

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

1. Call meeting to order
2. Pledge of Allegiance
3. Approval of Minutes September 12, 2018
4. Approval of Warrant List
5. Public Comment
6. Presentation and Acceptance of the FY18 Audit, Brian Zabel
7. Ordinance 18-24 Variance Request
75 E. Park Street
8. Resolution 18-27 Providing for External Equity Stipend for
Chief Best

9. Letter to Fire and Police Board to fill Vacancy
10. Selection of Community Service Award Recipient
11. Report of Mayor
12. Report of Trustees:
 - S. Beach
 - T. Bradley
 - D. Spesia
 - D. Greggain
 - R. Bradley
 - N. Nelson
13. Report of Village Clerk
14. Report of Village Attorney
15. Report of Village Engineer
16. Report of Chief of Police
17. Report of Village Engineer
18. Executive Session to Approve Executive Session Minutes per
ILCS 5 120/2(c)(21)
19. Adjourn

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 26, 2018

RE: 75 E. PARK VARIANCES TO CONSTRUCT GARAGE IMPROVEMENT

The owner of the property at 75 E. Park Street would like to construct a detached garage within the rear yard of the existing residential property that is adjacent to the alley, which runs between the Fisher Auto building and Bob's Auto. The planned 34' x 34' improvement to the property is larger than what would be allowed for coverage within the residentially zoned area and the setback is not planned to meet the minimum requirement (although the 0' setback from the alley will result in establishing one of the largest on that block).

There were many questions regarding specifically what is to be done with the improvement, establishing that its entrance would be from the north side of the structure and its finish would be residentially sided and constructed. In addition, the Planning Zoning Board added two requirements to be included within the recommended variance, which was that a demolition permit must be requested for the residential structure within 6 months and the west end of the newly constructed garage would be built with fire walls.

No one aside from the petitioner came to speak concerning the request. The P&Z Board unanimously recommended its approval with the suggested requirements.

Recommendation:

Adopt Ordinance No. 18-24: Granting Variances for the Construction of a Detached Garage at 75 E. Park Street.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE
LOCATION OF A DETACHED GARAGE WITHIN THE REAR YARD OF
75 EAST PARK STREET 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

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City
on _____, 2018

ORDINANCE NO. _____

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE
LOCATION OF A DETACHED GARAGE WITHIN THE REAR YARD OF
75 EAST PARK STREET IN THE VILLAGE OF COAL CITY**

WHEREAS, an application for variance from Sections 156.73 and 156.161 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Robert Davis (“applicant”) on August 16, 2018 to replace the existing shed with a detached garage; and

WHEREAS, Section 156.161 requires adherence to the standards provided within Table 15 including a maximum height of 15 feet, maximum rear yard lot coverage of 35%, minimum rear yard setback of 10 feet, maximum square footage of the accessory structure not to exceed 900 square feet along with the cumulative maximum square footage for all accessory uses not to exceed 1,100 square feet; and

WHEREAS, Section 156.73 requires adherence to the standards provided within Table 4 including total lot coverage not to exceed 65% of the entire lot; and

WHEREAS, a public hearing was noticed and duly held on September 17, 2018; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on September 17, 2018, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; 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 as follows concerning the Variance for 75 E Park Street:

- A. **Special Circumstances Not Found Elsewhere.** The property is located in the original town of Coal City legally described property wherein many structures do not comply with setback standards to date.

- B. **Preserves Rights Conferred by the District.** The residential property to receive this improvement is within a transitional neighborhood and the garage allows the property to be utilized in an appropriate manner for the existing residential lot located adjacent to a commercial property.
- C. **Necessary for Use of the Property.** The existing shed does not provide the necessary storage for the upkeep and maintenance of the property; this structure shall provide the necessary space that is needed.
- D. **Consistency with the Local Area and Comprehensive Plan.** Granting this variance is consistent with the principles provided in the Comprehensive Plan. The garage shall be finished with residential materials and fit in with the character of the neighborhood.
- E. **Minimum Variance Recommended.** The petitioner has requested a variance to allow for a zero-foot setback for the alley; this setback exceeds the setback of other similar structures located within the block, which encroach upon the Village's alley.

