

COAL CITY
VILLAGE BOARD MEETING
Wednesday, October 23, 2024
7:00 P.M.

AGENDA

1. Call meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes October 9, 2024
4. Approval of Warrant List
5. Public Comment
6. Ordinance 24-24 Grant Conditional Use at 155 E. Division to
R&M Diesel Services
7. Resolution 24-10 Tennis Court Conversion Agreement with
Coal City Tennis Association
8. Eagle Scout Project Completion – Hunter Patterson
9. North Arrow Presentation of the Hunters Run Senior Development
10. Carbon Hill Road Repaving Payment #1 to PT Ferro

11. Payment for Sludge Disposal to Waste Management

12. Final Payment to Brandt Excavating, Inc. for Carbon, Elm & Spring Water Main

13. Authorization for Mayor to Sign Well #7 Generator Design & Bid

14. Report of Mayor

15. Report of Trustees

- C. Lauterbur
- B. Mincey
- T. Bradley
- P. Noffsinger
- D. Greggain
- D. Togliatti

16. Report of Village Clerk

17. Report of Village Attorney

18. Report of Village Engineer

19. Report of Chief of Police

20. Report of Village Administrator

21. Adjourn

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETNG

DATE: October 23, 2024

RE: GRANT A CONDITIONAL USE AT 155 E. DIVISION TO R&M DIESEL SERVICES

Alex Taylor would like to open a new business on the space formerly occupied by Ultimate Rides. Mr. Taylor's shop would specialize on the repair of diesel engines and motors. Repairing automobiles of any type at this property is a conditional use within the C4 zoning of the property. This utilization would occur within the back portion of the business and not the front portion along Division. No additional signage is necessary for this to begin and the new tenant stated that he plans upon cleaning up the easterly side yard of the building as well.

This matter was presented at a previous Planning & Zoning Board Meeting, but is the subject of a public hearing on Monday evening. Due to the use not changing much since the use the building was renovated to accommodate and being similar to its previous utilization, the Zoning Board of Appeals will likely provide a positive recommendation for this new business following the required public hearing. An update will be provided at the Board Meeting regarding their final recommendation.

Recommendation:

Adopt Ordinance No. _____: Granting a Conditional use for the Diesel Repair Shop at 155 E. Division.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A DIESEL
VEHICLE REPAIR SHOP WITHIN C-4 ZONED AREA AT 155 E. DIVISION IN
THE VILLAGE OF COAL CITY**

DAVID SPESIA, President
ALEXIS STONE, Village Clerk

TIMOTHY BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA NOFFSINGER
DAVID TOGLATTI
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 CONDITIONAL USE TO OPERATE A DIESEL VEHICLE REPAIR SHOP WITHIN C-4 ZONED AREA AT 155 E. DIVISION IN THE VILLAGE OF COAL CITY

WHEREAS, an application for a conditional use according to Section 156.92 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Nick Bulanda, represented by Alex Taylor of R&M Diesel Motor Services (“applicant”) on September 16, 2024 for a motor vehicle repair shop within a C-4 zoned property; and

WHEREAS, a public hearing regarding the conditional use consideration was held on September 3, 2024; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on October 21, 2024 to consider passage of the conditional use request to the Board of Trustees; and

WHEREAS, Section 156.230 permits the Village Board to approve certain uses on a conditional basis from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant conditional uses.

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

Section 1. Recitals. The foregoing recitals shall be and are hereby incorporated into and made a part of this Ordinance as if fully set forth in this Section 1.

Section 2. Findings of Fact. The Board of Trustees find as follows concerning the Conditional Use for 155 E. Division:

- A. **Traffic**. The utilization of the property to accommodate a motor repair shop shall not have an adverse impact upon traffic to the surrounding neighborhood. The property in which this will be utilized was used in a similar manner previously.
- B. **Environmental Nuisance**. The performance standards required by the village code shall be maintained and the utilization of this property is consistent with previous utilization of this commercial property.
- C. **Neighborhood Character**. Operating this existing retail location in a manner consistent with previous utilization of the property shall maintain the existing neighborhood character.

- D. **Public Services and Facilities.** Granting this conditional use shall not require the implementation of additional public services or facilities to accommodate the presented conditional use for the property.
- E. **Public Safety and Health.** Granting this conditional use shall not be detrimental to the public safety and health of the immediate tenants or residents of Coal City.
- F. **Other Factors.** The approved conditional use shall provide a new small business service provider for this industry within Coal City.

Section 3. Description of the Property. The property is located at 155 E. Division in the Village of Coal City within a C-4 District.

Section 4. Public Hearings. A public hearing concerning the consideration of a conditional use was advertised on October 2, 2024 in the Coal City Courant and held by the Planning and Zoning Board on October 21, 2024 at which a majority of the Planning and Zoning Board members recommended passage of the Conditional Use to the Board of Trustees.

Section 5. Conditional Use. The conditional use requested in the September 16, 2024 Conditional Use petition is granted in conjunction with Section 156.92 is hereby granted to allow the operation of a motor vehicle repair shop within a C-4 commercially-zoned district as set forth within the submitted petition designs.

Section 6. Conditions. The conditional use granted herein is contingent and subject to the motorcycle repair shop being operated according to the standards and design as presented within the Applicant's petition and consistent with the Public Hearing of October 21, 2024.

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.

second by Mincey. Roll call-Ayes; Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays; none. Absent; Togliatti. Motion carried.

Resolution 24-09, sale of a Lion's Park detached garage. Fritz explained the Park Board has been working with Coal City Baseball and Softball and a question arose if a new structure could be provided and altered behind field two due to height restrictions for their tractors. There was discussion at the park board meeting in regards to utilizing existing structures versus constructing another building. The Lion's Club has been staging a float in the garage for many decades but has also not used it for many years, so Lion's was interested in selling the garage to the village. Lauterbur, Fritz and Darrell Olson, maintenance director inspected the building, which is in good condition except for needing some new siding and some roofing repair. Lion's discounted the price from the initial amount and the bill of sale is prepared for the amount of \$10, 200.00. With the purchase of the garage, softball and baseball will have additional area for storage and the village will store a couple of the riding mowers in there as well. Lauterbur indicated that the Park Board was unanimous and liked the idea and baseball/softball were interested as well. They will now keep the existing shed for other items and move the tractors into the garage on the concrete pad. Mincey moved to adopt Resolution 24-09 approving the acquisition of Lion's Club detached garage, second by Bradley. Roll call-Ayes; Greggain, Noffsinger, Bradley, Mincey and Lauterbur, Nays; none. Absent; Togliatti. Motion carried.

Fritz explained during a public health and safety meeting Chief Harseim indicated he would like a few T Mobile phones within squad cars in order to have another tool to place calls and take photos without having patrol bringing it home at the end of the shift. This will be a monthly expense for regular reoccurring T Mobile service. Imhof explained there are two officers per shift and it is a tool that will help with their job performance. This will allow the officers to refrain from utilizing their own cell phones to take pictures, call subjects or call people back. Imhof tested the phone by going to as many points inside and outside of town and there were no issues. There is a tower west of town and T Mobile is one of the biggest carriers out there and the only carrier that has true 5G all the time. Bradley moved to authorize the utilization of T Mobile phones for police operations, second by Greggain. Roll call-Ayes; Greggain, Noffsinger, Bradley, Mincey and Lauterbur. Nays; none. Absent; Togliatti. Motion carried.

Mayor Spesia informed the board Coal City is hosting the Grundy Chamber Coffee & Company on October 17th, at 8am at The Clubhouse. Spesia explained Mayor Kernc of Diamond called him to express her appreciation for Coal City supplying water during their water main break.

Lauterbur thanked Olson from the maintenance department for the quick work on the downspouts for the shed behind baseball field one. It looks very nice and hopefully will help with the water issues.

Bradley stated he heard nothing but rave reviews of the Homecoming Parade in town and kudos to all who were involved setting this up.

Heinle explained the Hunters Run project has been going through the Zoning Board and there will be some additional pieces coming through with favorable zoning recommendations specifically a Development Agreement and Dormant SSA. This will hopefully be done at the next Village Board meeting.

Halloran explained Carbon Hill Road will be done at the end of the week and said contractor, PT Farrell

did a good job. Halloran indicated the water plant foundation has started to be dug out for the new building and should be ready to start framing at the end of the week. Mincey asked if D Construction was done with all of the manholes and Halloran indicated they are all done and adjusted.

Imhof reported the Halloween hours this year for Coal City will be from 4pm – 7pm on Thursday, October 31, 2024. Imhof also reported there is a speed sign in front of the Police Department, which was donated to Coal City by the Wilmington Police Department. The only thing it needed was a couple of batteries so those were replaced and sign has been staged at a couple of different locations and is working great. The board thanked the Wilmington PD for their donation. Spesia asked if there was a possibility to utilize solar for charging the sign. Imhof will look into that. Imhof reported there is a lot of training going on and morale is high. Bradley asked how many officers are on Field Training. Imhof explained there are two with FTO and they are almost finished with their second phase and then there is a 3rd and 4th phase. The officers should be ready to get on the road by December.

Fritz explained the village filed for the site location grant for (south of Reed Road) and filed with DCEO for pre-application and worked with Grundy Economic Development Council (GEDC) to get everything completed. Fritz stated DCEO said everything looks great and we are ahead of the submission deadline.

Bradley moved to adjourn the meeting, second by Mincey. Roll call-Ayes; Greggain, Noffsinger, Bradley, Mincey and Lauterbur, Nays; none. Absent; Togliatti. Motion carried and meeting adjourned at 7:30 p.m.

Linda Sula, Deputy Clerk

**AN ORDINANCE GRANTING A CONDITIONAL USE TO OPERATE A DIESEL VEHICLE REPAIR
SHOP WITHIN C-4 ZONED AREA AT 155 E. DIVISION IN
THE VILLAGE OF COAL CITY**

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 Spesia, President

Attest:

Alexis Stone, Clerk

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 23, 2024

**RE: TENNIS COURT CONVERSION AGREEMENT WITH COAL CITY
TENNIS ASSOCIATION**

At the last meeting of September, this meeting was placed on the agenda, but some amendments have occurred within the agreement since that time. One of the projects that came from our local MAPPING effort, which has now been renamed Coaler DRIVE, is the resurfacing and reutilization of the North Park Tennis Courts, which are to become Pickle Ball courts when they are resurfaced and refinished in the upcoming weeks. The timing of the courts' resurfacing is largely a product of D Construction's asphaltting scheduled for our regular annual streets program, but changing their finish to accommodate pickle ball is being completed because the village has been discussing a plan by which a local non-profit tennis organization, run by high school tennis coach Matt Leman, would utilize the space and run programming on the newly finished courts after they have been completed.

Attached is the amended facility utilization agreement wherein the tennis association shall possess the capability to program the space with notice to the village. For their part, the organization will remit \$4,000 annually prior to October 1st of each year beginning with the first due date 10/1/25 and continuing through 10/1/29 until \$20,000 has been contributed. They may pay off the balance at any time and upon that amount having been received, they would submit a facility usage form just like the other organizations like CC Baseball/Softball and Soccer who utilize CC parks facilities. In addition to the capability for reserved time on the newly established pickle ball courts, the village will provide the former tennis court flooring to be removed to them, which will allow the non-profit to donate that material elsewhere. The assured times at which the CCTA could utilize the surface was revised downward to make them open to the public for additional time periods.

Since the last time this was considered, some re-design of the space has been considered. Adding 8-10 additional feet to the north end of the court will allow the space to more easily accommodate a blend of tennis and pickle ball courts should access to the school's playing surface become problematic for Coal City residents. The north end of the current surface requires some additional base work to improve the durability of the new surface; Public Works will undercut this portion and utilize the area that did not adhere as well for the new base within the additional square footage. However, the budget for these improvements will need to increase due to the requirement of replacing the fencing once the addition has been completed.

The existing fence is presumably original and has been repainted on a few occasions. The cost of this improvement will take the original proposed budget from an estimated \$60,000 upwards to \$97,000 (the fence is \$57,000 of this total). However, due to the location of North Park, it had been included within the village's TIF district for future upgrades such as this project. Utilizing TIF funds for this improvement shall assist with the capital projects that remain within the Parks Fund.

Following this reconstruction effort, the surface will be greatly improved. There will be 6 pickle ball courts, which is customary for accommodating pickle ball tournaments and the surface could accommodate 2 tennis ball courts in the future if the popularity of pickle ball diminishes. However, the area would meet regulation tennis requirements, which was not the case in the past.

Recommendation:

Adopt Resolution No. ____: Entering into the amended Pickleball Recreational Programming Agreement regarding the creation and utilization of North Park Pickleball courts.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER _____

**A RESOLUTION APPROVING ENTRY INTO A PICKLEBALL RECREATIONAL
PROGRAMMING AGREEMENT WITH THE COAL CITY TENNIS ASSOCIATION
(NORTH PARK COURTS)**

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

TIMOTHY BRADLEY
DANIEL GREGGAIN
CJ LAUTERBUR
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.

