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**THE VILLAGE OF COAL CITY**  
GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER 21-40

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**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF COAL  
CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

**(111 S. 1<sup>ST</sup> AVENUE, 0.57+/- ACRES - PIN 09-02-201-003)**

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

SARAH BEACH  
ROSS BRADLEY  
TIMOTHY BRADLEY  
DANIEL GREGGAIN  
DAVID SPESIA  
DAVID TOGLIATTI  
Village Trustees

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Published in pamphlet form by authority of the President and Board of Trustees of the Village of  
Coal City  
on November 17, 2021

ORDINANCE NUMBER 21-40

**AN ORDINANCE ANNEXING CERTAIN TERRITORY TO THE VILLAGE OF  
COAL CITY, GRUNDY AND WILL COUNTIES, ILLINOIS**

**(111 S. 1<sup>ST</sup> AVENUE, 0.57+/- ACRES - PIN 09-02-201-003)**

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

**WHEREAS**, a written petition, signed by the legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Coal City, Grundy and Will Counties, Illinois (the “Village”), requesting that said territory be annexed to the Village of Coal City and such petition for annexation is attached hereto as **Exhibit A** and incorporated as though fully set forth herein;

**WHEREAS**, there are no electors residing within the said territory;

**WHEREAS**, the said territory is not within the corporate limits of any municipality but is contiguous to the Village of Coal City;

**WHEREAS**, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies required to receive such notice by state statute, if any;

**WHEREAS**, copies of such notices required to be recorded, if any, have been recorded in the Office of the Recorder of Grundy County;

**WHEREAS**, the Village provides no fire protection or library services to the territory being considered for annexation;

**WHEREAS**, the territory to be annexed herein is adjacent to First Avenue, which is being annexed along with the territory, but the subject portion of First Avenue is surrounded on all sides by the incorporated Village of Coal City and is not actively maintained by the jurisdictions of Braceville Township or Maine Township and therefore no notice to such officials

is required or has been provided;

**WHEREAS**, notice of the annexation has been delivered to all entities and officials in accordance with, and as required by or pursuant to, the provisions of Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1; and

**WHEREAS**, the Village is authorized to annex the territory described herein pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, and all petitions documents and other necessary legal requirements necessary to accomplish the annexation of the said territory have been executed and completed in full compliance with the terms of the statutes of the State of Illinois; and

**WHEREAS**, the Corporate Authorities hereby find and determine that it is in the best interests of the Village of Coal City that the territory be annexed thereto and that such annexation will promote the sound planning and development of the Village, properly and beneficially extend the corporate limits and jurisdiction of the Village, and otherwise promote the proper growth and general welfare while serving the planning objectives of the Village.

**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. Annexation.** The following described territory, commonly known as 111 S. 1<sup>st</sup> Avenue, Coal City, Illinois, consists of approximately 0.57<sup>+</sup>/. acres, is identified by PIN 09-02-201-003 and is legally described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD

PRINCIPAL MERIDIAN AT COAL CITY, GRUNDY COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO N. MCLUCKIE BY DEED DATED OCTOBER 9, 1950, SAID POINT BEING 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF DIVISION STREET AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT 100 FEET NORTHWESTERLY OF THE CENTERLINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S MAIN TRACK AS MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO AND 100 FEET NORTHWESTERLY OF SAID CENTERLINE OF MAIN TRACT A DISTANCE OF 320 FEET, MORE OR LESS, TO SAID N. MCLUCKIE (1950) SOUTHEASTERLY PROPERTY CORNER; THENCE WESTERLY ALONG SAID N. MCLUCKIE (1950) SOUTHERLY PROPERTY LINE A DISTANCE OF 197 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

(the "**Property**"), bounded by and contiguous to incorporated Village of Coal City to the north, south, east and west, located in unincorporated Grundy County, Illinois, together with any public streets or highways adjacent to or within the said Property described above that have not been previously annexed to any municipality shall be cumulatively known as the "**Annexation Territory.**" The Annexation Territory, depicted and described on a plat of annexation (appended hereto as **Exhibit B** and made a part of this Ordinance as though fully set forth herein), shall be, and is hereby, annexed to the Village of Coal City, Grundy and Will Counties, Illinois.

**SECTION 3. Recordation and Reporting.** The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Grundy County Recorder of Deeds promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including the Plat of Annexation, and the affidavit addressing service of notices required by law (appended hereto as **Exhibit C** and made a part of this Ordinance as though fully set forth herein). The Village Clerk shall be, and is hereby, authorized and directed to file the same with the Grundy County Clerk. The Village Administrator shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65

ILCS 5/7-1-1, and the United States Post Office branches serving the Annexation Territory of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance.