Section 3. Description of the Property. The property is located at 75 E. Park Street in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on August 29, 2018 in the Coal City Courier and held by the Planning and Zoning Board on September 17, 2018, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variances. The variations requested in the August 16, 2018 Variance Application to the Zoning Code are granted as follows:

- A. A variance in conjunction with Section 156.73 is hereby granted to allow the maximum lot coverage of 35% to be exceeded by an additional 14%.
- B. Variances in conjunction with Section 156.161 are hereby granted to allow the replacement of a shed with a detached garage so as to:
 - a. Exceed the maximum height of the building by 8" for a total height of 15'8".
 - b. Exceed the maximum rear yard lot coverage by 8% totaling rear lot coverage of 43%.
 - c. Eliminate the rear lot line setback of 10' by providing a 0' setback from the adjacent alley.
 - d. Exceed the total allowable square footage of a garage by 256 square feet totaling 1,156 square feet.
 - e. Exceed the maximum allowable square footage for all accessory uses by 56 square feet totaling 1,156 square feet.

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

- A. A demolition permit for the principle structure shall be submitted within 6 months' time of the permit to allow construction of the new detached garage.
- B. The west wall of the newly constructed garage shall utilize a fire wall.
- C. The detached garage shall be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees including its entrance being located on the north side of the building without access to the adjacent alley.

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.

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 _____, 2018, 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: 75 E PARK ST 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) O SET BACK

And 58 FT For Garage 1156 sq ft

To allow what use For Garage

Tax number of subject property: 0902303008

Common address of property: 75 PARK ST

Parcel dimensions: 44X 126 Lot area (sq. ft.) 5544 58 ft

Street frontage 44 ft

Legal description Org TN Coal City L1S 5+6

BLK 1 Sec 2-32-8

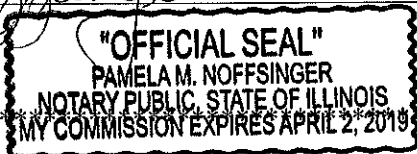
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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 Dasis, 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 16 day of August, 2018.
Pamela M. Noffsinger Robert Dasis
Notary Public (Seal) 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

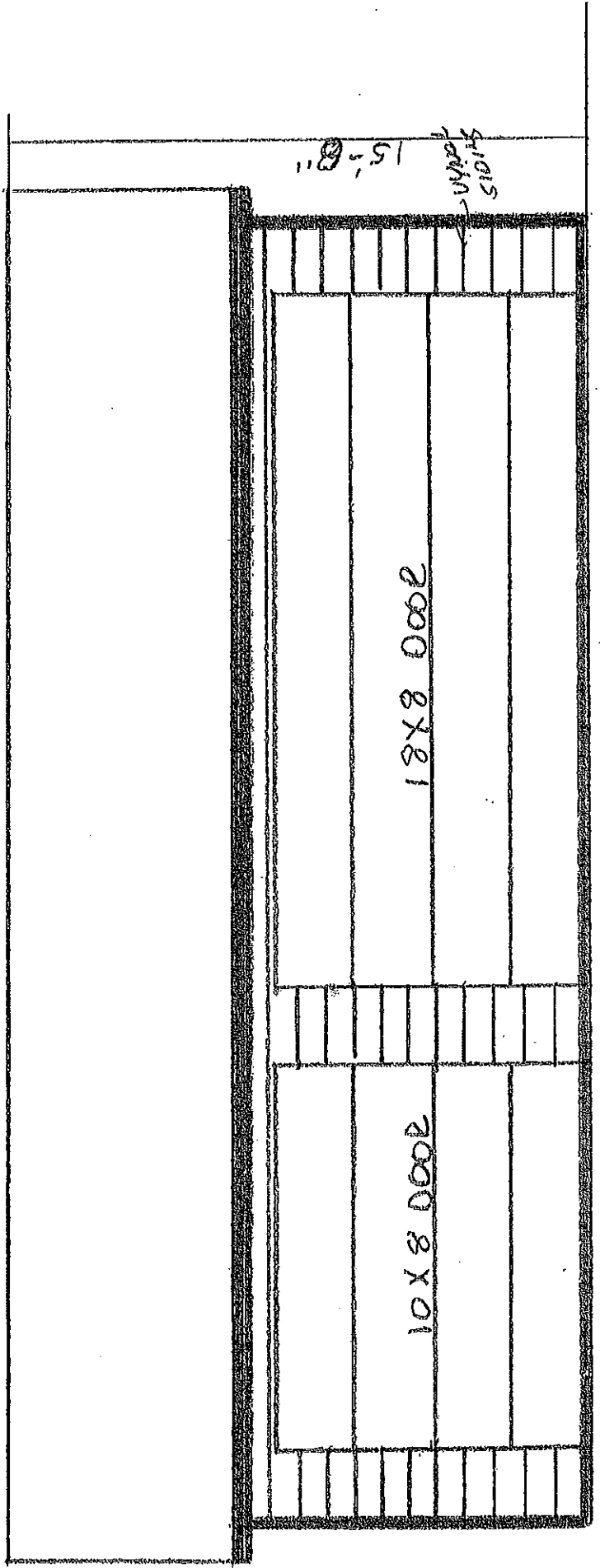
Case number ZA-294
Filing date 8-16-18
Hearing date 9-17-18
Filing fee \$ 100.00
Hearing time 7pm

