# COAL CITY VILLAGE BOARD MEETING

# MONDAY NOVEMBER 20, 2023 7:00 P.M.

(Immediately following Public Hearing)

### **AGENDA**

- 1. Call meeting to order
- 2. Pledge of Allegiance
- 3. Approval of Minutes

October 25, 2023 November 8, 2023

- 4. Approval of Warrant List
- 5. Public Comment
- 6. Commendation of Patrol Officer Casey Roth
- 7. Ordinance 23-32

Garage Variance at 225 W. 3rd Street

8. Ordinance 23-33

Conditional Use & Variance at 435 W.

**Division Street** 

9. Ordinance 23-34 Abatement of Coal City Area Club Taxes 2023 Abatement of the Cullick Farm Taxes 2023 10.Ordinance 23-35 11.Resolution 23-17 Allowing Scheduled Debt for the 2015 Tornado Bonds to be Included within the 2023 Levy Enter into Agreement with North Central 12.Resolution 23-18 Council of Governments for the Housing Rehabilitation Grant 13. Request of the Board of Fire & Police Commissioners for 2 Additional Officers 14. Holiday Hustle 5K Run/Walk – November 26th 15. Annual Liability/Workers Compensation Insurance Renewal for 2024 16. Report of Mayor 17. Report of Trustees B. Mincey S. Beach T. Bradley P. Noffsinger D. Greggain D. Togliatti 18. Report of Village Clerk 19. Report of Village Attorney 20. Report of Village Engineer 21. Report of Village Chief of Police 22. Report of Village Administrator 23.Adjourn



### **Coal City Police Department**



545 S. Broadway St. Coal City, Illinois 60416 Phone (815) 634-2341 Fax (815) 634-4383

To: Village of Coal City

Village Administrator Matt Fritz

Chief Chris Harseim

Date: November 11, 2023

Subject: CCPD Report #2023-001786 OVERDOSE

Leaders,

On November 6<sup>th</sup>, 2023 at 21:50 hours Officer Casey R. Roth #911 was dispatched to a residence within the Village of Coal City in reference to a subject experiencing an overdose. Upon Officer Roth's arrival, Officer Roth proceeded to the basement of the residence at which time Officer Roth located a male subject unconscious on the floor. Officer Roth observed the male subject to be pale and possess blue colored lips. Officer Roth checked for and detected a pulse. Officer Roth proceeded with a sternum rub on the male subject which returned negative results. In response, Officer Roth administered one 4 milligram NARCAN nasal spray in the male subject's left nostril and continued the sternum rub. The male subject briefly gained consciousness before becoming unresponsive. Ofc. Roth then administered a second 4 milligram NARCAN nasal spray in the male subject's right nostril and continued the sternum rub. At this time, the male subject regained consciousness. Coal City Emergency Medical Squad arrived on scene and provided further medical assistance.

The swift and heroic actions of Officer Roth were life sustaining measures. Officer Roth's life-saving action allowed the male subject to be transported by the Coal City Emergency Medical Squad to Morris Hospital for medical treatment. Officer Roth should be commended for his prompt response which resulted in the saving of a life.

-1- m CPL

Gratefully,

Sergeant Jason M. Clark

#### **MEMO**

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz

Village Administrator

**MEETING** 

**DATE:** November 20, 2023

RE: GRANTING VARIANCE FOR A DETACHED GARAGE AT 225 E.

THIRD STREET

Nathan Shain, the owner of the residence on the south side of Third Street behind the Elementary School, would like to add a 1,600 sq. ft. detached garage within the rear yard of his residence. The garage is to include a 10' x 40' carport along one side; since this is all under one roof, it adds the portion of square footage requiring a variance since it exceeds 1,500 square feet. Although Shain originally requested a total height of 18' for the roofline, he reduced the amount necessary variance by lessening the roof pitch to 4-12 resulting in a 16' maximum height of the structure. Lastly, the structure is to be 40'x 40', which exceeds the maximum linear footage for any dimension required within Table 15 by 4'.

During the consideration of Mr. Shain's request, written comments were provided regarding the request for the height and its construction was reduced downward by utilizing a lower roof pitch; it was reduced from 6-12 down to 4-12. No other comments were received aside from the one requesting the total height to be reduced and no one other than the petitioner appeared at the public hearing. The Board unanimously recommended adoption of Mr. Shain's variance request as provided within the ordinance.

Recommendation:	
Adopt Ordinance No225 W. Third Street.	: Granting Variances for the Construction of a Detached Garage at

### COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Nathan Shaih
Address: 225 W 31 <sup>1</sup> Phone number: 815 405 8872
Owner represented by: Self Attorney
Contract purchaserOther agent
Agents namePhone number:
Address:
Existing zoning: $\frac{RS-2}{USE}$ Use of surrounding properties: North $\frac{RS-2}{USE}$ South $\frac{RS-2}{USE}$
What zoning change or variance: (specify) Q Valiance OF LOO Suft and
a Variable of 3ft of maximum height
To allow what use a galage that is 1600 sept and 18ft tall
Tax number of subject property: $06-34-476-003$
Common address of property: 225 W 30
Parcel dimensions: 90 x 180 Lot area (sq. ft.) 16,200
Street frontage 90 ft Of W 318
Legal description Trotters Sth SybJivision Western 31.6 feet
Of lot 6 and Eastern 58.49 feet of lot 7 Block 1 Section 34-33-8
101 coverage
house -2981
Proposed garage-1600 28%

total 4591

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. , 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 10th OFFICIAL SEAL Signature of Owner Notary Public (Seal) \* NOTARY FUBLIC: STATE OF ILLINOIS My Commission Expires August 1, 2027 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	CH-010	Location of hearing
Filing date	10-10-23	Village Hall
Hearing date	H-6-23	515 South Broadway
Filing fee	\$ 100.00	Coal City, Illinois
Hearing time	7pm	

	Plumbing - yes toilet + sink Flectric yes tring in to house service with 100 ampipanel Drainage just gutters in own yard ingarage	
	Drainage - just gartes aroung yord	
	House	
e u :	Proper	,
C C		
	3-1	
:	fence Fence	
	Alley	

### THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE	
NUMBER	

AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR A
DETACHED GARAGE WITHIN THE REAR YARD OF
225 W. THIRD STREET IN THE VILLAGE OF COAL CITY

DAVID SPESIA, President ALEXIS STONE, Village Clerk

SARAH BEACH
TIM BRADLEY
DAN GREGGAIN
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI
Village Trustees

ORDIN.	ANCE	NO.	

# AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR A DETACHED GARAGE WITHIN THE REAR YARD OF 225 W. THIRD STREET IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Sections 156.161 of the Village of Coal City Zoning Code ("Zoning Code") was filed by Nathan Shain ("applicant") on October 10, 2023 to construct a detached garage; and

**WHEREAS,** Section 156.161 requires adherence to the standards provided within Table 15 including a maximum total square footage of the structure at 1,500 square feet, a maximum height of 15 feet and no dimension of the structure to exceed 36 linear feet; and

WHEREAS, a public hearing was noticed and duly held on November 6, 2023; and

**WHEREAS**, the Village of Coal City Planning and Zoning Board met on November 6, 2023, 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 225 W. Third Street:
  - A. **Special Circumstances Not Found Elsewhere.** The design of the detached garage shall include covered porch area adjacent to the backyard, which drives the total square footage in excess to the allowable maximum, but shall allow residential utilization of this improvement.
  - B. Consistent with the Rights Conferred by the District. The requested variances shall allow the property to remain consistent to the comprehensive plan and allow the petitioner to enjoy a substantial right possessed by other properties within the adjacent neighborhood.