**SECTION 4. Effective Date.** This Ordinance shall be in full force and effect on and after its (i) passage, approval, and publication in pamphlet form in the manner provided by law and (ii) recordation with the Grundy County Recorder's Office; provided, however, that this Ordinance shall be of no force or effect until after the Village Board enacts an ordinance (x) rezoning the Annexation Territory to a C-5 Highway Commercial zoning district classification and (y) approving issuance of a conditional use permit authorizing "outdoor storage associated with a permitted or conditional use in the C-5 district."


**SECTION 5. Repealer.** All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

**SECTION 6. 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.

SO ORDAINED this 17 day of November, 2021, at Coal City,  
Grundy and Will Counties, Illinois.

AYES: 6  
NAYS: 0  
ABSENT: 0  
ABSTAIN: 0

**VILLAGE OF COAL CITY**

  
Terry Halliday, President

Attest:

  
Pamela M. Noffsinger, Clerk

**EXHIBIT A**

**PETITION FOR ANNEXATION**

[appended on following pages]



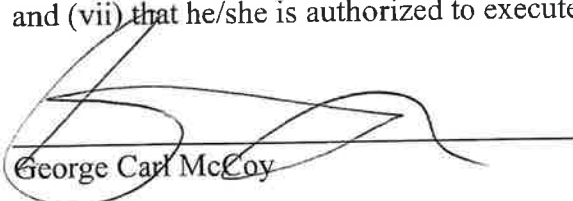
11. The foregoing statements of fact are true to the best of Petitioners' knowledge and information.

WHEREFORE, PETITIONER RESPECTFULLY REQUESTS:

- A. That this Petition and annexation be conditioned upon the Village re-zoning the Annexation Territory to a C-5 Highway Commercial zoning district classification and approving issuance of a conditional use permit authorizing "outdoor storage associated with a permitted or conditional use in the C-5 district," following a duly noticed public hearing concerning the same.
- B. That the Annexation Territory be annexed to the Village of Coal City by ordinance of the President and Board of Trustees of the Village of Coal City pursuant to Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, as amended.

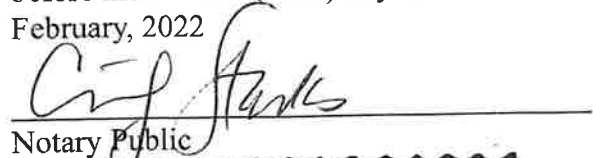
Dated this third day of February, 2022.

The undersigned certifies that to the Village (i) that he is the legal and beneficial owner of fee simple title to the Annexation Territory, (ii) that no other person or entity has any legal, beneficial, contractual, or security interest in the Annexation Territory, (iii) that all legal actions needed to authorize the execution and delivery of this Petition have been taken, (iv) that he/she is has read the foregoing Petition for Annexation, (v) that he/she has knowledge of the allegations contained therein, (vi) that the allegations are true and correct to the best of his/her knowledge and (vii) that he/she is authorized to execute this Petition for Annexation on behalf of Petitioner.

  
George Carl McCoy

Date: 02/03/2022

SUBSCRIBED AND SWORN TO  
before me this 3rd (third) day of  
February, 2022

  
Notary Public



**EXHIBIT A**

**ANNEXATION TERRITORY LEGAL DESCRIPTION**

**A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AT COAL CITY, GRUNDY COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO N. MCLUCKIE BY DEED DATED OCTOBER 9, 1950, SAID POINT BEING 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF DIVISION STREET AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT 100 FEET NORTHWESTERLY OF THE CENTERLINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S MAIN TRACK AS MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO AND 100 FEET NORTHWESTERLY OF SAID CENTERLINE OF MAIN TRACT A DISTANCE OF 320 FEET, MORE OR LESS, TO SAID N. MCLUCKIE (1950) SOUTHEASTERLY PROPERTY CORNER; THENCE WESTERLY ALONG SAID N. MCLUCKIE (1950) SOUTHERLY PROPERTY LINE A DISTANCE OF 197 FEET, MORE OR LESS TO THE POINT OF BEGINNING.**

