

COAL CITY VILLAGE BOARD MEETING

WEDNESDAY
AUGUST 23, 2017
7 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 August 9, 2017
4. Approval of Warrant List
5. Public Comment
6. Letter of Request Coal City Fire Protection District
Muscular Dystrophy Assoc. Fundraiser
7. Ordinance 17-30 Variance Request 655 S. Marguerite
Steve & Katherine Hester
d/b/a Coal Bin Self Storage, Inc.

8. North Central Illinois Council of Government (NCICG) Presentation and Illinois Transportation Enhancement Program (ITEP) Agreement
9. Chief Strategies Presentation-Chris Brown
10. Report of Mayor
11. Report of Trustees:
 - S. Beach
 - T. Bradley
 - J. Wren
 - D. Greggain
 - R. Bradley
 - N. Nelson
12. Report of Village Clerk
13. Report of Village Attorney
14. Report of Village Engineer
15. Report of Chief of Police
16. Report of Village Administrator
17. Executive Session to Discuss Personnel
18. Adjourn



COAL CITY FIRE PROTECTION DISTRICT

35 South DeWitt Place
PO Box 219
Coal City, IL. 60416

Matt Fritz
City Administrator
Village of Coal City
Coal City, IL 60416

August 14, 2017

Dear Mr. Fritz,

This letter is a request from the members of the Coal City Fire Protection District and Coal City Firefighters Local 4884, for permission from the Village Administration to allow us to collect funds for the Muscular Dystrophy Association. We are planning to be at the intersection of Route 113 and Broadway on September 23rd, 2017 from the hours of 1pm until 4pm.

All safety measures will be adhered to and proof of liability insurance will be in your possession prior to the event.

Should you have any questions please feel free to contact myself, Brandon Rinker (department MDA coordinator), or Kelsey Tomko (senior fundraising coordinator) at any time. We look forward to working with the Village of Coal City.

Cordially,

A handwritten signature in cursive script that reads "James Sheldon".

James Sheldon
Fire Chief
Coal City Fire Protection District

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: August 23, 2017

RE: SIDE YARD VARIANCE FOR COAL BIN STORAGE

On Monday evening, the Planning & Zoning Board shall conduct a public hearing to consider a variance request of the Hesters who own Coal Bin Storage at 655 S. Marguerite. Along the south side of their property, they would like to construct an additional storage unit row due to the total demand for temporary storage. The petitioners came to present their petition at the Board's last meeting of August 7th. The petitioners were providing additional information and the ordinance has been prepared should the Planning & Zoning Board provide a positive recommendation.

The south boundary required a 10' interior side yard setback; instead the owners would like to construct additional storage units just as the rest of the units have been constructed. These units would only be approached from the north side and the fence would be constructed into the edge of the newly constructed units to provide adequate security.

The recommendation below is prepared pending a positive recommendation on Monday evening prior to the Village Board's meeting.

Recommendation:

Adopt Ordinance No. _____; Granting a Variance to the Interior Side Yard Requirements for the Coal Bin Storage, located at 655 S. Marguerite.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Steve + Katherine Hester

Address: 24725 W. Manor Dr. Phone number: 815-730-8766# or 815-634.455 ^{daytime}
Shorewood

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: I-1 Use of surrounding properties: North _____ South _____

East _____ West _____

What zoning change or variance: (specify) Variance to build against/along
the south property line.

To allow what use more self-storage units

Tax number of subject property: 09-03-401-007

Common address of property: 655 S. Marguerite Street

Parcel dimensions: 350.93' x 496.86 (4 acres) Lot area (sq. ft.) 174,363.08

Street frontage Marguerite Street

Legal description 655 Marguerite St PT NW SE BEG 651.23

W300.3 Inter E. LN NW SE + S LN Maple St,
E 350.93 S 496.43 N 496.86 SEC 3-32-8'

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.

Steve Hester, Katherine Hester 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 July, 2017.