**A RESOLUTION APPROVING ENTRY INTO A PICKLEBALL RECREATIONAL
PROGRAMMING AGREEMENT WITH THE COAL CITY TENNIS ASSOCIATION
(NORTH PARK COURTS)**

WHEREAS, the Village of Coal City (the “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, the Village owns, maintains and operates the North Park Tennis Courts and intends to resurface the same for conversion into pickleball courts for community use;

WHEREAS, the Coal City Tennis Association desires to establish recreational leagues and instructional programming utilizing the pickleball courts in return for annual payments and in accordance with the terms and conditions set forth in the attached Agreement; and

WHEREAS, the Parties wish to enter into the agreement attached hereto as Exhibit 1 in order to establish a mutually beneficial shared usage agreement that will enhance community health and recreational opportunities; and

WHEREAS, the Parties have negotiated the attached agreement providing for the scheduling and programming for the pickleball courts in accordance with the agreement affixed hereto as **Exhibit 1** (the “Agreement”) and incorporated by reference as though fully set forth herein; and

WHEREAS, the Village President and Board of Trustees (the “Corporate Authorities”) hereby find and determine that the Agreement is in the best interests of the Village and the residents thereof;

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

SECTION 1. RECITALS.

That the foregoing recitals shall be and are hereby incorporated into and made a part of this Resolution as if fully set forth in this Section 1.

SECTION 2. APPROVAL OF AGREEMENT.

The Corporate Authorities shall and do hereby authorize, approve and direct the Village President to execute and deliver the Agreement in substantially the form attached hereto as **Exhibit A** (the "Agreement") and the Village Clerk to affix the Village seal thereto and to attest the executed Agreement following the Village President's signature as may be required. The Village Administrator and Attorney, and such other agents as may be reasonably necessary to carry out the intent of the Agreement, are hereby authorized and directed to take such other and further action as may be reasonably necessary to carry out and give effect to the purpose and intent of this Resolution. All acts and doings of the officials of the Village, past, present and future which are in conformity with the purpose and intent of this Resolution are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 3. RESOLUTION OF CONFLICTS.

All enactments in conflict herewith

are hereby repealed to the extent of such conflict.

SECTION 4. SAVING CLAUSE.

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

SECTION 5. EFFECTIVENESS.

This Resolution shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SO RESOLVED this _____ day of _____, 2024, at Coal City,
Grundy and Will Counties, Illinois.

AYES:

ABSENT:

NAYS:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Alexis Stone, Clerk

EXHIBIT 1

North Park Pickleball Courts Agreement

[attached on following pages]

**VILLAGE OF COAL CITY
PICKLEBALL RECREATIONAL PROGRAMMING AGREEMENT
(NORTH PARK COURTS)**

THIS RECREATIONAL PROGRAMMING AGREEMENT (“*Agreement*”) is made this _____ day of _____, 2024 by and between the Village of Coal City, an Illinois municipal corporation (hereinafter referred to as “the *Village*”) and Coal City Tennis Association (hereinafter referred to as the “*Programmer*”).

RECITALS

WHEREAS, Programmer is a duly registered not-for-profit corporation that provides tennis and other racquet sports instructional, organizational and programming services in furtherance of public health and community (the “*Recreational Activities*”); and

WHEREAS, Programmer desires to use certain pickleball courts owned by the Village in North Park, commonly known as the North Park Tennis Courts following the completion of the Village’s resurfacing project that will result in the conversion of the existing tennis courts to six (6) pickleball courts (collectively, the “*Courts*”) for Programmer’s recreational activities on a non-exclusive basis; and

WHEREAS, Article VII, Section 10 of the Illinois Constitution authorizes units of local government to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, the Village and Programmer desire to enter into this Agreement to enhance the recreational opportunities within the Village by allowing the Programmer to use the Courts in accordance with the terms and conditions set forth herein.

NOW THEREFORE, for mutual consideration, the receipt and sufficiency of which is hereby acknowledged, the Village and Programmer agree as follows:

A. RECITALS. The above recitals are hereby incorporated into and made part of this Agreement.

B. COURT USAGE. Beginning October 1, 2024 or as soon thereafter as the resurfacing project is completed, the Village will permit Programmer to conduct the Recreational Activities on the Courts in accordance with reserved times not to exceed four (4) hours per day three (3) days per week. In addition to this base allotment, the Programmer shall be provided eight (8) eight hour days of exclusive usage within a 12-month rolling period. Reservations for excusive eight-hour days shall be established no less than two (2) weeks prior to any reserved time. Where the Parties mutually elect to establish a recurring set schedule weekly, monthly or seasonally, such schedule shall be attached hereto and supplemented or replaced from time to time as *Exhibit A*. Programmer will have no exclusive rights to use the Courts outside of the dates and times identified on Exhibit A. The Village will have the right, in its sole discretion, to close the Courts for village events, maintenance or other public safety reasons, and Programmer will have no right to use the Courts during such time.

C. VILLAGE RESPONSIBILITIES. The Village agrees to provide the following services for the Courts:

1. The Village will maintain the Courts at its own expense.
2. The Village will provide garbage bins at the Courts and will arrange for periodic garbage pick-up.
3. The Village shall provide the existing tennis court flooring to Programmer following its removal for donation or disposal. If Programmer does not accept such surface materials within four (4) years of the Effective Date, the Village may dispose of the same at its convenience and discretion without further notice to Programmer.
4. The Village's designated non-emergency contact as for questions regarding the Courts is _____, who may be reached Monday-Friday from the hours of _____ at _____.

D. PROGRAMMER OBLIGATIONS. Programmer will be responsible for the following:

1. Programmer shall annually remit a minimum of \$4,000 to the Village on or before October 1 beginning October 1, 2025 and continuing through 2029 or until \$20,000 has been paid in the aggregate, whichever occurs sooner. If Programmer shall fail to remit its annual payment, its exclusive right to program recreational activities at the Courts shall be suspended without advance written notice until such time as the balance is brought current. In such case, Programmer may access the Courts on the same terms and conditions as the general public, without any exclusive right to reserve or program the same to the exclusion of the general public.
2. Programmer will provide all necessary equipment for the Recreational Activities.
3. Programmer will restore the Courts after each use to the same condition as Programmer found the Courts, including the removal of any garbage or debris (water bottles, paper, ect.) as reasonably determined by the Village.
4. Programmer may not store any equipment at the Courts without the express written consent of the Village.
5. Programmer will be responsible for inspecting the Courts and determining whether they are safe and suitable for the Recreational Activities.
6. Programmer will be responsible for monitoring weather conditions while using the Courts, and will be responsible for determining if the Recreational Activities should be suspended or cancelled due to inclement or dangerous weather.

7. Programmer will be responsible for any and all equipment or other personal property brought onto the Courts by Programmer or the participants in the Recreational Activities. The Village will not be responsible for any lost, damaged, or stolen property brought onto the Courts.
8. Programmer will comply with all applicable local, state, and federal laws applicable to Programmer and the Recreational Activities. Programmer will not discriminate or refuse to allow an individual to participate in the Recreational Activities on basis of race, creed, color, sex, sexual orientation, military service status, age, national origin, matriculation, disability, or any other class protected by local, state, or federal law.
9. Programmer will be responsible for the safety of all participants in the Recreational Activities, including ensuring all of Programmer's employees and volunteers are qualified and capable of supervising the Recreational Activities.
10. Programmer must include the Village of Coal City as a released party in the Programmer's waiver and release of liability for participants in the Recreational Activities. Programmer must provide the form waiver and release of liability for the Village's review and approval before Programmer uses the Courts.

E. TERM OF AGREEMENT. This Agreement shall be in effect from (*insert term start date*), 2024 to (*insert term end date*), 2024. The Village may terminate this Agreement without cause, upon 15 days written notice to Programmer. In the event that Programmer is in breach of its obligations under this Agreement, the Village may terminate this Agreement upon 2 days written notice to Programmer.

F. INDEMNIFICATION. Programmer will, and hereby agrees to, hold harmless, indemnify, and defend the Village, its officers, employees, agents, volunteers, and representatives, from and against any and all liability, claims, demands, or causes of action, costs, or expenses, including, but not limited to, attorneys' fees, arising out of or related to (i) the acts and/or omissions of Programmer or Programmer's employees, agents, or volunteers, (ii) the use of the Courts by Programmer or the participants in the Recreational Activities; (iii) any accident, injury, or damage whatsoever occurring at the Courts during the Recreational Activities, regardless of whether or not it is caused in part by an indemnified party hereunder. Programmer will similarly hold harmless, indemnify, and defend the Village from any and all liability, claims, demands, or causes of action, costs, or expenses, including but not limited to attorneys' fees, incurred by reason of Programmer's breach of any of its obligations under this Agreement.

G. INSURANCE. Programmer will carry a general liability insurance policy for an amount no less than \$1,000,000.00 and an umbrella policy for an amount no less than \$2,000,000.00. Programmer will add the Village as an additional insured party on any policy for the use of the Courts by Programmer. Programmer will provide a certificate of insurance evidencing such coverage to the Village Clerk prior to any use of the Courts by Programmer.

H. MISCELLANEOUS.

1. This Agreement constitutes the entire agreement between the Parties pertaining to the subject matter hereof and supersedes all prior or contemporaneous agreements and understandings, whether oral or written, of the Parties in connection therewith. No modification of this Agreement shall be effective unless made in writing, signed by both Parties, and dated after the date hereof.
2. Programmer may not assign this Agreement without the express written consent of the Village.
3. Any term or provision of this Agreement which is invalid or unenforceable by virtue of any statute, ordinance, court order, final administrative action or otherwise, shall be ineffective to the extent of such invalidity or unenforceability without rendering invalid or unenforceable the remaining terms and provisions of this Agreement
4. No assent or waiver, express or implied, of any breach of any one or more of the terms of this Agreement shall be deemed to be taken to be a waiver of any other term or condition or assent to continuation of such breach
5. This Agreement shall be governed by and interpreted in accordance with the laws of the State of Illinois. Any legal action commenced with respect to this Agreement shall be commenced and prosecuted only in a court of proper jurisdiction in Grundy County, Illinois.
6. This Agreement is not intended, and shall not be construed, to create any partnership or joint venture between the Village and Programmer.
7. In the event that any party must take action to enforce the terms of this Agreement, the prevailing party shall be entitled to recover its costs of enforcement, including reasonable attorneys' fees, court costs, and any other collection costs.
8. This Agreement is made solely between the Parties, and is not intended, and shall not be construed, to create any rights of, or duties or obligations to, any third party.

IN WITNESS WHEREOF, the parties have entered into this Agreement on the date written above.

VILLAGE OF COAL CITY

COAL CITY TENNIS ASSOCIATION

David A. Spesia
Village President

Matthew Jon Leman
Its: _____

EXHIBIT A

Schedule of Recreational Activities

4851-4064-5766, v. 1

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 23, 2024

RE: PRESENTATION OF THE HUNTERS RUN SENIOR DEVELOPMENT

The Village has been petitioned by a development group headed by John Cronin of North Arrow Development. Their request is to construct a 44-unit senior living subdivision at the southwest corner of Marguerite & Maple. This project would be assisted by tax credits made available by IHDA in order to incent the creation of income-qualified housing for residents throughout the state; this project includes a covenant that is to be recorded upon the land to maintain the requirement that residents aged 55 and over are to live within the units to be constructed. This will be a managed community with onsite property management and all residents will lease their unit from the property owners.

To date, this subdivision has been presented, considered, and approved within two different steps. The first is the presentation of this Planned Unit Development (PUD) subdivision before an ad hoc PUD Committee to which all of the overlapping units of government such as the Fire District were invited to view the project in order to consider its subdivision design and land usage. There were a few alterations to the original submission provided within this step prior to the Plan Commission conducting and continuing a Public Hearing for its deliberation of the proposal. After the Plan Commission's consideration of this proposal, they adopted Findings of Fact to be included within a positive recommendation to proceed with this project.

Typically, such findings would be included within an ordinance delivered for adoption by the Board of Trustees. However, there are a few pieces to the final recommendation that continue to be completed including environmental studies of the property and a redevelopment agreement, which ensures additional matters concerning the ultimate development of this property (e.g. easements over the private utility installation must be provided to the village in case maintenance is necessary). At this time, the developer would like to present the proposal to the Board of Trustees prior to the full complement of documents being on the agenda for consideration.

This matter has already been the subject of a public hearing after which the Plan Commission provided a unanimous recommendation to support the subdivision's construction. There will likely be three ordinances provided after the presentation of this topic with the Board. The first is a redevelopment agreement (RDA) regarding the terms of development for this property; the second would allow the establishment of a special service area, which is a requirement included within the RDA. And, the third ordinance would be the adoption of the requested PUD subdivision of the previously zoned multi-family acreage.