**EXHIBIT B**

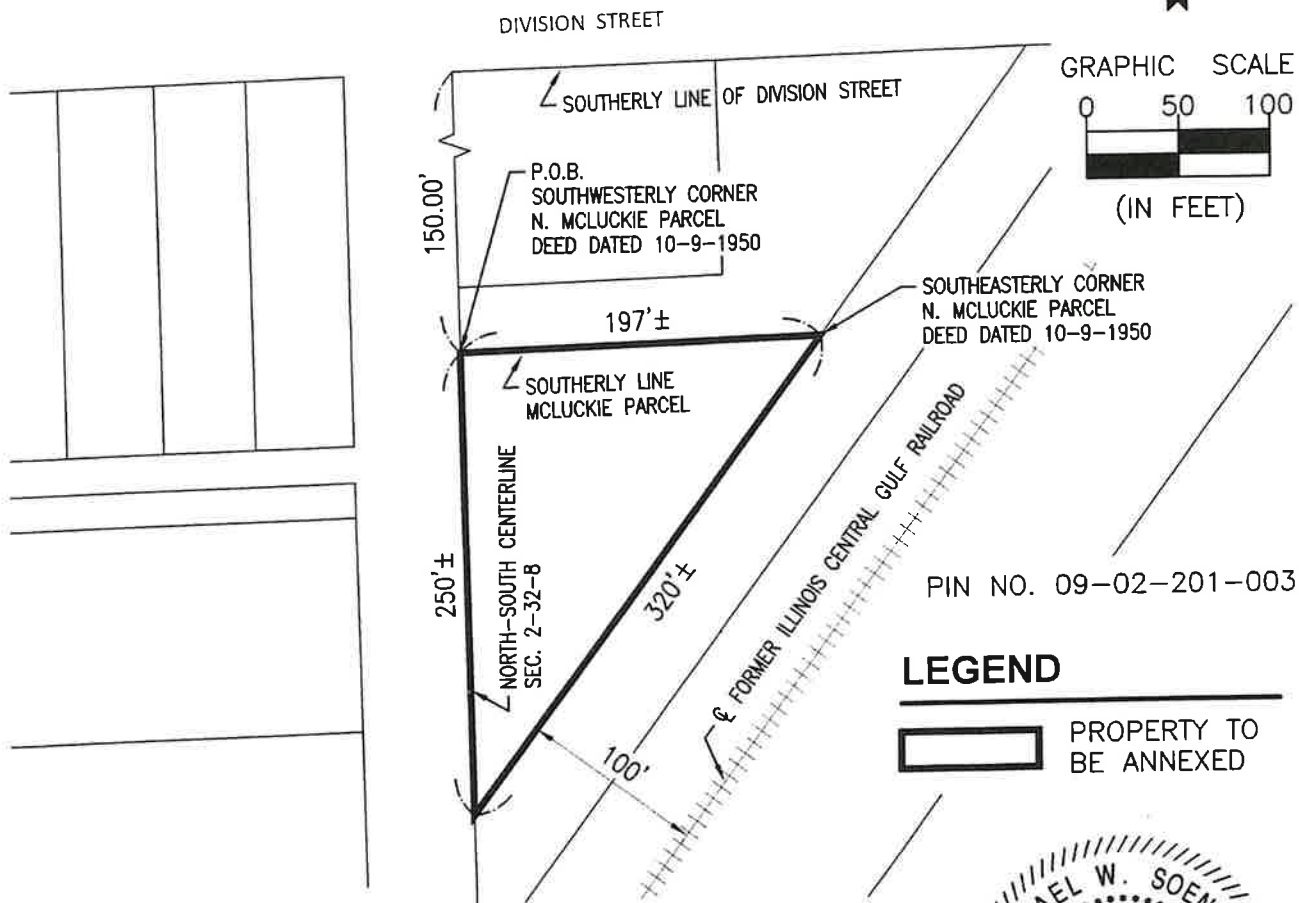
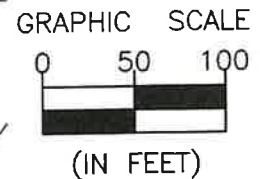
**PLAT OF ANNEXATION**

[appended on following page]

CHAMLIN & ASSOCIATES, INC. © 2021  
Drawing Name: R:\USERS\444010.00 - McCoy Annexation - Coal City - 2021\CAD\McCoy A.dwg Last Modified: Wednesday, November 10, 2021 9:48:53 AM