Susan M Hess

'OFFICIAL SEAL'
SUSAN M. HESS

Steve P Hester
Katherine Hester

Notary Public (Seal)

NOTARY PUBLIC, STATE OF ILLINOIS
MY COMMISSION EXPIRES 10/17/2018

Signature of Owner

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 283

Location of hearing

Filing date 7-19-17

Village Hall

Hearing date Aug. 21, 2017

515 South Broadway

Filing fee \$ 100.00

Coal City, Illinois

Hearing time 7pm

Criteria for variance-

Steve & Katherine Hester-

The reason for us being here tonight is to obtain a variance for our property. We own the "Coal Bin Self Storage, Inc." located at 655 S. Marguerite Street.

Since the tornado in June of 2015, there seems to be a significant amount of growth and home sales, new and existing, in this area and the surrounding communities.

Most all self-storage facilities in the area are at a very high percentage of occupancy, and we at times, do not have a unit for our potential customer.

Therefore, we feel that there is a need to expand our facility to serve the residents in the area.

Between our existing south building and the south property line, to our fence, there is 48 feet of space, leaving enough space to build a building 20 feet wide along the south property line.

This proposed building, having doors only on the north side, would leave an aisle as large or larger than the current aisles between the other buildings.

Without obtaining this variance, we would not be able to use this property on the south end for any expansion.

There is a creek on the property just to the south of us which is not buildable, therefore, still leaving a buffer of open space to our south.

We are hoping that you would consider granting this variance for our property so we can utilize the south 48'.



ELM

HINTERS

NEW BUILDING
20x260

MARGUERITE

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR SIDE
YARD SETBACK REQUIREMENTS AT 655 S. MARGUERITE STREET**

TERRY HALLIDAY, President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIMOTHY BRADLEY
DAN GREGGAIN
NEAL NELSON
JUSTIN WREN
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on _____, 2017

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR SIDE YARD SETBACK REQUIREMENTS AT 655 S. MARGUERITE STREET

WHEREAS, an application for variances from Section 156-112 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Steve & Katherine Hester (“applicant”) on July 19, 2017 for changes to the side yard setback due to the placement of a new storage structure within the existing side yard; and

WHEREAS, Section 156-112 requires a minimum interior side yard depth of 10 feet, the applicant is seeking a variation from these requirements to have a minimum interior side setback of 2 feet (reduction of 8 feet); and

WHEREAS, a public hearing was noticed and duly held on August 21, 2017, subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition to include a variance from the requisite interior side yard setback within the I-1 zoning district; and

WHEREAS, Section 156-250 permits the Village Board to approve variations from the Zoning Code and section 156-230 provides for Conditional Uses; 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 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 find the following regarding the petitioner’s request for a front yard variance:

- A. **Special Circumstances Not Found Elsewhere.** This business allows for temporary storage of items and does possess a neighbor adjacent on its south side. Due to the remediation necessary to utilize the neighboring property it is foreseeable there shall never be a neighbor adjacent to this side yard.
- B. **Preserves Rights Conferred by the District.** The utilization of this portion of space shall allow the owners to rent additional temporary storage, which is currently in demand for this location.

- C. **Necessary for the Use of the Property.** Allowing this portion of interior side yard results in the industrial space being underutilized versus building another storage facility within the available space. Being able to build a unit within the interior side yard is necessary to accommodate the current demand for temporary storage.
- D. **Consistency with the Local Area and Comprehensive Plan.** This request is consistent with the current use and continued use of this portion of property called forth within the Comprehensive Plan.
- E. **Minimum Variance Recommended.** Building additional storage within this area shall allow users to access the structure from at least the north side, which is the minimum means of accessing this type of storage unit/space.

Section 3. Description of the Property. The property is located at 655 S. Marguerite Street in the Village of Coal City within an I-1 District. The legal description of the property is as follows:

PT NW SE BEG 651.23, W300.3 INTER E. LN NW SE & S LN Maple Street, E 350.93, S496.43, N496.86, SEC 3-32-8, Grundy County, Illinois.