HUNTERS RUN

S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

DRAWING INDEX

A0.0	TITLE SHEET	CE-1	PRELIMINARY GRADING AND DRAINAGE PLAN
A0.1	SITE PLAN	CE-2	PRELIMINARY UTILITY PLAN
A1.0	TYP. BUILDING FLOOR PLAN	L-1	PRELIMINARY LANDSCAPE PLAN
A2.0	COMMUNITY BUILDING FLOOR PLAN		
A3.0	TYP. BUILDING ELEVATIONS - TYPE A		
A3.1	TYP. BUILDING ELEVATIONS - TYPE B		
A3.2	COMMUNITY BUILDING ELEVATIONS		
A4.0	EXTERIOR RENDERINGS		

VICINITY MAP



NOT TO SCALE



APPLICABLE BUILDING CODES

- CITY OF COAL CITY ZONING ORDINANCE
- 2015 INTERNATIONAL BUILDING CODE
- 2015 INTERNATIONAL RESIDENTIAL CODE
- CURRENT EDITION OF THE ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
- 2015 INTERNATIONAL MECHANICAL CODE
- 2015 INTERNATIONAL FIRE CODE
- NATIONAL ELECTRICAL CODE NFPA 70/2014
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE
- ILLINOIS ACCESSIBILITY CODE - CURRENT EDITION
- FEDERAL FAIR HOUSING AMENDMENTS ACT
- UNIFORM FEDERAL ACCESSIBILITY STANDARDS ACT
- 2010 AMERICANS WITH DISABILITIES ACT ARCHITECTURAL GUIDELINES
- ICC / ANSI STANDARD A117.1 - CURRENT EDITION
- DAVIS-BACON ACT OR ILLINOIS PREVAILING WAGE ACT (820 ILCS 130/0.01)
- IHDA: QAP & STANDARDS FOR ARCHITECTURAL PLANNING & CONSTRUCTION - LATEST VERSION

CERTIFICATIONS

GREEN BUILDING CERTIFICATION: 2020 NGBS GREEN + NET ZERO ENERGY

PROJECT DATA

ADDRESS:	S MARGUERITE ST. & W. MAPLE ST., COAL CITY IL 60416
ZONING DISTRICT:	RM-1 LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT
LOT #1 SIZE:	± 367,000 SF. (± 8.43 ACRES)
LOT #2 SIZE:	± 172,000 SF. (± 3.95 ACRES)
GROSS FLOOR AREA:	± 57,853 SF. (11 TOWNHOME BLDGS. + 1 COMMUNITY BLDG.)
PROPOSED HEIGHT OF BUILDINGS:	1-STORY BUILDINGS (± 15 FT.)
COMMUNITY BUILDING:	MGMT. OFFICE, COMMUNITY SPACES FOR RESIDENTIAL TENANTS
TOTAL DWELLING UNITS PROPOSED:	44 TOWNHOME UNITS - INCLUDES: (7) ADA & (1) SENSORY UNITS *ALL 44 UNITS ARE ADAPTABLE PER FAIR HOUSING & (9) UNITS ARE ADAPTABLE PER ILLINOIS ACCESSIBILITY CODE
ONE BEDROOM UNITS:	33 (INCLUDES: 5 ACCESSIBLE & 1 SENSORY UNITS)
TWO BEDROOM UNITS:	11 (INCLUDES: 2 ACCESSIBLE UNITS)
TOTAL PARKING:	112 PARKING SPACES INCLUDES: 2 STALLS/UNIT (88 STALLS) + 24 COMMON STALLS
BIKE PARKING:	16 BIKE SLOTS
CONSTRUCTION TYPE:	5B

OWNER

HUNTERS RUN
LIMITED PARTNERSHIP
524 W. ST. CHARLES RD.
VILLA PARK, IL 60181

ARCHITECT

NORTH ARROW
ARCHITECTURE
524 W. ST. CHARLES RD.
VILLA PARK, IL 60181
PHONE: 630.279.9990

GENERAL CONTRACTOR

NORTH ARROW
CONSTRUCTION
524 W ST. CHARLES RD.
VILLA PARK, IL 60181
PHONE: 630.279.9990



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

A0.0

PROJECT DATA:

ADDRESS: HUNTERS RUN & SOUTH MARGUERITE STREET
COAL CITY, IL 60416

ZONING DISTRICT: RM-1
LOW DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

LOT #1 SIZE: TOTAL ±367,000 SF (±8.43 ACRES)
LOT #2 SIZE: TOTAL ±172,000 SF (±3.95 ACRES)

MIN. UNCOVERED SPACE: 65%
PROPOSED UNCOVERED SPACE: 84%
TOTAL COVERED SPACE: 16% (57,853 S.F. FOOTPRINT)

MIN. NON-VEHICULAR SPACE: 45%
PROPOSED NON-VEHICULAR SPACE: 86.5% (±317,650 SF)

MIN. RECREATIONAL SPACE: 5%
PROPOSED RECREATIONAL SPACE: 37.5% (±137,462 SF)

TOTAL BUILDINGS GROSS FLOOR AREA: TOTAL 57,853 S.F.
TOTAL BUILDINGS NET FLOOR AREA: TOTAL 49,691 S.F.
(SEE TABLE FOR BUILDING AREAS)

TOTAL # BUILDINGS: 12
INCLUDES:
11 TOWNHOME RESIDENTIAL BUILDINGS (4 UNITS / BLDG) +
1 COMMUNITY BUILDING

TOTAL DWELLING UNITS PROPOSED: 44 UNITS
INCLUDES:
(7) ACCESSIBLE & (1) SENSORY UNITS
(9) ADAPTABLE UNITS PER ILLINOIS ACC. CODE
(44) ADAPTABLE UNITS PER FAIR HOUSING

*ONE BEDROOM UNITS: 33
INCLUDES: (5) ACCESSIBLE & (1) SENSORY UNITS
*TWO BEDROOM UNITS: 11
INCLUDES: (2) ACCESSIBLE UNITS

MAXIMUM BUILDING HEIGHT: 40 FT.
PROPOSED BUILDING HEIGHT: 1-STORY (15 FT.)

MINIMUM SETBACKS:
*FRONT YARD = 25 FT.
*CORNER SIDE YARD = 25 FT.
*INTERIOR SIDE YARD = 15 FT.
*REAR YARD = 25 FT.

PARKING REQUIRED:
2 STALLS / 1 BED. UNIT
2.33 STALLS / 2 BED. UNIT
TOTAL MIN. REQUIRED = 92 PARKING SPACES

PROPOSED PARKING: TOTAL 112 SPACES
INCLUDES:
(2) PARKING SPACES PER UNIT = TOTAL 88 +
(24) COMMON AREAS PARKING SPACES (INCLUDES: 2 ADA STALLS)
TOTAL PARKING & DRIVEWAY AREA (VEHICULAR AREA) = 49,350 S.F.

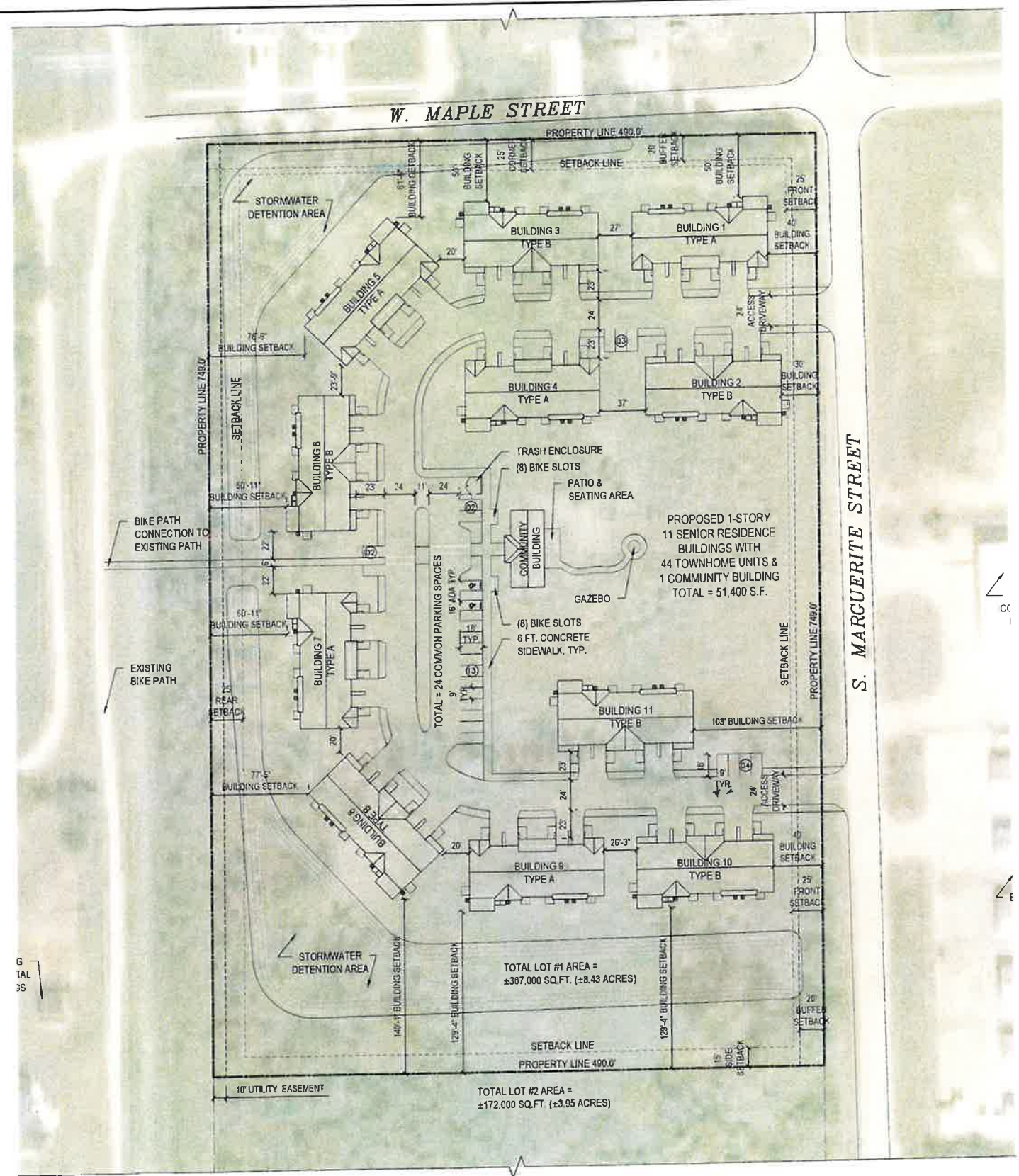
BIKE PARKING: 16 SLOTS

PROJECT AMENITIES	
*ALL AMENITIES LISTED BELOW MUST BE INCORPORATED INTO THE PROJECT.	
*UNIT SPECIFIC AMENITIES:	
- RESIDENTIAL UNITS ARE 15% LARGER THAN THE MINIMUM REQUIRED BY IHDA	
- WASHER / DRYER IN EVERY UNIT.	
- DISHWASHER IN EVERY UNIT.	
*PROJECT BUILDING AMENITIES:	
- DEDICATED COMMUNITY ROOM MEETING AUTHORITY STANDARDS AND GUIDELINES.	
*SITE SPECIFIC PROJECT AMENITIES:	
- SECURED BICYCLE PARKING (MINIMUM OF EIGHT (8) SLOTS PER TWENTY FIVE (25) UNITS).	

BUILDING AREAS:			
BUILDINGS TYPE:	NET AREA:	GROSS AREA:	NUMBER OF BUILDINGS:
BUILDINGS TYPE A	4,381 S.F.	5,100 S.F.	05
BUILDINGS TYPE B	4,381 S.F.	5,100 S.F.	06
COMMUNITY BUILDING	1,500 S.F.	1,753 S.F.	01
TOTAL BUILDINGS NET AREA: 49,691 S.F.		TOTAL BUILDINGS GROSS AREA: 57,853 S.F.	

NOTES:
* BUILDING GROSS AREAS INCLUDE: COVERED PORCHES AND ATTACHED GARAGE AREAS.
* BUILDING NET AREAS INCLUDE: UNIT AREAS AND COVERED GARAGE AREAS.

