

COAL CITY
VILLAGE BOARD MEETING
Wednesday, October 8, 2025
7:00 P.M.

(IMMEDIATELY FOLLOWING PUBLIC HEARING)

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes September 24, 2025
4. Approval of Warrant List
5. Public Comment
6. Ordinance 25-22 Adoption of Burla Annexation Agreement Extension
7. Ordinance 25-23 Acquiring 160 W Walnut from Habitat for Humanity
8. Resolution 25-15 Adopting Social Media Terms of Use
9. Approval of First & Final Pay for 2025 MFT Street Maintenance, D Construction

10. Approval of Payment #1 for Non-MFT Street Maintenance, D Construction
11. Selecting Spaceco to complete DCEO Site Readiness Grant Professional Services
12. Selecting D Construction to complete Water Treatment Plant Backup Generator Installation Project
13. Report of the Mayor
14. Report of the Trustees
 - C. Lauterbur
 - B. Mincey
 - R. Bradley
 - P. Noffsinger
 - D. Greggain
 - D. Togliatti
15. Report of Village Clerk
16. Report of Village Attorney
17. Report of Village Engineer
18. Report of Chief of Police
19. Report of Village Administrator
20. Adjourn

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 8, 2025

RE: ACQUIRING 160 W WALNUT FROM HABITAT FOR HUMANITY

Back in the summer of 2021, the village had put the improved residential lot at 160 W. Walnut up for sale at which time the local chapter of Habitat for Humanity wished to purchase the lot from Coal City. The two entities partnered on Habitat's acquisition of the property at \$7,500 after following the necessary bidding process. The leadership of Habitat for Humanity and the organization have changed since the property was acquired and they complete the construction of homes a bit differently than the time at which it was acquired by the organization.

Due to the two entities continuing to work on projects, Habitat brought it to the village's attention that they no longer plan upon constructing a residence at the location any more. The attached agreement would allow Coal City to purchase the lot from Habitat for the cost that had been remitted in 2021 to gain ownership of 160 W Walnut once again. It is expected that Coal City can put the lot back onto the market and earn much more than the \$7,500 for which the lot had been transferred to Habitat. In short, Habitat for Humanity understood that it was able to purchase the lot below market and requested a means of dispatching with the lot without making a profit for the lot that Coal City had formerly provided. This acquisition will allow the village to gain a new residence as was originally intended that shall continue to pay property taxes following its development. Furthermore, it is expected the sale of the lot will result in a higher sale price than the amount for which it is being remitted back to Coal City.

Following the village's allowance to re-acquire this property, it is expected to be listed with a local realtor and sold for a new home to be constructed at market rate.

Recommendation:

Adopt Ordinance No. ____: Authorizing the acquisition of 160 W. Walnut from Habitat for Humanity.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF 160 W. WALNUT STREET,
COAL CITY, GRUNDY COUNTY, ILLINOIS, FOR PUBLIC PURPOSES BY THE
VILLAGE OF COAL CITY**

DAVID A. SPESIA, Village President
KAYLA MELVIN, Village Clerk

ROSS 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 _____, 2025

ORDINANCE NO. _____

**AN ORDINANCE AUTHORIZING THE ACQUISITION OF 160 W. WALNUT STREET,
COAL CITY, GRUNDY COUNTY, ILLINOIS, FOR PUBLIC PURPOSES BY THE
VILLAGE OF COAL CITY**

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

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

WHEREAS, the Village is authorized and empowered by the General Assembly pursuant to 65 ILCS 5/2-3-8 to acquire and hold property for public purposes;

WHEREAS, the Village previously sold certain real property commonly known as 160 W. Walnut, Coal City, Grundy County, Illinois, 60416, bearing tax identification number (P.I.N.) 09-03-431-005, and legally described as follows:

LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK TWENTY (20) IN
THE VILLAGE OF COAL CITY AND THE VACATED ALLEY
NORTHWEST AND ADJACENT TO SAID LOTS, (EXCEPT COAL AND
OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO
MINE AND REMOVE THE SAME); IN GRUNDY COUNTY, ILLINOIS.

(the “Property”) to Grundy-Three Rivers Habitat For Humanity, Inc., an Illinois not-for-profit corporation with an office at 2415 McDonough Street, Joliet, Illinois 60436 (“Habitat” or “Seller”) in order that Habitat could a single-family home on the property and then sell or donate the improved Property to an underprivileged end-user, consistent with its mission; and

WHEREAS, Habitat was unable to secure the funding necessary to develop the Property and is desirous of conveying it back to the Village for the same price for which it previously bought the Property; and

WHEREAS, the Village is desirous of acquiring the Property from Seller for public purposes in order to identify another development opportunity for residential in-fill and increasing the property tax base;

WHEREAS, the Property is useful, necessary and advantageous for the Village to acquire and maintain under public ownership and control for the purposes aforesaid; and

WHEREAS, the Corporate Authorities of the Village hereby find and determine that it is in the public interest to enter into a purchase and sale agreement for the Property attached hereto as **Exhibit A**, providing for the acquisition of the real property described herein via a quitclaim deed.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, 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. Enactment

A. The Village President is hereby authorized and directed to execute, and the Village Clerk is hereby authorized and directed to attest that certain real estate purchase and sale agreement known as the purchase and sale agreement (hereinafter, the “Agreement”) and appended hereto as Exhibit A and incorporated as though fully set forth herein.

B. The Village Treasurer or her designee is authorized and directed to draw upon Village funds in the amount of SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$7,500.00) (the “Purchase Funds”) payable to Seller in order to effectuate the purchase of the Property.

C. The Village Clerk, Administrator, and/or attorney are each authorized and directed to transmit the executed Agreement and Purchase Funds to the seller and close on the transaction in

accordance with the Agreement.

D. The Village Clerk, Administrator, and/or attorney are each authorized and directed to execute such documents and take such steps as may be necessary and convenient to implement the purpose of this Ordinance.

SECTION 3. Repealer. All ordinances 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 Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

SIGNATURE PAGE TO FOLLOW

SO ORDAINED this _____ day of _____, 2025, at Coal City,
Grundy and Will Counties, Illinois.

Trustees	Aye	Nay	Abstain	Absent
Ross Bradley Trustee				
Daniel Greggain Trustee				
CJ Lauterbur Trustee				
Bill Mincey Trustee				
Pamela Noffsinger Trustee				
David Togliatti Trustee				

APPROVED By Village President

This _____ day of _____, 2025.

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

EXHIBIT A

Purchase and Sale Agreement

ATTACHED ON THE FOLLOWING PAGES

PURCHASE AND SALE AGREEMENT

THIS PURCHASE AND SALE AGREEMENT, (the "**Agreement**"), is made and entered into as of the _____ day of October, 2025 by and between Grundy-Three Rivers Habitat For Humanity, Inc., an Illinois not-for-profit corporation with an office at 2415 McDonough Street, Joliet, Illinois 60436 ("**Seller**") and the Village of Coal City, Grundy and Will Counties, Illinois, an Illinois non-home rule municipal corporation duly organized and validly existing legal entity organized and operated pursuant to the Constitution and laws of the State of Illinois with offices at 515 S. Broadway Street in Coal City, Illinois ("**Purchaser**"). The Purchaser and Seller are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**."

WITNESSETH:

WHEREAS, Purchaser is authorized under the provisions of Article VII, Section 10 of the State of Illinois Constitution of 1970, to contract and otherwise associate with individuals, associations, and corporations, in any manner not prohibited by law;

WHEREAS, Seller owns certain real property commonly known as 160 W. Walnut, Grundy County, Illinois, 60416, bearing tax identification number (P.I.N.) 09-03-431-005, and legally described as follows:

LOTS THIRTY (30) AND THIRTY-ONE (31) IN BLOCK TWENTY (20) IN THE VILLAGE OF COAL CITY AND THE VACATED ALLEY NORTHWEST AND ADJACENT TO SAID LOTS, (EXCEPT COAL AND OTHER MINERALS UNDERLYING SAID PREMISES AND THE RIGHT TO MINE AND REMOVE THE SAME); IN GRUNDY COUNTY, ILLINOIS.

(the "**Property**");

WHEREAS, Seller has agreed to sell, transfer and convey the Property to Purchaser, and Purchaser has agreed to purchase the Property from Seller, in accordance with the terms set forth herein;

WHEREAS, this Agreement has been submitted to the Village President and Trustees of the Village of Coal City (the "**Corporate Authorities**") for review and consideration and the Corporate Authorities have undertaken all actions required by law prior to the execution of this Agreement in order to make the same binding upon Purchaser; and

WHEREAS, this Agreement has been submitted to Seller for review and consideration and Seller has undertaken all actions required by law prior to the execution of this Agreement in order to make the same binding upon Seller.

NOW, THEREFORE, in consideration of the mutual covenants and agreements herein

contained, and other good and valuable consideration received and to be received, the Parties hereby agree as follows:

1. INCORPORATION. The foregoing Recitals are the findings of the Parties, accurate and incorporated into this Section 1 as if set forth in full herein, and thereby made a part of this Agreement and the Agreement shall be interpreted and construed in light of those Recitals.

2. SALE AND PURCHASE PRICE. Purchaser agrees to purchase the Property, and Seller agrees to sell the Property to Purchaser at the purchase price of SEVEN THOUSAND FIVE HUNDRED AND NO/100 DOLLARS (\$7,500.00) [the "**Purchase Price**"], subject to and as adjusted by any credits provided to Purchaser. The Purchase Price shall be paid in full by transfer of immediately available funds at Closing.

