

COAL CITY
VILLAGE BOARD MEETING
Monday, March 25, 2024
7:00 P.M.

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes
Regular Meeting 03/13/2024
Budget Mtgs. 03/11/24, 03/18/24, 03/21/24
4. Approval of Warrant List
5. Public Comment
6. Commendation of Patrol Officer Connor Goron
7. Proclamation for Child Abuse Prevention and Awareness and Requests to allow two events in Campbell Park - Coal City Junior Women's Club
8. Ordinance 24-07
Map Amendment at 833/835/837 E. First St.
9. Ordinance 24-08
Granting Variance for a Multi-Family Unit at 833/835/837 E. First St.
10. Ordinance 24-09
Tax Abatement on General Obligation Bonds for Tax Levy 2023

11. Ordinance 24-10

Approve Annual Municipal Budget for the
Fiscal Year 2024/2025

12. Authorize Maintenance Director to Sign into 1 year Contract with Illinois
Department of Central Management Services for Rock Salt

13. Approval of Bid for the Demo and Removal of 425 and 435 S. Broadway Homes

14. Approval of Sanitary Treatment Piping Replacement

15. Payment Request #1 for Brandt Excavating for Carbon, Elm & Spring Water Main
Replacement

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

- Community Foundation Grant Awarded

22. Report of Village Administrator

23. Adjourn

Proclamation

WHEREAS, Nearly 100,000 children in Illinois are reported as abused or neglected every year; and

WHEREAS, Child abuse prevention is a community responsibility and finding solutions depends on involvement among all people; and

WHEREAS, Communities must make every effort to promote programs that benefit children and their families;

WHEREAS, Effective child abuse prevention programs succeed because of partnerships among agencies, schools, religious organizations, law enforcement agencies, and the business community; and

WHEREAS, everyone in the community should become more aware of child abuse prevention and consider helping parents raise their children in a safe, nurturing environment;

NOW, THEREFORE, I David A. Spesia, Mayor do hereby proclaim the month of April 2024 to be Child Abuse Prevention Month in Coal City, Illinois, and urge all citizens to work together to help reduce child abuse and neglect significantly in years to come.

Dated this 1st of April, 2024.

David A. Spesia
Mayor of Coal City, Illinois



GFWC IL Coal City Junior Woman's Club

March 20 2024

Dear Village of Coal City:

The GFWC Illinois Coal City Junior Woman's Club is seeking approval of the use of Campbell Memorial Park for two events we are planning.

The first is asking permission to "plant" pinwheels in Campbell Memorial Park for the month of April, as Child Abuse Prevention and Awareness month. The blue pinwheels are the symbol of childhood innocence and are nationally known to symbolize April as Child Abuse Prevention and Awareness month.

We plan to plant the pinwheels on April 5 at 5pm and will retrieve them by April 30th. If your maintenance facility needs them moved to mow grass or whatever, please have them contact me so I can pull the pinwheels up so we may reuse them next year. Please do not throw the pinwheels away.

I have attached, with this letter, a proclamation for the mayor's consideration in hopes that he will sign. You may scan and email it back to me after he signs it or I can come to the Village Hall to pick it up.

The second request of using the park is for our First Annual Spring Market to be held on Sunday, May 5th from 12-4pm. The success of our Kriskindle Market last November has sparked us to do a similar event in the spring as well. As with the Kindle Market, we will have vendors positioned in the park, have food/beverage trucks, and have entertainment in the gazebo. We already have vendors very interested in participating. This event will take place rain or shine. We will need use of the concession stand to sell drinks and packaged treats.

We truly appreciate all the support you have given our club with our activities and our projects that involve the community so we can better bring the community together.

Sincerely,

Cherie Sieger, President

GFWC IL Coal City Junior Woman's Club
cheriegfwc@gmail.com
773-259-3403

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: REZONING FOR MULTI-FAMILY UNIT AT WEST END OF E. FIRST STREET

Craig Van Duyne, who currently owns an oddly shaped former railroad siding parcel at the west end of E. First Street across the street from an existing 3-unit building at 845-865 E. First Street, is attempting to acquire a rear portion of Lot1 of the O'Reilly's commercial lot that has not and is not planned to be utilized for commercial development now or in the future. With the newly acquired portion of property, Mr. Van Duyne wishes to consolidate the new portion of land with his existing portion, identified as PIN #06-35-461-016, to accommodate the development of a 3-unit multifamily dwelling across from the existing 3-unit building on the west side of E. First Street (which is to be paved after some drainage work to be conducted by the Public Works staff).

The attached ordinance is the result of a positive recommendation that came from the Zoning Board of Appeals at its January 15th meeting. The map amendment was recommended 4-3, but the amendment was being considered alongside variances for the construction of the 3-unit on Van Dune's consolidated property. The petitioner's requests for development was split into two motions – the first regarding the map amendment, which received a positive recommendation and the second regarding the necessary variances which was denied. At the next meeting of the Village Board on January 24th, an ordinance considering the necessary variances was considered and denied. Mr. Van Duyne requested that he be allowed to submit another request for variances prior to the Board considering the Map Amendment. That consideration was provided at the March 18th Meeting and is the subject of the next ordinance on the agenda.

As far as the opposing views regarding the map amendment dating back to the January 15th public hearing before the Zoning Board of Appeals, those in opposition would prefer the parcel remain commercial to be retained for future development. However, there are easements regarding the parcel, which naturally divide this property that shall never allow a structure to be built on the 16.5' that align with the east/west alley directly adjacent to the east and behind the O'Reilly's building. A vote in support of this ordinance is a vote that aligns with the majority of the Zoning Board of Appeals.

Recommendation:

Adopt Ordinance No. ____: Granting a Map Amendment at 833, 835 & 837 E. First Street.

THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A ZONING AMENDMENT FOR THE MULTI-FAMILY
REDEVELOPMENT AT 833, 835 & 837 E. FIRST STREET**

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 _____, 2024

ORDINANCE NO. _____

AN ORDINANCE GRANTING A ZONING AMENDMENT FOR THE MULTI-FAMILY REDEVELOPMENT AT 833, 835 & 837 E. FIRST STREET

WHEREAS, an application for a zoning map amendment provided in Section 156-270 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the property owner and agent of an additional portion to be consolidated, Craig Van Duyne (“Applicant”), on November 28, 2023 to amend the current C-3 zoning of the property to RM-1 Low Density Multi-Family Residential District; and

WHEREAS, Section Table 4 within the zoning code establishes certain minimum design standards for RM-1 zoning; and

WHEREAS, Applicant seeks approval for a map amendment to allow the construction of multi-family dwelling units on the newly consolidated property; and

WHEREAS, a public hearing was properly noticed and duly held on January 2, 2024 at which time that matter was continued until the next meeting of January 15, 2024; and

WHEREAS, following discussion of the map amendment a majority of the Zoning Board of Appeals members voted to positively recommend the requested zoning map amendment; and

WHEREAS, Section 156.270 permits the Village Board to approve variations from the Zoning Code; and 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 finds as follows concerning the Map Amendment for 833, 835 & 837 E. First Street:

- A. **Compatible with Use or Zoning of Environs.** The existing utilization across the street from this newly created consolidated property is compatible since it has hosted a 3-unit multi-family complex for at least two decades. The requested zoning of the property is more compatible than its current commercial classification.

- B. Supported by Trend of Development.** The former C-3 zoning of this portion of property is not supported by the trend of development due to the recent investment by a national franchise to build its improvement with a depth along Division that allowed the portion to be conveyed to the Applicant to be consolidated with an existing portion of RM-1 land previously acquired by the Applicant and located directly from a successful multi-family dwelling unit across First Street.
- C. Consistent with Comprehensive Plan Objectives.** Offering diverse, affordable housing is stated as an objective within the residential development portion of the Village's "Coal City 2035" Comprehensive Plan; this rezoning assists in meeting this need to include infill locations.
- D. Furthers Public Interest.** This development shall accommodate a lower intensity utilization to accommodate the adjacent residentially-zoned area along E. First Street behind the Division Street commercial frontage.

Section 3. Description of the Property. The property is located at the west end of E. First Street, across from 845 – 865 E. First Street to include the consolidation of the property identified as PIN# 06-35-461-016 along with a portion of land to be acquired from 6S ORLY that is that portion of existing PIN# 06-35-483-002 described as:

That part of Lot1 of ORLY Route 113 Subdivision, being a subdivision of part of the southeast quarter of Section35, Township 33 north, Range 8 east of the 3rd principal meridian, according to the plat thereof recorded June 20, 2022 as Document # 613880 described as follows: beginning at the most northeasterly corner of said Lot 1, thence southwesterly 71.41 feet along a curve to the left, having a radius of 1,423.62 feet and a chord bearing and distance of south 56 degrees 46 minutes 46 seconds west 71.40 feet, along the northerly line of said Lot 1 to the westerly line of said Lot 1; thence south 01 degree 08 minutes 07 seconds east 123.38 feet, along said westerly line of Lot 1; thence north 88 degrees 22 minutes 42 second east 60.50 feet, to the northeasterly line of said Lot 1; thence north 01 degree 08 minutes 07 seconds west 160.79 feet, along said northeasterly line of Lot 1, to the point of beginning, all in Grundy County IL and containing .197 acres more or less.