1 SITE PLAN
SCALE: 1/100" = 1'-0"



HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

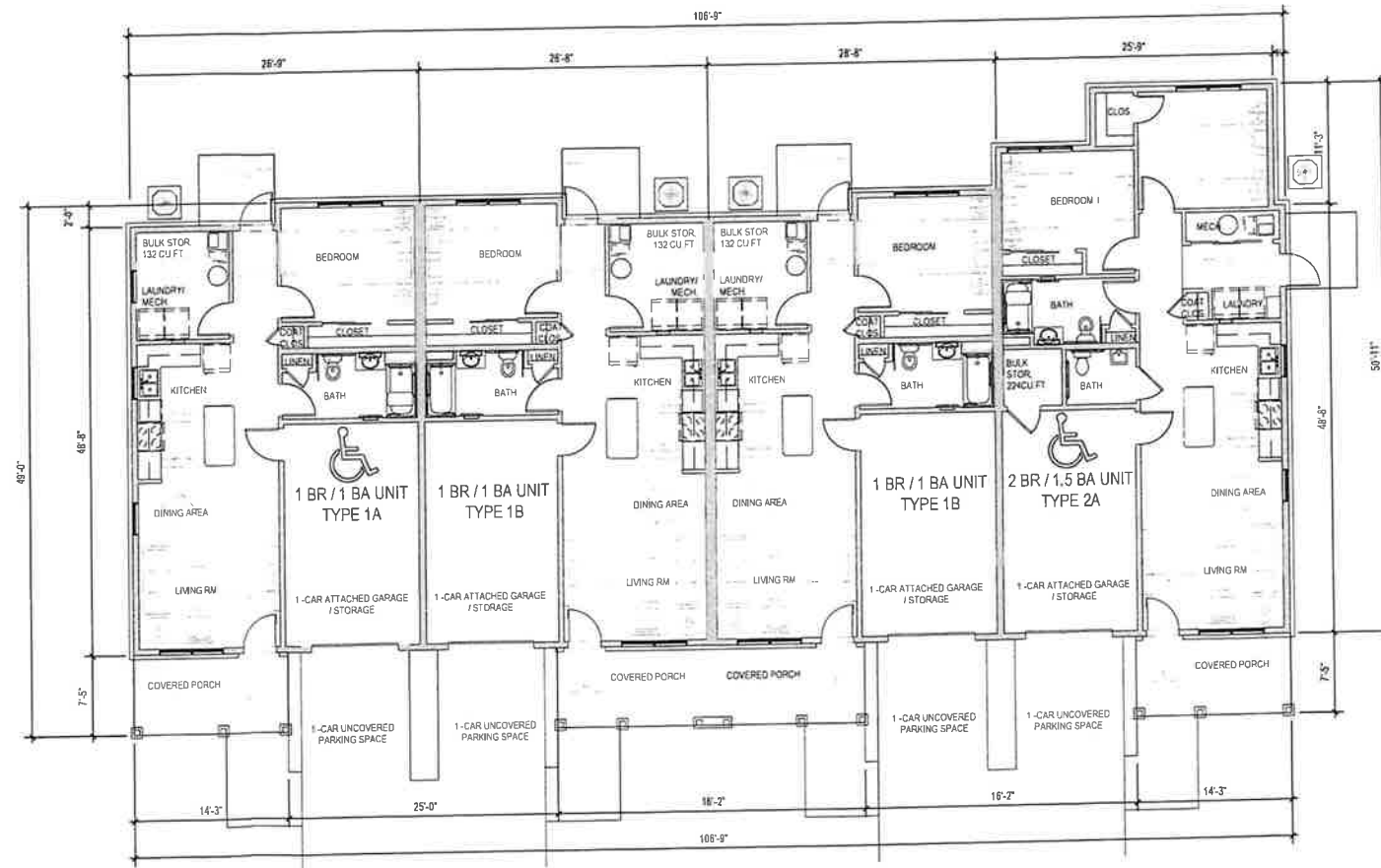
A0.1

PROPOSED FINISHES:

- WEATHER SHELTERED BUILDING MAIN ENTRY AREA. COVERAGE SHALL NOT BE HIGHER THAN THE FIRST LEVEL AND BE A MINIMUM OF 48" WIDE X 60" DEEP.
- PRIMARY UNIT ENTRY DOOR WITH DUAL VIEWERS, MOUNTED PER ACCESSIBLE GUIDELINES. AUDIO/VISUAL DOORBELL AT SENSORY UNIT ONLY.
- 42" WIDE HALLWAYS AND MANEUVERING CLEARANCES WITH 32" CLEAR DOORWAYS WITHIN COMMON AREAS AND UNITS.
- LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS WITHIN COMMON AREAS AND UNITS.
- ELECTRIC DEVICES, HVAC CONTROLS AND ALARM CONTROLS AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS.
- ROCKER LIGHT SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS.
- PROVIDE ADJUSTABLE (36"-50") RODS / SHELVES WITHIN CLOSETS IN COMMON AREAS AND UNITS.
- ALL FLOOR FINISHES TO BE CARPET OR VINYL FLOORING WITH VINYL BASE.
- ALL WALLS AND CEILINGS ARE TO BE PAINTED DRYWALL IN COMPLIANCE WITH GREEN SEAL STANDARDS FOR LOW VOC LIMITS.
- ACCESSIBLE HANDLES / TOUCH LATCHES FOR ALL CABINETS DOORS / DRAWERS.
- ANTI-SCALD DEVICES AT ALL FIXTURES.
- ADEQUATE WORKFLOOR SPACE IN FRONT OF ALL APPLIANCES (30"x48" MIN. PARALLEL WHERE ALLOWED BY CODE) IN ALL UNIT KITCHENS.
- PROVIDE ADA COMPLIANT DISHWASHER, STOVE & REFRIGERATOR IN ALL UNITS & COMMON AREAS.
- UNDERCABINET LIGHTING UNDER ALL WALL CABINETS IN UNITS AND COMMON AREAS.
- KITCHENS TO HAVE WOOD FACED CABINETS WITH PLASTIC LAMINATE COUNTERTOP.
- INTERIOR APARTMENT KITCHEN INCLUDES ENERGY STAR CERTIFIED APPLIANCES. TWO BOWL KITCHEN SINK & KITCHEN EXHAUST HOODS VENTED TO THE EXTERIOR. PROVIDE AN ACCESSIBLE EXHAUST HOOD LIGHT WALL SWITCH IN ADA UNITS KITCHEN & COMMUNITY ROOM.
- 30" MIN. CLEAR WORK SURFACE ADJACENT TO RANGE/OVEN AT ACCESSIBLE UNITS KITCHEN AND COMMUNITY ROOM.
- SINKS IN ALL COMMON AREA TOILET ROOMS & KITCHENS, UNIT KITCHENS AND BATHROOMS WITH SINGLE-HANDLE LEVER FAUCET.
- GRAB BARS TO BE INSTALLED IN ALL A.D.A WATER CLOSETS, ALL BATH TUBS AND/OR SHOWER UNIT BATHROOMS AND TOILET ROOMS FROM COMMON AREAS. PROVIDE BUILT IN REINFORCEMENT.
- ALL BATHTUB / SHOWER WITH GRAB BAR REINFORCEMENT. OFFSET CONTROLS FOR EXTERIOR USE. ANTI-SCALD DEVICES AND SINGLE-HANDLE LEVER FAUCETS.
- PROVIDE REMOVABLE SEATS AT ACCESSIBLE BATHTUB / SHOWER UNITS.
- LOWER TOWEL RACKS AND HOOKS AT ALL UNITS BATHROOMS/ POWDER ROOMS & COMMON AREAS TOILET ROOMS.
- PROVIDE AN ACCESSIBLE MEDICINE CABINET FOR ALL UNIT BATHROOMS AND POWDER ROOMS.
- WINDOW COVERINGS AT ALL UNITS, ALL WINDOWS TO HAVE 1" WIDE HORIZONTAL MINI BLINDS.
- ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING.
- IN-UNIT WASHER/DRYER LAUNDRY CLOSET. DRYER VENTED TO THE EXTERIOR OF THE BUILDING.

**TYPICAL RESIDENTIAL BUILDINGS TYPE A & B (TOTAL 11 BUILDINGS)
UNIT AREAS (4 UNITS PER BUILDING):**

UNIT TYPE:	UNIT NET AREA:	COVERED GARAGE/STORAGE NET AREA:	UNIT GROSS AREA:	COVERED GARAGE/STORAGE GROSS AREA:
UNIT TYPE 1A - 1 BED, / 1 BATH	773 S.F.	254 S.F.	958 S.F.	272 S.F.
UNIT TYPE 1B - 1 BED, / 1 BATH	773 S.F.	254 S.F.	936 S.F.	272 S.F.
UNIT TYPE 1B - 1 BED, / 1 BATH	773 S.F.	254 S.F.	936 S.F.	272 S.F.
UNIT TYPE 2A - 1 BED, / 1.5 BATH	1,046 S.F.	254 S.F.	1,182 S.F.	272 S.F.
*TOTAL NET AREA PER BUILDING (INCLUDING GARAGE AREAS): 4,381 S.F.				
*TOTAL GROSS AREA PER BUILDING (INCLUDING GARAGE & COVERED PORCHES): 5,100 S.F.				



1 TYPICAL BUILDING (TYPE A & B) FLOOR PLAN
SCALE: 1/16" = 1'-0"



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

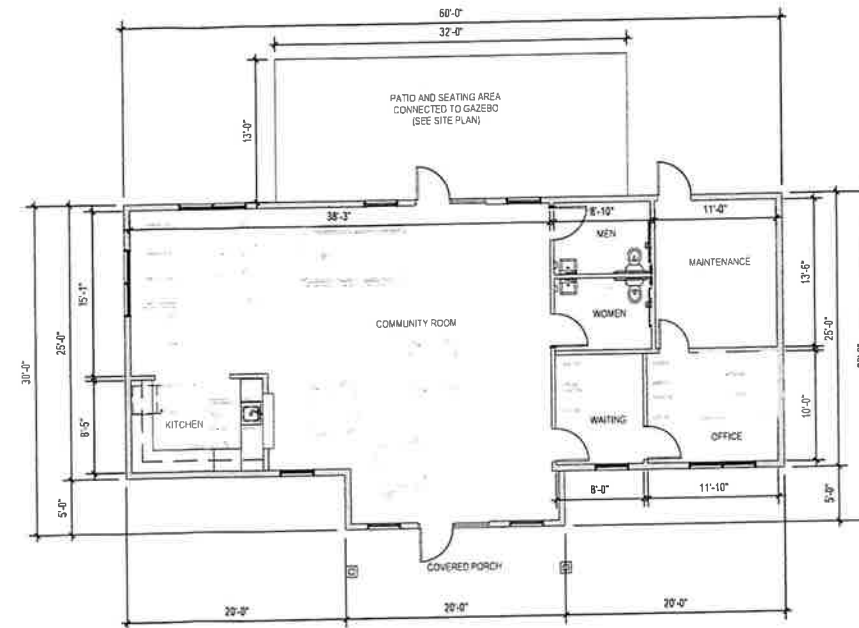
A1.0

PROPOSED FINISHES:

- WEATHER SHELTERED BUILDING MAIN ENTRY AREA. COVERAGE SHALL NOT BE HIGHER THAN THE FIRST LEVEL AND BE A MINIMUM OF 48" WIDE X 60" DEEP.
- PRIMARY UNIT ENTRY DOOR WITH DUAL VIEWERS MOUNTED PER ACCESSIBLE GUIDELINES. AUDIO VISUAL DOORBELL AT SENSORY UNIT ONLY.
- 42" WIDE HALLWAYS AND MANEUVERING CLEARANCES WITH 32" CLEAR DOORWAYS WITHIN COMMON AREAS AND UNITS.
- LEVER STYLE DOOR HARDWARE ON ALL INTERIOR DOORS WITHIN COMMON AREAS AND UNITS.
- ELECTRIC DEVICES HVAC CONTROLS AND ALARM CONTROLS AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS.
- ROCKER LIGHT SWITCHES AND CONTROLS AT ACCESSIBLE HEIGHTS IN COMMON AREAS AND UNITS.
- PROVIDE ADJUSTABLE (36"-55") RODS / SHELVES WITHIN CLOSETS IN COMMON AREAS AND UNITS.
- ALL FLOOR FINISHES TO BE CARPET OR VINYL FLOORING WITH VINYL BASE.
- ALL WALLS AND CEILINGS ARE TO BE PAINTED DRYWALL IN COMPLIANCE WITH GREEN SEAL STANDARDS FOR LOW VOC LIMITS.
- ACCESSIBLE HANDLES / TOUCH LATCHES FOR ALL CABINETS DOORS / DRAWERS.
- ANTI-SCALD DEVICES AT ALL FIXTURES.
- ADEQUATE WORK/FLOOR SPACE IN FRONT OF ALL APPLIANCES (30"x48" MIN. PARALLEL WHERE ALLOWED BY CODE) IN ALL UNIT KITCHENS.
- PROVIDE ADA COMPLIANT DISHWASHER, STOVE & REFRIGERATOR IN ALL UNITS & COMMON AREAS.
- UNDERCABINET LIGHTING UNDER ALL WALL CABINETS IN UNITS AND COMMON AREAS.
- KITCHENS TO HAVE WOOD FACED CABINETS WITH PLASTIC LAMINATE COUNTERTOP.
- INTERIOR APARTMENT KITCHEN INCLUDES ENERGY STAR CERTIFIED APPLIANCES. TWO BOWL KITCHEN SINK & KITCHEN EXHAUST HOODS VENTED TO THE EXTERIOR. PROVIDE AN ACCESSIBLE EXHAUST HOODLIGHT WALL SWITCH IN ADA UNITS KITCHEN & COMMUNITY ROOM.
- 30" MIN. CLEAR WORK SURFACE ADJACENT TO RANGE/OVEN AT ACCESSIBLE UNITS KITCHEN AND COMMUNITY ROOM.
- SINKS IN ALL COMMON AREA TOILET ROOMS & KITCHENS, UNIT KITCHENS AND BATHROOMS WITH SINGLE-HANDLE LEVER FAUCET.
- GRAB BARS TO BE INSTALLED IN ALL A.D.A. WATER CLOSETS, ALL BATH TUBS AND/OR SHOWER UNIT BATHROOMS AND TOILET ROOMS FROM COMMON AREAS. PROVIDE BUILT IN REINFORCEMENT.
- ALL BATH/TUB / SHOWER WITH GRAB BAR REINFORCEMENT. OFFSET CONTROLS FOR EXTERIOR USE. ANTI-SCALD DEVICES AND SINGLE-HANDLE LEVER FAUCETS.
- PROVIDE REMOVABLE SEATS AT ACCESSIBLE BATH/TUB / SHOWER UNITS.
- LOWER TOWEL RACKS AND HOOKS AT ALL UNITS BATHROOMS/ POWDER ROOMS & COMMON AREAS TOILET ROOMS.
- PROVIDE AN ACCESSIBLE MEDICINE CABINET FOR ALL UNIT BATHROOMS AND POWDER ROOMS.
- WINDOW COVERINGS AT ALL UNITS. ALL WINDOWS TO HAVE 1" WIDE HORIZONTAL MINI BLINDS.
- ALL CLOSETS HAVE MINIMUM 32" CLEAR OPENING.
- IN-UNIT WASHER/DRYER LAUNDRY CLOSET DRYER VENTED TO THE EXTERIOR OF THE BUILDING.