3. EARNEST MONEY. Purchaser shall not be required to deposit any earnest money in support of this Agreement. The sufficiency of the indirect costs paid by both the Seller and Purchaser in preparation and administration of the Contract through closing shall serve as ample consideration in binding both Seller and Purchaser.

4. CLOSING.

A. The Purchaser will schedule a closing of the purchase and sale (the "**Closing**") within thirty (30) days (the "**Closing Date**") of the expiration of the "**Inspection Period**," as that term is defined in Section 5 of this Agreement. The Closing will be at a mutually agreeable time at Coal City Village Hall, or at such other location as shall be mutually agreed upon by the Parties. At Closing, Purchaser shall pay to Seller the remaining balance of the Purchase Price, plus or minus proration.

B. Seller shall deliver actual possession of the Property on the Closing Date. The Property shall, on the Closing Date, be in the same general condition as of the Effective Date of this Agreement, ordinary wear and tear and use excepted, unless agreed by the Parties. Prior to Closing and subject to Purchaser's indemnification obligations set forth in this Agreement, Seller shall have the full responsibility and liability for any and all damages or injury to the Property. If, prior to the Closing, the Property is materially damaged or the Property shall be the subject of an action in eminent domain or a proposed taking by a governmental authority, whether temporary or permanent, Purchaser, at its sole discretion, shall have the right to terminate this Agreement upon notice to Seller by so notifying Seller. If Purchaser does not exercise its right of termination, any and all proceeds arising out of such damage or destruction, if the same be insured, or out of any such eminent domain or taking, shall be assigned or distributed in the following manner: (a) Seller shall receive an amount sufficient to cover the total costs expended by the Seller pertaining to the Property, including but not limited to, inspection costs, legal fees, and administrative fees; and (b) all remaining proceeds shall be paid to the Purchaser on the Closing Date.

5. RIGHTS OF INSPECTION; REGULATORY APPROVALS; TITLE AND SURVEY.

- A. Upon the Effective Date and for the later of (i) thirty (30) days thereafter or (ii) or the expiration of the "Title Cure Period," as hereinafter defined (the Effective Date through the last to occur of these dates shall be known as the "**Inspection Period**"), Purchaser, its counsel, accountants, agents and other representatives, shall have full and continuing access to the Property and all parts thereof, upon reasonable notice to Seller. Purchaser and its agents and representatives shall also have the right to enter upon the Property during the Inspection Period for any purpose related to this transaction, including, without limitation, inspecting, surveying, engineering, performance of environmental tests, and such other work as Purchaser shall consider appropriate (the "**Inspections**"). Seller agrees to cooperate in all respects to facilitate Purchaser's inspection and agrees to make available all documents, books and records necessary to permit the inspections described herein and, to the extent such records are available, upon Purchaser's reasonable request. Upon the voluntary or involuntary termination of the Inspection Period, Purchaser shall return the Property to its condition as it existed upon the Effective Date, reasonable wear and tear not caused by the Purchaser excepted.
- B. During the Inspection Period, Purchaser shall have the further right to make such inquiries of governmental agencies, financing entities, and utility companies, and to make such feasibility studies and analyses as it considers appropriate, and to apply for and obtain all necessary regulatory, zoning and financial approvals from any local, state, or federal governmental entity or agency necessary for the development, construction, and operation of Purchaser's intended use of the Property.
- C. The Purchaser's Inspections of the Property are subject to the Purchaser holding Seller and its elected or appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors, and assigns, harmless and fully indemnifying Seller against any damage, claim, liability or cause of action arising from or caused by the actions of Purchaser, its agents, or representatives upon the Property, except to the extent caused by the willful or intentional act of the Seller. The Purchaser's obligations and duties contained in this Section 5(c) shall survive Closing.
- D. The obligations of Purchaser under this Agreement are subject to and conditioned upon the determination by Purchaser, in its sole discretion and judgment, whether to proceed with the purchase of the Property. In the event such conditions to Purchaser's obligations have not been satisfied within the Inspection Period, as determined solely by Purchaser, Purchaser shall have the right, by written notice delivered to Seller on or before the last day of the Inspection Period, to terminate this Agreement for any reason, or no reason at all. Should such termination be delivered on or before the end of the Inspection Period, this Agreement shall be deemed null and void, and neither Party shall have any further duties or obligations under this Agreement.
- E. In the event that the Inspections uncover environmental conditions unacceptable to the Purchaser, the Purchaser will notify the Seller in writing and the Seller will

have the option, at its sole cost and expense, to remediate any such environmental conditions in accordance with all local, state, and federal laws and other requirements of law prior to Closing.

- F. Purchaser agrees to buy the Property as is, without a title search, or at Purchaser's expense and option, obtain such title reports and surveys as to the Property as Purchaser may desire. Purchaser shall advise Seller in writing during the Inspection Period concerning any defect in the condition of title disclosed by such reports or surveys and rendering the title unmarketable, provided that (i) covenants, conditions and restrictions of record, (ii) general real estate taxes not yet due and payable, (iii) all easements of record, (iv) title exceptions pertaining to liens or encumbrances of a definite or ascertainable amount which may be removed by the payment of money at the time of closing and which Seller shall so remove, and (v) matters that would be revealed by an ALTA survey of the Property shall be deemed "Permitted Exceptions. Such written notice shall constitute "Purchaser Title Notice". In the event of such notice, the conveyance to Purchaser shall be delayed pending Seller's efforts to resolve the same. In event the Seller is unable or unwilling to cure such defects within a reasonable time after notice thereof, Purchaser may elect to cancel and terminate this Agreement and the rights and obligations of the parties hereunder. Failure to notify Sellers of any objectionable title defect as above said shall constitute a waiver thereof and any title exceptions that Purchaser fails to object to in the Purchaser Title Notice will become Permitted Exceptions.

6. SELLER REPRESENTATIONS. In order to induce Purchaser to enter into this Agreement, Seller represents and agrees, for the benefit of Purchaser, that:

- A. Seller has the legal power, right and authority to enter into this Agreement, to consummate the transactions contemplated herein, and to execute and deliver all documents and instruments to be delivered by Seller hereunder. The individual(s) executing this Agreement on behalf of Seller have the legal power, right, and actual authority to bind Seller to the terms and conditions of this Agreement.
- B. To the knowledge of Seller, Seller is the owner of marketable and insurable fee simple title to the Property, free and clear of all liens, claims, security interests, encumbrances, leases of every kind, except those encumbrances (if any) which will be paid off at Closing.
- C. To the best of Seller's knowledge, the Property is tax exempt. If between the date hereof and the Closing Date, Seller receives notice of any increase in the assessed valuation, Seller will promptly notify Purchaser of same.
- D. There are no written or oral contracts or commitments relating to the Property including, without limitation, for management, performance of service, employment, or purchase or lease of equipment ("**Contracts**") relating to the Property with respect to any agent,

employee or third party, which are not terminable at the will of the Seller on not more than thirty (30) days' notice and without penalty.

- E. To the best of Seller's knowledge, there are no lawsuits threatened or pending involving all or any portion of the Property and no notice has been received by Seller of any condemnation proceedings or any building, zoning, environmental, fire or health code violations which are threatened or pending. If between the date hereof and the date of Closing, any notice of code violations is received, or any lawsuits are initiated with respect to the Property, Seller will promptly notify Purchaser of same, and with respect to code violations, will correct same prior to Closing.
- F. The execution of this Agreement is not in violation of or prohibited by any contract, agreement, or other obligation to which Seller is bound, and the party executing this Agreement for Seller warrants his/her authority to bind Seller.
- G. All of the documents delivered to the Purchaser pursuant to this Agreement are true and correct.

Seller further represents and agrees to Purchaser that between the date hereof and the Closing Date:

- H. Seller shall not enter into any new undertakings or agreements relating to the management, financing or maintenance of the Property which extend beyond the Closing Date or prepay for a period of more than one (1) month any sums payable under any Contracts, without prior written notice to and approval of Purchaser.
- I. Seller shall keep Property adequately insured against loss or damage by fire and maintain reasonably adequate liability insurance covering liability for personal injury or property damage to the extent and in the manner customary for Property of its character.
- J. Seller shall duly pay and discharge, or cause to be paid or discharged, or shall provide a credit to Purchaser at Closing for all taxes, assessments, claims for labor, materials, or supplies which have been incurred prior to Closing and which if unpaid, might by law become a lien or charge upon the Property.

EXCEPT AS OTHERWISE STATED IN THIS AGREEMENT, INCLUDING THE EXHIBITS ATTACHED HERETO, NO REPRESENTATIONS OR WARRANTIES HAVE BEEN MADE OR ARE MADE AND NO RESPONSIBILITY HAS BEEN OR IS ASSUMED BY SELLER OR BY ANY OFFICER, EMPLOYEE, PERSON, FIRM, AGENT OR REPRESENTATIVE ACTING OR PURPORTING TO ACT ON BEHALF OF SELLER AS TO THE CONDITION OR REPAIR OF THE PROPERTY OR THE VALUE, EXPENSE OF OPERATION, OR INCOME POTENTIAL THEREOF OR AS TO ANY OTHER FACT OR CONDITION WHICH HAS OR MIGHT AFFECT THE PROPERTY OR THE CONDITION, REPAIR, VALUE, EXPENSE OF OPERATION OR INCOME POTENTIAL OF THE PROPERTY OR ANY PORTION THEREOF. THE PARTIES AGREE THAT ALL UNDERSTANDINGS AND AGREEMENTS HERETOFORE MADE BETWEEN THEM OR THEIR RESPECTIVE AGENTS OR REPRESENTATIVES, ARE MERGED IN THIS AGREEMENT AND THE EXHIBITS HERETO, WHICH ALONE FULLY AND COMPLETELY EXPRESS THEIR AGREEMENT, AND THAT THIS AGREEMENT HAS BEEN ENTERED INTO AFTER FULL INVESTIGATION, OR WITH THE PARTIES SATISFIED WITH THE OPPORTUNITY AFFORDED FOR INVESTIGATION, NEITHER PARTY RELYING UPON ANY STATEMENT OR REPRESENTATION BY THE OTHER UNLESS SUCH STATEMENT OR REPRESENTATION IS SPECIFICALLY EMBODIED IN THIS AGREEMENT OR THE EXHIBITS ATTACHED HERETO.

