

**COAL CITY
VILLAGE BOARD MEETING
Public Hearing**

**Wednesday, January 8, 2025
7:00 P.M.**

AGENDA

1. Call meeting to order
2. Public Hearing for Consideration of the
Establishment of Special Service Area #4
3. Adjourn

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: January 8, 2025

**RE: CONDUCTING PUBLIC HEARING FOR ESTABLISHMENT OF
SPECIAL SERVICE AREA #4 FOR THE HUNTERS RUN SENIOR
RESIDENTIAL SUBDIVISION**

This evening, the Village shall conduct a public hearing, which is the next step required for the establishment of a dormant special service area (SSA) over Lot 1 of the newly approved residential subdivision that occurred at the last meeting of November, 2024. While the subdivision received its necessary approvals concerning the establishment of a residential subdivision, a redevelopment agreement was adopted in which agreement concerning the establishment of an SSA was required. The first step in that process was the adoption of an ordinance regarding the SSA public hearing to be conducted this evening.

The public hearing advertisement was properly published within the Coal City Courant and is set to be held prior to the Regular Meeting. There is no other action required at this time, other than holding the public hearing regarding the intended establishment of this dormant SSA. After another 60 days, the final SSA adoption ordinance can be considered so it is recorded and available for a levy in the future should it be necessary. The purpose of the SSA is to have a means of ensuring the commonly held public areas can be repaired by the Village and any funds utilized in this pursuit can be recouped from eth property owners via the SSA tax; this will be dormant because the areas will be initially developed along with eth residential units and code enforcement will be utilized prior to levying any amounts via the annual property tax bill for these land owners.