Section 4. Public Hearing. Following due and timely notice via an advertisement on December 13, 2023 in the Coal City Courant, the certified mailing of notice to abutting property owners, and the posting of a sign on the Property in accordance with Section 156-30 of the Village Code, a public hearing was held by the Zoning Board of Appeals on January 2, 2024, extended until its next meeting of January 15, 2024, at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Map Amendment. The property shall be rezoned from its current C-3 Community Commercial District to RM-1 Low Density Multi-Family Residential District.

**AN ORDINANCE GRANTING A ZONING AMENDMENT FOR THE MULTI-FAMILY
REDEVELOPMENT AT 833, 835 & 837 E. FIRST STREET**

Section 6. 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 7. 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 8. 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 _____, 2024, at Coal City,
Grundy and Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Craig Van Dyke

Address: 955 S. SANDSTONE, DIAMOND Phone number: 630-542-8564

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RM-1 & C3 Use of surrounding properties: North RM-1 South C3

East RS2 West C3

What zoning change or variance: (specify) Portion of lot acquired from

65 only to change from C3 to RM-1 w/ variances regarding
rear yard setback, lot coverage, & minimum square footage
per residential dwelling unit

To allow what use Multi-family dwellings, 4-unit

Tax number of subject property: 06-35-^{461 010}~~483-002~~, portion of 06-35-483-002

Common address of property: 833/835/837/839 E. First Str.

Parcel dimensions: Irregular Lot area (sq. ft.) 13,290 sq. ft

Street frontage 160'

Legal description PIN# 06-35-^{461 010}~~483-002~~ below, #06-35-483-002 attached

Coal Branch Corner Sub, Outlot A, Section 35-33-8

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.

Craig Van Dyne, being first duly sworn, on oath deposes and says,
Applicant's Name

that all of the above statements and the statements contained in the documents submitted herewith are true.

Subscribed and sworn before me on this 19th day of August, 20 23.

Amanda M. Reyelts

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. 2

FOR OFFICE USE ONLY

Case number

2A-376

Location of hearing

Filing date

11-28-23

Village Hall

Hearing date

1-2-24

515 South Broadway

Filing fee

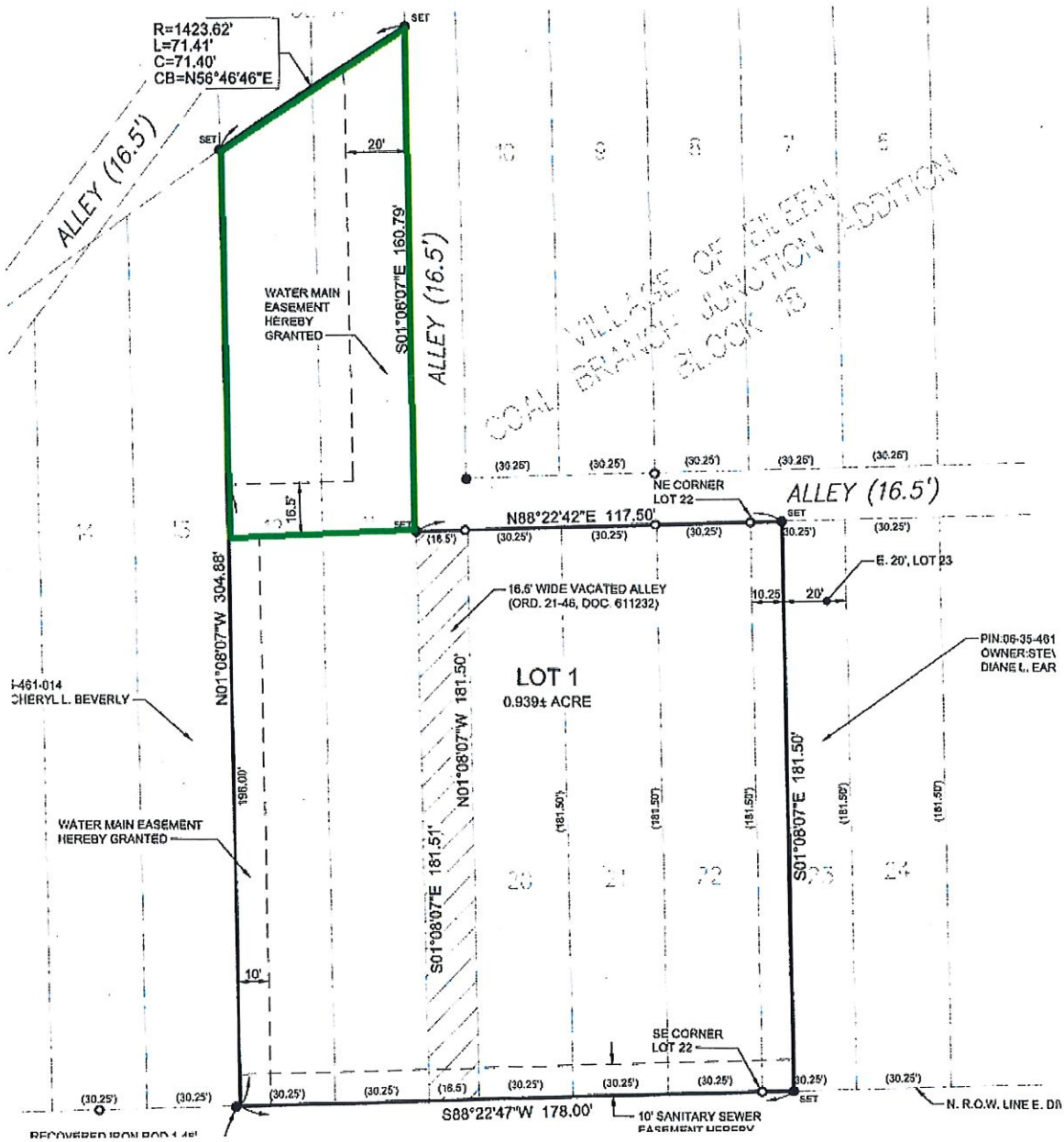
\$ 200

Coal City, Illinois

Hearing time

7pm

EXHIBIT A LEGAL DESCRIPTION



Property

To be made final by survey and re-plat.

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: VARIANCES TO ALLOW THE CONSTRUCTION OF MULTI-FAMILY UNIT AT WEST END OF E. FIRST STREET

Craig Van Duyne, who currently owns an oddly shaped former railroad siding parcel at the west end of E. First Street across the street from an existing 3-unit building at 845-865 E. First Street, is attempting to acquire a rear portion of Lot1 of the O'Reilly's commercial lot that has not and is not planned to be utilized for commercial development now or in the future. With the newly acquired portion of property, Mr. Van Duyne wishes to use the consolidated property to construct a 3-unit multifamily dwelling directly across from the 3-unit residence across the street.

Van Duyne's request for variances was denied by the Village Board at its January 24th Regular Meeting due to the recommendation by the Zoning Board of Appeals (ZBA) to do so. Since that time, the petitioner had re-applied for the necessary variances changing his previous submittal to provide three dwelling units exceeding the minimum requirement, reducing the permeability coverage issue, i.e. exceeding 35% of the total consolidated lot; in total, this results in less than the total variances that were considered previously. However, despite the improvements to the plan, the Zoning Board of Appeals was split 5-2 on its consideration and recommended the variances be denied.

Just as the last ordinance had been prepared for the Board's consideration last time, an ordinance affirming the petitioner's request has been prepared; a vote of yes would allow the requested variances to proceed and run against the Zoning Board's recommendation. A vote of no would deny the petitioner's request, which would side with the recommendation of the ZBA. However, upon the denial of the ZBA, the petitioner is willing to amend the construction plan to provide concrete driveways to each of the attached garages within the multi-family unit. This improvement has been added to the conditions by which the ordinance would be supported; the failure to meet provide driveways of this material was the focus of remarks for which the proposal was not supported as previously provided. Please note, a fence constructed along the rear yards is still a requirement within the conditions of approval as well.