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

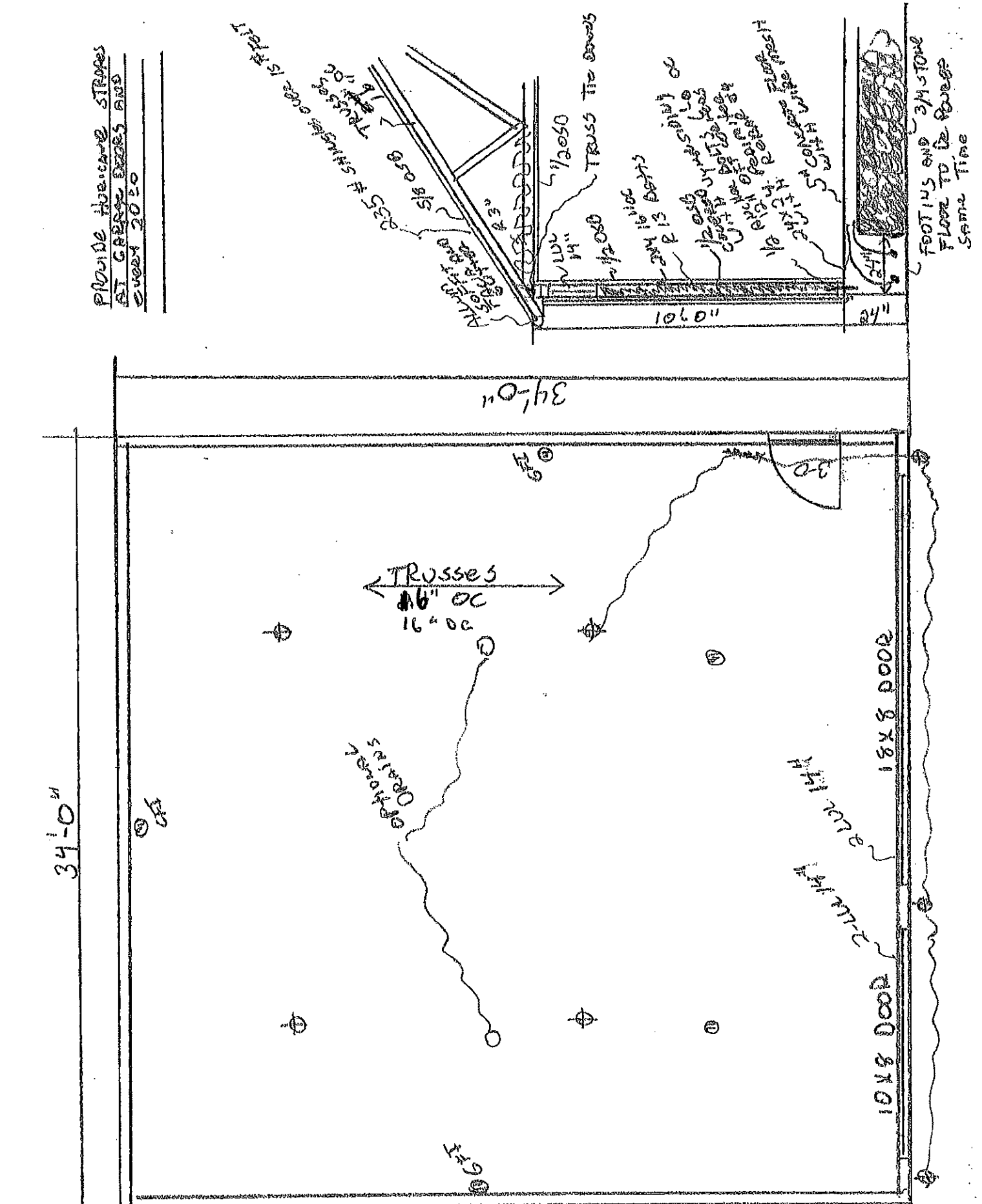


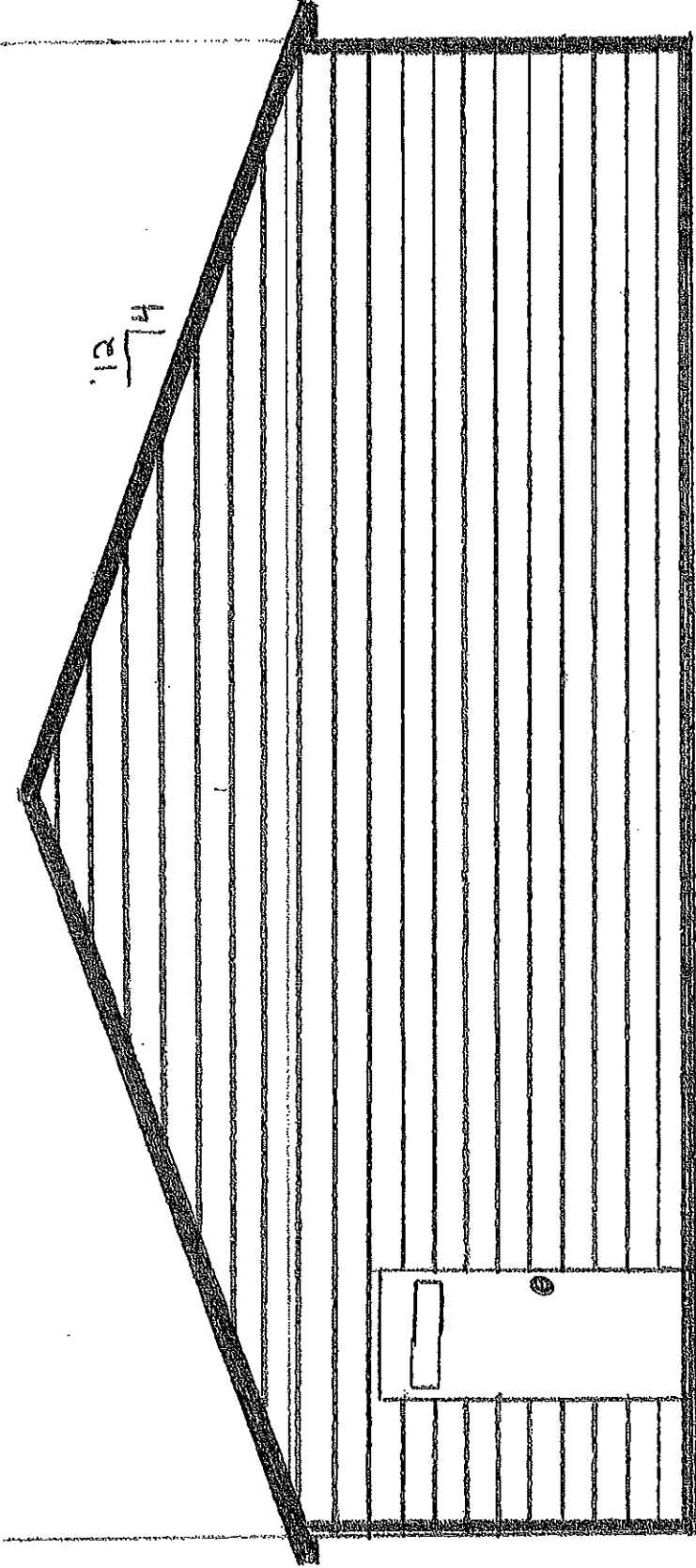
75 Park Street Garage Variance

634-8966



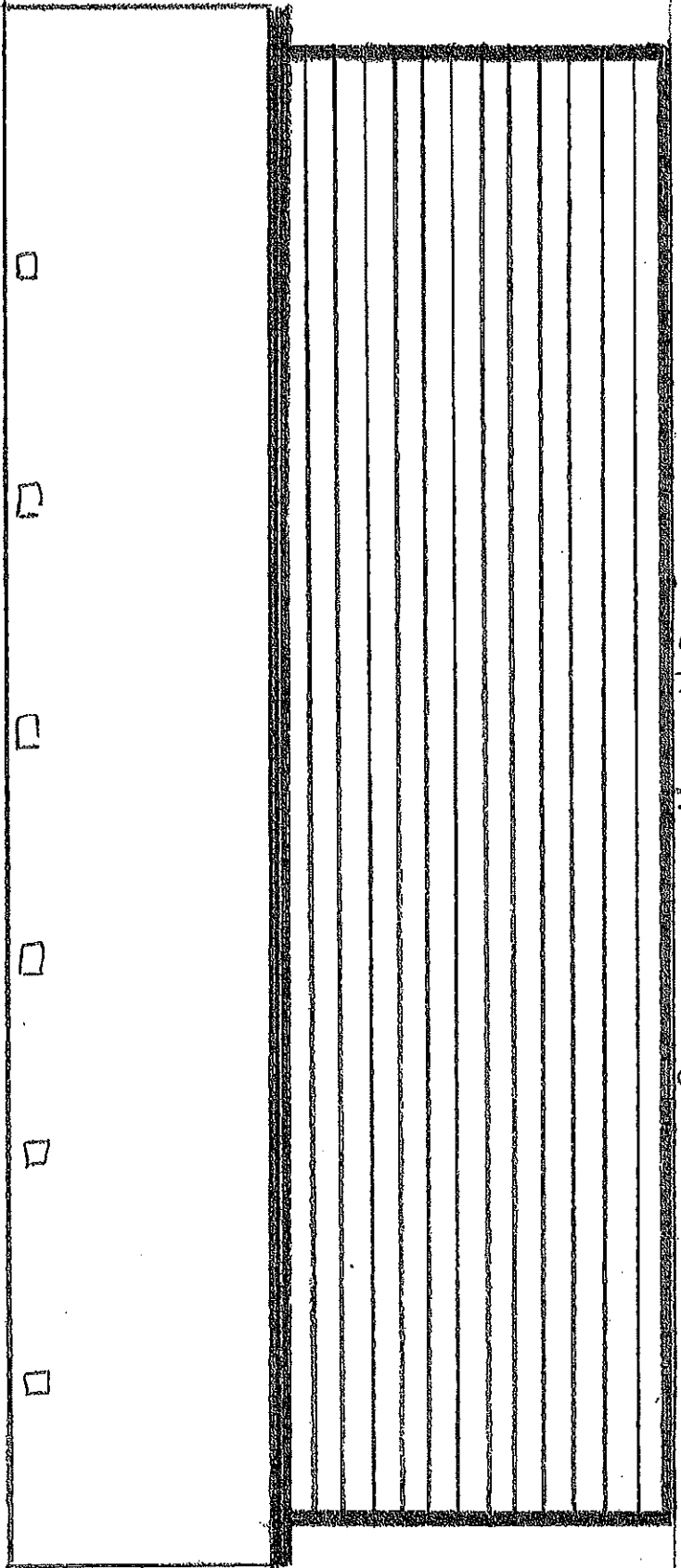
FRONT SIDE $\frac{1}{4} = 1'-0"$





el.
h

LEFT AND RIGHT SIDE 14'10"



REAR SIDE 14'10"

MEMO

TO: Mayor Halliday and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 26, 2018

RE: CONTRACT AMENDMENT FOR CHIEF TOM BEST

Tom Best, the Chief of Police for Coal City, is completing the last year of an employment contract which runs with the conclusion of Mayor Halliday's term. This contract established the annual salary and rate of pay for Chief Best. However, the Village Board has considered the value that Chief Best has brought to the department since the contract's signing including significant events such as disaster response during the 2015 Tornado, multiple community-related events involving school-related investigations, and the recent leadership that led to a new 6-year collective bargaining agreement with the officer that will run through 2024.

