireless fed by fiber
- Unlimited service to customers
- Highly reliable and easily upgraded
- Infrastructure is already in place; installed underground when the South Broadway Reconstruction Project was being constructed
- Underground fiber is more costly to install but more reliable

The Board expressed that this was the “Way of the Future.” Togliatti moved to authorize Mayor Halliday to respond with providing correspondence confirming the Village’s desire to negotiate a franchise agreement, second by Beach. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried.

Mayor Halliday suggested that the Village Board meeting be reopened and are in person and that the Village Hall should reopen in the near future. Offering remote meeting in addition to open meetings might be considered. He announced that there are two committee vacancies, one on the Police Pension Board and one on the Park Board and asked the Board members for recommendations. He also expressed his condolences to the Sandeno family and D Construction family on the death of one of the owners, Todd Sandeno.

Trustee Beach expressed her sympathy to the Sandeno family.

T. Bradley stated that a Finance Committee meeting is being scheduled for next week and expressed his condolences to the Sandeno family on their loss.



Trustee Spesia sent his sympathy to the Sandeno family.

Trustee Togliatti expressed his sympathy to the Sandeno family and the Vacca family of Coal City on their loss of John and Carla.

Clerk Noffsinger reported that the ballot for the upcoming consolidated election had been certified with the names of the three candidates for Trustee, namely, Tim Bradley, Sarah Beach and Dave Spesia.

Attorney Heinle reported that 95 E. Oak Street was demolished by the Village two years ago and a lien for \$12,000 was placed on the property. Instead of foreclosing, Grundy County is taking title to the property for back taxes and Attorney Heinle has reached out to the County to acquire the property. August of 2021 the Village will have to pay approximately \$1,000 to acquire the property. Also, as the Village and County enter into Phase 4 of the COVID-19 restrictions, please contact Attorney Heinle if there should be any questions regarding the re-opening.

Ryan Hansen stated that the engineering continues on the storm water and watermain projects.

Chief Best announced with the passing of the new house bill a task force will review two sections, qualified immunity and ability to be unionized. A consolidated report will be prepared. The new police officer is on the streets and training with other officers.

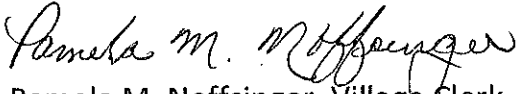
Mr. Fritz reported:

- GEDC and Grundy County Chamber meeting regarding the Downstate Stabilization Grant and the 2nd draw on the PPP Grants
- DCEO Grant-Excalibur has received their full grant amount while the other applicants have been confirmed of reimbursement
- CDBG Grant-held a committee meeting; qualifying homes are being reviewed and the grant applications are progressing
- Galentine's Day is scheduled for February 11th from 4-8 p.m. and encouraged frequenting those local businesses who are participating

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T. Bradley moved to adjourn the meeting, second by Beach. Roll call-Ayes; Togliatti, Spesia, T. Bradley and Beach. Nays; none. Absent; R. Bradley and Greggain. Motion carried and the meeting was adjourned at 7:57 p.m.


Pamela M. Noffsinger, Village Clerk