Recommendation:

Adopt Ordinance No. ____: Granting Variances to the Village Code to Allow the Construction of a 3-unit Multi-family Dwelling Unit at 833, 835 & 837 E. First Street.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE
REQUIRED SETBACKS, LOT COVERAGE REQUIREMENTS, AND ADHERENCE
TO CERTAIN RESIDENTIAL DESIGN GUIDELINES AND NEWLY ESTABLISHED
SUBDIVISION REQUIREMENTS OF THE ZONING CODE AT 833, 835 & 837 E.
FIRST 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

ORDINANCE NO. _____

AN ORDINANCE GRANTING VARIANCES TO THE ZONING CODE FOR THE REQUIRED SETBACKS, LOT COVERAGE REQUIREMENTS, AND ADHERENCE TO CERTAIN RESIDENTIAL DESIGN GUIDELINES AND NEWLY ESTABLISHED SUBDIVISION REQUIREMENTS OF THE ZONING CODE AT 833, 835 & 837 E. FIRST STREET IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variances for portions of the code including 156.77, Chapter 155 as well as the Residential Design Guidelines of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Craig VanDuyne (“applicant”) on February 26, 2024 to enable the development of a 3-unit multifamily dwelling unit; and

WHEREAS, the standards provided within Table 4 regarding setbacks include minimum front yard, rear yard, and corner side yard setbacks of 25’ each, which would not be provided within the proposed land use development plan; and

WHEREAS, the standards within Table 4 possess a minimum square footage per dwelling unit standard of 10,080 square feet and maintains a total lot coverage allowance that shall not exceed 35% of the total area both of which standards would not be met under the proposed land use plan; and

WHEREAS, the village adopted the Residential Design Guidelines setting forth minimum standards for all residential dwelling units providing a minimum dwelling unit of 1,250 square feet and exterior façade requirements on corner units to include stone or brick on their exterior; and

WHEREAS, a public hearing was noticed and duly held on March 18, 2024; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on March 18, 2024, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, the Village of Coal City Zoning Board of Appeals met on March 18, 2024 to consider passage of the variances but did not favorably recommend granting the relief from the code requested within the variance petition due to a 5-2 rejection of the petitioner’s request; and

WHEREAS, the failure of the petitioner to adequately prove the hardship necessary to provide a positive recommendation are recited within Exhibit A; 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. Findings of Fact. The Board of Trustees find as follows concerning the Variance for 833, 835 & 837 E. First Street:

- A. **Special Circumstances Not Found Elsewhere.** Special and unique circumstances exist that are peculiar to this property including the physical character of the subject property's dimensions; the petitioner is consolidating two adjacent parcels of available land that remain from former more intense land uses that had been approved upon the property in the past.
- B. **Unnecessary Hardship.** This variance will overcome the inherent difficulty that exists due to the property's dimensions to allow the utilization of the property in the same manner as adjacent existing owners on the east side of E. First Street.
- C. **Consistent with the Rights Conferred by the District.** This variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties within the same zoning district.
- D. **Necessary for Use of the Property.** The variances to be provided shall ensure the property owner is not deprived of the use of the property in a manner equivalent to the use permitted by other owners in the immediate area.
- E. **Minimum Variance Recommended.** The petitioner had curtailed the total number of variances regarding square footage minimum requirements and lot coverage as well as variances from the residential design guidelines by reducing the total number of dwelling units and including garages within the design.

Section 3. Description of the Property. The property is located at the west end of E. First Street, across from 845 – 865 E. First Street to include the consolidation of the property identified as PIN# 06-35-461-016 along with a portion of land to be acquired from 6S ORLY that is that portion of existing PIN# 06-35-483-002 described as:

That part of Lot1 of ORLY Route 113 Subdivision, being a subdivision of part of the southeast quarter of Section35, Township 33 north, Range 8 east of the 3rd principal meridian, according to the plat thereof recorded June 20, 2022 as Document # 613880 described as follows: beginning at the most northeasterly corner of said Lot 1, thence southwesterly 71.41 feet along a curve to the left, having a radius of 1,423.62 feet and a chord bearing and distance of south 56 degrees 46 minutes 46 seconds west 71.40 feet, along the northerly line of said Lot 1 to the westerly line of said Lot 1; thence south 01 degree 08 minutes 07 seconds east 123.38 feet, along said westerly line of Lot 1; thence north 88

degrees 22 minutes 42 second east 60.50 feet, to the northeasterly line of said Lot 1; thence north 01 degree 08 minutes 07 seconds west 160.79 feet, along said northeasterly line of Lot 1, to the point of beginning, all in Grundy County IL and containing .197 acres more or less.

Section 4. Public Hearing. A public hearing was advertised on February 28, 2024 in the Coal City Courant and held by the Planning and Zoning Board on March 18, 2024 at which time a majority of the Planning and Zoning Board members denied the petitioner's Variance(s) Request.

Section 5. Variances. The variances requested in the February 26, 2024 Variance Application to the Zoning Code are granted to allow the construction of a 3-unit multifamily dwelling as follows:

- A. Setback variances shall include a 5' variance from the 25' front yard setback providing a front yard setback of 20' and a 16' variance from the 25' rear yard setback shall provide a minimum rear yard setback of 9' as well as a 20' variance from the 25' corner sideyard setback shall provide a setback of 5' at the building's northwest corner; and
- B. A 62% reduction in total square footage per RM-1 required lot area per dwelling unit. The final consolidated lot shall provide 11,490 square feet, which fall short of the 30,240 square feet required within the village code.
- C. Various residential design guideline requirements to include subdivision design and utilization of the exterior on the northerly unit that does not utilize brick or stone when such unit is considered a corner lot; along with
- D. Adherence to public improvement submission and construction requirements for newly established subdivisions.

Section 6. Conditions. The variance is granted herein contingent and subject to the following conditions:

- A. A 6' privacy fence shall be constructed along the westerly boundary of the property from that point, which is north of the recorded easement on the south side of the newly constructed residential units until that point the boundary intersects with south boundary of the property currently described as PIN# 06-35-461-016; and
- B. A contribution shall be made to the cost of village staff assisting with the drainage at the north end of the property to enable positive drainage of the land west of the current terminus of E. First Street along the north side of the property; and
- C. The driveways to provide access to the attached garage units shall be constructed of concrete.

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 _____, 2024, at Coal City, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

EXHIBIT A

Findings of Fact. The Zoning Board of Appeals determined the following concerning the Variances for 833, 835 & 837 E. First Street:

1. **Special Circumstances Not Found Elsewhere.** Special and unique circumstances exist that are peculiar to this property including the physical character of the subject property's dimensions; the petitioner is consolidating two adjacent parcels of available land that remain from former more intense land uses that had been approved upon the property in the past.
2. **Unnecessary Hardship.** This variance will overcome the inherent difficulty that exists due to the property's dimensions to allow the utilization of the property in the same manner as adjacent existing owners on the east side of E. First Street.
3. **Consistent with the Rights Conferred by the District.** This variance is necessary for the applicant to preserve and enjoy a substantial property right possessed by other properties within the same zoning district.
4. **Necessary for Use of the Property.** Alternative construction plans that would accommodate residential utilization which more closely meet setback requirements and total lot coverage requirements is preferred.
5. **Minimum Variance Recommended.** The property land owner can develop different multi-family land usage designs that differ from what had been submitted that would result in less overall coverage variance requirements and result in additional dwelling unit square footage provision.

A majority of the criteria were not met resulting in a majority of the board members rejecting the petitioner's variance request.

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Craig Van Duzen

Address: 955 S. Sandstone Phone number: 630 540 8564
Diamond

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RM-1+C3 Use of surrounding properties: North RM-1 South C3

East RSR West C3

What zoning change or variance: (specify) Newly consolidated lot acquired from LS. Only to gain/Variances regarding rear yard setback, lot coverage, ~~var~~ Variances are due to the zoning amendment having already been considered.

To allow what use Multi-family dwelling, 3-unit

Tax number of subject property: 06-35-461-016, portion of 06-35-483-002

Common address of property: 833/835/837 E. First St

Parcel dimensions: Irregular Lot area (sq. ft.) 13,290 sq ft.

Street frontage 160'

Legal description PIN # 06-35-461-016 below #06-35-483-002 attached Coal Branch Corner Sub Outlot A, Section 35-33-8

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.

Craig Van Duzee, 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.