7. PURCHASER REPRESENTATIONS. In order to induce Seller to enter into this Agreement, Purchaser represents and agrees, for the benefit of Seller, that:

- A. This Agreement and all documents or instruments delivered by Purchaser in connection with the transaction contemplated by this Agreement have been or will be at the time of delivery duly authorized and all obligations of Purchaser under this Agreement and the aforementioned documents and instruments are or at the time of delivery thereof shall be legal, valid and binding obligations of it and, as of the time of delivery, neither this Agreement nor any of the other aforementioned documents or instruments violates or will be in violation of the provisions of any other agreement to which Purchaser is a party or to which it is subject; and
- B. There are no actions, suits, or proceedings pending or, to the knowledge of Purchaser, threatened against or affecting Purchaser before any administrative, regulatory, adjudicatory or arbitration body or agency of any kind that have, or could reasonably be expected to have, a material and adverse effect on the performance by Purchaser of its obligations pursuant to and as contemplated by the terms and provisions hereof.

8. CONDITION OF PROPERTY.

- A. PURCHASER ACKNOWLEDGES AND AGREES TO ACCEPT THE PROPERTY IN "AS IS" CONDITION AT THE TIME OF CLOSING, INCLUDING, WITHOUT LIMITATION, ANY DEFECTS OR ENVIRONMENTAL CONDITIONS, NOT OTHERWISE REMEDIATED BY THE SELLER PRIOR TO CLOSING, AFFECTING THE PROPERTY, WHETHER KNOWN OR UNKNOWN, WHETHER SUCH DEFECTS OR CONDITIONS WERE DISCOVERABLE THROUGH INSPECTION OR NOT. Purchaser acknowledges that Seller, its agents and representatives have not made, and the Seller specifically negates and disclaims, any representations, warranties, promises, covenants, agreements or guarantees, implied or express, oral or written with respect to the following:
- i. the granting of any required permits or approvals, if any, of any governmental bodies which have jurisdiction over the development of the Property; and
 - ii. the habitability, merchantability, marketability, profitability or fitness of the Property for Purchaser's intended use(s) thereof.
- B. The Closing of this sale shall constitute acknowledgement by the Purchaser that Purchaser had the opportunity to retain independent, qualified professionals to inspect the Property and that the condition of the Property is acceptable to the Purchaser. The Purchaser agrees that the Seller shall have no liability for any claims or losses the Purchaser or the Purchaser's successors or assigns may incur as a result of defects which may now or hereafter exist with respect to the Property. Section 8(b) shall survive Closing.

9. TAXES AND SPECIAL ASSESSMENTS. General real estate taxes, special taxes and assessments if any, (cumulatively, the "Taxes") relating to the Property are presently (as of the Effective Date) exempt from payment and all Taxes previously due for the Property have been paid in full. There shall be no proration of taxes as the Property is currently tax exempt. Purchaser is responsible for all Taxes for the Property that come due on or after the date of Closing, including all 2025 Taxes (payable in 2026), if any, that come due following transfer of title and loss of tax-exempt status. The terms of this section shall survive the Closing.

10. CLOSING COSTS; RELATED FEES. The Parties shall evenly split (*i.e.*, 50% / 50%) the costs of Closing. The state and county transfer, grantor, documentary stamp or similar taxes applicable to this transaction, are expected to be exempt since the Property is being transferred by a unit of government. If any such taxes are due and owing, Purchaser shall pay the same. Purchaser shall pay the cost of recording the deed. Purchaser shall pay all costs associated with title insurance, if title insurance is desired by Purchaser. Each Party shall be responsible for its/his own attorney fees. Seller shall pay any other usual and customary Seller's closing costs and charges except as specified herein and Purchaser shall pay the usual and customary Purchaser's closing costs and charges in addition to the costs and charges specified herein.

11. SELLER'S OBLIGATIONS AT CLOSING. At or prior to the Closing Date, Seller shall:

- A. Deliver to Purchaser a recordable Quit Claim Deed ("**Deed**") conveying Seller's interest in the Property to Purchaser and all of Seller's rights appurtenant thereto, together with all required transfer declarations duly executed by Seller. The Deed shall convey the Property in an "as is, where is" condition with all faults and defects, known or unknown, physical or otherwise, including but not limited to environmental defects, whether disclosed or not disclosed, known or not known, and without representation or warranty, express or implied. Such conveyance, being subject to such condition, shall bar all tort, warranty, and misrepresentation claims, including any action based on nondisclosure, by Purchaser and any successors and assigns.
- B. Deliver to Purchaser any documents in Seller's possession with regard to any survey of the Property;
- C. Deliver to Purchaser the affidavit of Seller confirming that Seller is not a "foreign corporation" within the meaning of Section 1445 of the Internal Revenue Code;
- D. Deliver to Purchaser an affidavit stating that there is no Property manager at the Property; and
- E. Deliver to Purchaser a settlement statement; and
- F. Deliver an Affidavit of Title executed by the Seller warranting that no outstanding mechanic's lien rights exist and that the Property is subject to no leases, liens or other claims or encumbrances of title except those specifically permitted pursuant to this Agreement.

The Parties hereto shall also deliver such additional documents and matters as shall be reasonably required to close the transactions contemplated by this Agreement including, without limitation, Real Estate Transfer Tax Declarations, copies of paid real estate tax bills, and most recent notices of assessment valuation, if any. Drafts of all Seller Closing documents listed in this Section 11 will be delivered to the Purchaser at least five (5) days prior to the Closing for the Purchaser's approval.

12. PURCHASER'S OBLIGATIONS AT CLOSING. At Closing, and subject to the terms, conditions, and provisions hereof, and the performance by Seller of its obligations as set forth herein, Purchaser shall deliver the Purchase Price and Purchaser's share of Closing costs. Purchaser shall perform such acts, as are reasonably necessary to accomplish and/or consummate the Closing.

13. CONDITIONS TO THE PURCHASER'S PERFORMANCE. The following are conditions precedent ("**Purchaser Conditions**"), each of which must be satisfied fully or waived in writing by Purchaser before Purchaser is obligated to obtain the Property. All conditions must be and remain satisfied (if not waived) as of the Closing. The failure of any of the conditions set forth below shall grant the Purchaser the right, at the Purchaser's sole discretion, to terminate this Agreement if:

- a. Based upon the Governmental Approvals, survey, soils tests, environmental assessment, utility studies, engineering, and other studies that Purchaser may perform, Purchaser has determined that the Property is not suitable for Purchaser's proposed use; or
- b. Seller is unable or unwilling to cure defects raised in Purchaser Title Notice within a reasonable time after notice thereof.

14. INDEMNIFICATION. The Purchaser agrees to indemnify and fully protect, defend, and hold the Seller, its elected or appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns harmless from and against any and all claims, costs, liens, loss, damages, attorney's fees and expenses of every kind and nature that may be sustained by or made against the Seller, its elected or appointed officials, officers, directors, employees, representatives, agents, attorneys, tenants, brokers, successors or assigns, resulting from or arising out of:

- a. Inspections or repairs made by the Purchaser or its agents, employees, contractors, successors or assigns; and
- b. The Purchaser's or the Purchaser's tenants, agents or representatives use and/or occupancy of the Property prior to Closing, except to the extent caused by the willful or intentional act of the Seller. This Section 14 shall survive Closing.

15. DISCHARGE. Delivery of the deed to the Property to the Purchaser by the Seller shall be deemed to be full performance and discharge of all of the Seller's obligations under this Agreement.

16. WITHOLDING. Seller represents that it is not a "foreign person" as defined in Section 1445 of the Internal Revenue Code and is therefore exempt from the withholding requirements of said section.

17. BROKERAGE. Seller and Purchaser acknowledge that neither party has acted as a real estate broker or agent, in connection with the transaction contemplated herein and neither party has employed a real estate broker or agent. Therefore, no real estate commission is due. Seller and Purchaser hereby agree to indemnify and hold one another harmless for any claim (including reasonable expenses, including legal fees and costs, incurred in defending such claim, demand, or cause of action) made by a broker or sales agent or similar Party in connection with this transaction and claiming by or through the indemnifying Party and not disclosed herein. The provisions of this Section shall survive the Closing.

18. REMEDIES. If either Party defaults in the performance of this Agreement, the non-defaulting Party's sole and exclusive remedy shall be to either: (i) terminate this Agreement; or (ii) pursue specific performance, in the discretion of the non-defaulting party. In the event of termination, the defaulting party shall refund to the non-defaulting, originating Party any funds paid as part of the transaction. Seller and Purchaser hereby acknowledge and agree that neither Party shall be entitled to any monetary or legal damages as a result of any breach of this Agreement.