COMMUNITY BUILDING AREAS:

BUILDINGS TYPE:	TOTAL NET AREA:	TOTAL GROSS AREA:
COMMUNITY BUILDING	1,500 S.F.	1,753 S.F.



 **1** COMMUNITY BUILDING FLOOR PLAN
SCALE: 1/16" = 1'-0"



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

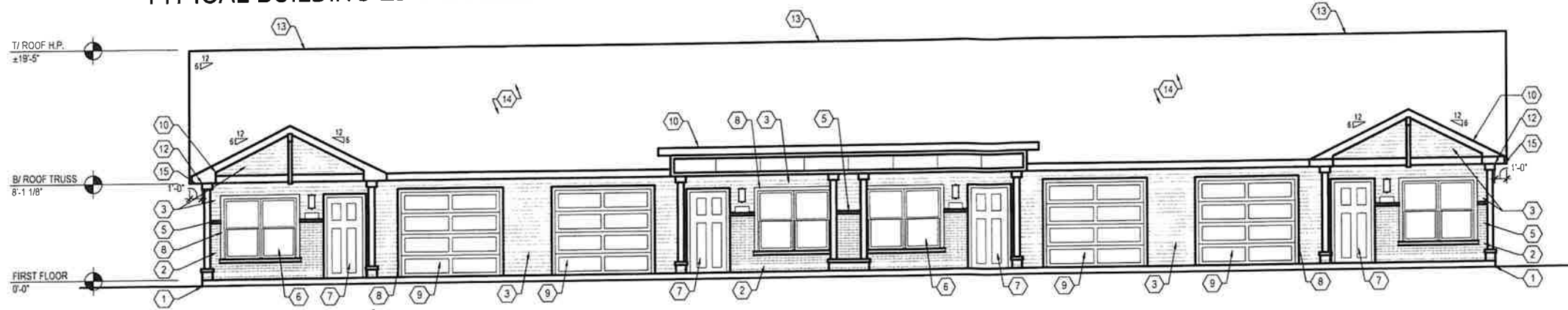
A2.0

TYPICAL BUILDING ELEVATIONS TYPE A

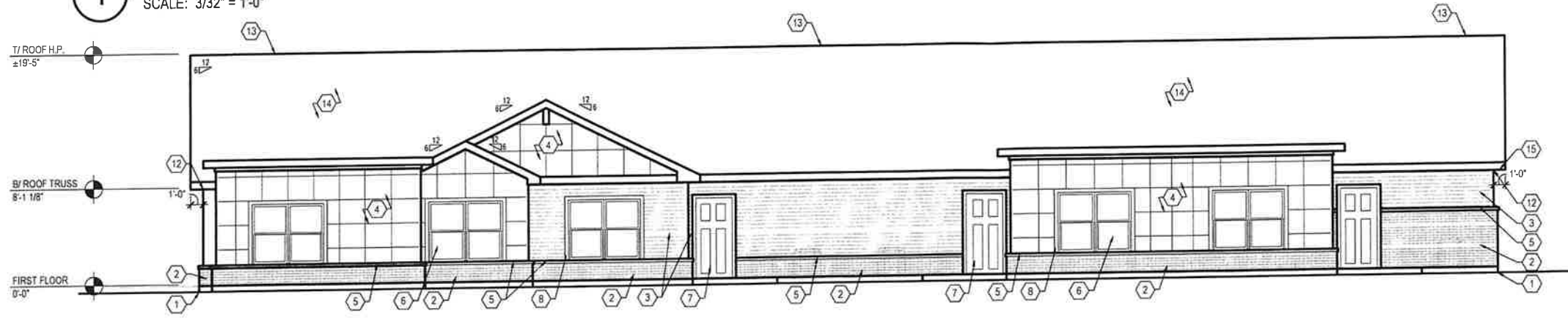
ELEVATION CODED NOTES:

NOTED THUS: 

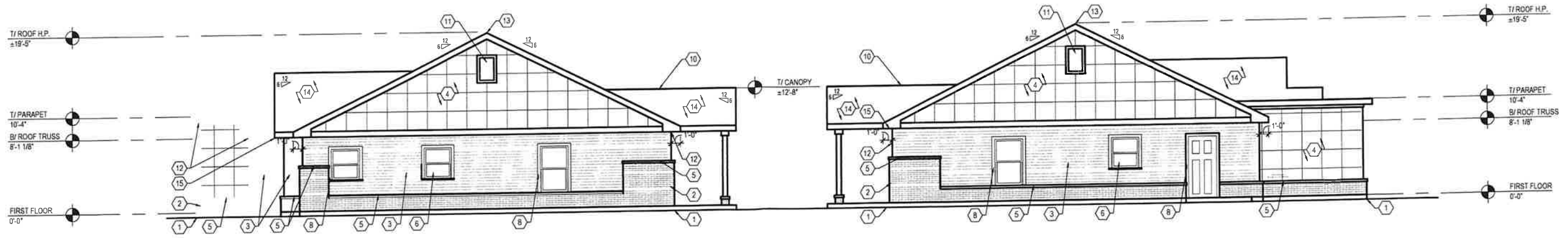
1. FINISH GRADE - SLOPE AWAY FROM THE BUILDING.
2. UTILITY SIZE FULL BRICK.
3. PRE-FINISHED HORIZONTAL 4" FIBER CEMENT LAP SIDING.
4. PRE-FINISHED FIBER CEMENT PANELS SIDING WITH MATCHING REVEAL TRIM.
5. PRE-FINISHED METAL FLASHING.
6. PREMIUM LOW "E" VINYL WINDOWS, TYP.
7. INSULATED HOLLOW METAL DOOR.
8. TRIM BOARDS.
9. GARAGE DOOR.
10. PRE-FINISHED CANOPY SUPPORTED BY WOOD COLUMNS.
11. VINYL LOUVER.
12. PRE-FINISHED SEAMLESS GUTTERS AND DOWNSPOUTS W/ SPLASH BLOCK IN GRADE.
13. CONTINUOUS RIDGE VENT.
14. ENERGY STAR RATED ARCHITECTURAL ASPHALT SHINGLES ON DECORATIVE GABLE ROOF.
15. DEEP ROOF OVERHANG W/ PRE-FINISHED ALUMINUM FASCIA AND VENTILATED SOFFIT.
16. ANODIZED THERMAL BREAK ALUMINUM STOREFRONT WITH INSULATED GLASS.



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181


HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

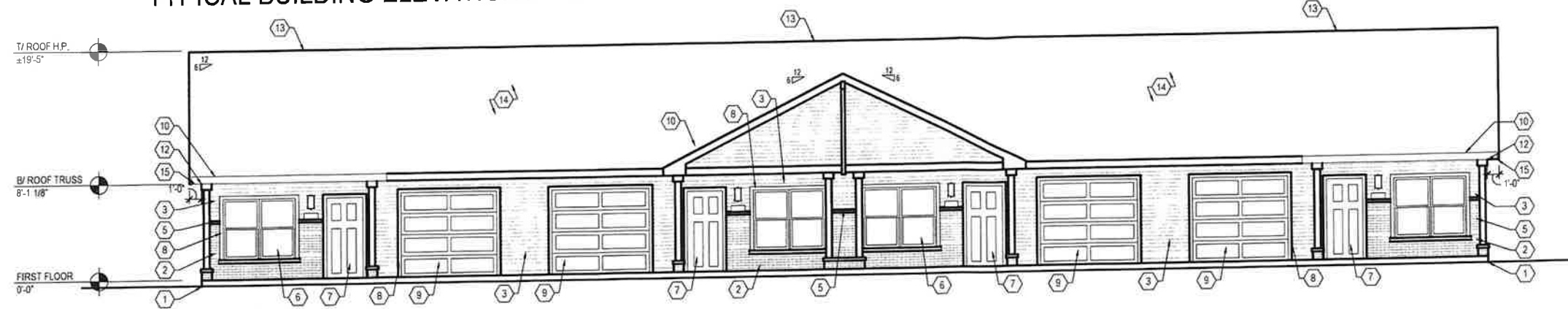
PID # 12405

DATE:
08/09/2024
08/29/2024

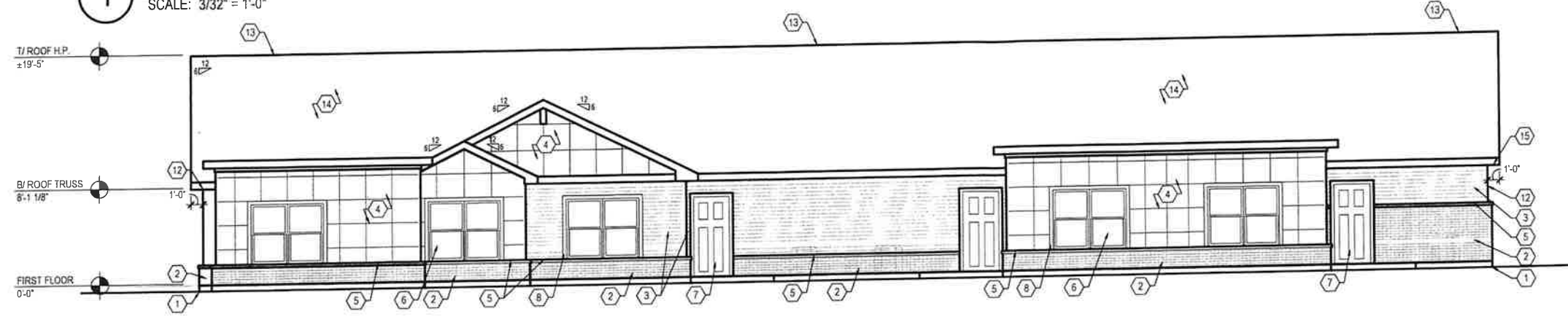
A3.0

TYPICAL BUILDING ELEVATIONS TYPE B

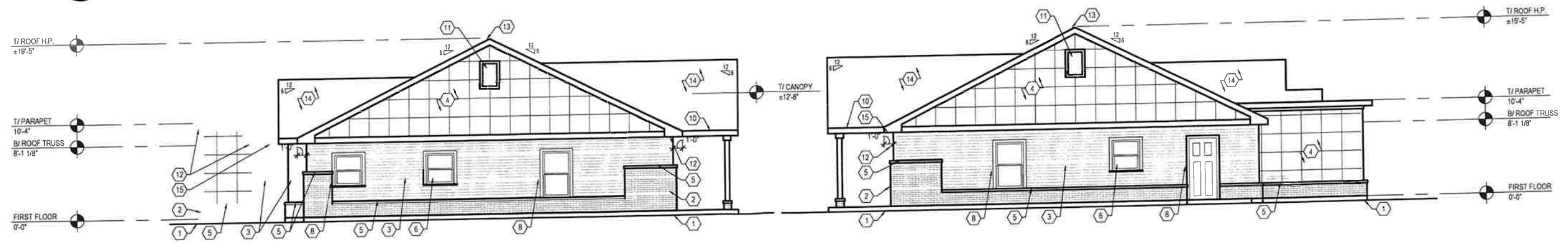
- ELEVATION CODED NOTES:** NOTED THUS: 
1. FINISH GRADE - SLOPE AWAY FROM THE BUILDING.
 2. UTILITY SIZE FULL BRICK.
 3. PRE-FINISHED HORIZONTAL 4" FIBER CEMENT LAP SIDING.
 4. PRE-FINISHED FIBER CEMENT PANELS SIDING WITH MATCHING REVEAL TRIM.
 5. PRE-FINISHED METAL FLASHING.
 6. PREMIUM LOW "E" VINYL WINDOWS, TYP.
 7. INSULATED HOLLOW METAL DOOR.
 8. TRIM BOARDS.
 9. GARAGE DOOR.
 10. PRE-FINISHED CANOPY SUPPORTED BY WOOD COLUMNS.
 11. VINYL LOUVER.
 12. PRE-FINISHED SEAMLESS GUTTERS AND DOWNSPOUTS W/ SPLASH BLOCK IN GRADE.
 13. CONTINUOUS RIDGE VENT.
 14. ENERGY STAR RATED ARCHITECTURAL ASPHALT SHINGLES ON DECORATIVE GABLE ROOF.
 15. DEEP ROOF OVERHANG W/ PRE-FINISHED ALUMINUM FASCIA AND VENTILATED SOFFIT.
 16. ANODIZED THERMAL BREAK ALUMINUM STOREFRONT WITH INSULATED GLASS.