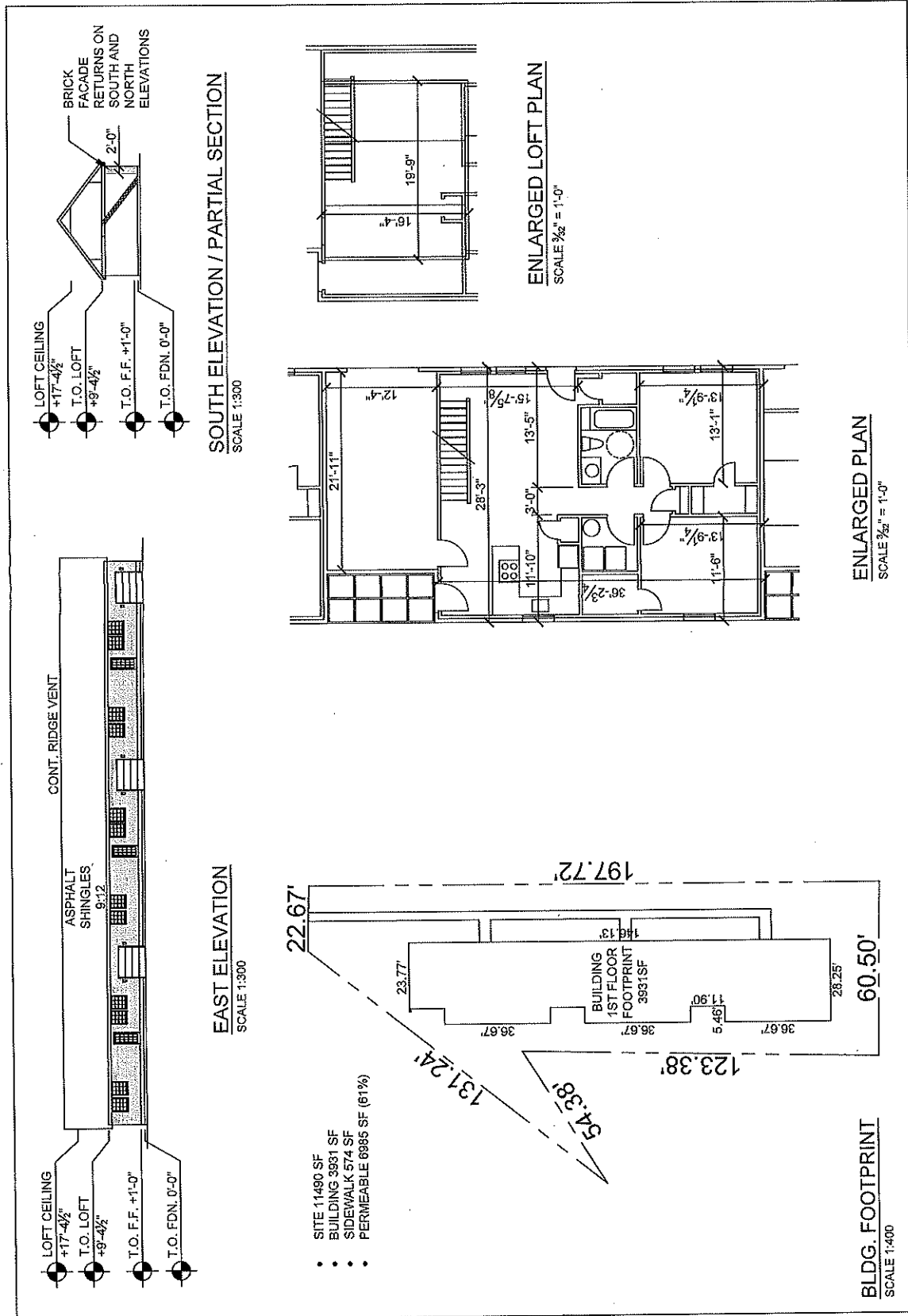
Subscribed and sworn before me on this 28th day of February, 2024.
Amanda M. Reylts Notary Public (Seal) Craig Van Duzee Signature of Owner
OFFICIAL SEAL
AMANDA M. REYELTS
Notary Public, State of Illinois
My Commission Expires 01-14-2026

You may attach additional pages, if needed, to support the documentation of application.
Please note the number of pages attached. 2

FOR OFFICE USE ONLY

Case number	<u>2A-378</u>	Location of hearing	
Filing date	<u>2-26-24</u>	Village Hall	
Hearing date	<u>3-18-24</u>	515 South Broadway	
Filing fee	<u>\$ 100</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		

Issue No. Desc. Date 9 ISSUED FOR REVIEW 2024-02-05 10 ISSUED FOR REVIEW 2024-02-25 11 ISSUED FOR REVIEW 2024-03-12	
Project No.	
Drawn by MMR	
Checked by CVD	
Date 2024-03-12	
E. 1ST STREET COAL CITY, IL	
<h1>A-2</h1>	



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

**RE: TAX ABATEMENT ORDINANCE FOR THE SANITARY
MODERNIZATION PROJECT-RELATED DEBT PAYMENT**

Each year, the Board of Trustees adopts certain abatement ordinances in either side of the new year to ensure recorded debt is not levied in cases in which the alternative revenues were successfully collected in order to avoid increasing the annual property tax rate. The most recent debt issuance for the Sanitary Modernization Project should have been abated previously in much the same way. However, since this amount had not been previously adopted, it was not part of the other abatement ordinances adopted in the past few months.

Upon inspection of the proposed rates from both Grundy and Will counties it was quickly discovered this amount was the difference between the projected levies proposed and adopted by the village and those to be levied. Due to the cooperation of both counties, a tax abatement ordinance was drafted that would abate this portion of the levy due to the collection efforts previously made by the village when it increased the sanitary surcharge, which is \$5/month. Although this alternative revenue source collects approximately \$150,000 per year, a contribution from TIF funds have been determined to be an additional source of funding allowing the existing surcharge to remain the same. The previously recorded debt, planned to be abated shall be:

<u>For the Levy Year</u>	<u>A tax Sufficient to Produce -</u>	
2023	292,500	for principal and interest
2024	291,500	for principal and interest
2025	295,375	for principal and interest
2026	294,000	for principal and interest
2027	292,500	for principal and interest
2028	290,875	for principal and interest
2029	294,125	for principal and interest
2030	292,125	for principal and interest

Upon its final signature, certified copies will be created and filed with each county.

Recommendation:

Adopt Ordinance No. _____ : Abating the Levy Year 2023 Tax Previously Recorded for the Debt Related to the Sanitary Modernization Project Bonds.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE TAX
LEVY YEAR 2023 TO PAY THE INTEREST AND PRINCIPAL ON GENERAL
OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022, OF
THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

DAVID SPESIA, Village President
ALEXIS STONE, Village Clerk

SARAH BEACH
TIMOTHY BRADLEY
DANIEL 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 _____, 2024

ORDINANCE NO. _____

**AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE TAX
LEVY YEAR 2023 TO PAY THE INTEREST AND PRINCIPAL ON GENERAL
OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022, OF
THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

WHEREAS, the Village of Coal City, Grundy and Will Counties, Illinois ("*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 (the "*Corporate Authorities*"), by Ordinance 22-06 adopted on the 27th day of April, 2022 (the "*Bond Ordinance*"), did provide for the issuance of \$2,335,000 General Obligation Bonds (Alternate Revenue Source), Series 2022, dated June 7, 2022 (the "*Bonds*") and the levy of a direct annual tax *ad valorem* tax upon all taxable property within the Village in and for each of the levy years 2022 through 2030 without limitation as to rate or amount, in amounts sufficient to pay the principal of and interest on the Bonds when due (the "*Pledged Taxes*") as specified the Bond Order in connection with the Bonds filed with the Grundy and Will County Clerks, respectively; and

WHEREAS, a duly certified copy of the Bond Ordinance and the Bond Order was filed in the offices of the Grundy and Will County Clerks, calling for the levy of an *ad valorem* tax in the amount of \$292,500.00 on all taxable property within the Village in levy year 2022; and

WHEREAS, the Village presently has on deposit \$292,500.00 in the Bond Fund derived from "*Pledged Revenues*" (as defined in the Bond Ordinance) and other lawfully available

sources other than the levy of taxes provided in the Bond Ordinance (the “*Available Funds*”), which Available Funds are sufficient to timely pay debt service on the Bonds coming due in calendar 2024 and are available and are hereby directed to be used for the purpose of paying the principal and interest on the Bonds in the aggregate amount of \$292,500.00, so as to enable the abatement of the Pledged Taxes levied for the year 2023; and

WHEREAS, in light of the foregoing, the Corporate Authorities hereby determine that it is advisable and necessary to provide for the abatement of the Pledged Taxes heretofore levied 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. APPROPRIATION OF AVAILABLE FUNDS.

It shall be and is hereby found and determined that the Available Funds are available from sources other than the levy of a direct annual tax upon all taxable property within the Village and said funds shall be and hereby are appropriated in the sum of \$292,500.00 for the purpose of paying principal and interest on the Bonds coming due in calendar 2024.

SECTION 3. DEPOSIT OF AVAILABLE FUNDS.

A. The Village Treasurer is hereby authorized and directed to deposit the Available Funds in the sum of \$292,500.00, into the “Alternate Bond Fund” (as defined in the Bond

Ordinance) in an amount equal to the 2023 Debt Service and thereafter to pay principal and interest in as and when due to the person in whose name that the Bonds are registered on the books of the Bond Registrar.

B. The Village hereby directs the Village Treasurer to reimburse the General Fund up to the amount of any advances made from the General Fund to the Bond Fund, if any, in the amount of the Alternate Revenues as and when received.

SECTION 4. ABATEMENT OF TAX.

The tax heretofore levied for the tax levy year 2023 shall be and the same is hereby abated in its entirety as follows:

Year of Levy	Tax Levied in Bond Ordinance, As amended by Revised Levy Ordinance	Amount of Tax To Be Abated	Remainder of Tax Levied which is to Be Extended for Levy Year 2023
2023	\$292,500.00	\$292,500.00	\$0.00

SECTION 5. FILING ABATEMENT ORDINANCE WITH COUNTY CLERKS.

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 the County Clerk of Will County, Illinois, and it shall be the duty of said County Clerks to abate said tax levied for the tax levy year 2023 in accordance with the provisions hereof.