19. MISCELLANEOUS. The following general provisions govern this Agreement.

a. No Waiver. The waiver by either Party hereto of any condition or the breach of any term, covenant or condition herein contained shall not be deemed to be a waiver of any other condition or of any subsequent breach of the same or of any other term, covenant or condition herein contained. Either Party, in its sole discretion may waive any right conferred upon such Party by this Agreement; provided that such waiver shall only be made by giving the other Party written notice specifically describing the right waived.

b. Time of Essence. Time is of the essence of this Agreement.

c. Governing Law. This Agreement is made and executed under and in all respects to be governed and construed by the laws of the State of Illinois and the Parties hereto hereby agree and consent and submit themselves to any court of competent jurisdiction situated in the County of Grundy, State of Illinois.

d. Notices. All notices and demands given or required to be given by any Party hereto to any other Party shall be deemed to have been properly given if and when delivered in person, sent by facsimile (with verification of receipt), or three (3) business days after having been deposited in any U.S. Postal Service and sent by registered or certified mail, postage prepaid, addressed as follows (or sent to such other address as any Party shall specify to the other Party pursuant to the provisions of this Section):

If to Purchaser:

Village of Coal City
ATTN: Village Administrator
515 S. Broadway
Coal City, IL 60416

With a copy to:

Mark R. Heinle
Ancel Glink, P.C.
1979 N. Mill Street, Suite 207
Naperville, IL 60563
Facsimile: (630) 596-4611
Email: mheinle@ancelglink.com

If to Seller:

Grundy – Three Rivers Habitat For Humanity, Inc.
ATTN: Board President
105 E. Main Street, Suite 202
Morris, IL 60450

With a copy to:

Dimitrios A. Parhas
WhiteParhas LLC
2100 Manchester Road, Suite 1730
Wheaton, IL 60187
Facsimile: 630.868.3103
Email: dparhas@whiteparhas.com

In the event either Party delivers a notice by facsimile, as set forth above, such Party agrees to deposit the originals of the notice in a post office, branch post office, or mail depository maintained by the U.S. Postal Service, postage prepaid and addressed as set forth above. Such deposit in the U.S. Mail shall not affect the deemed delivery of the notice by facsimile, provided that the procedures set forth above are fully complied with. Any Party, by notice given as aforesaid, may change the address to which subsequent notices are to be sent to such Party. Rejection or other refusal by the addressee to accept, or the inability of the United States Postal Service to deliver because of a changed address of which no Notice was given, shall be deemed to be the receipt of the Notice sent. All notices given in accordance with the terms hereof shall be deemed received on the next business day if sent by overnight courier, on the same day if sent by facsimile before 5 P.M. (Central Standard Time) on a business day, on the third (3rd) business day following deposit with the United States Mail as a registered or certified matter with postage prepaid, or when delivered personally or otherwise received.

e. Assignability. In no event may Seller convey or encumber the Property during the term of this Agreement, and neither Seller nor Purchaser may assign this Agreement or its rights herein to any third Party.

f. Business Days. In the event any period of time provided for in this Agreement ends on a day other than a business day on which banks are generally open for a full day for business, such ending date shall automatically be extended to the next business day.

g. Confidentiality. Except for those public disclosures required by applicable law, Seller and Purchaser hereby agree that prior to the Closing the matters contained herein shall remain confidential, and that neither party will reveal the contents of this Agreement to any third parties other than their respective accountants and attorneys, the parties performing the Inspections, the Title Company, parties involved in Purchaser's zoning, permitting or other entitlements process and any prospective assignees of this Agreement, except as provided by law.

h. Severability. If for any reason any term or provision of this Agreement shall be declared void and unenforceable by any court of law or equity it shall only affect such particular term or provision of this Agreement and the balance of this Agreement shall remain in full force and effect and shall be binding upon the Parties hereto.

i. Disputes. Notwithstanding any other provisions herein to the contrary, if any action or proceeding is brought by Seller or Purchaser to interpret the provisions hereof or to enforce either Party's respective rights under this Purchase Agreement, the prevailing Party shall be entitled to recover from the unsuccessful Party therein, in addition to all other remedies, all costs incurred by the prevailing Party in such action or proceeding, including reasonable attorney's fees and court costs.

j. Complete Agreement. All understandings and agreements heretofore had between the Parties are merged into this Agreement which alone fully and completely expressed their agreement. This Agreement may be changed only in writing signed by both of the Parties hereto and shall apply to and bind the successors and assigns of each of the Parties hereto and shall merge with the deed delivered to Purchaser at Closing except as specifically provided herein.

k. No Third Party Beneficiaries. The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

l. Counterparts. This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK.]

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the day and year set forth below.

PURCHASER:

VILLAGE OF COAL CITY, ILLINOIS
an Illinois municipal corporation.

By: _____
David A. Spesia,
Village President

Date: _____

(SEAL)

Attest:

Kayla Melvin,
Village Clerk

M:\fritz\agreements\ Habitat for Humanity, 160 W Walnut Acquisition Agreement, 2025

PURCHASER:

GRUNDY – THREE RIVERS HABITAT FOR HUMANITY, INC.

By: _____
Nicole Murray, Executive Director and CEO

Date: _____

STATE OF ILLINOIS)
) SS
COUNTY OF _____)

I, _____, a Notary Public in and for said County in the State aforesaid, DO
HEREBY CERTIFY that Nicole Murray, personally known to me to be the same person whose name is
subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that she
signed, sealed and delivered the said instrument as her free and voluntary act, for purposes therein set forth.

Given under my hand and official seal, this ____ day of _____, 2025.

Notary Public

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 8, 2025

RE: ADOPTION OF SOCIAL MEDIA POLICY

The village of Coal City utilizes facebook (meta) and Instagram to augment its website to communicate with the public. These social media platforms allow for comments to be added to the posts that Coal City provides while informing the public. These comments are not regularly reviewed and managed, but no social media policy has been adopted allowing for any removal of posts. While staff is not looking to censor the posts to be added to these platforms, the policy to be adopted with this resolution will allow posts to be removed should there be inappropriate comments to include defamation, obscenities, or threats.

This policy is a basic one and will allow posts to be taken down should comments violate this policy. Having a policy in place allows staff to remove such posts whereas removing them otherwise, would require determinations and additional monitoring to consider each of the posts. Should this basic policy prove inadequate, the policy can be revised. However, this does provide some basic standards by which certain posts could be removed.

Recommendation:

Adopt Resolution No. ____: Adopting a Social Media Policy for the village of Coal City (to include the CCPD).

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER _____

A RESOLUTION ADOPTING SOCIAL MEDIA TERMS OF USE

DAVID A. SPESIA, Village President
KAYLA MELVIN, Village Clerk

ROSS 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 _____, 2025

RESOLUTION NO. _____

A RESOLUTION ADOPTING SOCIAL MEDIA TERMS OF USE

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

WHEREAS, the Village is authorized under the provisions of Art. VII, Section 10 of the State of Illinois Constitution, 1970, to contract and otherwise associate with individuals, associations, and corporations in any manner not prohibited by law; and

WHEREAS, the Village maintains social media accounts as a communication tool to further the goals of the Village and its departments through dissemination of information about the Village’s mission, meetings, activities, and current issues to members of the public; and

WHEREAS, the Village President and Board of Trustees (“*Corporate Authorities*”) wish to adopt a “Social Media Comment and Terms of Use Policy” (“*Policy*”) to protect and educate the general public as to the rules associated with engaging with the Village’s social media content and to facilitate appropriate administrative oversight protective of First Amendment rights while limiting non-protected content including obscene, discriminatory, defamatory, and threatening remarks; and

WHEREAS, the Corporate Authorities of the Village believe that adopting the Policy will promote and enhance the health, safety and welfare of the Village, and is in accord with valid public purposes;

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. AUTHORIZATION.

The Corporate Authorities shall and do hereby authorize, approve and adopt the Policy attached hereto as Exhibit A and incorporated herein by reference (the “**Policy**”) and direct officials and staff charged with maintaining the Village’s website and operating social media accounts with disseminating the policy and enforcing the same.

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.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

SO RESOLVED this _____ day of _____, 2025, at Coal City,
Grundy and Will Counties, Illinois.

Trustees	Aye	Nay	Abstain	Absent
Ross Bradley Trustee				
Daniel Greggain Trustee				
CJ Lauterbur Trustee				
Bill Mincey Trustee				
Pamela Noffsinger Trustee				
David Togliatti Trustee				

I

APPROVED By Village President

This _____ day of _____, 2025.

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

EXHIBIT A

SOCIAL MEDIA POLICY

(attached on following page)

Social Media Comment and Terms of Use Policy

Comments containing any of the following content will not be permitted on the Village of Coal City social media sites and are subject to removal and/or restriction by the administrator of this site or his/her designees, at any time and without prior notice:

1. Obscene, sexual, or pornographic content and/or language
2. Content that promotes discrimination on the basis of race, age, religion, gender, or other protected class
3. Content that violates a legal ownership interest (copyright or trademark)
4. True threats to any person
5. Conduct that violates any federal, state, or local law or encourages illegal activity
6. Spam or links to malware or viruses
7. Actual defamation

A comment posted by a member of the public on any Village of Coal City social media site is the opinion of the poster only, and publication of a comment does not imply endorsement of, or agreement by, the Village of Coal City, nor do the comments necessarily reflect the opinions or policies of the Village of Coal City.

The Village of Coal City reserves the right to deny access to Village of Coal City social media sites for any individual who repeatedly violates the Village of Coal City social media policy, at any time and without prior notice.

All comments posted to any Village of Coal City social site are bound by the social media platform's terms of use and the Village of Coal City reserves the right to report any violation of the platform's terms of use to the platform.

