

## COAL CITY VILLAGE BOARD MEETING

OCTOBER 25, 2023

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

At 7:01 p.m. on Wednesday, October 25, 2023, Mayor Dave Spesia called to order the meeting of the Coal City Village Board in the boardroom of Village Hall. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Also in attendance were Ryan Hansen from Chamlin Engineering, Village Attorney Mark Heinle and Matt Fritz, village administrator.

All present recited the Pledge of Allegiance.

The minutes for the regular Village Board meeting on October 11, 2023, was presented for approval. Greggain moved to approve the minutes second by Togliatti. Roll call- Ayes; Togliatti, Greggain, Bradley and Beach. Nays; none. Abstain; Noffsinger. Absent; Mincey. Motion carried.

The warrant list was presented and reviewed by the Board. Bradley moved to approve the warrant list as written, second by Togliatti. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

There was no public comment at this meeting.

Representatives of Riverside Healthcare presented to the Board a proposal for the Riverside Coal City Urgent Care branch. Kyle Benoit from Riverside explained that the Coal City branch opened in 2008 and is currently their busiest urgent care center. They proposed adding an addition of 10,000 sq. ft. This addition would double capacity and bring in oncology services. The plans included adding an additional parking lot and adding another entrance on Carbon Hill Rd. The proposal had a construction start date as early as December 2023 and would be fully operational by December 2024. Mayor Spesia and Trustees commended the Riverside Healthcare representatives for the impressive concept.

Ordinance 23-28, a variance granting a front yard setback at 550 N. 3<sup>rd</sup> Ave. The petitioner, Terry Halliday is requesting a front yard setback to match the corner side yard of the existing house adjacent to the south at the corner. The total variance would be 18 feet allowing for the new structure to receive a front yard setback of 7'. Bradley moved to approve Ordinance 23-28, granting a variance to the zoning code for minimum front yard setback requirements at 550 N. Third Ave., second by Beach. Rollcall- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

A consideration of entering into an Intergovernmental Agreement ("IGA") with the Coal City Fire District ("CCFD"). Mr. Fritz explained the Board had previously considered an IGA with the CCFD for the co-location of the new raw water well -Well #7 at Fire Station 1. This location provides a variety of safety benefits which include creating a highly resilient public safety response center due to the station being fully backed up and possessing the capability to generate water. Greggain moved to approve Mayor Spesia to enter into an Intergovernmental Agreement regarding the location of Well #7 at Fire Station 1 second by, Togliatti. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Ordinance 23-27, providing annual capital contributions to the Coal City Fire District via Intergovernmental Agreement from Available Tax Increment Financing proceeds. Mr. Fritz explained that these items have been