A significant achievement during this negotiation was a means of controlling pension liability despite the officers desiring increases in pay. The settled upon agreement assisted by agreeing to annual bonuses for the first two years rather than adding to the bas wages.

At this point, an external equity stipend is to be provided to assist with the disparity of Chief's pay versus other departments in the area who possess a Police Chief with Chief Best's seniority. This stipend shall provide three additional payments throughout the remainder of this fiscal year. Like the rest of the department, these payments shall not be something that adds to the total pension liability, which comes along with the employment of Chief Best.

Recommendation:

Adopt Resolution No. ____: Providing for an External Equity Stipend Amendment within Chief Best's Employment Contract.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER _____

**A RESOLUTION AUTHORIZING AMENDMENT TO CHIEF OF POLICE
EMPLOYMENT AGREEMENT PROVIDING FOR PAYMENT OF
AN EXTERNAL EQUITY STIPEND**

TERRY HALLIDAY, Village President
PAMELA M. NOFFSINGER, Village Clerk

SARAH BEACH
ROSS BRADLEY
TIMOTHY BRADLEY
DANIEL GREGGAIN
NEAL NELSON
DAVID SPESIA
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of
Coal City

on _____, 2018

RESOLUTION NO. _____

**A RESOLUTION AUTHORIZING AMENDMENT TO CHIEF OF POLICE
EMPLOYMENT AGREEMENT PROVIDING FOR PAYMENT OF
AN EXTERNAL EQUITY STIPEND**

WHEREAS, the Village of Coal City ("Village") is an Illinois non-home rule municipal corporation, organized and operating pursuant to the Constitution and laws of the State of Illinois;

WHEREAS, the Village Board recognizes the superior performance of Tom Best as Chief of Police;

WHEREAS, Best is eligible to retire from the Coal City Police Department;

WHEREAS, the Village desires to maintain continuity of leadership in the Police Department;

WHEREAS, in order to induce Best to forego retirement at this time and to achieve greater pay equity with other Chiefs of Police, the parties are willing to renegotiate the compensation provision of the existing employment agreement between the parties as set forth herein; and

WHEREAS, the President and Trustees of the Village ("Corporate Authorities") hereby find and determine it to be in the interest of the public health, safety and welfare to recognize and reward Chief Best's outstanding performance by amending the employment agreement to provide for the incremental payment of an external equity stipend over the course of the remainder of Chief Best's current employment term as set forth herein.

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. RECITALS.

That the foregoing recitals shall be and are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

SECTION 2. ENACTMENT.