Users who enter private or personal information on Village of Coal City social media sites do so at their own risk, and the Village of Coal City is not responsible for any damages resulting from the public display of, or failure to remove, private or personal information. Content posted on the Village of Coal City social media sites may be subject to disclosure under the Illinois Freedom of Information Act.

This policy and terms of use may be amended from time-to-time, without further notice.

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 8, 2025

RE: MFT & NON-MFT ANNUAL STREET RENEWAL WORK PAYMENTS

Most of the street work has been completed for the current construction season. Although there was much more non-MFT work approved for construction, Coal City awaits intergovernmental cooperation regarding its planned improvements at the Kankakee railroad crossing and capital improvement completion at the Public Works garage/water treatment plant. At this point all of the MFT contract has been utilized and the non-MFT is at 17% of the total contract amount.

Please note, the total MFT work completed exceeds the allowable spending according to the Resolution that was adopted by the Village Board. This will result in the difference, i.e. \$14,992.64, needing to come from local funds after the MFT contribution is maxed out at the IDOT-approved maximum of \$240,045. This will not be problematic in terms of budget due to the minimal amount expended to date on the rest of the projects. The \$79,500 allocated for the Kankakee crossing work will not likely occur within this fiscal year and the work to be completed within the Public Works will likely occur after the new year (but dependent upon weather it may still occur prior to the end of the calendar year).

Attached are the recommendations of the Village Engineer.

Recommendation:

- 1.) Approve Payment #1 of the MFT street work for a cost of \$255,037.64 with \$245,045 of that total to come from MFT funds.
- 2.) Approve Payment #1 of the non-MFT work for a cost of \$30,766.86 for work completed by D Construction to date.



Chamlin & Associates
ENGINEERS • SURVEYORS • PLANNERS

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

September 29, 2025

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

SUBJECT: Village of Coal City
2025 MFT Maintenance
Pay Request #1 & Final

Dear Mayor David Spesia:

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

Original Contract Amount:	\$	243,978.44
Completed Amount:	\$	255,037.64
Previous Payments:	\$	-
0% Retention	\$	-
	\$	<u>255,037.64</u>

Chamlin & Associates, Inc. at this time recommends a payment in the amount of \$255,037.64 be made to D Construction, Inc.

Sincerely,

Matthew G. Halloran

Enclosure

MGH/am

Project # 66531.00

ENGINEER'S PAYMENT ESTIMATE

Estimate No. 1 & Final Date September 29, 2025
Payable to: D Construction, Inc.
1488 South Broadway
Coal City, IL 60416

Client	Coal City
	515 South Broadway, Coal City, IL 60416
Project	Village of Coal City
	2025 MFT Maintenance

[illegible]

By Matthäus Haler
Dated September 29, 2025

Total Value of Completed Work	\$	255,037.64
Deduct <u>0%</u> To Be Retained	\$	
Balance on Completed Work	\$	255,037.64
Prev. Pay. Made to Contractor	\$	
Net Amt. Due - This Estimate	\$	255,037.64



Peru, Morris, Ottawa
Illinois

Project # 66531.00

Request for Approval of Change of Plans

Local Public Agency Coal City	County Grundy	Route Various Locations	Section Number 25-00000-00-GM
Request Number 1	Contractor D Construction, Inc.		
Address 1488 South Broadway		City Coal City	State IL
		Zip Code 60416	
Date 9/29/2025			

I recommend that this Addition be made to the above contract.
 The estimated quantities are shown below and the contractor agrees to furnish the materials and do the work at the unit prices.

	Item Description	Unit of Measure	Quantity	Unit Price	Addition (A) or Deduction (D)	Total Addition	Total Deduction
	HMA Leveling Binder	ton	80.30	96.00	A	\$7,708.80	
	HMA Surface Course	ton	34.90	96.00	A	\$3,350.40	
Total Changes						\$11,059.20	

Total Net Change	\$11,059.20
Amount of Original Contract	\$243,978.44
Amount of Previous Change Orders	
Amount of Adjusted/Final Contract	\$255,037.64

Total Net Addition to date \$11,059.20 which is 4.53% of the contract price.

State fully the nature and reason for the change

When the net increase or decrease in the cost of the contract is \$10,000.00 or more, or the time of completion is increased or decreased by 30 days or more, one of the following statements must be checked:

- ☐ The Local Public Agency has determined that the circumstances which necessitate this change were not reasonably foreseeable at the time the contract was signed.
- ☒ The Local Public Agency has determined that the change is germane to the original contract as signed.
- ☒ The Local Public Agency has determined that this change is in the best interest of the Local Public Agency and is authorized by law.

Prepared By

Matthew G. Halloran

Title of Preparer

Consulting Engineer

Submitted/Approved

Local Public Agency Signature & Date

BY:

Title: Mayor

For a Road District project County Engineer signature required.

County Engineer/Superintendent of Highways Signature & Date

Approved:

Illinois Department of Transportation

Regional Engineer Signature & Date

Engineer's Payment Estimate

Local Public Agency	County	Route(s)(Street/Road)	Section Number	Estimate 1
Coal City	Grundy	Various Locations	25-00000-00-GM	☒ Final

Payable to Name
D Construction, Inc.

Address	Date From	Date To
1488 South Broadway, Coal City, IL 60416	1/1/2025	12/31/2025

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
HMA Surface Remove (Cold Mill)	sy	14,420	\$52,488.80	0	0	14420	3.64	\$52,488.80
Prime Coat (SS-1)	lb	6,564	\$65.64	0	0	6564	0.01	\$65.64
HMA Leveling Binder	ton	755	\$72,480.00	80.3		835.3	96.00	\$80,188.80
HMA Surface Course	ton	1,239	\$118,944.00	34.9		1273.9	96.00	\$122,294.40
Total			\$243,978.44				Total	\$255,037.64

Miscellaneous Extras and Credits		Values
Total Miscellaneous Extras and Credits		
Total Value of Completed Work		\$255,037.64
0% Deduct Retainage		0
Balance Due of Completed Work		\$255,037.64
Miscellaneous Debits		Values
Total Miscellaneous Debits		
Net Cost of Section		\$255,037.64
Previous Payments		
Net Amount Due		\$255,037.64

- ☐ The Local Public Agency (LPA) certifies that the above pay estimate quantities do not require submission to the Department of Transportation of a Change in Plans (BLR 13210).
- ☒ The LPA certifies that a Change in Plans (BLR 13210) has been submitted to, and approved by the Department of Transportation as required for the above quantities.
- ☐ The LPA is under agreements of understanding and has completed the required paperwork and documentation, with submissions made per the agreement.

Local Public Agency	County	Route(s) (Street/Road)	Section Number
Coal City	Grundy	Various Locations	25-00000-00-GM

Resident Engineer Signature & Date	Prepared by	Title
	Matthew G. Halloran	Consulting Engineer

Local Agency Signature & Date	Approved
	Regional Engineer Signature & Date

September 22, 2025

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

SUBJECT: Village of Coal City
2025 Street Maintenance
Pay Request #1

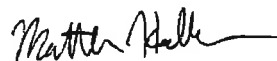
Dear Mayor David Spesia:

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

Original Contract Amount:	\$	201,222.50
Completed Amount:	\$	34,185.40
Previous Payments:	\$	-
10% Retention	\$	3,418.54
	\$	<u>30,766.86</u>

Chamlin & Associates, Inc. at this time recommends a payment in the amount of \$30,766.86 be made to D Construction, Inc.

Sincerely,



Matthew G. Halloran

Enclosure

MGH/am

Project # 66531.01

Estimate No. 1 Date September 22, 2025
Payable to: D Construction, Inc
1488 South Broadway
Coal City, IL 60416

Client	Village of Coal City
	515 South Broadway, Coal City, IL 60416
Project	Village of Coal City
	2025 Street Maintenance

By Matthew Hall
Dated September 22, 2025

Total Value of Completed Work	\$	34,185.40
Deduct <u>10%</u> To Be Retained	\$	3,418.54
Balance on Completed Work	\$	30,766.86
Prev. Pay. Made to Contractor	\$	
Net Amt. Due - This Estimate	\$	<u>30,766.86</u>



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: October 8, 2025

**RE: HIRING SPACECO TO COMPLETE PRELIMINARY SITE
ENGINEERING PLANS**

GEDC partnered with the Village of Coal City to gain access to preliminary site preparation, which was a new grant made available to turn megasite locations that exist in places in Coal City into even more viable industrial development locations. Upon being granted the grant proceeds, this preliminary site work grant was budgeted within the current fiscal year's budget. The full grant amount is expected to be expended for the final proposed site work from Spaceco. \$120,000 will be paid by the State of Illinois and a \$30,000 match will be expended by the Village to layout and prepare the next large block of industrial land located west of Carbon Hill Road on the south side of Reed Road for industrial development.

GEDC also assisted with review of engineering proposals to complete this work. There was only one responsive firm – Spaceco, despite advertising and sending the request for qualifications to other engineering firms as well. Over the past few weeks, Spaceco was interviewed to ensure they are a qualified firm that has shown success with completing similar tasks and then we have worked on the cost of their services and the scope of work to be completed in order to get the project at the level of funding that is provided within the grant.

Attached is their Statement of Qualifications as well as the final proposed scope of work. They will complete the Phase 1 Tasks with this grant. Should the land owners wish to complete some additional Phase 2 Tasks, those have been listed and they can complete them after the work has been completed.

Recommendation:

Select Spaceco Engineering to complete the Preliminary Site Engineering work related to the DCEO Site Readiness Grant.

