

**COAL CITY VILLAGE BOARD MEETING
MAY 26, 2021**

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

At 7 p.m. on Wednesday, May 26, 2021, Mayor Terry Halliday called to order the regular meeting of the Coal City Village Board in the boardroom of the Village Hall. Roll call-Trustees Dave Togliatti, Ross Bradley, Dan Greggain, Dave Spesia, Tim Bradley and Sarah Beach. Also in attendance were Matt Fritz, village administrator, Mark Heinle, village attorney, Police Chief Tom Best and Ryan Hansen from Chamlin Engineering.

All present recited the Pledge of Allegiance.

The minutes of the May 12, 2021 meeting were presented. R. Bradley moved to approve the minutes, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Bradley and Beach. Nays; none. Abstain; Spesia. Motion carried.

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

PUBLIC COMMENT

Danielle Diamond 175 E. Carbon Street, Coal City

Ms. Diamond inquired of the property at 155 S. Vermillion Street and the proposed zoning change and future plans for the structure. She had received the formal notice from the owner of the Public Hearing for the zoning change to be heard before the Planning and Zoning Board on June 21st and wondered if she could get details before the Public Hearing. She was advised that the documents were open to the public for viewing, once filed with the Clerk, and that she could review them any time.

A letter of request for National Gun Violence Awareness Day slated for June 4, 2021 was presented by the Coal City Junior Women's Club. Mayor Halliday agreed to execute the 2021 Proclamation declaring the first Friday in June to be National Gun Violence Awareness Day.

Ordinance 21-15 for a garage variance request at 555 S. Vermillion was presented to the Board by Mr. Fritz. The property owner, Kenneth J. Kappes was present for questions and comments. Mr. Kappes is requesting a variance for the new detached

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garage with metal siding and a height that exceeds 15 feet. The Planning and Zoning Board had heard the request, conducted a Public Hearing of which there were no objections by the public, and are recommending the variance request. Togliatti moved to adopt Ordinance 21-15 granting a variance to the detached garage improvement at 555 S. Vermillion, second by T. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-16, a text amendment allowing health clubs as a permitted use in I-1 and I-2 zoning was presented. Mr. Fritz explained that the property owner, Brian Faletti, is intending to construct a health club on the 9 ½ acre parcel. The property is zoned industrial and presently health clubs are not listed as a permitted use in that zoning category. The Planning and Zoning Board has reviewed the intended plan and agreed that health clubs should be an allowable use in industrial zoning. T. Bradley moved to adopt Ordinance 21-16 adopting a text amendment to allow health clubs as a permitted use within I-1 and I-2 zoned areas of the Village, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Ordinance 21-17, a conditional use request to allow crushing and storage of aggregate materials at 300 S. First Avenue was presented to the Board. Mr. Fritz, along with property owner, Brian Faletti, stated that the property, formerly owned by John Trotter, is the future site of a health club, and possible other development within the 9 ½ acre parcel. Previously the property was allowed crushing and storage of aggregate materials by Mr. Trotter, on a seasonal basis. With the changing of ownership of the parcel, the present conditional use will be null and void, however, there still exists several areas of aggregate that Mr. Faletti will dispose of in order to continue with his plans for the development of the acreage. Mr. Faletti, if granted this conditional use, will utilize some of the crushed aggregate as fill and construction materials, and the remainder will be cleared and disposed of by December 21, 2022. Discussion of the project included:

- Parking-spaces of surface type
- Storm water drainage and retention
- Future development
- Drainage ditch adjoining the property
- Water & Sanitary service
- Proposed building material
- Signage
- Parking lot lighting

- Entrance off South 1st Avenue
- Claypool Drainage District (Mr. Fritz had spoken with Robert Koerner from the Claypool Drainage District Board-Mayor Halliday suggested obtaining the verbal opinion of the drainage district in writing

Attorney Heinle relayed the conditions of violating the conditional use and enforcement. Mr. Faletti stated that the aggregate piles have to be gone for further development. Greggain moved to adopt Ordinance 21-17 permitting a conditional use for the new owner of 300 S. First Avenue (formerly known as 235 W. Oak Street) to allow crushing and storage of aggregate materials, second by R. Bradley. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Resolution 21-07, an agreement with NCICG (North Central Council of Governments) was presented to the Board. Mr. Fritz explained that this agreement was for the Housing Rehabilitation Program application services, at a maximum of \$6,000. 10-12 homes are being considered within the program area for rehabilitation. NCICG will oversee the project. T. Bradley moved to adopt Resolution 21-07 entering into an Agreement with NCICG for the Housing Rehabilitation Program application services, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mr. Fritz presented a contract with Northern Illinois University (NIU) for an extension of the internship services. Tom Phetmeuangmay is our present intern, and this extension will be from July 1, 2021 through May 15, 2022. A summary of primary projects was distributed to the Board. Greggain moved to authorize Mayor Halliday to enter into a contract with NIU to secure intern services, second by Togliatti. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried.

Mayor Halliday stated that the energy bill presently in Springfield will determine the fate of the Dresden Nuclear Station and the impact of its closure on the community. Mr. Fritz stated that on Friday, May 28th a bus will be leaving the Coal City High School at 7:30 a.m. to attend the rally in Springfield to help save the Dresden Station. Mayor Halliday encouraged attendance.

Beach announced that the 2021 car show will be September 18th and includes the music of "Cadillac Grove" and several food truck vendors.

T. Bradley recognized the efforts of those who organized the Policeman and Fireman Memorial Service held in Chapin's Park.

Spesia gave an update to the South Broadway reconstruction project noting that the planters are being leveled and planted and drainage issues are being addressed and the damaged light globes have been replaced. CBBEL said all work is complete and IDOT will perform a walk through to finalize the project.

Togliatti said the Planning and Zoning Board is doing a good job with their many issues and critical jobs. They meet the 1st and 3rd Monday of every month. All are welcome.

Attorney Heinle reported:

- The draft of the Godley water proposal has been revised
- There is no update concerning the UP railroad crossings
- O'Reilly Auto Parts documents have been sent for signature
- Another commercial development will be presented to the Board maybe as soon as the next meeting

Ryan Hansen reported:

- Water Treatment Plant Expansion
 - On Budget
 - On Target
 - Documents/plans to be distributed for review
 - Surface water protection plan is completed
- 2021 Street maintenance program documents have been forwarded to IDOT for review

Chief Best said that the 300 S. First Avenue address will be patrolled more due to development.

Matt Fritz gave a Web site demonstration for the Village's new web site. Linda Sula was acknowledged for all the work she put towards its development. The release date is June 1st. Comparisons of the old web site to the new were discussed. The Board made the suggestions:

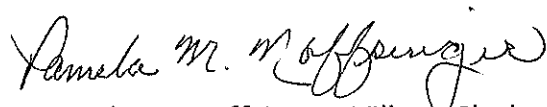
- Info on garbage services

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- Pictures of all employees
- Cover comment will change monthly-starting with the elected officials

Mayor Halliday announced that he will not be present at the June 23rd meeting and Trustee Togliatti will also not be in attendance that evening.

T. Bradley moved to adjourn the meeting, second by Spesia. Roll call-Ayes; Togliatti, Bradley, Greggain, Spesia, Bradley and Beach. Nays; none. Motion carried and the meeting was adjourned at 8:15 p.m.



Pamela M. Noffsinger, Village Clerk

NOTE: Prior to this meeting, Trustee Dave Spesia was sworn into office by the Village Clerk.