- C. Necessary for Use of the Property. This ordinance shall allow the construction of a detached garage permitting utilization of the property in a manner equivalent to other property owners within the adjacent neighborhood.
- D. **Minimum Variance Recommended.** The petitioner shall utilize a lower roof pitch to lessen the overall height of the structure lessening the overall variance required for the total height of this newly constructed detached garage.
- **Section 3.** <u>Description of the Property</u>. The property is located at 225 W. Third Street in the Village of Coal City and is currently zoned RS-2.
- **Section 4.** Public Hearing. A public hearing was advertised on October 18, 2023 in the Coal City Courant and held by the Planning and Zoning Board on November 6, 2023, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.
- Section 5. <u>Variances</u>. The variances from Section 156.161 requested in the October 10, 2023 Variance Application to the Zoning Code are granted as follows:
  - A. A variance regarding the overall square footage shall be granted to allow an additional 100 square feet in excess of the maximum required totaling 1,600 square feet under roof within the newly constructed detached garage.
  - B. A variance regarding the total height of the structure shall be provided to allow a total height not to exceed 16 feet, which is one foot in excess of the code required 15-foot maximum height.
  - C. A variance regarding the maximum dimension length of 36 linear feet shall be exceeded by 4 feet to allow the construction of the detached garage with a length of 40 feet along with a width of 40 feet.
- **Section 6**. <u>Conditions</u>. The variances granted herein is contingent and subject to be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. This shall include the elimination of the existing shed and the utilization of a 4-12 roof pitch to ensure the total height shall not exceed 16 feet.
- **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.

herewith are hereby repealed;	provided, however, that notion which shall have accrue	rdinances or parts of ordinances in conflict othing herein contained shall affect any ed to the Village of Coal City prior to the
Section 9. <u>Effection</u> passage, approval and publication		l be in full force and effect from and after ovided by law.
SO ORDAINED this & Will Counties, Illinois.	day of	, 2023, at Coal City, Grundy
AYES:		
NAYS:		
ABSENT:		
ABSTAIN:	VILLAGE	OF COAL CITY
	David A. Sp	pesia, President
	Attest:	
	-	
	Alexis Stone	e, Clerk

#### **MEMO**

TO:

Mayor Spesia and the Board of Trustees

FROM:

Matthew T. Fritz

Village Administrator

**MEETING** 

DATE:

November 20, 2023

RE:

GRANTING A CONDITIONAL USE AT 435 W. DIVISION ALONG WITH A VARIANEC FOR CERTAIN MULTI-TENANT SIGNAGE

Bimak, Inc., represented by Mony Iljazi, is the new owner of the commercial development that formerly housed La Piazza. The Iljazi family currently runs three restaurants south of I-80 and are looking to open the restaurant space as soon as they can inspect all of the equipment and decide upon the best restaurant concept for the location. They know they wish to possess a liquor license to include gaming as an accessory utilization of the total space. The capability to gain revenue from gaming is a necessity for this location; gaining the conditional use is a necessity to receive the liquor license allowing the gaming to be offered at the location as well.

In addition to this consideration, the new ownership would like a signage as far east on the existing parking lot as possible. They have noted the difficulty with locating the restaurant property when approaching the property from the east since the only signage is on the building with a much deeper setback than the adjacent property on the east side. The Commercial Design Guidelines allow for the signage to be placed 10' behind the northerly boundary, but they would like the interior side yard setback to be 2' in order to push the signage eastward to avoid creating an instruction within the parking lot on the building's north side.

Due to the request for a conditional use, an interior layout was submitted. One can note that the restaurant space will become somewhat divided. The west portion of the restaurant will receive an interior separation wall to allow the gaming to take place adjacent to a newly installed door between the restaurant and Luevano's Barbershop; this improvement will create a party space in which private table reservations or overflow dining can take place.

No one aside from the petitioners came to the public hearing to speak to the requests. Besides the interior layout, there was some deliberation concerning whether a monument sign should be constructed or the pole sign. Although pole signs are not allowed within Chapter 154 regulating this use, the intersections at adjacent Virginia and Marguerite Streets with Division were deemed safer with the construction of a pole sign. It will have different panels representing three uses on the property, i.e. the new restaurant, the separate gaming entrance, and Luevano's.

Recommendation:	
Adopt Ordinance No: Granting a Conditional Use to Allow Liquor to be served as was Variances regarding the Placement of Signage.	ell

### COAL CITY ZONING APPLICATION

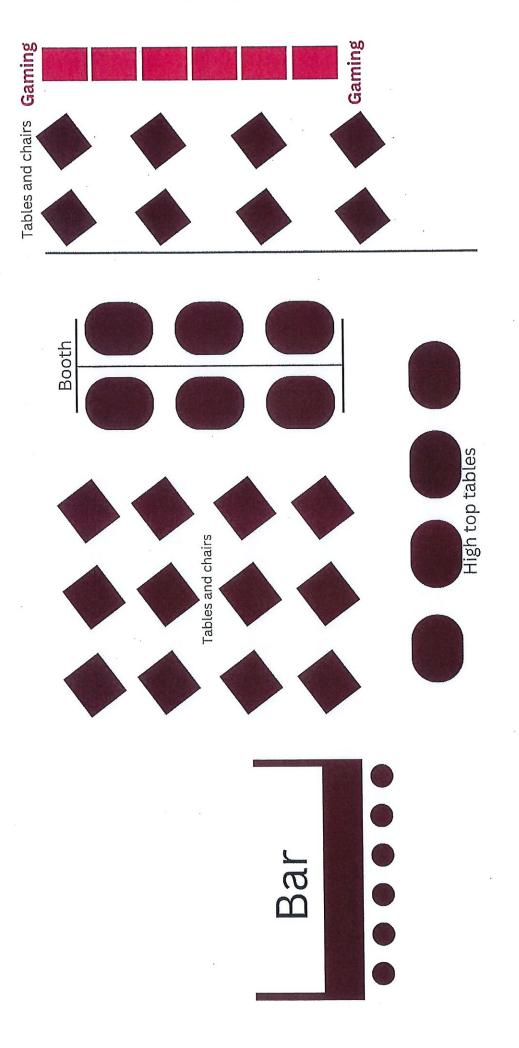
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference. I, (we) certify 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. Shkendise KSHZi , 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 14 day of October, 20 23 NOTARY PUBLIC - STATE OF ILLINOIS Signature of Owner Notary Public (Seal) You may attach additional pages, if needed, to support the documentation of application. Please note the number of pages attached.