Section 4. Public Hearing. A public hearing was advertised on July 26, 2017 in the Coal City Courant and held by the Zoning Board of Appeals on August 21, 2017, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variance. The variation requested in the July 19, 2017 Variance Application to Section 156-112 of the Zoning Code shall reduce the interior side yard setback from 10 feet to 2 feet.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The construction of the new improvement shall be consistent with the information previously submitted and according to the presentations to the Planning & Zoning Board Meeting of August 21, 2017.

Section 7. 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.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR SIDE YARD SETBACK
REQUIREMENTS AT 655 S. MARGUERITE STREET**

Section 8. 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 9. 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 _____, 2017, at Coal City,
Grundy and 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: August 23, 2017

RE: NCICG PRESENTATION

Kevin Lindeman is the new Director of the North Central Illinois Council of Governments (NCICG). This group has assisted the Village of Coal City with grant requests in the past including some successful requests for Hurricane Ike Assistance and successful receipt of DCEO-administered CDAP funding which assisted with the Prairie Oak Estates Sanitary Connection project. NCICG is looking for communities who are looking to make transportation improvement requests for federal funding. Due to the current state of the Broadway Reconstruction project, this program would possibly provide additional federal funding for a limited 20% match obligation by the Village of Coal City. Successful receipt of this program's support could bring funding for the necessary reconstruction items to include biketrails, Pedestrian lighting, and safety crossings, etc.

Mr. Lindeman will be here on Wednesday to discuss partnering with Coal City to write the requisite grant requests and discuss NCICG and its mission.

NCICG

North Central Illinois Council of Governments

613 W. Marquette, Ottawa, IL 61350

Phone: (815) 433-5830

Fax: (815) 433-5832

Illinois Transportation Enhancement Program

Start planning now! The Illinois Department of Transportation (IDOT) will be accepting applications for the Illinois Transportation Enhancement Program (ITEP) from October 2 - December 1, 2017. The program provides funding to complete transportation infrastructure projects.

Proposed projects must be related to surface transportation, expand transportation choices, and enhance the transportation experience. The program has several project categories including the following:

1. Pedestrian/bicycle facilities.
2. Landscape/streetscape and other scenic beautification.
3. Conversion of abandoned railroad corridors to trails.
4. Historic preservation and rehabilitation of historic transportation facilities.
5. Vegetation management practices in transportation rights-of-way.
6. Archeological activities relating to impacts from implementation of a transportation project.
7. Storm water management, control and water pollution prevention or abatement related to highway construction or due to highway runoff.
8. Reduce vehicle-caused wildlife mortality or restore and maintain connectivity among terrestrial or aquatic habitats.
9. Construction of turnouts, overlooks, and viewing areas.

Applicants may apply for up to \$2 million. This is a reimbursable match program funded 80% federally and 20% locally for most projects. Street lighting and land acquisition will be 50% federally-funded. It is a highly-competitive program.

The program is federally-funded through the 2015 transportation bill, "Fixing America's Surface Transportation Act" (FAST ACT).

For more information, please visit <http://www.idot.illinois.gov/transportation-system/local-transportation-partners/county-engineers-and-local-public-agencies/funding-opportunities/ITEP>.

Application Deadline: December 1, 2017

Illinois Transportation Enhancement Program

Application Related

1. **What types of projects are funded by the Enhancement Program?**

Using the federal guidelines as defined under the FAST Act, IDOT is accepting project applications for ITEP funding in the following categories:

- Pedestrian/Bicycle Facilities
- Landscape/Streetscape and Other Scenic Beautification
- Conversion of Abandoned Railroad Corridors to Trails
- Historic Preservation and Rehabilitation of Historic Transportation Facilities
- Vegetation Management in Transportation Rights-of-Way
- Archaeological Activities Relating to Impacts from Implementation of a Transportation Project
- Storm Water Management, Control and Water Pollution Prevention or Abatement Related to Highway Construction or Due to Highway Runoff
- Reduce Vehicle-Caused Wildlife Mortality or Restore and Maintain Connectivity Among Terrestrial or Aquatic Habitats
- Construction of Turnouts, Overlooks and Viewing Areas