## Coal City Village Board Meeting

October 25, 2023

Page 2

previously explained at the last Board meeting, however, were tabled due to the CCFD questions concerning the costly process of gaining electrical extension for its planned future addition to Fire Station 1. These items were resolved, and the Fire District entered into both agreements for placement of Well #7 and the TIF agreement. Greggain moved to adopt Ordinance 23-27, providing annual capital contributions to the Coal City Fire District via an Intergovernmental Agreement from Available Tax Increment Financing proceeds, second by Noffsinger. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Ordinance 23-29, adopting text amendments to simplify variance considerations and streamline the Residential Design Guidelines with the residential design requirements. Mr. Fritz explained at the previous Planning and Zoning Board meeting the amendments simplify criteria considerations for variances and update the current inconsistencies of the requirements. Changes made to the variance criteria included within Exhibit C to the ordinance would simplify the criteria, reducing the total from 7 downward to 5 and come along with a new form to be completed when petitioners received packet #1 during their variance request process. Changes made to Table 4 were - the minimum square footage requirements being dependent upon residential zoning classifications across all categories; the existing language has also been updated to apply to all newly constructed homes with greater submission standards for larger developments for 20 dwelling units or more. Mayor Spesia commended the Planning and Zoning Board for all the hard work on the amendments recommended. Trustee Beach had some concerns regarding the language of the landscaping requirements concerning if petitioners must submit landscape designs, and the requirements of the petitioner using hardy or native landscaping. Mr. Fritz explained that petitioners are not required to submit landscaping designs and will change the language to update Trustee Beach's concerns regarding native versus hardy landscaping. Beach moved to approved Ordinance 23-29, amending portions of the Village of Coal City code of ordinances including the variance consideration criteria (Table 25) Residential Guidelines and requirements within Table 4, second by Togliatti. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Ordinance 23-30, amending the solicitors review process. Mr. Fritz explained the Village requires any business wishing to solicit at residents' homes throughout the village to apply for and receive a permit prior to gaining the ability to sell their product. A small amendment to the existing language will ensure Chief Harseim can have the ability to fingerprint the solicitors locally. This amendment also includes a change in policy regarding solicitor applicants which will result in an additional \$65 charge. Togliatti moved to adopt Ordinance 23-30, Amending Provisions within the Solicitors' Regulations to allow background checks to be conducted by outside agencies, second by Beach. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Mr. Fritz presented the 2023 MFT Streetwork Final Payment to the Board. Ryan Hansen, village engineer explained that Chamlin & Associates reviewed the first and final payment to D Construction for \$179, 302.87 for the 2023 MFT Streetwork that has been completed. Bradley moved to authorize final payment to D Construction for \$179, 302.87 for 2023 MFT, second by Beach. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Mr. Fritz presented the Sanitary Modernization Project final completion payment to the Board. Ryan Hansen explained this project has increased the total volume of sanitary flow to be treated and improved which can overall save the Village money due to the efficiency of the new equipment. Chamlin and Associates reviewed and recommended the final payment to D Construction for the completion of this project in the amount of \$225,228.90. Bradley moved to authorize the

**Coal City Village Board Meeting**

**October 25, 2023**

**Page 3**

final payment to D Construction related to the Sanitary Modernization Project, second by Beach. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried.

Mayor Spesia commended the Board for always completing pre-work prior to the meeting to make it more efficient.

Trustee Bradley stated the Coalier Football team are in the playoffs and wished them luck in their game this upcoming Friday.

Trustee Noffsinger thanked the Board for allowing her to attend the IML Conference. Noffsinger summarized the Planning & Zoning Board meeting she attended which included the discussion of the Residential Guidelines, the presentation of the new restaurant coming to town and a garage variance that will be coming to Board.

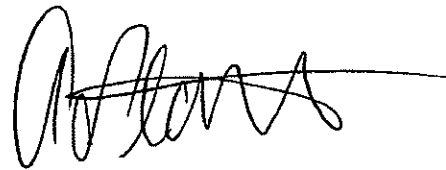
Trustee Greggain reported he attended the Water and Sewer committee meeting on October 19<sup>th</sup>. Greggain summarized the meeting included discussion of water main projects being prepared, Second Ave project and the plans of the water tower being painted.

Mark Heinle, village attorney reported that a colleague of his is reviewing the new Paid Leave Act that comes into effect on January 1<sup>st</sup>. Heinle summarized the Paid Leave Act and the key points the Village could apply to their employees. Heinle explained we are approaching Abatement and Tax Levy ordinance season; we no longer must abate ILPCC bonds due to retirement of the bonds. Heinle lastly explained that closing of the two property sales of the two parcels on Broadway and the Big Timber lots.

Ryan Hansen, village engineer gave an update regarding the Second Ave storm sewer project. Hansen explained the project progressing with Public works assistance.

Matt Fritz, village administrator summarized the new Paid Leave Act and is currently working with resources to find solutions to the Village. Fritz explained he attended the DCEO workshop for grantor.

Bradley moved to adjourn the meeting second by Beach. Roll call- Ayes; Togliatti, Greggain, Noffsinger, Bradley and Beach. Nays; none. Absent; Mincey. Motion carried at 7:53.

A handwritten signature in black ink, appearing to read 'Alexis Stone', with a long horizontal line extending to the right.

Alexis Stone, Village Clerk