1 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



2 REAR ELEVATION
SCALE: 3/32" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"




HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

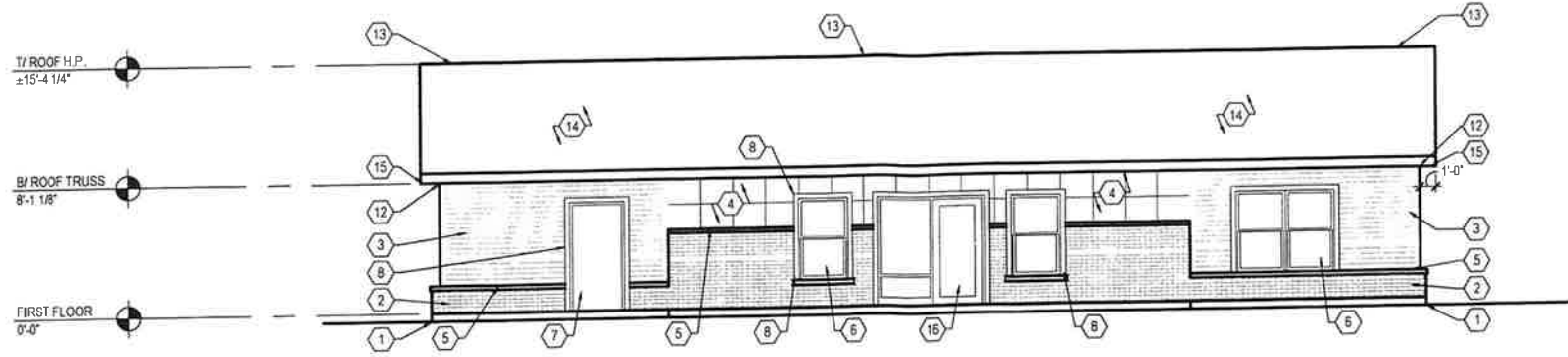
A3.1

COMMUNITY BUILDING ELEVATIONS

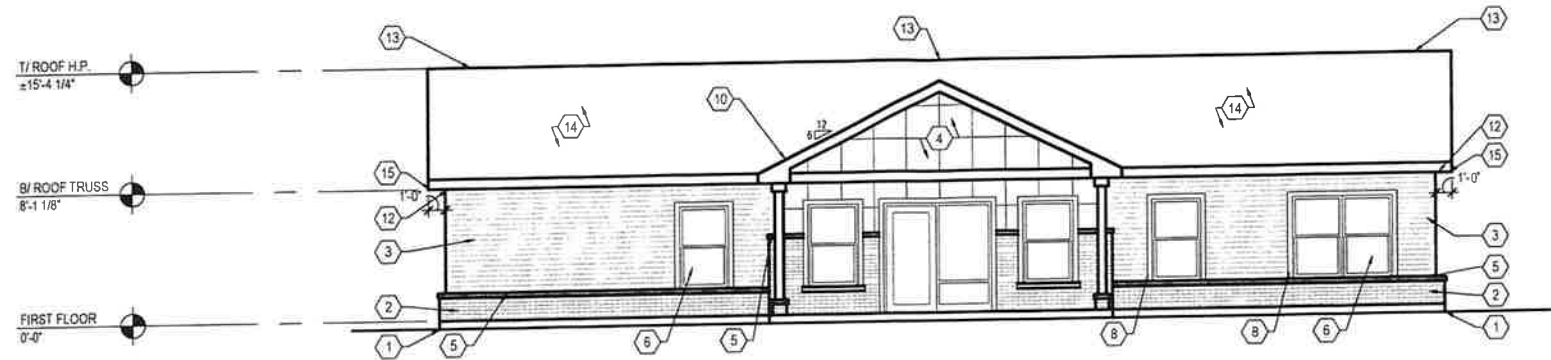
ELEVATION CODED NOTES:

NOTED
THUS: 

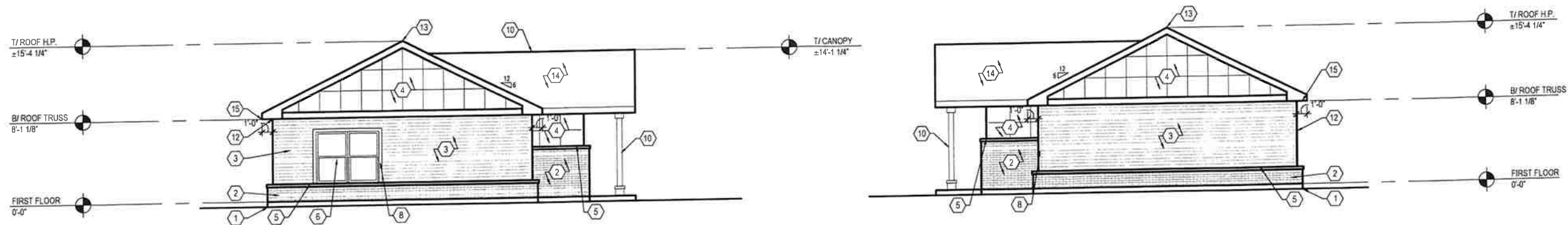
1. FINISH GRADE - SLOPE AWAY FROM THE BUILDING.
2. UTILITY SIZE FULL BRICK.
3. PRE-FINISHED HORIZONTAL 4" FIBER CEMENT LAP SIDING.
4. PRE-FINISHED FIBER CEMENT PANELS SIDING WITH MATCHING REVEAL TRIM.
5. PRE-FINISHED METAL FLASHING.
6. PREMIUM LOW 'E' VINYL WINDOWS, TYP.
7. INSULATED HOLLOW METAL DOOR.
8. TRIM BOARDS.
9. GARAGE DOOR.
10. PRE-FINISHED CANOPY SUPPORTED BY WOOD COLUMNS.
11. VINYL LOUVER.
12. PRE-FINISHED SEAMLESS GUTTERS AND DOWNSPOUTS W/ SPLASH BLOCK IN GRADE.
13. CONTINUOUS RIDGE VENT.
14. ENERGY STAR RATED ARCHITECTURAL ASPHALT SHINGLES ON DECORATIVE GABLE ROOF.
15. DEEP ROOF OVERHANG W/ PRE-FINISHED ALUMINUM FASCIA AND VENTILATED SOFFIT.
16. ANODIZED THERMAL BREAK ALUMINUM STOREFRONT WITH INSULATED GLASS.



1 REAR ELEVATION
SCALE: 3/32" = 1'-0"



2 FRONT ELEVATION
SCALE: 3/32" = 1'-0"



3 LEFT ELEVATION
SCALE: 3/32" = 1'-0"

3 RIGHT ELEVATION
SCALE: 3/32" = 1'-0"



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

A3.2



1 EXTERIOR RENDERING
SCALE: NTS



2 EXTERIOR RENDERING
SCALE: NTS



3 EXTERIOR RENDERING
SCALE: NTS



4 EXTERIOR RENDERING
SCALE: NTS



NORTH ARROW
ARCHITECTURE
524 WEST ST. CHARLES ROAD
VILLA PARK, ILLINOIS 60181

HUNTERS RUN
S. MARGUERITE STREET & W. MAPLE STREET
COAL CITY, IL 60416

PID # 12405
DATE:
08/09/2024
08/29/2024

A4.0

P.L.N.
09-03-401-002
09-03-401-003
09-03-401-004
09-03-401-005

FINAL PLAT OF HUNTERS RUN SUBDIVISION

IN PART OF THE SOUTHEAST QUARTER OF SECTION 3 IN TOWNSHIP 32 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.



BASIS OF BEARINGS
AND S1, ILLINOIS STATE PLANE, EAST ZONE AS DETERMINED
KORA COMPANY CORE NETWORK

GENERAL NOTES

- 1) THE BOUNDARY LINES NOT BEING RECORDED WITH A TITLE COMMITMENT WHICH WOULD INCLUDE AN INSURED LEGAL DESCRIPTION, DISCLOSE EASEMENTS, RESTRICTIONS, AND ROADWAY DEDICATIONS AND TAKINGS.
- 2) NO SEARCH OF RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS DONE BY SURVEYOR.
- 3) FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS, REFER TO THE OWNERS' DEED, TITLE POLICY AND LOCAL ZONING ORDINANCES.
- 4) THE HEAVY DARK BOUNDARY LINE REFLECTS WHAT WAS SURVEYED FROM THE LEGAL DESCRIPTION AND MAY NOT DEFINE OWNERSHIP.
- 5) ALL EXTERIOR CORNERS HAVE BEEN MONUMENTED PRIOR TO RECORDING OF THIS PLAT.
- 6) INTERIOR CORNERS WILL BE SET AFTER ANY CONSTRUCTION IS COMPLETE.

SUBMIT TAX BILL TO:
NAME: _____
ADDRESS: _____

RETURN PLAT TO:
NAME: _____
ADDRESS: _____

PLAT OF SUBDIVISION	
LOCATION:	HUNTERS RUN COAL CITY, ILLINOIS
PREPARED BY:	WEBSTER, MCGRATH & AHLBERG LTD.
DATE:	6-2-2024
JOB #:	4028
JOB:	PLAT
FILE #:	GRUNDY CO 3-32-8 Sub
DATE:	6-2-2024
JOB:	PLAT
FILE #:	GRUNDY CO 3-32-8 Sub

WEBSTER, MCGRATH & AHLBERG LTD.
1100 Main Street, Coal City, IL 62423
Phone: 618-231-1111
Fax: 618-231-1111

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 23, 2024

RE: CARBON HILL ROAD REPAVING PAYMENT #1

Carbon Hill Road, which awarded to PT Ferro's for \$438,984.27, recently completed all of its contract work on Carbon Hill Rd. Totaling nearly all of the work that has taken place, an engineering approval of \$392,349.31 has been recommended for payment. This approval of this amount will result in IDOT paying the total amount and then billing the village for 20% of that total, i.e. \$78,469.87. Final engineering is to follow, which works in the opposite manner with the village paying the entirety of that billing and then billing IDOT 80% of the total cost after payment has been made.

Attached are the quantities for the work completed for which this payment is being recommended and approved.

Recommendation:

Authorize Payment #1 to PT Ferro for \$392,349.31 to be made by IDOT for which the Village shall contribute 20% upon invoicing.