The Corporate Authorities shall and do hereby authorize, approve and direct the Village President to execute and deliver *Amendment #1 to the Employment Agreement with Chief Thomas Best* (the "Amendment") in substantially the form attached hereto as **Exhibit A**, and the Village Clerk to affix the Village seal thereto and to attest the executed Agreement following the Village President's signature as may be required. The Village Administrator and Attorney, and such other agents as may be reasonably necessary to carry out the intent of the Agreement, are hereby authorized and directed to take such other and further action as may be reasonably necessary to carry out and give effect to the purpose and intent of this Resolution. All acts and doings of the officials of the Village, past, present and future which are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 3. RESOLUTION OF CONFLICTS.

All enactments in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution, which are hereby declared to be separable.

SECTION 5. EFFECTIVENESS.

This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO RESOLVED this _____ day of _____, 2018, at Coal City, Grundy and Will Counties, Illinois.

AYES:

ABSENT:

NAYS:

ABSTAIN:

APPROVED this _____ day of _____, 2018.

Terry Halliday, President

Attest:

Pamela M. Noffsinger, Clerk

EXHIBIT A

**AMENDMENT #1 TO THE
EMPLOYMENT AGREEMENT WITH CHIEF THOMAS BEST**

This Amendment to the Employment Agreement with Chief Thomas Best is made and entered into as of this _____ day of August, 2018, by and between the Village of Coal City, Grundy & Will, Counties, Illinois ("the Village"), and Tom Best ("Best"). Hereafter contains language amending the existing *Employment Agreement* previously adopted by the Board of Trustees at its May 11, 2015 and had been endorsed by both the Village by Mayor Terry Halliday and Tom Best. The Village and Best are hereinafter sometimes jointly referred to as the "Parties." The Parties agree as follows:

WHEREAS, Best is eligible to retire from the Coal City Police Department;

WHEREAS, the Village recognizes the performance of Best as Chief of Police and the advantage of maintaining continuity of leadership in the Police Department;

WHEREAS, in order to induce Best to forego retirement at this time and to achieve greater pay equity with other Chiefs of Police, the parties are willing to renegotiate the compensation provision of the existing agreement between the parties.

NOW THEREFORE, the parties agree as follows:

1. The portion in the existing *Employment Agreement* entitled **Compensation** shall be amended to add the following provision at the end:

Best shall receive an external equity stipend totaling \$15,000 prior to the completion of the term within the *Employment Agreement*. This stipend shall be paid in three equal \$5,000 payments. The first payment shall be provided with the first paycheck to be made in October, 2018. The second payment shall be provided with the first paycheck of January, 2019. The last and third payment shall be provided with the first paycheck of April, 2019. If Best should terminate the existing *Employment Agreement* prior to receiving any of the aforementioned stipend payments, such payments shall be nullified.

IN WITNESS WHEREOF, the Parties have executed this Amendment to the *Employment Agreement* as of the day and year first above written.

VILLAGE OF COAL CITY

TOM BEST

Terry Halliday, Mayor

Tom Best, Chief of Police

Attest:

Pamela Noffsinger, Village Clerk



VILLAGE OF COAL CITY

Terry J. Halliday
President

Pamela M. Noffsinger
Village Clerk

Ross Bradley
Tim Bradley

Village Trustees
Sarah Beach
Neal Nelson

Justin Wren
Dan Greggain

September 26, 2018

Mr. Mike LaReau
Board of Police Commissioners

RE: DECLARATION OF VACANCY

Dear Mr. LaReau:

During the recent regular board meeting of the Board of Trustees, Chief Best requested an open full-time Police Officer position be filled due to the planned intergovernmental agreement support whereby one of the current Patrol Officers, Mike Imhof shall take on full-time School Resource Officer duties; the Village Board has authorized this hiring and shall budget for such expenditure.

I would like to inform you of the current vacancy with the patrol staff so the Board of Commissioners may appoint an officer following the requisite statutes. Thank you so much for your effort and attention to details in these matters.