SECTION 6. RESOLUTION OF CONFLICTS. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. 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 8. EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this _____ day of _____, 2024, at Coal City, Grundy and Will Counties, Illinois, pursuant to a roll call vote as follows:

AYES:

NAYS:

ABSENT:

ABSTAIN:

PRESENT:

Approved on this _____ day of _____, 2024.

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

[SEAL]

STATE OF ILLINOIS)
) SS.
COUNTIES OF GRUNDY AND WILL)

CERTIFICATION

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 24-__, *AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2023 TO PAY THE INTEREST AND PRINCIPAL ON GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022, OF THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS* [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 25th day of March, 2024.

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 at Coal City, Illinois, this _____ day of _____, 2024.

ALEXIS STONE,
VILLAGE CLERK
VILLAGE OF COAL CITY

[SEAL]

STATE OF ILLINOIS)
) SS.
COUNTY OF GRUNDY)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the County of Grundy, Illinois, and as such official, I do further certify that on the _____ day of _____, 2024, there was filed in my office a duly certified copy of Ordinance Number 24-___, *AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2022 TO PAY THE INTEREST AND PRINCIPAL ON GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2023, OF THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS* [hereinafter, the “Ordinance”] duly adopted by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois (the “Village”) on the 25th day of March, 2024, and executed by the Village President and attested by the Village Clerk, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this _____ day of _____, 2024.

County Clerk of Grundy County, Illinois

(SEAL)

STATE OF ILLINOIS)
) SS.
COUNTY OF WILL)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting Clerk of the County of Will, Illinois, and as such official, I do further certify that on the _____ day of _____, 2024, there was filed in my office a duly certified copy of Ordinance Number 24-__, *AN ORDINANCE ABATING THE TAXES HERETOFORE LEVIED FOR THE TAX LEVY YEAR 2022 TO PAY THE INTEREST AND PRINCIPAL ON GENERAL OBLIGATION BONDS (ALTERNATE REVENUE SOURCE), SERIES 2022, OF THE VILLAGE OF COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS* [hereinafter, the “Ordinance”] duly adopted by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois (the “Village”) on the 25th day of March, 2024, and executed by the Village President and attested by the Village Clerk, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this _____ day of _____, 2024.

County Clerk of Will County, Illinois

(SEAL)

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: PROPOSED FY25 BUDGET SUMMARY

This evening, the Proposed FY25 Budget is placed on file for adoption at the April 24, 2024 Regular Meeting. Below is the Cover Memo for the Annual Budget; this was previously distributed along with the proposed Budget to the Trustees and the subject of several budget meetings.

Recommendation:
Set the FY25 Budget Ordinance for Adoption at the April 24, 2024 Regular Meeting.

The FY25 Budget enables the village to continue much of its operational programming to across all its departments with continued investment in equipment, projects, and personnel enabling

FY25 Operational Budget Summary

		FY25	FY24	FY23	FY22	FY21
Operational Program						
<u>Number</u>						
01-11	Admin.	1,797,001	1,454,906	1,043,577	952,377	887,960
01-21	PD	2,591,494	2,719,341	2,455,724	2,459,979	2,344,847
01-31	Comm. Dev.	174,038	161,462	156,995	145,631	223,412
01-41	Maintenance	876,265	842,572	779,253	757,043	797,150
01-71	EMA	14,710	16,961	14,800	22,581	16,150
16-00	IMRF/Soc. Security	262,332	256,251	235,100	265,924	261,330
	Subtotal	5,715,840	5,451,493	\$ 4,685,449	\$4,603,535	\$4,530,849
51-00	Water/Sewer	2,224,060	1,959,622	1,986,801	1,775,059	1,930,871
52-00	Garbage	670,408	643,104	603,856	580,714	694,650
71-00	Parks	253,412	217,787	153,764	140,946	301,253
	Subtotal	3,147,880	2,820,513	2,744,421	2,496,719	2,926,774
	95% Utilization	(443,186)	(413,600)	(371,494)	(333,440)	(351,309)
Total	Expense	\$ 8,420,534	\$ 7,858,406	\$ 7,058,377	\$6,766,814	\$7,106,314
Revenues						
<u>Fund</u>						
01	General	4,702,104	4,582,095	4,100,913	3,919,177	3,683,915
16	IMRF/Soc. Security	223,807	223,300	235,200	245,100	308,740
	Subtotal	4,925,911	4,805,395	4,336,113	4,164,277	3,992,655
51	Water/Sewer	2,187,395	1,889,208	1,849,856	1,822,670	1,737,000
52	Garbage	688,980	599,396	613,182	543,000	514,470
71	Parks	170,820	155,030	106,878	96,496	190,835
	Fund Balance Use	641,082	507,000	166,886	201,800	291,065
Total	Revenue	8,614,188	\$7,956,029	\$7,072,915	\$6,828,243	\$6,726,025
	Difference	\$ 193,654	97,623	14,539	61,429	(380,289)

Coal City residents to receive efficient, effective municipal services they have come to expect. Continual budgeting progress has resulted in competitive compensation as well as being able to invest in capital expenditures without utilizing as many external loans from local private partners; paying for large equipment and infrastructure in this manner results in less funding being required to pay for interest at a time the cost of acquiring more external capital require a larger portion of operational expenses to pay debt obligations.

Provided below is the operational heart of the entire annual operations of the village. This balance sheet is a quick summary to show the means by which \$8,420,534 of expenditures within 9 programs in which all of the village's employees are budgeted are to be funded with planned expenditures slightly exceeding this amount; the revenues are expected to provide \$8,614,188 of support for the planned operations for the fiscal year beginning May 1, 2024 until its conclusion by April 30, 2025. The excess revenues of \$193,654 provides the capability to meet the expenditure plan. This operational portion of the budget involves 48% of the total budget. Adding the remainder of the total budget across all programs and funds, the FY25 Budget plans projects and operations totaling \$17,671,002 (provided on the first page of the proposed budget) – this is the sum of \$3,874,189 in personnel-related costs along with \$13,796,813 of planned operations.

Although the budget plans for this many expenditures, many of the capital heavy projects do not occur without proper funding support and there are certain economic development programs that do not occur without the support of expected participating industries and partners. This year's "Fund Balance Use" line involves some of these projects. The \$641,082 included within the revenues will expend existing fund balance within two funds: Fund 01 will provide the remaining American Recovery Program (ARP) funds to complete the Water Main Replacement Project (the fund balance utilization offsets the outgoing transfer from line item 01-11-999) and Fund 51 will provide \$145,000 offsetting projects related to final water meter replacement (51-00-517.1), future municipal complex plans (51-00-532), and sludge removal (51-00-578).

Continuation of Planned Capital Projects

2024 and 2025 will hopefully enable the village to finish capital projects previously planned within past budget cycles. The logistics and inflation involved with building projects had created a longer lead time prior to attempting certain capital projects, but FY25 looks to be busy completing ongoing projects to include the Second Avenue Reconstruction Project as well as the 2022 Water Treatment Expansion Project. Lessening the overall cost of the Water Treatment Expansion Project is a grant administered by the North Central Illinois Council of Governments (NCICG) through FEMA (Federal Emergency Management Agency), which will pay for a significant portion of a new water treatment plant generator, which will enable Well #6 and the water treatment plant to continue to operate despite loss of power within the community.

The Second Avenue Reconstruction project was funded through an Illinois legislative earmark distributed via a Department of Commerce and Economic Opportunities (DCEO) grant in 2020. However, DCEO has been restructuring its requirements in order to participate with the agency to receive funding. This meant years between the grant approval and the beginning of construction to complete the stormwater management and related infrastructure improvements. These delays result in cost increases – this project was originally going to complete projects that would require a 10% match, but due to the final bids, documentation requirements, and timing, this grant will fund 72% of the total projects. Despite the increased costs, all underground infrastructure has been completed and this neighborhood will soon be enjoying new utility connections and a properly drained roadway.

The water treatment expansion project went smoothly in terms of its funding, but delays in uniquely manufactured equipment led to a delay in the completion of the project. To date, the new raw water well installed to produce additional volume, Well #7, has been installed which will supersede the output of recently closed Well #3. Completion of the water treatment plant improvements are expected to be completed within FY25 versus an original substantial completion date that was expected at the end of the current fiscal year. However, the IEPA (Illinois Environmental Protection Agency) low interest loan is fixed along with the principal forgiveness resulting in additional revenues having been received prior to the IEPA debt obligation payments to begin.

A final portion of delayed improvement is the MFT (Motor Fuel Tax) special project funded improvements. Over the past 3 years, Illinois ReBUILD funds included a “special project” revenues distribution via increased MFT contributions for specific documented projects. These funds were collected for the N. Broadway bridge replacement project. However, the federal government released bridge improvement grants to replace those bridges experiencing the lowest safety ratings. After investigation and attempting to find funding with different governmental partners, these ReBUILD project funds must be expended, which will result in N. Broadway being rebuilt within FY25.