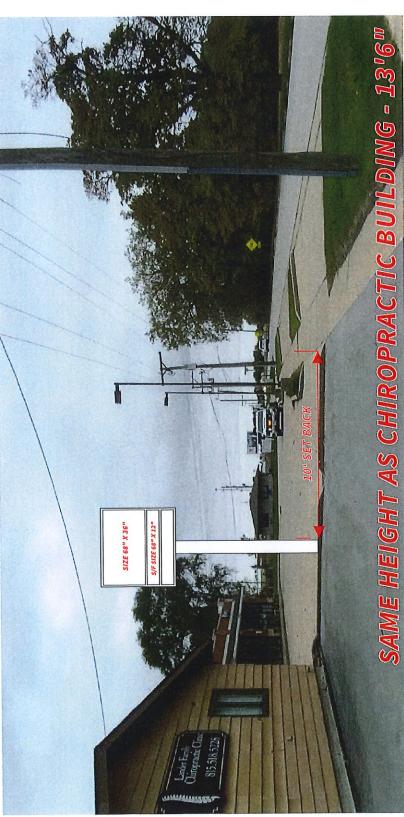
### FOR OFFICE USE ONLY

Case number	ZA-374.	Location of hearing
Filing date	10-13-23	Village Hall
Hearing date	11-10-23	515 South Broadway
Filing fee	<u> 100.00</u>	Coal City, Illinois
Hearing time	nom.	



435 W. Division Sideyard Setback for signage





P 815-774-9621 / P 815-7262975

Joliet, IL 60436

F 815-7749629

US SIGN & ELECTRIC LLC

317 McDonough St.

ussignelectric@gmail.com

**CUSTOMER:** 

LOCATION: 435 W DIVISION

ST, COAL CITY, IL 60416 DATE:10.30.23 DWG:Draft - PS#2

DESIGNER:PG

REVISION:#1

SCALE

(1) D/F POLE SIGN - RETURN: WHITE

- TRIM: WHITE

- FACE: WHITE PLOYCARBONATE 3/16

- ILLUMINATED : 7800K PURE WHITE LED 12V

- ELECTRIC: T.B.D.

S/F SIZE 68" X 12"

SIZE 68" X 36'

..9.1

8<sub>11</sub> b01E

LISTED

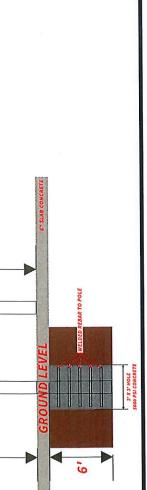
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**CUSTOMER APPROVAL:** 

VOLTS: 120\ AMPS: 5A HERTZ: 50Hz

DATE:





### THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE	
NUMBER	

AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING AT 435 W. DIVISION ALONG WITH SIGNAGE VARIANCES IN THE VILLAGE OF COAL CITY

DAVID SPESIA, President ALEXIS STONE, Village Clerk

SARAH BEACH
TIMOTHY BRADLEY
DAN GREGGAIN
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLIATTI
Village Trustees

Published in pamphlet form by authority of the President and Board of Trustees of the Village of Coal City on , 2023

<b>ORDINANCE</b>	NO.

# AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING AT 435 W. DIVISION ALONG WITH SIGNAGE VARIANCES IN THE VILLAGE OF COAL CITY

WHEREAS, an application for a conditional use and variance according to Section 156.92 and a variance from Section 154.4 of the Village of Coal City Zoning Code ("Zoning Code") was filed by Bimak, Inc. represented by Mony Iljazi("applicant") on October 13, 2023 for the operation of a restaurant without live entertainment or dancing within a C-3 zoned property along with a variance to allow a pole sign within the interior side yard at 435 W. Division; and

**WHEREAS**, to enable alcohol and liquor to be served at the restaurant, a petitioner must submit for a conditional use as listed in Table 7 of the Village Code; and

WHEREAS, the petitioner wishes to have a two-foot minimum setback for the establishment of a multi-tenant pole sign within the interior side yard; and

**WHEREAS**, a public hearing regarding the conditional use and variances' consideration was held on November 6, 2023; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on November 6, 2023 to consider passage of the conditional use request to the Board of Trustees; and

WHEREAS, Section 156.230 permits the Village Board to approve certain uses on a conditional basis 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 conditional uses.

**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 Conditional Use for 435 W. Division:
  - A. **Traffic.** The traffic expected for the uses at this address are consistent with the type of vehicles and flow of vehicles expected within this downtown retail location and shall not cause an adverse impact upon the surrounding neighborhood.

- B. **Environmental Nuisance**. The proposed utilization of the property shall not cause adverse effects within the commercially zoned district.
- C. **Neighborhood Character.** The proposed use shall fit harmoniously within the commercial district and shall not have undue deleterious effect on the environmental quality, property values, or neighborhood character already existing in the area.
- D. **Public Services and Facilities**. No additional public services or facilities shall be required in order to accommodate the multiple retail uses to occur at this retail location.
- E. **Public Safety and Health.** The provision of a restaurant liquor license within this retail location has not been determined as detrimental to the safety or health of the employees, patrons, or visitors associated with the use nor of the general public in the vicinity.
- F. Other Factors. The improvements associated with including a restaurant utilization on W. Division is consistent with the comprehensive plan of the village.
- **Section 3**. Findings of Fact. The Board of Trustees find as follows concerning the Variances for 435 W. Division:
  - A. Special Circumstances Not Found Elsewhere. There are unique circumstances that are particular to this property regarding the physical character of the property due to the manner in which the building sits on the property.
  - B. Unnecessary Hardship. The setback from W. Division for the intended retail utilization of this property has provided an unnecessary hardship for the location of signage to attract users who are traveling westbound on W Division.
  - C. Consistent with Rights Conferred by the District. Is variance is necessary to preserve the substantial property rights possessed by other properties within the C3 zoning district.
  - D. **Necessary for Use of the Property**. Failure to pass this variance will prohibit a reasonable return if only allowed to be utilized under the conditions set forth within the signage requirements. Allowance of the pole sign anchoring to the ground shall allow for greater visibility by northbound residents on the two adjacent streets to W. Division.
  - E. **Minimum Variance Recommended.** The 13'6" pole sign shall allow signage for multiple tenants within the property and is far less than the maximum allowable square footage for total signage at the property and is less than the 15' maximum height allowed due to the existing building height.
- **Section 4.** <u>Description of the Property</u>. The property is located at 435 W. Division in the Village of Coal City within a C-3 District.

- Section 5. <u>Public Hearings</u>. A public hearing concerning the consideration of a conditional use and variances was advertised on October 18, 2023 in the Coal City Courant and held by the Planning and Zoning Board on November 6, 2023 at which time a majority of the Planning and Zoning Board members recommended passage of the Conditional Use and Variances to the Board of Trustees.
- **Section 6.** <u>Conditional Use</u>. The conditional use requested in the October 13, 2023 Conditional Use Application is granted as follows:
  - A. A conditional use in conjunction with Section 156.92 is hereby granted to allow the operation of a restaurant without live entertainment or dancing within a C-3 commercially-zoned district.
- **Section 7**. <u>Conditions related to the Conditional Use</u>. The conditional use granted herein is contingent and subject to the following conditions:
  - A. The facility shall be occupied according to the standards and design as presented within the Applicant's petition and consistent with the Public Hearing of November 6, 2023.
  - B. Occupancy of the retail space shall comply with the health and safety standards of the Village and the Coal City Fire District.
- Section 8. <u>Variances</u>. The variances from Section 156.92 and 154.4 requested in the October 13, 2023 Variance Application to the Zoning Code are granted as follows:
  - A. A variance regarding the pole sign prohibition shall allow the petitioner to install a multi-tenant pole sign with a total height not to exceed 13' 6" bearing square footage of 36 square feet on each side.
  - B. A variance regarding the placement of the pole sign within the interior side yard allowing the foundation to be placed 2' from the easterly boundary of the property, which is an 8' variance from the 10' required within the village code.
- Section 9. <u>Conditions related to the Variances</u>. The variances granted herein is contingent and subject to be constructed in a manner consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. Prior to a signage permit being approved, the petitioner must be granted approval from the signage review Ad Hoc Committee.
- Section 10. 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 CONDITIONAL USE TO OPERATE A RESTAURANT WITHOUT LIVE ENTERTAINMENT OR DANCING AT 435 W. DIVISION ALONG WITH SIGNAGE VARIANCES IN THE VILLAGE OF COAL CITY

herewith are hereby repealed; provided, however, that nothing herein contained shall affect any

Section 11.