Sincerely,

Terry Halliday
Mayor

Coal City Police Department
Weekly Summary of Activities
Thursday 08-30-18 – Wednesday 09-05-18

During this period, there were 47 calls for service, 23 verbal warnings and 1 assist Grundy County Sheriff's Dept.

Significant Incidents

09-02-18 at 1:35 AM, police was dispatched to a Hunters Run residence for a missing 17 yr. old male. When arriving to the residence they found the male in the driveway with his mother. The male stated he had worked late and had ridden his bicycle from Diamond that's why he was late. Police cleared with no further action.

09-02-18 at 9:33 PM, police responded to a W. Oak St. area for an anonymous call of two females in a verbal altercation along with tires squealing and dirt bikes in the area. Police were unable to locate any dirt bikes or observe where vehicles were screeching there tires. Police spoke with two female on the scene who advised they were in a verbal argument. Each party agreed to go their own way.

09-04-18 at 11:20 PM, police responded to the intersection of S. Marguerite St. & W. Division St. for a criminal damage to property report. Police observed a large amount of trash and debris along with two heavily damaged Waste Management cans. Also retrieved from the roadway was a man's wallet and c cell phone charger. Police processed the items and are continuing to investigate this incident.

Arrest Incidents

Illegal Burning	1
Juvenile Warrant	1
Speeding	1

Coal City Police Department
Weekly Summary of Activities
Thursday 09-06-18 – Wednesday 09-12-18

During this period, there were 54 calls for service, 20 verbal warnings and 0 assist Grundy County Sheriff's Dept.

Significant Incidents

09-06-18 at 9:03 AM, police spoke with the high schools assistant principal for a student relaying threats from another student. Police spoke with a parent who gave consent for him to give a written voluntary statement. A juvenile warrant was then issued and the juvenile was transported to River Valley Detention Center.

09-10-18 at 8:55 AM, Police responded to a N. Lincoln St. residence for a harassment by telephone report. The complainant stated he has been getting numerous telephone calls from the state of Texas. The complainant advised he was able to locate a website and confirmed they were using his home telephone number on the website. Police advised him to contact Google to see if they can help with this situation.

Arrest Incidents

Juvenile Warrant	1
No Valid D.L.	1
Operating an Uninsured Motor Vehicle	3
Expired Registration	2
Illegal Transportation of Alcohol	1
Failure to Reduce Speed to avoid an Accident	1
Operating a Hand Held Device while Driving	2
Criminal Defacement of Property	1
Disobeying a Traffic Control Device	1
Speeding	1

Coal City Police Department
Weekly Summary of Activities
Thursday 09-13-18 – Wednesday 09-19-18

During this period, there were 56 calls for service, 10 verbal warnings and 0 assist Grundy County Sheriff's Dept.

Significant Incidents

09-14-18 at 1:38 PM, Police responded to the police department for a harassment by telephone report. The complainant stated her mother and step-father are going through a divorce and her step father was harassing her by calling and texting. Police were able to make contact with her step-father and advised him not to call the complainant. He advised police he would not call her again.

09-15-18 at 7:21 PM, Police responded to the Lion's Park for a fight involving several male juveniles. A 15 year old male stated a 15 year old was yelling at him and when another 15 year old stepped in a fight broke out. All parties were advised to contact their parent to come to the park. Neither parent wished to pursue charges and were released into their parent's custody.

09-19-18 at 12:44 PM, SRO Logan was notified of a fight between 2 male students. The 17 year old male stated that the 15 year old male has repeatedly insults his younger brother and that was what was behind his aggression. A school suspension and a juvenile petition for disorderly conduct was signed and he was released to his mother's custody.

Arrest Incidents

Speeding	3
Illegally parked w/ Expired Registration	1
Revoked D.L.	2
No Valid D.L.	1
Operating an Uninsured Motor Vehicle	1
Speeding in a School Zone	1
Operating a Hand Held Device while Driving	1
Failure to Yield	1
Expired Registration	1