Despite these projects being the topic of upcoming and ongoing capital projects, FY25 looks to be the year in which some of these longer term projects will finally be completed. By the way, one can observe the final payment for the S. Broadway Reconstruction project is once again budgeted for expenditure within the upcoming year, just as it has been for the last three years; perhaps, this will be the year the final payment will be made and this project can be 100% complete as well.

Continued Collaboration

Throughout the budget, Coal City utilizes collaboration to find greater efficiency to provide municipal services and fund community projects. Below are some reminders regarding these collaborative projects and some reminders of the ongoing collective actions in which Coal City participates; this is not a fully exhaustive list but some highlighted programs that assist with regular operations.

- *Public Safety Dispatching Service via Grundy County Consolidated Dispatching.* Coal City formerly operated its own dispatch agency until the 1990s at which time, the Coal City PD and Fire District began utilizing the services provided by Grundy County. Morris looked to consolidate its operation with Grundy County following a mandate by the State of Illinois by which counties the size of Grundy were required to consolidate into one operation. Grundy County supported the construction of the facility, while all public safety agencies to be served determined an operational budget to support long-term operations. After some initial years of services, this intergovernmental program looks to be reaching its point of equilibrium with the annual cost decreasing within line item 01-21-571 downward from \$110,000 to \$107,848 in the current proposed budget. This decrease is largely due to Grundy County taking on the health insurance benefit while the employees received a substantial increase and the rolling averages regarding public safety responses reapportioned slightly in the Coal City Police Department’s favor.

The cost for this service through alternative suppliers at adjacent agencies is 200% – 250% more than the annual budgeted cost for this necessary service.

- *Will County Governmental League (MPO) Transportation Committee Participation.* Federal aid qualified roadways receive 80% funding for the completion of reconstruction and overlay projects. Due to the work at WCGL to properly manage federal transportation funding, Coal City continues to gain major reconstruction and overlay projects at 20% of their overall cost. This occurs due to Coal City's support of the annual WCGL Transportation Improvement Plan (TIP). Coal City has supported many more projects than it receives due to the total number of road miles that can qualify for federal participation. However, the capital budget, between line items 38-00-532 & 850 carry nearly \$1.1 million of expenditures for which Coal City will receive 80% funding to complete the overlay of Carbon Hill Road and Phase 2 Design Engineering for the reconstruction of N. Broadway.
- *NCICG - Administered Coal City Residents' Access to Housing Improvement Assistance.* Coal City residents were provided access to federal funds administered by DCEO to rehabilitate the homes of certain income-qualified households. A second phase of this program will be continued in FY25 providing 100% federal funds to complete a maximum of \$60,000 of rehabilitation improvements within each participating household. This program matches an existing Illinois Housing Development Authority (IHDA) program that provides up to \$45,000 per household to similar types of households. Lastly, Coal City qualified as a STRONGer community enabling \$82,000 of funding to be provided to abate nuisances at abandoned properties throughout the community. Since all of these programs are provided without any local matching requirements, the pass through dollars are not allocated until they are expended to reflect actual expenditures that take place within the proper fiscal year.
- *Illinois Personnel Benefits Cooperative (IPBC) Provides Large Employer Access/Benefits.* For over a decade, Coal City has participated in IPBC to gain access to health insurance benefits at a much lower cost than being a sole employer purchaser of this necessary benefit on the open market. The line item ending in 451 across all employee budgeted programs, i.e. 01-11 (Administration), 01-21 (Police), 01-31 (Community Development), 01-41 (Public Works – Street & Alley), 51-00 (Public Works – Water & Sewer), and 52-00 (Garbage Collection), contain the overall costs budgeted for the provision of Blue Cross/Blue Shield PPO health insurance for those employees who choose to utilize this benefit. Coal City is part of a large cooperative throughout mainly northern Illinois that manages PPO access, utilization and prescription drug benefits resulting in annual increases from 3% - 12%, which is far less than the private market cost of renewals. Via an intergovernmental agreement, Coal City even extends this benefit to the Coal City Public Library District (CCPLD) through which CCPLD pays 102% of the premium cost to provide this benefit to its full-time employees.
- *School Resource Officer (SRO) Intergovernmental Agreement.* The Coal City Police Department continues to provide SRO services to the Coal City Unit #1 School District. Through this agreement, two of the Police Officers are dedicated to the school district

during each school day operating mainly at the Coal City High & Middle Schools to provide support services at the location at which a majority of the youth within the community attend each school day. This agreement allows the service to continue with the school district paying for ½ of the total cost of employing the two dedicated officers within the schools. Similarly, both governmental entities have been splitting the cost of the annual Crossing Guard provision program on an annual basis. These revenues can be seen in line items 01-00-374 & 374.1 within the revenues tab; these contributions are planned to provide \$161,049 in the upcoming fiscal year.

- *Illinois Municipal Insurance Cooperative Participation Provide Self-Funding benefits.* Participation within the collaborative effort is nearing one decade as Coal City accesses liability and workers compensation insurance coverages along with other like-minded municipalities adjacent to the I-80 corridor. Due to the statutory coverage requirements, the cost of replacement construction, and increasing threats within the cyber environment, the cost to support this necessary coverage has been increasing. In order to attempt to gain some economy of scale and gain adequate coverage, annual renewal for this benefit includes a large portion of premium that funds a loss fund providing common coverage for certain claims amongst all of the municipal membership in order to avoid overutilization of insurance coverages resulting in higher annual premium costs. The advantage of being self-funded allows all municipalities within this collaborative effort to get a 15% upfront discount on the cost of loss fund costs and retention of loss fund assets to hedge against future insurance increases and/or return benefits and/or payments. This cost, which is located within line item 01-11-592 represents 26% of the overall Administration budget for the upcoming year.

In conclusion, this year's budget accommodates a great deal of capital improvement and reinvestment within the community. Perhaps, the greatest investment will be the time utilized to gain the input of the community's residents as the village completes a Community MAPPING exercise with the assistance of Western Illinois University to identify a few priorities to steer future priorities for the community in future budget years just as past strategic plans have assisted with many of the expenditures found within the current fiscal year plan. This renewal assists the elected and appointed boards as well as the village's employees to identify the future allocation of resources in order to cater to the desires of the Coal City community.

Following this effort, Coal City is due to review its comprehensive plan next. In the meantime, the FY25 Proposed Budget captures the current needs that have been identified through similar processes.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 24 - _____

**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET
FOR THE FISCAL YEAR 2024/2025**

DAVID SPESIA, Village President
ALEXIS STONE, Village Clerk

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

ORDINANCE NO. 23 - _____

**ORDINANCE APPROVING THE ANNUAL MUNICIPAL BUDGET
FOR THE FISCAL YEAR 2024/2025**

WHEREAS, the Village of Coal City (“Village”) is a non-home rule municipality operating under the Illinois Municipal Code; and

WHEREAS, in the Village it is the responsibility of the Budget Officer to complete an annual budget, in lieu of an annual appropriation ordinance, which the Village Board is required to adopt before the Fiscal Year to which it applies begins and which fiscal years of the Village begin May 1st of each calendar year; and

WHEREAS, the purpose of the adoption of a budget is to replace the annual appropriation ordinance with a budget which more truly reflects anticipated receipts and disbursements of the Village; and

WHEREAS, the budget is required to contain an estimate of revenue available to the Village for the forthcoming Fiscal Year to which the budget is drafted, together with recommendations for expenditures of the Village and all of its departments, commissions and boards; and, the budget is required to contain actual or estimated revenues and expenditures for the preceding two (2) Fiscal Years of the Village and shall show the specific fund from which each anticipated expenditure shall be made; and

WHEREAS, pursuant to the terms and provisions of 65 ILCS 5/8-2-9.1, et seq., and the Village Code, the Annual Budget for the Village for Fiscal Year 2024/2025 has been duly presented for approval and adoption; and

WHEREAS, said Budget is hereby found to be in good order and in form for adoption;
and

WHEREAS, said Budget was made publicly available for inspection and copying not less than ten days prior to the date of approval; and

WHEREAS, notice of a public hearing on the proposed Budget was published in the Coal City Courant, a newspaper of general circulation within the Village, on April 10, 2024, which was at least one week prior to the date of said public hearing; and

WHEREAS, a public hearing was held on the Budget pursuant to statute on April 24, 2024, and all of those members of the public desiring to speak were given the opportunity; and

WHEREAS, adoption of said Budget is in the best interests of the Village of Coal City.

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: The above-stated recitals are incorporated by this reference.

Section 2: The Annual Budget for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and approved.

Section 3: Within thirty (30) days after the Village enacts its ordinance to adopt its budget, it is required to file a certified copy of the ordinance and the budget with the County Clerks of Grundy and Will Counties, Illinois, same to be accompanied by an estimate of the revenues the Village anticipates receiving during the forthcoming Fiscal Year of the Village, identifying the sources of revenue, with the revenue estimate to be certified by the Village's chief financial office.

Section 4: This Ordinance shall be in full force and effect from and after its passage and approval.

Section 5: In the event any portion of this Ordinance is found and determined to be invalid, the invalid portion shall be stricken herefrom and the remainder shall be in full force and effect.