Repeal and Savings Clause. All ordinances or parts of ordinances in conflict

	actions, or causes of action ve date of this ordinance.	which sha	ll have accrued to the Village of Coal City prior to the
passag			rdinance shall be in full force and effect from and after et form as provided by law.
& Wil	SO ORDAINED this l Counties, Illinois.	day of_	, 2023, at Coal City, Grundy
	AYES:		
	NAYS:		
	ABSENT:		
	ABSTAIN:		VILLAGE OF COAL CITY
			David A. Spesia, President
			Attest:
			Alexis Stone, Clerk

#### **MEMO**

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz

Village Administrator

**MEETING** 

**DATE:** November 20, 2023

RE: ABATEMENT OF THE PROPERTY TAXES TO BE COLLECTED FROM

COAL CITY AREA CLUB & CULLICK PROPERTIES

Simultaneously, along with the annexation of the Prairie Oak Estates subdivision in 2014, the Village also annexed a portion of the Cullick Farm and the Coal City Area Club. Due to the annexation agreements for both of these property owners, no taxes are to be collected upon the property. This was included within their respective agreements to enable the residential subdivision, which had been previously unincorporated, to become adjacent to the Village of Coal City and enable their sanitary service to be connected to Village utilities. In addition to providing annexation connectivity, both property owners provided an easement in which the actual sanitary utility was located.

Each of these abatement ordinances instruct Grundy County to exclude the value of each of these properties from the area upon which the annual property tax levy shall fall. This is an annual abatement ordinance to be adopted enabling these properties to forego Village taxation.

Recon	nmendation:
1.	Adopt Ordinance No: Abating the 2023 Property Taxes Levied upon the Coal City Area Club.
2.	Adopt Ordinance No: Abating the 2023 Property Taxes Levied upon the "Cullick" Farm.

### THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE	
NUMBER	

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 BY THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR COAL CITY AREA CLUB PROPERTY PREVIOUSLY ANNEXED INTO THE VILLAGE OF COAL CITY

(PINs 06-23-400-001, 06-26-200-001, and 06-26-400-006)

DAVID A. SPESIA, Village President ALEXIS STONE, Village Clerk

SARAH BEACH TIMOTHY BRADLEY DANIEL GREGGAIN BILL MINCEY PAMELA M. NOFFSINGER DAVID TOGLIATTI

Village Trustees

Published in pamphlet form by au	thority of the President	and Board o	of Trustees	of the	Village of
• •	Coal City				
OI	1	, 2023	,		

### ORDINANCE NO. \_\_\_\_\_

### AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 BY THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR COAL CITY AREA CLUB PROPERTY PREVIOUSLY ANNEXED INTO THE VILLAGE OF COAL CITY

(PINs 06-23-400-001, 06-26-200-001, and 06-26-400-006)

WHEREAS, the Village of Coal City (hereinafter, the "Village") is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, the President and Trustees of the Village of Coal City (cumulatively, the "Corporate Authorities"), by Ordinance No. 13-31, entitled An Ordinance Authorizing the Execution of a Pre-Annexation Agreement with the Coal City Area Club Concerning Certain Territory Within the Coal City Area Club, duly adopted on September 30, 2013 (the "Annexation Agreement Ordinance"), authorized the execution of an annexation agreement (the "Annexation Agreement") between the Village and the Coal City Area Club, an Illinois not-for-profit corporation ("Area Club");

WHEREAS, pursuant to the Annexation Agreement Ordinance and authority granted by Division 15.1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1, et seq., the Village and Area Club entered into a legal and binding annexation agreement pertaining to the easternmost portion of the Area Club's real property generally described as a 300 foot-wide strip of land running for approximately two miles along the west side of Dresden Road, legally described as follows:

### PARCEL ONE

The east 300.00 feet of the South Half of the Southeast Quarter of Section 26, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

### PARCEL TWO

The east 300.00 feet of the North Half together with the east 300.00 feet of the North Half of the South Half of Section 26, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

### PARCEL THREE

The east 300.00 feet of the Southeast Quarter together with the east 300.00 feet of the south 60 acres of even width of the Northeast Quarter all in Section 23, Township 33 North, Range 8, East of the Third Principal Meridian, Grundy County, Illinois.

together with any public streets or highways adjacent to or within the said territory described above (cumulatively, the "*Property*");

WHEREAS, pursuant to Section 6 of the Annexation Agreement, the Village agreed to abate on an annual basis the full Village portion of the property taxes for the Property for twenty years or until the Property is earlier subdivided, developed or otherwise used for non-recreational purposes, or until such time as the Village provides police services to the Property;

WHEREAS, 35 ILCS 200/18-184 authorizes municipalities to, upon a majority vote of its governing authority, order the county clerk to abate any portion of its taxes on any property that is the subject of an annexation agreement between the municipality and the property owner;

WHEREAS, following the Village's adoption of Ordinance No. 14-33 on September 29, 2014, entitled An Ordinance Annexing Certain Territory to the Village of Coal City, Grundy and Will Counties, Illinois (the "Annexation Ordinance"), Grundy County split, for tax purposes, the annexed Property from the remainder of the Areas Club's still-unincorporated real property and

assigned the annexed Property new PINs, as follows: 06-23-400-001, 06-26-200-001, and 06-26-400-006; and

WHEREAS, in light of the foregoing and in fulfillment of the Village's annual obligation pursuant to Section 6 of the Annexation Agreement, the Corporate Authorities hereby find that it is advisable and necessary to provide for the abatement of the Village portion of property taxes heretofore or hereinafter levied against the Property for tax levy year 2023 in its entirety.

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

**SECTION 1. RECITALS.** That 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. ABATEMENT OF TAX. The Village hereby orders the Grundy County Clerk to abate one hundred percent (100%) of the Village of Coal City property taxes heretofore or hereinafter levied by the Village of Coal City against PINs 06-23-400-001, 06-26-200-001, and 06-26-400-006 for the tax levy year 2023, payable in 2024.