2. **Am I required to hold public meetings for project approval?**

Public coordination may be necessary depending upon the type and scope of the proposed project, but is not required as a condition for project selection. Public outreach is strongly encouraged by both FHWA and IDOT and should be continued throughout the project. Public involvement will be considered in the selection process as a good reflection of public outreach/support and as a measure of project planning and project readiness.

3. **Do I need to provide a lot of detailed information?**

It is useful to provide as much detail as possible, but often, projects still require feasibility studies, design and environmental studies before construction can proceed. A detailed cost estimate is required with all project submittals. This will help ensure that eligible and ineligible items can be defined which will allow the department and the project sponsor to have a clear understanding of the fiscal responsibilities.

4. **How can I determine what project elements are eligible and which are ineligible?**

Because there is such a vast difference in the types of projects funded under the enhancement program, it is difficult to make one policy that fits all circumstances. Many times eligibility has to be determined on a case by case basis. The ITEP Guidelines Manual lists eligible and ineligible elements for each specific category. Ineligible items can still be part of your project cost estimate but should be separated out. For additional clarification consult the local IDOT enhancement coordinator in your area or submit your question to DOT.ITEP@illinois.gov. *Please note - any ineligible items will have to be funded by other means.*

5. **What is meant by “project scope”?**

Project scope is a concise description of the elements and scale of a project that need to be done to accomplish its intended purpose. Some detail is needed to clarify what the project sponsor

wants to do so the department can determine what elements are eligible for funding. This is also critical if the proposed project is being done in conjunction with another project.

Project Funding

1. How much funding can I get for my project?

Individual projects vary in size and costs depending upon the funding category. However, there is a \$2 million per-project funding cap. In other words, the department will not award more than \$2 million to any single project. The federal portion of eligible costs is 80% with the exception of street lighting and land acquisition which is funded at 50 percent for projects selected under the program.

2. What are my chances of getting funding?

ITEP is a very popular program. Since 2006, the amount of funds requested compared to the amount of funds available is approximately 5 to 1. During the last ITEP cycle, 232 applications were submitted and 71 were approved.

3. Our community has already received funding for an ITEP project in the past. Does this affect our chances of receiving future ITEP funds?

Project selection is based on eligibility and merit. However, past performance of a project sponsor will be considered.

4. What happens if I don't get all the money I requested from ITEP?

If funding from ITEP is less than the amount requested in the application, the project sponsor has a variety of options:

- 1) The sponsor can seek funds from other public or private sources;
- 2) The project can be reduced to fit within the funding provided;
- 3) The sponsor can stage the project into logical phases and seek additional ITEP funding during a subsequent statewide solicitation.

Project Selection and Implementation

1. If my project is selected, what happens next?

The department will initially contact the project sponsor by mail informing them of the project selection and approved funding amount. The IDOT District Local Roads Enhancement Coordinator in your area is responsible for project implementation and should be the point of contact once you've received your letter. The selected project may or may not have received all the funds requested and a scoping meeting (see next question) may be needed to determine which project elements the department has provided funding for or to discuss how to proceed with re-scoping the project to fit within the approved budget.

2. What is a scoping meeting?

The scoping meeting is where the project sponsor reviews the project funding with the department to determine what elements of the project are being funded and how that funding will be provided. FHWA and the department's policies and procedures along with the sponsor's responsibilities will be discussed in more detail. Scoping meetings will be held by the IDOT District Local Roads offices (if required) after project selection and notifications are made.

Project sponsors are encouraged to contact their respective IDOT District Local Roads Enhancement Coordinator as soon as approval notification is received.