SO ORDAINED this _____ day of April, 2024, at Coal City, Grundy County, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

Exhibit A
Village of Coal City
FY25 Proposed Budget

Program No.	Name	FY25 Budgeted Expenditures		FY24 Budgeted Expenditures		FY23 Actual Expenditures	FY22 Actual Expenditures
		Personnel	Operations	Personnel	Operations		
Operational Programs							
01-11	Administration	224,331	1,591,669	219,271	1,236,908	1,023,519	977,462
01-21	Police Department	2,205,290	386,204	2,310,207	369,175	2,541,700	2,375,045
01-31	Community Development	125,522	57,610	109,119	53,023	144,644	137,776
01-41	Maintenance	414,408	461,857	397,696	440,701	639,418	671,316
01-71	Emergency Operations	14,710	14,710	16,961	16,961	13,819	17,627
16-00	IMRF/Social Security	262,332	262,332	266,384	266,384	248,993	243,979
	General Fund & Levy Funded Subtotal	2,969,551	2,774,382	3,036,292	2,383,152	4,612,093	4,423,206
51-00	Water & Sewer	745,354	1,480,306	723,459	1,217,002	1,648,707	1,683,198
52-00	Garbage Collection	19,591	650,817	23,356	620,351	664,985	746,159
71-00	Parks	80,862	172,550	35,679	185,533	118,597	75,742
		3,815,359	5,078,055	3,818,786	4,406,038	7,044,382	6,928,306
Capital Projects							
15-00	Motor Fuel Tax		766,932		230,000	314,539	308,234
35-00	Bond Projects		359,818		362,068	363,818	359,818
38-00	Capital Improvements		4,075,811		2,901,949	479,211	901,610
39-00	Municipal Facilities		0		21,525	23,742	60,550
48-00	Infrastructure Expansion		377,200		450,000	0	0
78-00	Economic Development		110,000		110,000	7,387	19,641
			5,689,761		4,075,542	1,188,697	1,649,853
Discretionary Spending							
18-00	School Sites		10,000		20,000	6,166	44,223
20-00	TIF Fund	58,924	2,196,256	56,223	1,980,084	474,702	479,950
32-00	Water Impact		0		0	0	326,728
33-00	Sanitary Sewer Impact		0		0	0	-
		58,924	2,206,256	56,223	2,000,084	480,868	850,901
Obligations							
02-00	Building Development		40,000		50,000	0	0
34-00	Storm Water Re-Fi Bonds Paymt		492,841		492,909	491,909	490,159
36-00	Water Infrastructure Improvement		0		0	0	0
37-00	Sanitary Sewer Infr. Improvement		289,500		293,375	28,215	28,279
41-00	SSA		0		667,216	376,845	34,808
43-00	Sani Sewer Bond Improv		30,000		711,125	1,842,971	0
44-00	Water Bod Reserve		0		0	0	70,000
46-00	Water Depreciation		0		0	0	0
47-00	Sewer Plant Depreciation		0		0	0	0
			852,341		2,214,625	2,739,940	623,246
TOTAL - All Programs		\$ 3,874,283	\$ 13,826,413	\$ 3,875,009	\$ 12,696,289	\$ 11,453,886	\$ 10,052,305

Village of Coal City
FY25 Proposed Budget

Revenues by Fund Summary

Fund No.	Fund Name	FY25 Budget Revenues	FY24 Budget Revenues	FY24 Actual YTD Revenues	FY23 Actual Revenues	FY22 Actual Revenues
01	General	\$4,707,504	\$4,582,095	\$3,480,091	\$5,120,736	\$4,819,945
16	IMRF/Social Security	223,807	223,300	223,699	234,108	243,301
51	Water & Sewer	2,187,395	1,889,208	1,421,948	1,774,487	1,923,285
52	Garbage	688,980	599,396	414,101	623,208	634,507
71	Parks	170,820	155,030	160,396	119,182	102,225
	Operating Funds Subtotal	\$7,978,506	\$7,449,029	\$5,700,234	\$7,871,722	\$7,723,263
15	Motor Fuel Tax	\$180,000	\$253,000	\$200,449	\$306,937	\$354,846
32	Water Impact	10,000	10,000	7,200	8,800	107,400
33	San. Sewer Impact	10,000	10,000	11,600	10,100	25,300
38	Capital Improvement	4,158,646	3,033,939	310,560	527,194	1,374,829
39	Municipal Facilities	-	100	128,685	19,111	0
48	Infrastructure Expansion	99,400	234,333	5,356	1,994	(8,052)
78	Economic Development	127,000	132,000	41,798	27,500	21,488
	Capital Funds Subtotal	\$4,585,046	\$3,673,372	\$705,647	\$901,637	\$1,875,811
18	School Sites	\$15,000	\$15,000	\$10,578	\$5,970	\$24,149
44	Water Bond Reserve	0	0	0	0	0
45	Sewer Bond Reserve	0	0	0	0	0
46	Water Depreciation	0	0	0	0	0
47	Sewer Plant Depreciation	0	0	0	0	0
	Required Funds	\$15,000	\$15,000	\$10,578	\$5,970	\$24,149
02	Building Development	\$25,000	\$25,000	\$11,893	\$18,321	\$27,529
34	Storm Water Ref. Bond Repayment	436,750	435,100	503,282	487,901	484,050
35	Bond Fund	363,300	361,750	(75)	363,522	359,501
36	Water Infrastructure Improvmt.	0	696,000	(75)	378	44
41	SSA	-	433,883	567,116	501,574	151,474
43	Sani Sewer Bond Improv	1,000	5,000	6,502	2,344,238	0
37	Sanitary Sewer Infrastructure Improvmt.	253,210	249,200	212,698	184,929	259
	Debt Obligation Funds	\$1,079,260	\$2,205,933	\$1,301,341	\$3,900,863	\$1,022,857
20	TIF	\$1,166,837	\$1,100,000	\$1,121,959	\$1,021,403	\$965,252
	TOTAL - All Funds	\$14,824,649	\$14,443,334	\$8,839,760	\$13,701,594	\$11,611,332

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: BID FOR SALT VIA ILLINOIS CMS

Over the past few years, Coal City has been joint purchasing salt through a collective purchase in which Grundy County collaborated with different entities and then provided one total for all governmental entities whom were acquiring salt on an annual basis. These amounts went into the one annual state bid that was conducted by Illinois Central Management Services (CMS). At this point, the State of Illinois has requested these indirect purchases stop and the services be provided by CMS directly – there is NO difference in the unit rate because they provide one per ton rate across all entities who are participating to acquire road salt.

This direct purchase occurred in the past, but Grundy began simply collecting the data and then placing the order for the whole county. Now, CMS would like all entities to register directly as in the past. Attached is the information for the participation with CMS. Darrell is expecting to purchase 400 tons of salt again this upcoming year; at the last unit price of \$82.50, this would cost \$33,000. However, due to some salt being utilized this past winter, lower prices are being anticipated. Last year's unit price is about 15% from the all-time high that was just below \$100.00/ton when the logistics supply line drove up the prices in recent years. Despite the price, Coal City was lucky at that time to have supply because many entities were looking everywhere just to purchase minimal amounts.

Recommendation:

Authorize the Public Works Director to enter into a joint purchasing agreement with CMS for the acquisition of its annual rock salt supply.



Section 1 of 3

CMS CY2024-CY2025 Rock Salt Contract Joint Participation Agreement



B *I* U

This Rock Salt Joint Participation Agreement is offered to those governmental units who agree to participate in the CY2024-CY2025 Rock Salt solicitation and who agree to take delivery of required tonnage as specified in the resulting joint purchase master contract(s). The resulting joint purchase master contract(s) will be for a one (1) year term with no options to renew.

BY SUBMITTING THIS ROCK SALT CONTRACT JOINT PARTICIPATION AGREEMENT WITH A ROCK SALT TONNAGE AMOUNT, YOUR GOVERNMENTAL UNIT WILL BE OBLIGATED TO TAKE DELIVERY OF THAT SPECIFIED AMOUNT DURING THE CONTRACT TERM. READ THROUGH ALL TERMS OF THIS DOCUMENT, INCLUDING THE SIGNATORY'S CERTIFICATIONS, BEFORE SUBMISSION. IF YOU HAVE QUESTIONS ABOUT THE CERTIFICATIONS CONTAINED IN THIS AGREEMENT, CONTACT YOUR GOVERNMENTAL UNIT'S LEGAL COUNSEL.

If you have more than one Ship To location, you **MUST** complete a separate Contract Participation Agreement for each location.

The deadline to respond is 5:00 p.m. April 07, 2024. This submission date is firm and if you do not respond by this date, you will not be included in the new solicitation or resulting joint purchase master contract for Rock Salt for the CY2024-CY2025 season.

Email *

Valid email

This form is collecting emails. Change settings

What is the name of your Governmental Unit? *

Enter as follows: "Name" Village of, "Name" City of, "Name" Township, "Name" County Highway Dept. etc...