**SECTION 3. FILING ABATEMENT ORDINANCE WITH COUNTY CLERK.** Forthwith upon the adoption of this Ordinance, the Village Clerk shall file a certified copy hereof with the County Clerk of Grundy County, Illinois and it shall be the duty of said Grundy County Clerk to abate said tax levied for the tax levy year 2023 in accordance with the provisions hereof.

conflict herewith are hereby repealed to the extent of such conflict. SAVING CLAUSE. If any section, paragraph, clause, or provision of this SECTION 5. Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable. This Ordinance shall be in full force and effect from SECTION 6. EFFECTIVE DATE. and after its passage, approval and publication in pamphlet form as provided by law. SO ORDAINED this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_, 2023, at Coal City, Grundy and Will Counties, Illinois, pursuant to a roll call vote as follows: **AYES:** ABSTAIN: NAYS: PRESENT: ABSENT: Approved on this \_\_\_\_\_\_ day of \_\_\_\_\_\_\_\_, 2023. VILLAGE OF COAL CITY David A. Spesia, President Attest: Alexis Stone, Clerk

SECTION 4. RESOLUTION OF CONFLICTS. All ordinances or parts of ordinances in

[SEAL]

STATE OF ILLINOIS )	SS.
COUNTIES OF GRUNDY AND WILL )	DD.
CERT	<u>CIFICATION</u>
	IFY that I am the duly elected and qualified Village and Will Counties, Illinois, and as such official, I am I of said Village.
Number 23, AN ORDINANCE ABATING TO YEAR 2023 BY THE VILLAGE OF COAL CITY, CITY AREA CLUB PROPERTY PREVIOUSLY A 06-23-400-001, 06-26-200-001, and 06-26-400	ng instrument is a true and correct copy of Ordinance HE TAX HEREINAFTER LEVIED FOR THE TAX LEVY GRUNDY AND WILL COUNTIES, ILLINOIS FOR COAL ANNEXED INTO THE VILLAGE OF COAL CITY (PINs 0-006) [hereinafter, the "Ordinance"] adopted at a duly ses, held at Coal City, Illinois, at 7:00 p.m. on the 20 <sup>th</sup>
Ordinance were conducted openly, that the vot that said meeting was called and held at a sp notice of said meeting was duly given to all meeting was called and held in strict complian State of Illinois, as amended, and with the prov	deliberations of the Board on the adoption of said the on the adoption of said Ordinance was taken openly, becified time and place convenient to the public, that of the news media requesting such notice, that said the wisions of the Open Meetings Act of the visions of the Village Code of the Village of Coal City, with all of the provisions of said Act and said Code and
IN WITNESS WHEREOF, I hereunto	affix my official signature and the seal of said Village
at Coal City, Illinois, this day of _	
ALEXIS	STONE, VILLAGE CLERK

	VILLAGE O	F COAL CITY	
STATE OF ILLINOIS	) ) SS.		
COUNTY OF GRUNDY	)		
	FILING CE	<u>RTIFICATE</u>	
of Grundy, Illinois, and as	such official, I do fur	am the duly qualified and act ther certify that on the copy of Ordinance No	day of ,
2023 BY THE VILLAGE COAL CITY AREA CLU	E OF COAL CITY, GRU UB PROPERTY PREVI	TOFORE LEVIED FOR THE INDY AND WILL COUNTIES OUSLY ANNEXED INTO TH 06-26-200-001, and 06-26-40	S, ILLINOIS FOR TE VILLAGE OF
Counties, Illinois (the "Vill	lage") on the 20th day	tees of the Village of Coal C of November, 2023, and exe nat the same has been deposit	ecuted by the Village
IN WITNESS WHE	REOF, I hereunto affix	my official signature and the	seal of said
County, this day of _	, 2023		
(SEAL)		County Clerk of Grundy Co	ounty, Illinois

### THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE	
NUMBER	

AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 BY THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR THE PORTION OF THE "CULLICK FARM" PROPERTY PREVIOUSLY ANNEXED INTO THE VILLAGE OF COAL CITY

(PIN 06-35-226-002)

DAVID A. SPESIA, Village President ALEXIS STONE, Village Clerk

SARAH BEACH TIMOTHY BRADLEY DANIEL GREGGAIN BILL MINCEY ALEXIS STONE DAVID TOGLIATTI

Village Trustees

Published in pamphlet form by authority of the l	President and Board of Trustees of the Village of
Coal	City
on	, 2023

### ORDINANCE NO.

### AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 BY THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR THE PORTION OF THE "CULLICK FARM" PROPERTY PREVIOUSLY ANNEXED INTO THE VILLAGE OF COAL CITY

### (PIN 06-35-226-002)

WHEREAS, the Village of Coal City (hereinafter, the "Village") is an Illinois municipal corporation organized and operated under the laws of the State of Illinois; and

WHEREAS, the Village is a non-home rule municipality and, as such, may exercise delegated statutory and Constitutional powers and such powers as are necessarily implied therefrom; and

WHEREAS, the President and Trustees of the Village of Coal City (cumulatively, the "Corporate Authorities"), by Ordinance No. 14-26, entitled An Ordinance Authorizing the Execution of an Annexation Agreement with the Chicago Trust Company, N.A., as Trustee Under Trust Agreement Dated August 30, 1996 and known as Trust No. BEV 8-9750 Concerning Certain Territory in Unincorporated Grundy County, Illinois, duly adopted on August 11, 2014 (the "Annexation Agreement Ordinance"), authorized the execution of an annexation agreement (the "Annexation Agreement") between the Village and The Chicago Trust Company, N.A., as Trustee Under Trust Agreement Dated August 30, 1996 and known as Trust No. BEV 8-9750 ("Owner"); and

WHEREAS, pursuant to the Annexation Agreement Ordinance and authority granted by Division 15.1 of the Illinois Municipal Code, 65 ILCS 5/11-15.1-1, *et seq.*, the Village and Owner entered into a legal and binding annexation agreement pertaining to a 2.07 acre, 300' x 300' portion of real property bounded on the east by Dresden Road and to the north by the Claypool Drainage District and legally described as follows:

The northeasterly 300' x 300' portion of the north half of the eastern half of northeastern section 35-33-8 bounded on the north by the Claypool Drainage District and bounded on the east by Dresden Road Right-of-Way, all located within Grundy County, Illinois.

together with any public streets or highways adjacent to or within the said territory described above (cumulatively, the "Property"); and

WHEREAS, pursuant to Section 6 of the Annexation Agreement, the Village agreed to abate on an annual basis the full Village portion of the property taxes for the Property for twenty years or until the Property is earlier subdivided, developed or otherwise used for non-agricultural purposes, or until such time as the Property is sold or transferred; and

WHEREAS, 35 ILCS 200/18-184 authorizes municipalities to upon a majority vote of its governing authority, order the county clerk to abate any portion of its taxes on any property that is the subject of an annexation agreement between the municipality and the property owner; and

WHEREAS, following the Village's adoption of Ordinance No. 14-27 on August 25, 2014, entitled An Ordinance Annexing Certain Territory to the Village of Coal City, Grundy and Will Counties, Illinois (Cullick Farm Portion) (the "Annexation Ordinance"), Grundy County split, for tax purposes, the annexed Property from the remainder of Owner's still-unincorporated real property and assigned the annexed Property a new PIN, as follows: 06-35-226-002; and

WHEREAS, in light of the foregoing and in fulfillment of the Village's annual obligation pursuant to Section 6 of the Annexation Agreement, the Corporate Authorities hereby find that it is advisable and necessary to provide for the abatement of the Village portion of property taxes heretofore levied or that will be hereinafter levied against the Property for tax levy year 2023 in its entirety.