# ANNEXATION PLAT


FOR  
PART OF THE NORTHEAST 1/4  
SECTION 2, T. 32 N., R. 8 E., 3rd P.M.  
GRUNDY COUNTY, ILLINOIS  
NOVEMBER, 2021



### LEGAL DESCRIPTION

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AT COAL CITY, GRUNDY COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO N. MCLUCKIE BY DEED DATED OCTOBER 9, 1950, SAID POINT BEING 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF DIVISION STREET AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT 100 FEET NORTHWESTERLY OF THE CENTERLINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S MAIN TRACK AS MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO AND 100 FEET NORTHWESTERLY OF SAID CENTERLINE OF MAIN TRACT A DISTANCE OF 320 FEET, MORE OR LESS, TO SAID N. MCLUCKIE (1950) SOUTHEASTERLY PROPERTY CORNER; THENCE WESTERLY ALONG SAID N. MCLUCKIE (1950) SOUTHERLY PROPERTY LINE A DISTANCE OF 197 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

### LEGEND

 PROPERTY TO BE ANNEXED



expires 11-30-2022  
mikes@chamlin.com

PROFESSIONAL DESIGN FIRM  
LICENSE NO. 184-001717

I, MICHAEL W. SOENKSEN, HEREBY CERTIFY THAT THIS DOCUMENT WAS PREPARED UNDER MY DIRECTION



PERU MORRIS  
OTTAWA MENDOTA  
ILLINOIS

IL. PLS NO. 035-003209

DATE: 11-10-2021

**EXHIBIT C**

**AFFIDAVIT OF NOTICE**

[appended on following page]

AFFIDAVIT OF VILLAGE OF COAL CITY ATTORNEY MARK HEINLE AS TO  
NOTICE OF ANNEXATION PURSUANT TO 65 ILCS 5/7-1-1

STATE OF ILLINOIS        )  
                                  )        SS.  
COUNTY OF DUPAGE        )

I, **Mark R. Heinle**, being duly sworn, state as follows:

1. I am an attorney for the Village of Coal City.
2. The Village of Coal City has annexed certain contiguous unincorporated territory, commonly known as 111 S. 1<sup>st</sup> Avenue, Coal City, Illinois, consisting of approximately 0.57<sup>+</sup>/. acres, being identified by PIN 09-02-201-003 and legally described as follows:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN AT COAL CITY, GRUNDY COUNTY, ILLINOIS MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWESTERLY CORNER OF A PARCEL OF LAND CONVEYED TO N. MCLUCKIE BY DEED DATED OCTOBER 9, 1950, SAID POINT BEING 150 FEET SOUTHERLY OF THE SOUTHERLY LINE OF DIVISION STREET AS MEASURED ALONG THE NORTH-SOUTH CENTERLINE OF SAID SECTION 2; THENCE SOUTHERLY ALONG SAID NORTH-SOUTH CENTERLINE A DISTANCE OF 250 FEET, MORE OR LESS, TO A POINT 100 FEET NORTHWESTERLY OF THE CENTERLINE OF THE ILLINOIS CENTRAL GULF RAILROAD COMPANY'S MAIN TRACK AS MEASURED AT A RIGHT ANGLE THERETO; THENCE NORTHEASTERLY ALONG A LINE PARALLEL TO AND 100 FEET NORTHWESTERLY OF SAID CENTERLINE OF MAIN TRACT A DISTANCE OF 320 FEET, MORE OR LESS, TO SAID N. MCLUCKIE (1950) SOUTHEASTERLY PROPERTY CORNER; THENCE WESTERLY ALONG SAID N. MCLUCKIE (1950) SOUTHERLY PROPERTY LINE A DISTANCE OF 197 FEET, MORE OR LESS TO THE POINT OF BEGINNING.

(the "*Annexation Territory*").

3. The Village of Coal City does not provide fire protection services to the Annexation Territory.
4. The Village of Coal City does not provide library services to the Annexation Territory.
5. There are no highways within or adjacent to the Annexation Territory that are under township jurisdiction.

6. As a result of the foregoing, the Village is not required under 65 ILCS 5/7-1-1 to provide pre-annexation notice to officials from any fire protection district, library district, or township.
7. If called to testify, I will testify consistent with the above.

**FURTHER AFFIANT SAYETH NOT.**


12.12.21  
 \_\_\_\_\_  
 Signature of Affiant Date

State of Illinois            )  
   )  
 County of DuPage        )        SS.

Subscribed and sworn to (or affirmed) before me by the above-named Affiant, who is to me personally known, on this 12<sup>th</sup> day of December, 2021.

[Notary Seal]



  
 \_\_\_\_\_  
 Signature of Notary Public