Short answer text

Do you have the purchasing authority to complete the Rock Salt Contract Participation Agreement for CY2024-2025? *

Yes

No

After section 1 Continue to next section

Section 2 of 3

Purchasing Authority Acceptance

Description (optional)

Does your Governmental Unit wish to participate in the new solicitation for the CY2024-CY2025 season? *

Yes

No

After section 2 Continue to next section

Section 3 of 3

Rock Salt Information for CY24-25

Description (optional)

What is the Ship To Address including City and Zip Code? *

This is the address to which the salt is to be delivered.

Short answer text

What is the Bill To Address including City and Zip Code? *

This is the address to which the Vendor will send the invoice.

Short answer text

Who is the Contact Person for your Governmental Unit as it relates to Rock Salt? *

Short answer text

What is the Contact Person's Title? *

Short answer text

What is the Contact Person's telephone number? *

Short answer text

What is the Contact Person's email address? *

Short answer text

How many tons of Rock Salt is your Governmental Unit requesting that CMS solicit on your behalf? A minimum of 22 tons is required and estimates should be calculated in 22 tons increments.

Short answer text

What is your minimum purchase commitment for the CY2024-CY2025 season? *

If you choose 80% and the participant estimates a quantity of 100 tons, the participant is only obligated to order 80 tons. If you choose 100% and the participant estimates a quantity of 100 tons, the participant is obligated to order 100 tons. Regardless of your choice below, all participants will be allowed a maximum purchase commitment of 120%. That means that if a participant estimates a quantity of 100 tons, the participant can order up to 120 tons.

80%

100%

Certificate of Authority *

I certify that funds are available for this agreement and that such items are available for the sole use of this governmental unit, and not for personal use of any official or individual or resale. In addition, I agree to abide by the Joint Purchasing Procedures established by the Department of Central Management Services.

Please upload the completed Blank Certificate of Authority that was attached to the email with the link to this participation agreement form.

 Add file

 View folder

Printed Name of Authorized Signature *

Please enter Last Name, First Name

Short answer text

BY SUBMITTING THIS ROCK SALT CONTRACT JOINT PARTICIPATION AGREEMENT FORM ON BEHALF OF YOUR GOVERNMENTAL UNIT, YOU ARE HEREBY CERTIFYING TO THE STATE OF ILLINOIS THAT YOU HAVE ACTUAL AUTHORITY (PROOF OF WHICH IS ATTACHED HERETO) TO OBLIGATE YOUR GOVERNMENTAL UNIT TO PARTICIPATE IN THE SOLICITATION AND TAKE DELIVERY OF ALL AMOUNTS SPECIFIED IN YOUR SUBMISSION. YOU FURTHER CERTIFY THAT YOU HAVE COMPLIED WITH ALL APPLICABLE PURCHASING AND CONTRACT REQUIREMENTS SET FORTH BY YOUR GOVERNMENTAL UNIT.



Multiple choice

Yes, I certify.

Add option or [add "Other"](#)



Required



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: DEMOLITION BIDS FOR THE S. BROADWAY PROPERTIES

Upon the purchase of the former residential homes at 425 & 435 S. Broadway, an environmental study was conducted to ensure the correct demolition measures could take place to properly remove and dispose of the existing structures. This report was provided to any interested bidders, so they were aware of the requirements to dispose of the homes properly.

On Wednesday, March 20th three responsive bidders replied and their bids came in as provided below:

<u>Bidder</u>	<u>Amount</u>
J.K. Trotter Enterprises	\$49,670.56
Troutman Excavating	58,775.00
Stott Contracting	117,320.00

Please recall this bid will dispose properly of two residences and will leave the ground with dirt to be seeded by Public Works. Demolishing the current structures will remove the liability of allowing these dwelling units to remain standing and allow for future potential uses.

Recommendation:

Select J. K. Trotter Enterprises to Complete the Demolition of 425 & 435 S. Broadway for a cost not to exceed \$49,670.56.

J. K. Trotter Ent Inc
6670 McArdle Road
Coal City, IL 60416

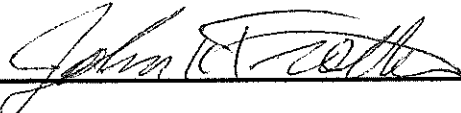
3/20/24

Village of Coal City
515 S. Broadway St
Coal City, IL 60416

425 & 435 South Broad way demolition bid.

J.K. Trotter Ent Inc. submits a bid for the demolition of both properties as described by the bid packet.

Total price \$49,670.56



John K. Trotter

President

425/435 South Broadway Homes Demolition

Village of Coal City is requesting a written quote for the demolition at 425 S. Broadway St. and 435 S. Broadway St., Coal City, IL. The demolition must include the following tasks:

- Houses including all concrete and foundation removed from properties.
- Water & Sewer lines capped at property lines.
- Specialized waste must be disposed of in a manner that complies with environmental requirements. An analysis has been conducted providing these portions of special removal. The village already removed the light assembly sited on page 5 within this PDF document.
- The disturbed portions of property shall be restored with clean backfill up to 1' below final grade. The last 1' of restoration shall be black dirt.

The houses must be removed and restoration completed by April 30, 2024.

Proposals to complete this work will be received by Linda Sula, Village of Coal City, 515 S. Broadway, Coal City, IL 60416 until 12:00 P.M., Wednesday, March 20, 2024, prevailing time. RFP Responses may be e-mailed to Ms. Sula at lsula@coalcity-il.gov; those emails with the subject "2024 Broadway Home Demolition RFP Bid" shall not be opened until that time.

Awarded contractor is expected to be a properly registered contractor according to the Village of Coal City's code requirements.

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: March 25, 2024

RE: SANITARY PIPE INSTALLATION AT THE DIGESTER

During the Sanitary Modernization Project most of the existing underground and delivery piping has been replaced, but the return piping that come from eth ground to the top of the digester has yet to have been replaced. Due to the previous experience with Island City Piping and moreover due to their availability, they have been selected by Public Works to replace a portion of exposed piping that is in need of replacement due to its current conditions.

The 8" influent lines to be replaced were original to the plant and have outlived their useful life. Due to the investment in new piping throughout the system, most of all of the delivery piping has been replaced at this point. There are still some sanitary modernization project proceeds that will be utilized to purchase this project.

Recommendation:

Authorize the utilization of Island City Piping to complete the Digester Influent Piping lines at a cost of \$28,000.

Proposal

ISLAND CITY PIPING, INC.

Bridget M Strong-President

21620 W. County Rd.

WILMINGTON, IL 60481

(815) 476-5503 Fax (815) 476-5535

PROPOSAL SUBMITTED TO: Village of Coal City	PHONE: 815-634-8608	DATE: 02/28/2024
STREET: 515 S. Broadway Street	JOB NAME: Replace Influent Lines	
CITY, STATE and ZIP CODE: Coal City, IL. 60416	JOB LOCATION: Coal City WWTP	
CONTACT: Tyler Valiente	ISLAND CITY PIPING CONTACT: Jason Strong	JOB PHONE: 815-693-5730

We hereby submit specifications and estimates for:

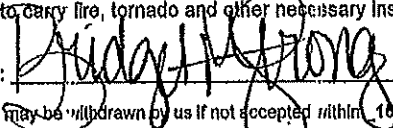
Island City Piping, INC will provide supervision, labor, and equipment to remove 2 of the 4- 8" carbon steel influent lines from pump to pit and replace lines with 8" schedule 80 PVC pipe @ the WWTP. Also, the Village of Coal City will assist Island City Piping with the removal and installation of the pipe by operating and the use of their backhoe machine.

Total Lump Sum: \$28,000.00

We Propose hereby to furnish material and labor—complete in accordance with above specifications, for the sum of:

Payment to be made as follows: Twenty-Eight Thousand _____ Dollars (\$28,000.00)

All Material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes accidents or delays beyond our control. Owner to carry fire, tornado and other necessary Insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: 

Note: this proposal may be withdrawn by us if not accepted within 10 days.

Acceptance of Proposal- the above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

Date of Acceptance: _____

Signature: _____



221 West Washington Street • Morris, IL 60450
Phone 815.942.1402 • morris@chamlin.com
Professional Design Firm License #184-001717

March 20, 2024

Mayor David Spesia
Village of Coal City
515 South Broadway
Coal City, IL 60416

SUBJECT: Village of Coal City
Carbon, Elm & Spring Water Main
Pay Request #1

Dear Mayor David Spesia:

Chamlin & Associates has reviewed and inspected the work by Brandt Excavating, Inc. All work performed has been completed in general compliance with Village standards and contract requirements.

Original Contract Amount:	\$	403,488.11
Completed Amount:	\$	119,876.96
Previous Payments:	\$	-
10% Retention	\$	11,987.70
	\$	<u>107,889.26</u>

Chamlin & Associates, Inc. at this time recommends a payment in the amount of \$107,889.26 be made to Brandt Excavating, Inc.

Sincerely,

Ryan E. Hansen

Enclosure

REH/am

Project # 9956.00