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

**SECTION 1. RECITALS.** That 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. ABATEMENT OF TAX.** The Village hereby orders the Grundy County Clerk to abate one hundred percent (100%) of the Village of Coal City property taxes heretofore or hereinafter levied by the Village against PIN 06-35-226-002 for the tax levy year 2023, payable in 2024.

<u>SECTION 3.</u> <u>FILING ABATEMENT ORDINANCE WITH COUNTY CLERK.</u> Forthwith upon the adoption of this Ordinance, the Village Clerk shall file a certified copy hereof with the County Clerk of Grundy County, Illinois and it shall be the duty of said Grundy County Clerk to abate said tax levied for the tax levy year 2023 in accordance with the provisions hereof.

**SECTION 4. RESOLUTION OF CONFLICTS.** All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 5. SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 6. EFFECTIVE DATE.	This Ordinance shall be in full force and effect from
and after its passage, approval and publica	tion in pamphlet form as provided by law.
SO ORDAINED this day	of, 2023, at Coal City,
Grundy and Will Counties, Illinois, pursua	ant to a roll call vote as follows:
AYES:	
NAYS:	
ABSENT:	
ABSTAIN:	
PRESENT:	
Approved on this day of	, 2023.
	VILLAGE OF COAL CITY
	David A. Spesia, President
Attest:	
Alexis Stone, Clerk	
[SEAL]	

STATE OF ILLINOIS ) ) SS.
COUNTIES OF GRUNDY AND WILL )
<u>CERTIFICATION</u>
I, Alexis Stone, DO HEREBY CERTIFY that I am the duly qualified and acting Village Clerk of the Village of Coal City, Grundy and Will Counties, Illinois, and as such official, I am keeper of the records, ordinances, files and seal of said Village.
I HEREBY CERTIFY that the foregoing instrument is a true and correct copy of Ordinance Number 23, AN ORDINANCE ABATING THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 BY THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR THE PORTION OF THE "CULLICK FARM" PROPERTY PREVIOUSLY ANNEXED INTO THE VILLAGE OF COAL CITY (PIN 06-35-226-002) [hereinafter, the "Ordinance"] adopted at a duly called Regular Meeting of the Board of Trustees, held at Coal City, Illinois, at 7:00 p.m. on the 20th day of November, 2023.
I DO FURTHER CERTIFY that the deliberations of the Board on the adoption of said Ordinance were conducted openly, that the vote on the adoption of said Ordinance was taken openly, that said meeting was called and held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as amended, and with the provisions of the Village Code of the Village of Coal City, as amended, and that the Board has complied with all of the provisions of said Act and said Code and with all of the procedural rules of the Board.
IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said Village

ALEXIS STONE, VILLAGE CLERK VILLAGE OF COAL CITY

at Coal City, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

	STATE OF ILLINOIS COUNTY OF GRUNDY	) ) SS. )
		FILING CERTIFICATE
•	I, the undersigned, do of Grundy, Illinois, and as so 2023, there was filed in my	hereby certify that I am the duly qualified and acting Clerk of the County ch official, I do further certify that on the day of, ffice a duly certified copy of Ordinance 23 entitled:
	2023 BY THE VILLAGE	NG THE TAX HERETOFORE LEVIED FOR THE TAX LEVY YEAR OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS FOR THE VILLAGE OF COAL CITY (PIN 06-35-226-002)
	Counties, Illinois (the "Villa	t and Board of Trustees of the Village of Coal City, Grundy and Will ge") on the 20th day of November, 2023, and executed by the Village Village Clerk, and that the same has been deposited in the official files
	IN WITNESS WHE	EOF, I hereunto affix my official signature and the seal of said
	County, this day of _	, 2023.
	(SEAL)	County Clerk of Grundy County, Illinois

### **MEMO**

TO:

Mayor Spesia and the Board of Trustees

FROM:

Matthew T. Fritz

Village Administrator

**MEETING** 

DATE:

November 20, 2023

RE:

ASSIGNMENT OF NCICG TO COMPLETE THE DCEO HOUSING

REHABILITATION PROGRAM

Coal City relies upon staff at the North Central Illinois Council of Governments (NCICG) in order to apply for available grants as well as administration of certain awarded grants. The Department of Commerce and Economic Opportunities (DCEO) awarded Coal City a Housing Rehabilitation Grant of \$650,000 via Grant #22-243004 within this past year. This award came on about the third time it was requested and as a second phase to the portion of town that had already been completed.

Of the federal funds allotted to the Community Development Block Grant (CDBG) program that is administered by DCEO, \$35,000 is available for the administration of the grant, which requires interaction with certified contractors and qualified homeowners. This amount is provided within the adopting Resolution this evening that shall allow regular payments to NCICG for their hours of administration. To date, homes have been selected for the alternate Illinois Housing Development Agency (IHDA) program, which was also awarded this year. The homes to be selected for the DCEO Housing Rehab Program will likely get under way in the first quarter of 2024.

Recommendation:	
Adopt Resolution No of the Housing Rehabilitation	: Entering into an Agreement with NCICG for the Administration Grant #22-243004.

Resolution#	

### RESOLUTION TO ENTER INTO AN AGREEMENT FOR ADMINISTRATION AND COORDINATION SERVICES FOR A COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM HOUSING REHABILITATION ON BEHALF OF THE VILLAGE OF COAL CITY

This AGREEMENT, made and entered into as of this	of	, 2023 by and
between the VILLAGE OF COAL CITY, Illinois (hereinaft	er referred to	as the "VILLAGE") and the
North Central Illinois Council of Governments, 613 W. Ma	rquette Street	, Ottawa, Illinois (hereinafter
referred to as the "COUNCIL").		

### :WITNESSETH:

WHEREAS, the VILLAGE OF COAL CITY is desirous of entering into an Agreement with the State of Illinois to provide for financial aid to the VILLAGE under Title I of the Housing and Community Development Act of 1974, as amended, for a CDBG housing rehabilitation grant to rehab 10 privately owned single family unit homes,

WHEREAS, the VILLAGE desires to engage the COUNCIL to render certain technical advice, management, and assistance in the administration of the CDBG Program, grant #22-243004.

NOW, THEREFORE, the parties hereto do mutually agree as follows:

### **GRANT ADMINISTRATION**

THE COUNCIL AGREES to perform the following duties for the VILLAGE in consultation with the Village President and Village Board and their designated representatives:

- 1. Fulfillment of Grant Agreement Conditions/Requirements
  - The COUNCIL will administer the grant in accordance with the provisions of the Department of Commerce and Economic Development (DCEO) grant agreement between DCEO and the VILLAGE to assure the VILLAGE'S compliance responsibilities with respect to said grant. The COUNCIL will also undertake to prepare and submit all materials required by DCEO to satisfy any conditions of the grant agreement, including the Environmental Review Procedures, to secure an unconditional grant agreement for the VILLAGE. All other stipulations of this AGREEMENT shall be void if conditions stipulated in the VILLAGE'S grant agreement with DCEO are not satisfactorily fulfilled.
- 2. <u>Fund Management</u>

The COUNCIL shall act as coordinator for financial management services, making or causing to be made in the proper manner DCEO vouchers to draw down grant funds and see to the timely payment of those entitled to payment, subject to VILLAGE authorization. The VILLAGE agrees to permit the COUNCIL to establish a separate non-interest-bearing checking account (or accounts, as necessary) for the purpose of this program and to inspect and authorize all program payments.