3. **What happens if I have a cost overrun on my project?**

ITEP is limited in its ability to make up shortfalls for project cost overruns. Following similar steps as outlined in #4 under Project Funding, the sponsor should seek alternatives to manage the project within available funding levels. Funds can be shifted from one phase to another, such as from PE to construction to cover shortfalls. An ITEP Change Request form (Form # OPP 2255) has been developed to simplify the process. Please contact the IDOT District Local Roads Enhancement Coordinator in your area.

4. **If I have already completed Preliminary Engineering, will I be required to do more work before proceeding to construction?**

All engineering work must be done in accordance with federal guidelines. You may need to adjust accordingly. Contact your respective IDOT District Local Roads Enhancement Coordinator with any related inquiries.

5. **What is the Federal Flexible Match Program (FFM)?**

This program allows flexibility to the Federal-Aid Highway Program's matching requirements by allowing certain public donations of cash, materials, and services to satisfy the local matching requirements. Basically the project sponsor can get 'credits' toward construction and construction engineering to use as part of the local match. This does not increase your funding level.

6. **What if I am unable to meet the time frame for project implementation as defined under the Sunset Clause?**

This policy has been instituted to help reduce the amount of unobligated ITEP funds which are subject to federal rescissions or to lapse (expire). If the required time frames cannot be met, your project funds may be rescinded. IDOT will continue to monitor projects, and project sponsors may be required to submit documentation on the status of their project on a periodic basis.

Coal City Police Department
Weekly Summary of Activities
Thursday 07-27-17 – Wednesday 08-02-17

During this period, there were 57 calls for service, 21 verbal warnings and 0 assist Grundy County Sheriff's Dept. Police also responded to 4 abandoned vehicle and 9 assist other agency calls.

Significant Incidents

08-03-17 at 11:32 AM, police responded to a S. Marguerite St. residence for a criminal damage to property report. The complainant stated he noticed a long scratch keyed along the front drivers side quarter panel. No other information were provided to police.

08-03-17 at 10:21 PM, police responded to an Ann St. residence for a juvenile problem. The complainant stated she has been having problems with her 14 year-old son hanging around a bad crowd and leaving the residence without permission. Police were able to make contact with him and was advised he was in Dwight. Police completed a MIRA form, which was forwarded to Aunt Martha's youth services.

08-07-17 at 7:57 PM, police responded to a Covey Lane residence for a domestic disturbance call. Police were able to resolve this incident when all parties left separately for the evening.

Arrest Incidents

Operating a Hand Held Device while Driving	2
Speeding	4
No Valid License	1
Suspended D.L.	1
Operating an Uninsured Motor Vehicle	1
Illegal Parking	1

Coal City Police Department
Weekly Summary of Activities
Thursday 08-10-17 – Wednesday 08-16-17

During this period, there were 54 calls for service, 21 verbal warnings and 0 assist Grundy County Sheriff's Dept. Police also responded to 6 abandoned vehicle and 7 assist other agency calls.

Significant Incidents

08-13-17 at 2:03 PM, Police were dispatched to a W. Willow St. residence for a burning complainant. Police were able to make contact with the resident who advised she had just moved here, was unaware of the ordinance, and would put the fire out.

08-13 17 at 6:08 PM, police were dispatched to a W. Division St. for a mischievous conduct report. The complainant stated over the previous evening someone threw eggs at his residence. Police observed broken eggs on the north and north-west side of the residence. The resident and police observed no damage to the residence.

Arrest Incidents

Disobeying a RR Signal	1
Speeding	3
No Valid Safety Sticker	1
Over Weight on Registration	1
Violation of Classification – Motorcycle	1
Operating an Uninsured Motor Vehicle	3
Disobeying a Traffic Control Device	1
Suspended D.L.	1
Expired Registration	1
Violation of O.P.	1
Tinted Front Windows	1
Harassment by Telephone	1
Harassment through Electronic Communications	1
Improper Turn	1