PROFESSIONAL SURVEYING SERVICES*ESTIMATE OF FEE*

September 12, 2025

REVISED October 2, 2025

Village of Coal City
Matt Fritz-Village Administrator
515 S. Broadway
Coal City, IL 60416
Email: mfritz@coalcity-il.gov

Project Name: Village of Coal City 2025 Site Readiness Project
Project Number: 14162-M
Project Location: PINS 09-16-100-001, 09-16-200-001, 09-16-300-002

PHASE 1 TASKS:

<u>TASK</u>	<u>FEE</u>
• ALTA Survey	\$10,000
• LIDAR Topographic Survey (Conventional Method for roads & ditches)	\$30,000
• Geotechnical Investigation	
Option 1: 400'x 400' Grid	\$100,900
Option 2: 800'x 800' Grid	\$37,600
• Phase 1 Environmental Site Assessment (assuming Title is provided)	\$5,500
• Wetland Assessment	\$10,400
• Prelim. Stormwater Management Plan & Report/Hydraulic/Ditch Analysis	\$50,000
• Off-Site Concept Utility Plan (sanitary, storm, watermain)	\$6,500/plan

PHASE 2 TASKS:

<u>TASK</u>	<u>FEE</u>
• Concept Site Plan	\$15,000/plan
• On-Site Concept Utility Plan (sanitary, storm, watermain)	\$5,500/plan
• Concept Grading Plan	\$20,000/plan

Notes: This revision is per your email request Monday, October 1, 2025. This Estimate is based on other projects of similar size and scope, previously completed by Spaceco.

**Engineering Solutions
For Tomorrow's
Challenges**

Prepared by:

A handwritten signature in black ink, appearing to read "Jason Wiesbrock". The signature is fluid and cursive, with a long horizontal stroke at the end.

Jason Wiesbrock, P.E.
Vice President

August 15, 2025

Village of Coal City515 S. Broadway
Coal City, IL 60416
City, IL 60446**RE: STATEMENT OF QUALIFICATIONS
REED ROAD, UNINCORPORATED GRUNDY COUNTY**

To Whom It May Concern:

Spaceco, Inc. is pleased to submit our Statement of Qualifications for the 635 Acre Megasite located on the south side of Reed Road within unincorporated Grundy County. Our team brings a proven record of delivering innovative, cost-effective, and timely solutions to complex projects. We are confident our combination of technical expertise, collaborative approach, and commitment to quality will bring exceptional value to this project. These individuals represent decades of combined expertise in civil engineering and land surveying.

Our proposed key staff includes:

- Jason Wiesbrock, P.E.
- Joseph Antonioli, P.E.
- Harold Fay, P.E.
- Kevin Donovan, P.L.S.
- Joshua Schroeder, P.L.S.

Spaceco, Inc. hereby commits to accept the terms and conditions set forth in the RFQ and Pro Forma with the Village of Coal City to deliver a successful project. Should you have any questions or require additional information, please contact me at (847) 890-0882 or jwiesbrock@spacecoinc.com. Thank you for your consideration.

Sincerely,

Spaceco,

Jason Wiesbrock, P.E.
Vice President

8.2 Project Understanding and Approach

As the civil engineer firm leading the Village of Coal City's 2025 Site Readiness Project, our focus is to provide the technical expertise needed to position the 635-acre Reed Group Property for competitive industrial development. This effort will integrate engineering assessments, stakeholder input, and consultant studies to deliver a clear, actionable plan for site preparation.

Our approach follows the five phases outlined in the RFQ, with engineering integrated throughout:

1. **Initiation** – Establish work plan, schedule, and coordination protocols.
2. **Stakeholder Engagement** – Collaborate with community leaders, utility providers, and agencies to define infrastructure priorities.
3. **Data Collection** – Conduct surveys, evaluate utilities, drainage, roadway access, and site constraints.
4. **Feasibility Studies** – Partner with environmental and market consultants to assess permitting, infrastructure upgrades, and compliance needs.
5. **Final Review** – Present findings, refine recommendations, and provide cost estimates and phasing strategies.

Organization & Staffing

The project team will be led by myself as **Civil Engineer/Principal-in-Charge**, supported by:

- **Survey Team** – Boundary, topographic, and infrastructure mapping
- **Transportation Engineer** – Roadway and traffic capacity analysis
- **Utilities Engineer** – Water, wastewater, and utility systems review
- **Environmental Engineer** – Stormwater and regulatory compliance coordination
- **CAD/GIS Specialist** – Mapping and exhibit preparation

Commitment

Our team will deliver precise, cost-effective engineering solutions grounded in thorough analysis and stakeholder collaboration. The result will be a well-documented, investment-ready industrial site that strengthens Coal City's and Illinois' competitive position in site selection.

8.3 Qualifications of Firm/Team Staff

Spaceco, Inc. proposes the following highly qualified key personnel for this project. Each team member brings extensive, directly relevant experience in site readiness, infrastructure development, civil engineering, and land surveying.

Jason Wiesbrock, P.E. — Vice President

- **Role:** Principal-in-Charge / Project Executive
- **Experience:** 30 years in civil engineering, leading the Spaceco, Inc. Morris office in delivering infrastructure, transportation, and site development projects for both public and private clients.
- **Key Responsibilities on this Project:**
 - Provide executive oversight and strategic direction.
 - Ensure project objectives align with client expectations and contractual requirements.
 - Oversee multidisciplinary coordination between engineers, surveyors, and subconsultants.
 - Maintain operational excellence in project delivery, schedule, and quality.
- **Strengths:** Leadership in large-scale, multi-phase projects; proven ability to deliver complex site readiness and infrastructure solutions on time and within scope.
- **References:**
 - Kevin Hoffman, Hoffman Transportation
 - P: 815-424-0166 / E: kevin.hoffman@hoffmantransportation.com
 - John Dollinger, Five Star Development
 - P: 815-744-3306 / E: johndollinger@gmail.com

Joseph Antonioli, P.E. — Project Manager

- **Role:** Day-to-Day Project Manager
- **Experience:** 11 years in civil engineering, with a strong track record in project studies, design plans, specifications, grading and stormwater management, utility layouts, and cost estimation.
- **Key Responsibilities on this Project:**
 - Direct daily project operations and task assignments.
 - Manage scope, schedule, and budget compliance.

- Coordinate design and technical efforts across disciplines.
- Serve as primary client contact for technical updates.
- **Strengths:** Efficient management of multi-discipline engineering teams; expertise in municipal compliance and permitting processes; strong client communication skills.
- **References:**
 - Daniel Abdo, Glazier Development LLC
 - P: 312-208-2500 / E: daniel.abdo@glazier.com
 - Bill Slavik, E.E.C. IL, Inc.
 - P: 815-693-0184 / E: buildwithbill@live.com

Harold Fay, P.E. — Project Engineer

- **Role:** Technical Lead Engineer
- **Experience:** 6 years specializing in civil engineering design for grading, stormwater management, utility layout, and permitting.
- **Key Responsibilities on this Project:**
 - Prepare detailed engineering design plans and specifications.
 - Perform technical reviews to ensure design accuracy and regulatory compliance.
 - Support permitting efforts and respond to agency review comments.
- **Strengths:** Strong technical design expertise; precision in hydrologic and hydraulic calculations; thorough knowledge of local permitting requirements.
- **References:**
 - James Gillian, Abbey Construction Co., Inc.
 - P: 630-585-7220 / E: jgillian@abbeyconstruction.com
 - Neal Bates, PRIMAX Properties LLC
 - P: 704-954-7231 / E: neal.bates@primaxproperties.com

Kevin Donovan, P.L.S. — Survey Group Manager

- **Role:** Survey Operations Lead
- **Experience:** 25 years of surveying experience, including 11 years with Spaceco, managing survey crews and office staff for large-scale infrastructure, industrial, and commercial development projects. Licensed Professional Land Surveyor in Illinois, Indiana, and Wisconsin.

- **Key Responsibilities on this Project:**

- Direct and oversee all survey-related activities for site readiness.
- Coordinate field crews, scheduling, and data collection.
- Ensure accuracy and completeness of boundary, ALTA, and topographic surveys to support engineering design.
- Prepare plats of annexation, dedication, easement, subdivision, and right-of-way as needed.

- **Strengths:** Skilled in Leica and Topcon GPS, Topcon and Trimble Robotic Total Stations, Leica Geo Office, MicroStation, and Geopak.

- **References:**

- Dennis Campbell, Alston Construction, Inc.
 - P: 847-292-4500 / E: dcampbell@alstonconstruction.com
- Mark Fordon, Northern Buildings, Inc.
 - P: 847-678-5060 / E: mark.fordon@northernbuildings.com

Joshua Schroeder, P.L.S. — Survey Project Manager

- **Role:** Field Survey & Mapping Specialist

- **Experience:** 18 years of land surveying experience, including 13 years with Spaceco, managing all aspects of survey projects from client contact to deliverable production. Licensed Professional Land Surveyor in Illinois and Indiana.

- **Key Responsibilities on this Project:**

- Lead field data collection, survey computations, and construction layout activities.
- Prepare legal descriptions, boundary analysis, and ALTA/NSPS Land Title Surveys.
- Utilize Civil 3D and MicroStation OpenSite Designer to produce high-quality survey deliverables.
- Maintain proactive client communication to ensure adherence to schedule and quality standards.

- **Strengths:** Boundary, ALTA, topographic, and construction staking; advanced CAD production workflows; integration of survey data into design models.