3. Reporting

The COUNCIL will establish a grant management filing system and shall prepare and submit all necessary reports, forms, schedules, accounts, and all other documents required or requested by DCEO, or other state or federal agency or independent firms performing any audit or monitoring

activity for program compliance purposes. Copies of all program documents will be maintained at a place designated by the VILLAGE for a period of three (3) years after program completion. The COUNCIL will render reports, either oral or written, at the request of the VILLAGE concerning the COUNCIL'S activities and program progress to either the VILLAGE Board or other groups.

### 4. <u>Day-to-Day Coordination</u>

The COUNCIL shall at all times during this AGREEMENT provide the VILLAGE with day-to-day coordination of program activities and shall, as often as required, monitor, inspect, and examine the project to ensure that all activities are being performed in accordance with applicable federal, state, and local requirements.

### **COST OF SERVICES**

Administration fee - \$35,000.00 to be paid by grant funds with payments to be made on a periodic basis as agreed upon by the VILLAGE and the COUNCIL.

### **OTHER PROVISIONS**

- 1. Termination: This AGREEMENT shall be terminated if the COUNCIL ceases to exist as an organization under Illinois law and other related provisions. In the event that this happens, this termination will be effective as part of the COUNCIL'S dissolution with the VILLAGE being duly notified in writing. This AGREEMENT may also be terminated if the VILLAGE and the COUNCIL mutually agree in writing that the objectives of this AGREEMENT cannot be met. The VILLAGE and the COUNCIL will mutually determine, in writing, any payments which may be due in the event of termination under this AGREEMENT.
- 2. COUNCIL Not Liable: The VILLAGE shall hold the COUNCIL harmless from any and all claims, demands, and actions based upon or arising out of any services performed by the COUNCIL, its officers, its employees, their associates, and their employers under this AGREEMENT.
- 3. This AGREEMENT constitutes the entire AGREEMENT between the parties hereto, and no changes in or additions to said AGREEMENT shall be valid unless in writing signed by the parties hereto.
- 4. This COUNCIL shall perform the services hereunder as an independent contractor and shall not be considered an employee or agent of the VILLAGE for any purpose.
- 5. This AGREEMNT is personal between the VILLAGE and the COUNCIL, and any assignment of this AGREEMENT or of any of the funds due is expressly prohibited.
- 6. This AGREEMENT shall be interpreted and construed according to the laws of the State of Illinois.
- 7. The VILLAGE AGREES to pledge its support and assistance to the COUNCIL on an as needed basis in the coordination of application activities on behalf of the VILLAGE.

NOW, THEREFORE, BE IT RESOLVED BY THOSE THE VILLAGE OF COAL CITY that this AGD the Village President and Village Clerk are hereby	IE VILLAGE PRESIDENT AND VILLAGE BOARD REEMENT be adopted by the Village of Coal City and authorized to execute said AGREEMENT.
Passed and adopted thisday of	, 2023.
IN WITNESS WHEREOF, the VILLAGE and the date first above written.	COUNCIL have executed this AGREEMENT as of the
FOR THE CITY:	FOR THE COUNCIL:
David Spesia, Village President	Jennifer Scheri, President
ATTEST:	ATTEST:
Alexis Stone, Village Clerk	Steve Aubry, Secretary
(SEAL)	(SEAL)

### **MEMO**

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz

Village Administrator

**MEETING** 

**DATE:** November 20, 2023

RE: INSTRUCTIONS FOR HIRING 2 NEW POLICE OFFICERS

Due to transitions within the Police Department, and the capability to train new recruits within the department, two additional officers shall be requested at this time. The FY24 Budget had these two positions allocated, but two of the most recent hires have bene undergoing field training and a new list needed to be established by the Board of Fire & Police Commissioners.

At this point, the Board customarily sends formal notification to the Board of Fire & Police Commissioners informing them of such vacancies and requesting them to be filled with additional candidates from the village's new officer pool of candidates. Such letter has been prepared and attached.

### Recommendation:

Instruct the Board of Fire & Police Commissioners of the need to appoint two new candidates to fill currently available vacancies.



### VILLAGE OF COAL CITY

David A. Spesia

President

Alexis Stone Village Clerk

Sarah Beach Bill Mincey Village Trustees
Tim Bradley
Pamela M. Noffsinger

Dave Togliatti Dan Greggain

November 20, 2023

Mr. Jason Lusson Board of Police Commissioners

RE:

HIRING OF 2 ADDITIONAL FULL-TIME OFFICERS

Dear Mr. Lusson:

Thank you for your diligence and working with the Police Department to prepare an updated list of candidates. The Village Board traditionally informs the Board of Police & Fire Commissioners of an opening and the need to hire any additional officers. Due to the timing of the available training positions within the State of Illinois, it was requested of the Village Administrator that two officers be hired for upcoming training positions in 2024.

Thank you for fulfilling the current necessity to hire these two new officers and your effort and attention to details in these matters.

Sincerely,

David Spesia Mayor



### 6th Annual Holiday Hustle 5K Run/Walk

### Sponsorship Form

Sponsorship for the 6th Annual Holiday Hustle 5K Run/Walk will benefit local organization GFWC IL Coal City Junior Woman's Club. The GFWC IL Coal City Junior Woman's Club was formed in 1952, and is a member of the General Federation of Women's Club which is worldwide. They are a non-profit volunteer organization that strives to make our community a better place by a desire to create positive change now and in the future. Proceeds from this event will directly benefit the local organization's goals.

\*\*\*\*In order to guarantee inclusion in all printed materials, sponsorships must be submitted by Oct. 27, 2023

Thank you for your support!

Sincerely, the Holiday Hustle Committee

### **MEMO**

TO:

Mayor Spesia and the Board of Trustees

FROM:

Matthew T. Fritz

Village Administrator

MEETING

DATE:

November 20, 2023

RE:

ANNUAL LIABIALITY & WORKERS COMPENSATION RENEWAL

The Village of Coal City gains it access to the insurance market for general liability insurance as well as its associated coverage lines and workers compensation coverage via the Illinois Municipal Insurance Cooperative (IMIC), which utilizes a brokerage service in order to supply theses coverages for all of its members while providing them the advantages of much larger municipalities by offering self-insurance advantages. This results in a loss fund contribution year after year that is an asset to the collective body rather than simply paying additional premiums individually that buy private market insurance separately.

Coal City's renewal outpaced the group as a whole receiving a 9.61% increase over last year's cost of coverages. The greatest factor causing this increase is the overall increases in buildings across the entirety of the group — Coal City's building values increased 35% after having completed new appraisals this year and having added the new sanitary treatment plant. Payroll (increase of 11%) and gross operating expenditures (up 1%) increased as well. IMIC as a whole is rated to cost 10.34% higher than the cost of these coverages last year. The group has taken a new step to leverage its group purchasing capability and has added a new banded layer to the coverage, which works like a vanishing deductible on top of the initial self-insured retention. However, all of the limits remain the same, i.e. \$7 million of total coverage with deductibles remaining at \$1,000 per property and auto claim with the boiler and machinery policy requiring a \$25,000 deductible.