**Illinois Department
of Transportation**

ITEMS PAID THIS ESTIMATE (SHORT FORM)

Route: MS 5900
Section: 23-00037-00-RS
Job Number: C9311324
10/16/2024
10/16/2024

To Date: Report Date:
Contract #: 87867
Contract Name: HMA RESURFACING, CURB & GUTTER, SIDEWALKS AND PAVEMENT MARKINGS ON
CARBON HILL ROAD FROM IL 113 TO SPRING ROAD IN COAL CITY.
PARTIAL ESTIMATE NUMBER 2

Contractor: P. T. Ferro Construction Co.
700 South Rowell Ave.
Joliet, IL 60433
District: District 3
Resident Engineer: David Farrell
County: Grundy

PROJECT NUMBER: ESKP-562

ITEM NUM	FUND KEY	ITEM DESC	TYP	QTY THIS EST	UOM	AMT THIS EST
40600290	Y230K010630005	BITUMINOUS MATERIALS (TACK COAT)	PLACED	6,061.400	LB	\$60.61
		Item Funding Subtotal:		6,061.400		\$60.61
40603200	Y230K010630005	POLYMERIZED HOT-MIX ASPHALT BINDER COURSE, IL-4.75, N50	PLACED	813.200	TON	\$81,320.00
		Item Funding Subtotal:		813.200		\$81,320.00
40604050	Y230K010630005	HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "C", N50	PLACED	1,675.000	TON	\$145,725.00
		Item Funding Subtotal:		1,675.000		\$145,725.00
42400800	Y230K010630005	DETECTABLE WARNINGS	PLACED	136.000	SQ FT	\$2,584.00
		Item Funding Subtotal:		136.000		\$2,584.00
44000157	Y230K010630005	HOT-MIX ASPHALT SURFACE REMOVAL, 2"	PLACED	19,493.300	SQ YD	\$48,733.25
		Item Funding Subtotal:		19,493.300		\$48,733.25
44000500	Y230K010630005	COMBINATION CURB AND GUTTER REMOVAL	PLACED	945.500	FOOT	\$18,910.00
		Item Funding Subtotal:		945.500		\$18,910.00
44000600	Y230K010630005	SIDEWALK REMOVAL	PLACED	750.900	SQ FT	\$3,379.05
		Item Funding Subtotal:		750.900		\$3,379.05

48101200	Y230K010630005	AGGREGATE SHOULDERS, TYPE B	PLACED	25.000		\$1,625.00
			Item Funding Subtotal:	25.000 TON		\$1,625.00
60604400	Y230K010630005	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.18	PLACED	880.000		\$57,200.00
			Item Funding Subtotal:	880.000 FOOT		\$57,200.00
60605000	Y230K010630005	COMBINATION CONCRETE CURB AND GUTTER, TYPE B-6.24	PLACED	25.000		\$1,750.00
			Item Funding Subtotal:	25.000 FOOT		\$1,750.00
78000100	Y230K010630005	THERMOPLASTIC PAVEMENT MARKING - LETTERS AND SYMBOLS	PLACED	139.200		\$661.20
			Item Funding Subtotal:	139.200 SQ FT		\$661.20
78000200	Y230K010630005	THERMOPLASTIC PAVEMENT MARKING - LINE 4"	PLACED	11,500.000		\$8,510.00
			Item Funding Subtotal:	11,500.000 FOOT		\$8,510.00
78000400	Y230K010630005	THERMOPLASTIC PAVEMENT MARKING - LINE 6"	PLACED	64.000		\$76.80
			Item Funding Subtotal:	64.000 FOOT		\$76.80
78000500	Y230K010630005	THERMOPLASTIC PAVEMENT MARKING - LINE 8"	PLACED	225.000		\$360.00
			Item Funding Subtotal:	225.000 FOOT		\$360.00
78000600	Y230K010630005	THERMOPLASTIC PAVEMENT MARKING - LINE 12"	PLACED	275.000		\$660.00
			Item Funding Subtotal:	275.000 FOOT		\$660.00
XX006429	Y230K010630005	SIDEWALK, SPECIAL	PLACED	80.000		\$380.00
			Item Funding Subtotal:	80.000 FOOT		\$380.00
Z0017400	Y230K010630005	DRAINAGE & UTILITY STRUCTURES TO BE ADJUSTED	PLACED	1,326.200		\$15,914.40
			Item Funding Subtotal:	1,326.200 SQ FT		\$15,914.40
			PLACED	10.000		\$4,500.00
			Item Funding Subtotal:	10.000 EACH		\$4,500.00
			Total:			\$392,349.31

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 23, 2024

RE: PAYMENT FOR SLUDGE DISPOSAL TO WASTE MANAGEMENT

The Village previously approved payments to a contractor, Stewart Spreading regarding the collection and proper processing of sludge material, which occurs every other year. The disposal of a portion of the material is specialized waste due to the radium content for which an additional fee of \$24,734.28 is due to Waste Management. This fee is typical when hauling this material, but the total exceeds \$20,000 so it has been included as an additional authorization within the agenda for the Board's consideration prior to payment. The next time this large budget item is included, which will be within the FY27 budget an allotment for approximately \$40,000 should be included in addition to the base services from the collection and hauling company. The current line item includes \$125,000, but this will be adjusted upwards to \$175,000 in light of the special disposal and increasing collection service costs.

Recommendation:

Approve the payment of \$24,734.28 for special waste disposal due to the completion of the recent sludge removal to Waste Management.



INVOICE

COPY

Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

15-12455-13001
VILLAGE OF COAL CITY
09/16/24-09/30/24
10/01/2024
0017469-0313-5

How to Contact Us	Your Payment is Due	Your Total Due
<p>Visit wmsolutions.com</p> <p>Log in to manage disposal records and tonnage reports. To pay a bill or explore other online tools, visit wm.com/MyWM. Have a question? Fill out the Contact Us Form at WMSolutions.com or contact Customer Service.</p> <div style="display: flex; justify-content: center; gap: 10px;"> </div> <p>Customer Service: (800) 963-4776</p>	<h2 style="margin: 0;">Due Upon Receipt</h2> <p style="font-size: small; margin-top: 10px;">If full payment of the invoiced amount is not received within your contractual terms, you may be charged a monthly late charge of 2.5% of the unpaid amount, with a minimum monthly charge of \$5, or such late charge allowed under applicable law, regulation or contract.</p>	<h1 style="margin: 0; font-size: 2em;">\$24,734.28</h1>

Previous Balance	+	Payments	+	Adjustments	+	Current Invoice Charges	=	Total Account Balance Due
15,309.06		(15,309.06)		0.00		24,734.28		24,734.28

DETAILS OF SERVICE						
Details for Service Location:				Customer ID: 15-12455-13001		
Village Of Coal City, 515 S Broadway St, Coal City IL 60416-1503						
Description	Date	Ticket	Quantity	Unit of Measure	Rate	Amount
Vehicle#: 1323	09/16/24	915319				0.00
Declassified - Unspecified PMT cat is Sp. Waste			23.75	TON	44.80	1,064.00
WASTE WATER MGMT TON			23.75	TON	4.00	95.00
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						1,159.00
Vehicle#: 1312	09/16/24	915342				0.00
Declassified - Unspecified PMT cat is Sp. Waste			18.40	TON	44.80	824.32
WASTE WATER MGMT TON			18.40	TON	4.00	73.60

✂ --- Please detach and send the lower portion with payment --- (no cash or staples) ---

WWM
WASTE MANAGEMENT OF ILLINOIS, INC.
PRAIRIE VIEW LANDFILL
29755 S PRAIRIE VIEW DRIVE
WILMINGTON, IL 60481
(800) 963-4776
TSCMIDWEST@WM.COM

Invoice Date	Invoice Number	Customer ID <i>(Include with your payment)</i>
10/01/2024	0017469-0313-5	15-12455-13001
Payment Terms	Total Due	Amount
Due Upon Receipt	\$24,734.28	

0313000151245513001000174690000247342800002473428 4

0054711 01 MB 0.622 **AUTO T4 0 7276 60416-150315 -C04-P54765-11 10053L26

VILLAGE OF COAL CITY
515 S BROADWAY ST
COAL CITY IL 60416-1503

Remit To: **WM CORPORATE SERVICES, INC.**
AS PAYMENT AGENT
PO BOX 4648
CAROL STREAM, IL 60197-4648



WM 11/14/2024 14:00:27 27/47

11/14/2024 14:00:27 27/47

DETAILS OF SERVICE - continued

Details for Service Location:

Village Of Coal City, 515 S Broadway St, Coal City IL 60416-1503

Customer ID: 15-12455-13001

Description	Date	Ticket	Quantity	Unit of Measure	Rate	Amount
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						897.92
Vehicle#: 1323	09/16/24	915415				
Declassified - Unspecified PMT cat is Sp. Waste			24.68	TON	44.80	0.00
WASTE WATER MGMT TON			24.68	TON	4.00	1,105.66
						98.72

GREENER WAYS TO PAY

Please choose one of these sustainable payment options:



AutoPay

Set up recurring payments with us at wm.com/myaccount



Online

Use wm.com for quick and easy payments



By Phone

Pay 24/7 by calling 866-964-2729

HOW TO READ YOUR INVOICE

Previous Balance	Payments	Adjustments	Current Invoice Charges	Total Account Balance Due
\$123.45	(\$123.45)	0.00	\$123.45	\$123.45

Description	Rate	Quantity	Amount
NEW WASTE SOLID WASTE TON 9.95			
COURTESY ENVIRONMENTAL CHARGE			

- 1** Your Total Due is the total amount of current charges and any previous unpaid Balances combined. This also states the date payment is due to WM, anything beyond that date may incur additional charges.
- 2** Previous balance is the total due from your previous invoice. We subtract any Payments Received/Adjustments and add your Current Charges from this billing cycle to get a Total Due on this invoice. If you have not paid all or a portion of your previous balance, please pay the entire Total Due to avoid a late charge or service interruption.
- 3** Service location details the total current charges of this invoice.

New Payment Platform

Here are more details about our enhanced online bill-pay system. Powered by Paymentus, the platform will provide more options and flexibility when managing and paying your bills.



Expanded payment options.

Pay with PayPal, Apple Pay, or Google Pay; via secure direct debit from a bank account; or by credit or debit card.

Anytime, anywhere payments.

Same great 24/7 availability so you can make payments when convenient or set it and forget it with AutoPay.

Complete Hub for account activity.

Continue to view and manage your bills directly from **My WM** (wm.com/mywm).

If your service is suspended for non-payment, you may be charged a Resume charge to restart your service. For each returned check, a charge will be assessed on your next invoice equal to the maximum amount permitted by applicable state law.

Check Here to Change Contact Info

List your new billing information below. For a change of service address, please contact **WM**.

Address 1	
Address 2	
City	
State	
Zip	
Email	
Date Valid	

Check Here to Sign Up for Automatic Payment Enrollment

If I enroll in Automatic Payment services, I authorize **WM** to pay my invoice by electronically deducting money from my bank account. I can cancel authorization by notifying **WM** at wm.com or by calling the customer service number listed on my invoice. Your enrollment could take 1-2 billing cycles for Automatic Payments to take effect. Continue to submit payment until page one of your invoice reflects that your payment will be deducted.

Email	
Date	
Bank Account Holder Signature	

NOTICE: By sending your check, you are authorizing the Company to use information on your check to make a one-time electronic debit to your account at the financial institution indicated on your check. The electronic debit will be for the amount of your check and may occur as soon as the same day we receive your check.

In order for us to service your account or to collect any amounts you may owe (for non-marketing or solicitation purposes), we may contact you by telephone at any telephone number that you provided in connection with your account, including wireless telephone numbers, which could result in charges to you. Methods of contact may include text messages and using pre-recorded/artificial voice messages and/or use of an automatic dialing device, as applicable. We may also contact you by email or other methods as provided in our contract.

Please send all bankruptcy correspondence to RMCbankruptcy@wm.com or PO Box 43290 Phoenix, AZ 85080. Using the email option will expedite your request. (this language is in compliance with 11 USC 342(c)(2) of the Bankruptcy Code)

10054711-0000001-0072747



Customer ID:

15-12455-13001

Customer Name:

VILLAGE OF COAL CITY

Service Period:

09/16/24-09/30/24

Invoice Date:

10/01/2024

Invoice Number:

0017469-0313-5

DETAILS OF SERVICE - continued

Details for Service Location:

Village Of Coal City, 515 S Broadway St, Coal City IL 60416-1503

Customer ID: 15-12455-13001

Description	Date	Ticket	Quantity	Unit of Measure	Rate	Amount
Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total						0.00 0.00 0.00 1,204.38
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/16/24	915457	17.62 17.62	TON TON	44.80 4.00	0.00 789.38 70.48 0.00 0.00 0.00 859.86
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/17/24	915497	24.84 24.84	TON TON	44.80 4.00	0.00 1,112.83 99.36 0.00 0.00 0.00 1,212.19
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/17/24	915528	17.15 17.15	TON TON	44.80 4.00	0.00 768.32 68.60 0.00 0.00 0.00 836.92
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/17/24	915611	23.82 23.82	TON TON	44.80 4.00	0.00 1,067.14 95.28 0.00 0.00 0.00 1,162.42
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/17/24	915674	17.98 17.98	TON TON	44.80 4.00	0.00 805.50 71.92 0.00 0.00 0.00 877.42
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/18/24	915716	25.29 25.29	TON TON	44.80 4.00	0.00 1,132.99 101.16 0.00 0.00 0.00 1,234.15
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST	09/18/24	915743	18.21 18.21	TON TON	44.80 4.00	0.00 815.81 72.84 0.00 0.00



DETAILS OF SERVICE - continued

Details for Service Location:

Village Of Coal City, 515 S Broadway St, Coal City IL 60416-1503

Customer ID: 15-12455-13001

Description	Date	Ticket	Quantity	Unit of Measure	Rate	Amount
Manifest#: 1						0.00
Ticket Total						888.65
Vehicle#: 1323	09/18/24	915821				0.00
Declassified - Unspecified PMT cat is Sp. Waste			24.06	TON	44.80	1,077.89
WASTE WATER MGMT TON			24.06	TON	4.00	96.24
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						1,174.13
Vehicle#: 1312	09/19/24	915931				0.00
Declassified - Unspecified PMT cat is Sp. Waste			18.18	TON	44.80	814.46
WASTE WATER MGMT TON			18.18	TON	4.00	72.72
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						887.18
Vehicle#: 1323	09/19/24	915964				0.00
Declassified - Unspecified PMT cat is Sp. Waste			24.06	TON	44.80	1,077.89
WASTE WATER MGMT TON			24.06	TON	4.00	96.24
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						1,174.13
Vehicle#: 1312	09/19/24	916029				0.00
Declassified - Unspecified PMT cat is Sp. Waste			17.51	TON	44.80	784.45
WASTE WATER MGMT TON			17.51	TON	4.00	70.04
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						854.49
Vehicle#: 1323	09/19/24	916104				0.00
Declassified - Unspecified PMT cat is Sp. Waste			23.87	TON	44.80	1,069.38
WASTE WATER MGMT TON			23.87	TON	4.00	95.48
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						1,164.86
Vehicle#: 1312	09/20/24	916142				0.00
Declassified - Unspecified PMT cat is Sp. Waste			18.28	TON	44.80	818.94
WASTE WATER MGMT TON			18.28	TON	4.00	73.12
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						892.06
Vehicle#: 1323	09/20/24	916178				0.00
Declassified - Unspecified PMT cat is Sp. Waste			24.44	TON	44.80	1,094.91
WASTE WATER MGMT TON			24.44	TON	4.00	97.76
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						1,192.67
Vehicle#: 1312	09/20/24	916231				0.00
Declassified - Unspecified PMT cat is Sp. Waste			17.15	TON	44.80	768.32
WASTE WATER MGMT TON			17.15	TON	4.00	68.60
Profile # 625292IL						0.00
Generator VILLAGE OF COAL CITY BROADWAY ST						0.00
Manifest#: 1						0.00
Ticket Total						836.92



Customer ID:
Customer Name:
Service Period:
Invoice Date:
Invoice Number:

15-12455-13001
VILLAGE OF COAL CITY
09/16/24-09/30/24
10/01/2024
0017469-0313-5

DETAILS OF SERVICE - continued

Details for Service Location:

Village Of Coal City, 515 S Broadway St, Coal City IL 60416-1503

Customer ID: 15-12455-13001

Description	Date	Ticket	Quantity	Unit of Measure	Rate	Amount
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/20/24	916291	23.81 23.81	TON TON	44.80 4.00	0.00 1,066.69 95.24 0.00 0.00 1,161.93
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/23/24	916326	18.21 18.21	TON TON	44.80 4.00	0.00 815.81 72.84 0.00 0.00 888.65
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/23/24	916374	22.76 22.76	TON TON	44.80 4.00	0.00 1,019.65 91.04 0.00 0.00 1,110.69
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/23/24	916439	19.48 19.48	TON TON	44.80 4.00	0.00 872.70 77.92 0.00 0.00 950.62
Vehicle#: 1312 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/24/24	916551	17.84 17.84	TON TON	44.80 4.00	0.00 799.23 71.36 0.00 0.00 870.59
Vehicle#: 1323 Declassified - Unspecified PMT cat is Sp. Waste WASTE WATER MGMT TON Profile # 625292IL Generator VILLAGE OF COAL CITY BROADWAY ST Manifest#: 1 Ticket Total	09/24/24	916620	25.46 25.46	TON TON	44.80 4.00	0.00 1,140.61 101.84 0.00 0.00 1,242.45
Total Current Charges						24,734.28



September 17, 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 #4 & Final

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:	\$	419,239.03
Previous Payments:	\$	322,231.16
0% Retention	\$	-
	\$	<u>97,007.87</u>

Chamlin & Associates, Inc. at this time recommends a payment in the amount of \$97,007.87 be made to Brandt Excavating, Inc.

Sincerely,



Ryan E. Hansen

Enclosure

REH/am

Project # 9956.00

ENGINEER'S PAYMENT ESTIMATE

Estimate No. 4 & Final Date September 17, 2024
 Payable to: Brandt Excavating, Inc.
385 E Hoover Street
Morris, IL 60450

Client Village of Coal City
515 South Broadway, Coal City, IL 60416
 Project Village of Coal City
Carbon, Elm & Spring Water Main

NO.	ITEMS	UNIT	AWARD		COMPLETED		
			QTY.	AMOUNT	QTY.	UNIT PRICE	TOTAL
1	Trench Backfill, Special	CY	1100	\$ 11.00	1100	0.01	\$ 11.00
2	HMA Patching, 6"	SY	1400	\$ 70,000.00	104	50.00	\$ 5,200.00
3	Traffic Control	LS	1	\$ 52,000.00	100%	52,000.00	\$ 52,000.00
4	PVC Watermain, 8"	LF	680	\$ 44,200.00	808.5	65.00	\$ 52,552.50
5	PVC Watermain - Owner Supplied, 10"	LF	950	\$ 52,250.00	950	55.00	\$ 52,250.00
6	PVC Watermain, 10"	LF	150	\$ 13,500.00	118	90.00	\$ 10,620.00
7	Water Service Connection	EA	15	\$ 36,000.00	20	2,400.00	\$ 48,000.00
8	Fire Hydrant With Auxiliary Valve	EA	4	\$ 30,000.00	2	7,500.00	\$ 15,000.00
9	8" Water Valve	EA	7	\$ 19,600.00	8	2,800.00	\$ 22,400.00
10	10" Water Valve	EA	3	\$ 11,400.00	5	3,800.00	\$ 19,000.00
11	Driveway Removal and Replacement, Aggregate	SY	180	\$ 2,700.00	0	15.00	\$ -
12	Driveway Removal and Replacement, PCC	SY	50	\$ 7,500.00	0	150.00	\$ -
13	Parkway Restoration	LS	1	\$ 7,500.00	100%	7,500.00	\$ 7,500.00
14	Portland Cement Concrete Sidewalk, 5"	SF	175	\$ 2,625.00	175	15.00	\$ 2,625.00
15	Combination Curb and Gutter Removal and	LF	300	\$ 9,000.00	0	30.00	\$ -
16	Miscellaneous Tile Repair	LF	50	\$ 2,500.00	93	50.00	\$ 4,650.00
17	Exploration Trench, Special	LF	50	\$ 2,500.00	85	50.00	\$ 4,250.00
18	Detectable Warnings, Special	SF	32	\$ 0.32	8	0.01	\$ 0.08
19	Structure to Be Removed	EA	4	\$ 2,000.00	0	500.00	\$ -
20	Pressure Connection	EA	1	\$ 6,000.00	0	6,000.00	\$ -
21	Cut In Connection	EA	7	\$ 28,000.00	11	4,000.00	\$ 44,000.00
22	Fire Hydrant To Be Removed	EA	4	\$ 0.04	2	0.01	\$ 0.02
23	Sidewalk Removal	SF	175	\$ 1.75	175	0.01	\$ 1.75
24	Storm Sewers, 10" Water Main Quality	LF	60	\$ 4,200.00	8	70.00	\$ 560.00
25	Paving Work - D Construction	LS			1	\$78,618.68	\$ 78,618.68
TOTAL				\$ 403,488.11			\$ 419,239.03

By Ryan Henson
 Dated September 17, 2024



Peru, Morris, Ottawa
 Illinois

Total Value of Completed Work \$ 419,239.03
 Deduct 0% To Be Retained \$ -
 Balance on Completed Work \$ 419,239.03
 Prev. Pay. Made to Contractor \$ 322,231.16
 Net Amt. Due - This Estimate \$ 97,007.87

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 23, 2024

RE: APPROVAL OF WELL #7 GENERATOR DESIGN/BID

Chamlin received an answer from IEPA regarding a change to the current Well #7 design to include a permanent generator at Fire Station #1 on the east side of the detached garage. This project cannot be added to the current approved project via change order. However, the performance of the system has proven the reliability of this well is essential to providing reliable utility service. Rather than await a future project, ordering this backup generator will ensure the well can continue to operate regardless of community electrical supply.

While all of the original contractors for this job remain involved, Chamlin has provided a design agreement by which they will design a permanent generator for this location and bid the project in order to begin the proper generator order. The Fire District has plans for its expansion for which the location of Well #7 was specifically located on the property via an IGA. This will allow for the unit to be ordered and not be an additional project necessary on the property after all other construction has been completed. Due to the total volume necessary to operate the village's utility, another permanent generator at Well #5 will become the focus of another improvement within next or the following fiscal year. Please note, this project qualifies for TIF funding.

Recommendation:

Authorize Mayor Spesia to enter into an Agreement with Chamlin Engineering for the Design and Bid of a Permanent Backup generator for Well #7.

Clerk
City Eng./Mgr.
Chamlin Engineer

AGREEMENT FOR ENGINEERING SERVICES

VILLAGE OF COAL CITY WELL 7 GENERATOR

This AGREEMENT, made this _____ day of _____, _____, by and between the Village of Coal City, hereinafter referred to as the OWNER, and Chamlin & Associates, Inc., hereinafter referred to as the ENGINEER:

The Village of Coal City intends to install a permanent stand by generator and associated equipment at Well 7.

This Engineering Services Agreement covers the design of the necessary plans, specifications, bidding documents and contract documents to describe the proposed improvements. Specifically, the scope of work for the design of this project includes review of the agreement with the OWNER, prepare plans and specifications, conduct periodic progress review meetings with the OWNER. Construction phase services such as bidding, contract award, contract administration, and resident inspection services are also included. All services will be performed on a time and materials, not-to-exceed basis.

The proposed fees are based on a preliminary construction cost estimate of \$ 300,000.

The ENGINEER agrees to perform the various professional engineering services for the design and construction phases of said project in accordance with the provisions of this Agreement.

1. Payment

- a. The ENGINEER will submit to the OWNER for services rendered an itemized bill showing charges for such services accompanied by any additional documentation requested by the OWNER.
- b. Payments for ENGINEERING SERVICES are due and payable monthly upon submission of a detailed statement of charges.

2. Fees

- a. Compensation for ENGINEERING SERVICES for DESIGN PHASE shall be per time and materials method in accordance with the ENGINEER's current rate schedule. The not-to-exceed basis fee for the DESIGN PHASE is:

\$ 24,000

- b. Compensation for ENGINEERING SERVICES for CONSTRUCTION PHASE shall be per time and materials method in accordance with the ENGINEER's current rate schedule. The not to exceed fee for the CONSTRUCTION PHASE is:

\$ 30,000

SIGNATURES:

IN WITNESS WHEREOF, the parties hereto have executed, or caused to be executed by their duly authorized officials, this Agreement on the respective dates indicated below:

Executed by the OWNER:

VILLAGE OF COAL CITY

ATTEST:

BY: _____
Alexis Stone, Village Clerk

BY: _____
David Spesia, Mayor

DATE: _____ DATE: _____

(SEAL)

Executed by the ENGINEER:

CHAMLIN & ASSOCIATES, INC.

BY: _____
Casey J. McCollom, Director

BY: _____
Ryan E. Hansen, Director



Chamlin & Associates

HOURLY RATE SCHEDULE April 1, 2024 thru March 30, 2025

Principal	\$ 175.00 /Hr.
Sr. Project Engineer II	\$ 170.00 /Hr.
Sr. Project Manager	\$ 170.00 /Hr.
Sr. Structural Engineer	\$ 170.00 /Hr.
Sr. Project Engineer I	\$ 165.00 /Hr.
Structural Engineer	\$ 162.00 /Hr.
Project Engineer	\$ 160.00 /Hr.
Professional Land Surveyor	\$ 133.00 /Hr.
Engineer	\$ 147.00 /Hr.
Project Manager	\$ 132.00 /Hr.
Engineer (EIT)	\$ 124.00 /Hr.
Designer	\$ 115.00 /Hr.
Inspector I	\$ 112.00 /Hr.
Inspector II	\$ 116.00 /Hr.
Inspector III	\$ 120.00 /Hr.
GIS Coordinator	\$ 106.00 /Hr.
Grant Administrator	\$ 68.00 /Hr.
Chief Engineering Aide	\$ 134.00 /Hr.
Sr. Engineering Aide	\$ 106.00 /Hr.
Engineering Aide	\$ 96.00 /Hr.
Draftsperson	\$ 86.00 /Hr.
Sr. Party Chief	\$ 130.00 /Hr.
Party Chief	\$ 106.00 /Hr.
Instrument Operator	\$ 97.00 /Hr.
Rodman	\$ 65.00 /Hr.
Admin. Support Staff	\$ 48.00 /Hr.
Vehicle	\$ 13.00 /Hr.
Total Station	\$ 14.00 /Hr.
Survey Equipment	\$ 34.00 /Hr.
Inspection Vehicle	\$ 10.00 /Hr.
Mileage	State Rate /Mi.
Computer & Plotter	\$ 19.00 /Hr.
UTV Rental	\$ 375.00 /Day
Drone Usage Fee	\$ 115.00 Flat Rate
Drone Roof Survey (Including Usage Fee)	\$ 165.00 Flat Rate
Drone Ground Control (Including Usage Fee)	\$ 175.00 Flat Rate

The hourly rates itemized above shall be effective the date the parties, upon entering an agreement, have affixed their signatures and shall remain in effect until March 30, 2025. In the event that services of the engineer extend beyond this date, the hourly rates will be adjusted yearly by addendum to the agreement to compensate for increases or decreases in the salary structure of the engineer that are in effect at that time.