- **References:**

- Jeff Scheib, TAS Technical Consulting, Inc.
 - P: 630-235-7245 / E: jscheib@tas-technical.com
- Amanda King, Hynds, Bzdill & King LLC
 - P: 815-942-0049 / E: ank@hyndslawyers.com

Spaceco, Inc. affirms that the following key personnel will be available for the full duration of the Site Readiness Professional Service Contractors Project and will allocate sufficient time to ensure timely and successful project completion.

Name	Role	% Availability for Project	Concurrent Commitments	Notes
Jason Wiesbrock, P.E.	Principal-in-Charge	20%	Executive oversight of other Spaceco projects	Will remain directly engaged for strategic oversight, milestone reviews, and client coordination.
Joseph Antonioli, P.E.	Project Manager	50%	Managing two smaller municipal projects	Primary daily contact; will dedicate half of his time to this project and adjust workload to meet deadlines.
Harold Fay, P.E.	Project Engineer	60%	Technical support for one infrastructure project in early stages	Will focus on design plans, QA/QC, and technical submittals for the site readiness scope.
Kevin Donovan, P.L.S.	Survey Operations Lead	40%	Ongoing survey work for two subdivision projects	Will prioritize survey scheduling to meet engineering data needs for this project.
Joshua Schroeder, P.L.S.	Field Survey & Mapping Specialist	50%	Scheduled topographic and boundary surveys for other clients	Will allocate at least half of his field and drafting time to support this project's survey deliverables.

An Introduction to Spaceco

Spaceco was founded in 1977 on a commitment to transforming ideas into sustainable designs, resulting in hundreds of groundbreaking projects. With a legacy built on precision, sustainability, and human-focused engineering, Spaceco has helped set new benchmarks for the industry.

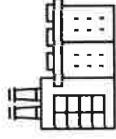
Our suite of engineering and related services is underpinned by our commitment to quality, innovation, and the environment. Our approach for every project is always tailored to meet the unique needs of our clients while prioritizing the well-being of the communities we serve.



spacecoinc.com
support@spacecoinc.com

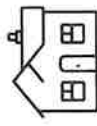
Markets We Serve

Spaceco is dedicated to a diverse spectrum of markets, each characterized by its own specific requirements and prospects. Our strength lies in our ability to identify these unique needs and providing customized, effective solutions.



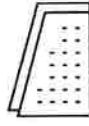
Industrial

In the industrial realm, we provide robust and scalable engineering solutions focused on operational efficiency and ensuring safety standards.



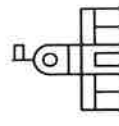
Residential

We engineer large-scale developments and smaller residential projects that add long-term value to communities, facilitating regional growth for decades to come.



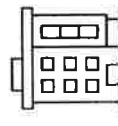
Commercial & Retail

From large-store facilities to independent business centers, we engineer commercial spaces that enhance business productivity and customer experience.



Municipal

Municipalities across the Midwest partner with Spaceco for expert engineering and consulting services on projects that impact the public and move society forward.



Institutional

Working with institutional clients, we deliver projects that exceed community and regulatory expectations, creating spaces that serve and elevate public well-being.

History of Spaceco

Spaceco has been at the forefront of engineering innovation in the Midwest since 1977. Starting with a small, ambitious team in Illinois, the firm has expanded its reach and expertise to meet evolving industry demands, while staying true to its mission of delivering impactful engineering solutions.

This journey has solidified Spaceco's reputation as a leader in civil engineering, land surveying, and strategic consulting. The firm is recognized today as a vital contributor to the development and enhancement of residential, commercial, and public spaces across the Midwest and beyond.

Spaceco's Region of Operation

While our operations are rooted in Illinois, Indiana, and Wisconsin, our reach extends beyond. Spaceco has worked in, and has the ability to be licensed in, states across the country, enabling us to bring innovative engineering solutions to clients nationwide.



UP ACQUISITIONS AIRGAS & TRAPROCK

CLIENT
UP Construction

PROJECT LOCATION
Coal City, IL

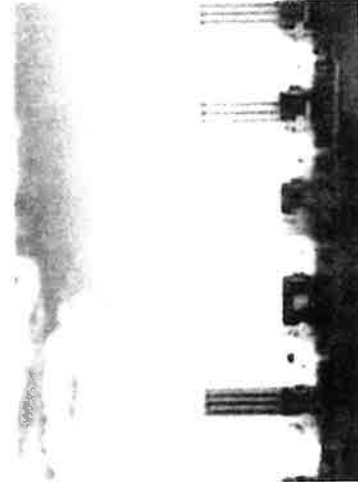
Features

This 50-acre industrial development delivers over half a mile of new rail line and multiple spurs serving the Airgas and Traprock developments. The rail improvements included a challenging creek crossing with a large-scale culvert. Working closely with Via Rail, our team seamlessly integrated the rail design into the site while meeting the demands of a busy industrial operation.

For the Airgas fueling facility, we provided site planning, truck turning analysis, stormwater management, and hydraulic design. Wetland permitting was coordinated with the U.S. Army Corps of Engineers, ensuring environmental compliance while keeping the project on track. The result is a high-capacity, rail-connected site ready for long-term growth.

Services Provided

- Due Diligence Services
- Boundary and Easement Surveys
- Right-of-Way and Easement Design
- Stormwater Management Analysis & Design
- Rail Design and Coordination
- Wetland Coordination with the U.S. Army Corps of Engineers
- Construction Area Coordination
- Permitting Local, State and Federal
- Construction Approval
- RECORD DRAWINGS
- Stormwater Management & Maintenance



Spaceco
Civil Engineering & Surveying



7300 East Reed Rd.

CLIENT
C&D Trucking, Inc. / Hoffman Transportation

PROJECT LOCATION
Coal City, IL

Features

Spaceco, Inc. assisted in the development of Hoffman Transportation's newest and most state-of-the-art 420,000 SF warehouse. The rail transfer facility features an 800 rail car transloading capacity served by the Union Pacific railroad. All rail car spots are accessible for bulk rail car transloading.

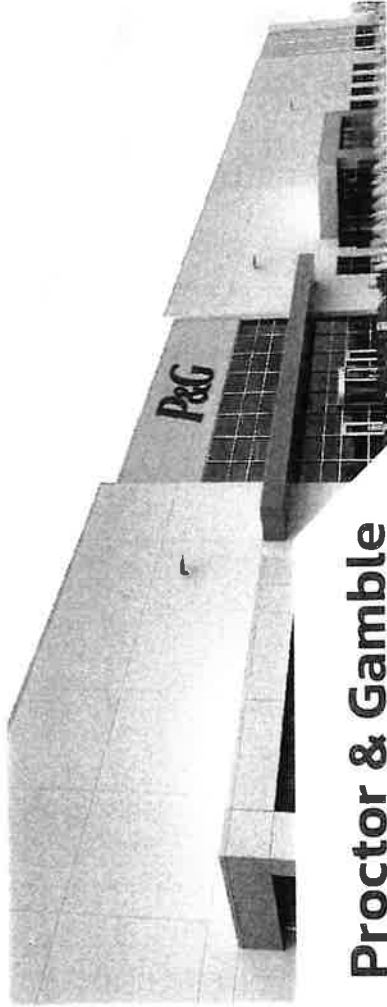
Our team worked to address crucial aspects such as traffic flow, site planning, railroad design coordination with overall site plan, utility coordination, and overall infrastructure, ensuring the warehouse could operate seamlessly. Spaceco, Inc. worked with the Grundy County Gravel Paving Department for a right-of-way improvement on Reed Road and coordinated with the City/Local Drainage District on existing drainage and flood lines.

Services Provided

- Due Diligence Services
- Boundary and Easement Surveys
- Right-of-Way and Easement Design
- Stormwater Management Analysis & Design
- Rail Design and Coordination
- Wetland Coordination with the U.S. Army Corps of Engineers
- Construction Area Coordination
- Permitting Local, State and Federal
- Construction Approval
- RECORD DRAWINGS
- Stormwater Management & Maintenance



Spaceco
Civil Engineering & Surveying



Proctor & Gamble Logistics Facility

CLIENT:

Alston Construction, Inc.

PROJECT LOCATION:

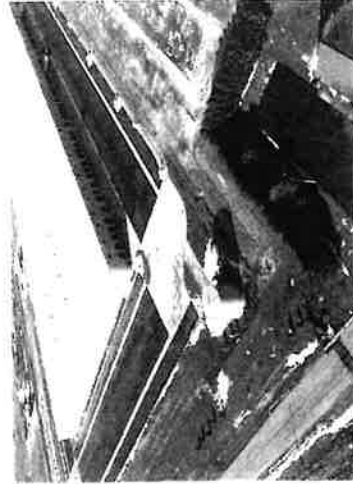
Morris, IL

Features

The development of a 1.3 million square foot facility by one of the largest engineering and construction firms in the world, Proctor & Gamble, is a testament to the company's commitment to excellence in construction. The facility is a state-of-the-art logistics center, featuring a large, open interior space with a high ceiling and a concrete floor. The building is designed to handle a wide range of products, from raw materials to finished goods. The facility is also equipped with a large number of loading docks, allowing for efficient loading and unloading of trucks. The building is surrounded by a parking lot, and there is a large area for storage and staging of materials. The facility is a testament to the company's commitment to excellence in construction.

Services Provided

- Design, construct, invest, operate
- Master planning and design
- Preliminary and final engineering
- Permitting
- Construction Management
- Operations and Maintenance
- Subcontracting
- Construction Management



Civil Engineering & Surveying

Jason Wiesbrock, P.E.