Cyber coverage provided surprising savings versus past costs. This year's cost is 34% less than the cost of coverage last year. Its deductible remains at \$25,000. There was also a small reduction made in the cost of workers' compensation coverage. Overall, the impact on this renewal to the proposed tax levy is inconsequential; while the total liability increased and the workers' compensation coverage decreased, here were some additional levy line item reductions to offset the overall liability insurance increase.

Attached are different informational pieces – the first page is Coal City's renewal across all coverages. The next is the structure chart showing how the pool utilizes its coverages. The third page provides examples of how the newly incorporated banded layer shall work within two different examples. The last two pages show the overall values across all of the 13 municipal units within IMIC as to their coverage increases as well as the status of unrestricted assets being held collectively. Annually, the group funds the total projected loss fund at 85% to save 15% up front and then pays the annual administrative costs from eth loss fund as well. This year, these

reserves were utilized in order to get appraisals for all members to go to market with up to date information to gain a better renewal versus doing the same with outdated information. Having already provided these benefits, the chart shows over \$200,000 of unrestricted assets remain in addition to the restricted assets, which represent funds remaining within past insurance policy years in which the "insured but not reported (IBNR)" has not fully occurred.

### Recommendation:

Authorize the Village Administrator to bind coverage within the IMIC proposal for general liability and workers' compensation coverage totaling \$435,387 for the policy year December 31, 2023 through December 30, 2024.

### Illinois Municipal Insurance Cooperative (IMIC) Village of Coal City

Member Cost Comparison

Coverage Description	Expiring	Renewal % Change	
Premiums:			
Package Policy *	\$86,403	\$85,650	
Loss Fund Corridor	N/A	\$18,833	
Excess Liability *	\$10,514	\$11,281	
Loss Fund (85% Funded) **	\$111,520	\$128,061	= 1
Cyber Liability	\$12,449	\$8,172	
Excess Property *	\$7,657	\$13,002	
Boiler & Machinery	\$2,145	\$2,882	
Workers Compensation	\$150,248	\$149,204	,
Claims Administration	\$4,995	\$6,895	
Loss Control	\$1,000	\$799	50
Brokerage Fee	\$10,300	\$10,609	
Total Premiums:	\$397,231	\$435,387	.61%
			11 - 12 - 12 - 12

Exposure Summary:			% Char	nge
Total Insured Values	\$20,807,419	\$28,162,576		35%
Population	5,587	5,587		0%
Gross Operating Expenditures	\$12,500,000	\$12,630,862		1%
Police (Including Jail Personnel)	11	11		0%
Armed	11	11		0%
Vehicles	35	36	8	3%
Payroll	\$2,232,896	\$2,472,941	in a	11%
Total Cost:	\$397,231	\$435,387		9.61%

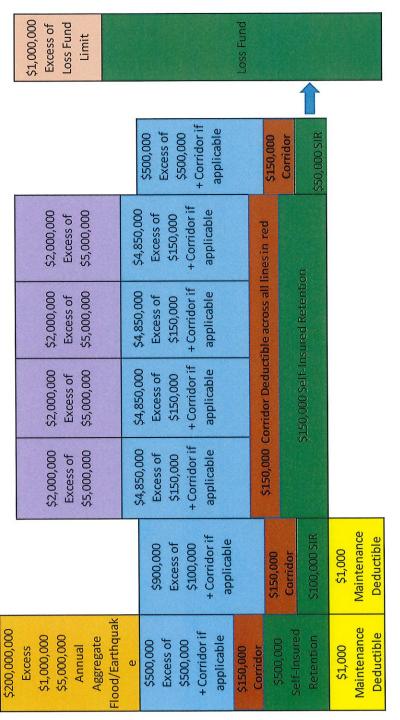
<sup>(\*)</sup> Includes Surplus Lines Taxes & Fees

Expiring: \$131,200 Renewal: \$150,660

<sup>(\*\*)</sup> Fully Funded Loss Fund:



## Option 2 \$150K Corridor Deductible



**Deductible** is aggregated exhausted it disappears The use of the Corridor each loss. Once it is

Property

General Liability Damage **Physical** Auto

**-mployee** Benefits

Liability

Liability Enforcement Liability

Employee Dishonesty **Employment** Practices Liability/

Liability

Loss Fund

Crime/

Automobile Public Officials

Law



# \$150K Corridor Deductible - Example 1

Corridor exhausted – now no corridor applies

	Claim 2:	Claim 2: \$300k Liability Claim
SIR	SIR \$150,000	\$300,000 -\$150,000 SIR = \$150,000 remaining
Corridor	Corridor Exhausted	\$0
Carrier	Ambridge	Carrier paid \$150,000





# \$150K Corridor Deductible - Example 2

/_			
Claim 1: \$250k Liability Claim	\$250,000 -\$150,000 SIR = \$100,000 remaining of claim	\$150,000 corridor-\$100,000 claim remaining= \$0 left of claim to pay \$50,000 left of corridor	No carrier payment needed
Clain	SIR \$150,000	Corridor \$150,000	Ambridge
	SIR	Corridor	Carrier

	Claim	Claim 2: \$600k Property Claim
SIR	SIR \$500,000	\$600,000 -\$500,000 SIR = \$100,000 remaining of claim
Corridor	Corridor is now \$50,000	\$100,000 - \$50,000 corridor = \$50,000 of claim remaining <b>\$0 left of corridor</b>
Carrier	Ambridge	Carrier Paid \$50,000
		-

### Corridor exhausted – next no corridor applies

	Claim	Claim 3: \$340k Liability Claim
SIR	SIR \$150,000	\$340,000 - \$150,000 SIR = \$190,000 remaining
Corridor	Corridor Exhausted \$0	\$0
Carrier	Ambridge	Carrier paid \$190,000







### **Exposure Comparison**

0       \$566,568,282       36         93,578       -20         242       -15         235       -15         8       \$40,472,589       7.         31       \$165,566,680       18         1       \$28,716,340       6.         599       2.		2022 2033	202-202	%
\$414,838,320       \$566,568,282         117,782       93,578         286       242         273       235         \$37,816,418       \$40,472,589         \$140,269,051       \$165,566,680         \$27,059,801       \$28,716,340         583       599		2022-2023	505-505-	
117,782       93,578         286       242         273       235         \$37,816,418       \$40,472,589         \$140,269,051       \$165,566,680         \$27,059,801       \$28,716,340         583       599	Total Insured Values	\$414,838,320	\$566,568,282	36.58%
286       242         273       235         \$37,816,418       \$40,472,589         \$140,269,051       \$165,566,680         \$27,059,801       \$28,716,340         583       599	Population	117,782	93,578	-20.55%
273       235         \$37,816,418       \$40,472,589         \$140,269,051       \$165,566,680         \$27,059,801       \$28,716,340         583       599	Police (including Jail Personnel)	286	242	-15.38%
\$37,816,418 \$40,472,589 \$140,269,051 \$165,566,680 \$27,059,801 \$28,716,340 583 599	Police Armed	273	235	-13.92%
\$140,269,051 \$27,059,801 \$58,716,340 \$583 \$59	Total Payroll	\$37,816,418	\$40,472,589	7.02%
\$27,059,801 \$28,716,340 583 599	Gross Operating Expenditures	\$140,269,051	\$165,566,680	18.04%
583	Vehicle Value	\$27,059,801	\$28,716,340	6.12%
	Vehicles	583	599	2.74%





### **IMIC Surplus Review**

As of 12/31/22