Vice President

Joined Spaceco: 2005 Years of Experience: 30

As Vice President, Jason has three decades of industry experience. He earned a BS in Civil Engineering from the University of Illinois and has been with Spaceco for twenty years. He oversees the management of Spaceco's Morris office, ensuring that the office runs efficiently, managing project deliveries, business development activities, and driving the firm's culture and growth within the local market.

He leads a diverse team of professionals, including Project Managers, Engineers, Surveyors, and Technicians, across both engineering and land surveying disciplines, ensuring seamless project delivery and operational excellence for a wide array of infrastructure, transportation, and site development projects for industrial, commercial, and residential clients in both the public and private sectors.

Project Experience

7300 East Reed Rd – Coal City, IL

A 420,000-square foot warehouse development with an 800 railcar transloading capacity served by the Union Pacific railroad.



Proctor & Gamble Logistics Facility – Morris, IL

A 1.3-million square foot logistics facility on a 110-acre site with auto and trailer parking, dock doors, and drive-in doors.



CPV Three Rivers Energy Center – Morris, IL

A 1,250-megawatt natural gas-fueled combined-cycle electric generation facility in Grundy County, Illinois.



EDUCATION

- Bachelor of Science | Civil Engineering
University of Illinois, 1995

REGISTRATION

Professional Engineer

- Illinois | 062-057654 (2004)

CAREER SUMMARY

- 2005 - Present
- Spaceco, Inc.
- 1996-2005
- Jacob & Heiner Associates, Inc.
- 1995-1996
- Spaceco, Inc.

AFFILIATIONS

- Grundy County Chamber of Commerce
- Grundy Economic Development Council
- I-39 Logistics Corridor Association
- Illinois Valley Area Chamber of Commerce
- Village of Lonestar Zoning Board,
- Chairman
- Lonestar Fire Protection District, Board of Directors, Treasurer
- Lonestar Volunteer Fire Department, Certified Fire Fighter II
- Hope Township, Board of Directors



Civil Engineering & Surveying

Joseph Antoniolli, P.E.

Project Manager

Joined Spaceco: **2021** Years of Experience: **11**

Joseph is responsible for managing projects in the Morris office. His duties include directing and monitoring all aspects of projects while mentoring Design Engineers and Project Engineers. Joseph is the primary point of communication for clients, subconsultants, and internal coordination including multi-disciplinary projects. He supervises the completion of projects, provides quality control and assurance of all client contracts, and ensures projects are completed on time and within budget.

Project Experience

G.E. Appliances, Morris IL

A 180-acre development including a 1.2-million square foot CSX rail-served distribution facility.

LION Electric – Joliet, IL

A 900,000-square foot industrial development in Clarius Park, Joliet boasting over 1,500 auto parking stalls.

UP Acquisitions – Coal City, IL

A 50-acre industrial development including stormwater management facility and rail spurs for multiple development.



EDUCATION

- Bachelor of Science | General Engineering University of Illinois, 2015
- GIS ESRI Certification | Penn State University, 2019
- Documentation of Contract Quantities, IDOT, 16-11599
- Aggregate Testing Technician, Level 1
- Concrete Field Testing Technician, Grade 1

REGISTRATION

Professional Engineer

- Illinois | 062.075101 (2023)
- Wisconsin | 100967.6 (2024)

CAREER SUMMARY

2021 - Present

- Spaceco, Inc.

2015-2021

- Christopher B. Burke Engineering

AFFILIATIONS

- American Society of Civil Engineers

Harold Fay, P.E.

Project Engineer

Joined Spaceco: **2019** Years of Experience: **6**

As a Project Engineer, Harold earned a BS in Civil Engineering from the University of Wisconsin Platteville and has spent the last five years with Spaceco.

Harold contributes to the preparation of studies, reports, design plans, specifications, utility layouts, grading designs, earthwork calculations, cost estimates, permitting, and stormwater management designs. He is also responsible for ensuring project accuracy, maintaining project files, and correspondences.

Project Experience



Creekside Estates – Channahon, IL

33-acre luxury residential development featuring 56 single-family lots.



Tractor Supply Company – Beach Park, IL

25,674 SF Tractor Supply store, including a 19,183 SF fenced outdoor display area.



Utility Concrete Products

North Expansion – Morris, IL
50,000 SF industrial facility and associated outside storage areas on a 36-acre site.



EDUCATION

- Bachelor of Science in Civil Engineering University of Wisconsin Platteville, 2019

REGISTRATION

- Professional Engineer Illinois | 062.075101 (2023)

CAREER SUMMARY

- 2019 - Present

Kevin Donovan, P.L.S.

Survey Group Manager

Joined Spaceco: **2014**

Years of Experience: **25**

As Survey Group Manager, Kevin has over two decades of survey experience. He holds a BS in Geography and Environmental Planning Urban Studies from Elmhurst College. He is skilled in using Leica and Topcon GPS, Topcon and Trimble Robotic Total Stations, Leica Geo Office, MicroStation, and Geopak.

Kevin is responsible for managing multiple projects and coordinating survey crews and office staff. His duties include construction layout services, records research, boundary analysis, legal descriptions, ALTA/ACSM Land Title Surveys, Boundary, Topographic Surveys, Plats of Annexation, Dedication, Easement, Subdivision, Right of Way, Vacation and Premise Plats.

Project Experience

Three Rivers Interconnection – Grundy County, IL

2.9-mile, 20-inch pipeline connecting Alliance's existing pipeline to Competitive Power Ventures power generation facility.

P&G Fulfillment Center – Morris, IL

1.2 million SF logistics facility located on a 95-acre site.

G.E. Appliances – Morris, IL

1.2 million SF CSX rail-served distribution facility on a 180-acre site.



EDUCATION

- *Land Surveyor Coursework / Southern Illinois University at Carbondale, 2001-2003*
- *Bachelor of Science / Geography & Environmental Planning, Urban Studies Elmhurst College, 2000*

REGISTRATION

Professional Land Surveyor

- *Illinois / 035-003781 (2009)*
- *Indiana / LS22300027 (2023)*
- *Wisconsin / 4023-8 (2024)*

CAREER SUMMARY

- *Spaceco / 2014-Present*
- *Lindahl Brothers, Inc. / 2011-2014*
- *APEX Consulting Engineers / 2010-2011*
- *Webster, McGrath & Ahlberg Ltd. / 2000-2009*

AFFILIATIONS

- *Illinois Professional Land Surveyor Association, Chapter President*

Josh Schroeder, P.L.S.

Survey Project Manager

Joined Spaceco: **2012**

Years of Experience: **18**

As Survey Project Manager in the Morris office, Josh is a professional who manages all aspects of land surveys, from client contact through the delivery of surveys. Josh specializes in boundary, ALTA, topographic, and other land surveying services.

Josh is responsible for tracking and managing multiple projects, research, preparing legal descriptions, managing survey crews, survey computations, construction calculations and construction layout. He also uses the latest CAD software, Civil 3D and Microstation OpenSite Designer, to produce survey deliverables that meet the Client needs. Josh provides professional, effective, and prompt client communication to ensure project timelines are met with high quality results.

Project Experience

Creekside Estates – Channahon, IL

A 33-acre luxury residential development featuring 56 duplex lots.



Starbucks – Channahon, IL

Development of a commercial building with a café, underground utilities, and associated parking.



CPV Three Rivers Energy – Morris, IL

The development of a 1,250-megawatt natural gas-fueled combined cycle electric generation facility, capable of powering more than 1.25 million homes.



EDUCATION

- *Bachelor of Science / Business Illinois State University, 2001*
- *Land Surveying Certificate / Parkland College, 2019*

REGISTRATION

Professional Land Surveyor

- *Illinois / 035-004121 (2024)*
- *Indiana / 122500016 (2025)*
- *Land Surveyor in Training Illinois / 028-001595 (2020)*

CAREER SUMMARY

- *Spaceco / 2012-Present*
- *Webster, McGrath & Ahlberg, Ltd. / 2002-2008*

AFFILIATIONS

- *Illinois Professional Land Surveyor Association Member*



October 2, 2025

Village of Coal City
515 South Broadway Street
Coal City, IL 60416

SUBJECT: Water Treatment Plant Emergency Backup Generator

Dear Mayor Spesia:

Bids for the subject project were opened on September 2, 2025. Attached please find a summary of the bids.

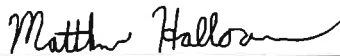
In summary, the project is recommended for award to the low bidder:

D Construction, Inc. - \$250,000.00

If you have any questions, please let me know.

Sincerely,

CHAMLIN & ASSOCIATES, INC.



Matthew G. Halloran, P.E.

MGH:mk

Cc: File No. 09875.05

Enclosure

Peru Office

4152 Progress Boulevard • Peru, IL 61354
Phone 815.223.3344 • Fax 815.223.3348
peru@chamlin.com

www.chamlin.com

Ottawa Office

218 West Lafayette Street • Ottawa, IL 61350
Phone 815.434.7225 • Fax 815.434.2831
ottawa@chamlin.com



VILLAGE OF COAL CITY
WTP EMERGENCY BACKUP GENERATOR
CHAMLIN PROJECT NO. 09875.05

TUESDAY, SEPTEMBER 2, 2025

CONTRACTOR	TOTAL BID PRICE	BID SECURITY	RESPONSIBLE BIDDER CERTIFICATION	ACKNOWLEDGE ADDENDUM #1
D Construction Coal City, IL	\$250,000.00	YES	YES	YES
Indicom Electric Rockdale, IL	\$279,800.00	YES	YES	YES
CSN Electric, LLC Shorewood, IL	\$295,220.00	YES	YES	NO
M.J. Electric Minooka, IL	\$296,894.59	YES	YES	YES