
THE VILLAGE OF COAL CITY

GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER 26-04

**AN ORDINANCE GRANTING A MAP AMENDMENT FOR THE PHILLIPS/TOGLIATTI
FARM ALONG THE EAST SIDE OF CARBON HILL ROAD (PIN#09-15-300-002)
PROVIDING FOR INDUSTRIAL ZONING**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

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DAVID TOGLIATTI
Village Trustees

ORDINANCE NO 26-04

AN ORDINANCE GRANTING A MAP AMENDMENT FOR THE PHILLIPS/TOGLIATTI FARM ALONG THE EAST SIDE OF CARBON HILL ROAD (PIN#09-15-300-002) PROVIDING FOR INDUSTRIAL ZONING

WHEREAS, an application for a map amendment pursuant to Section 156.112 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Larry Wharrie, Attorney for the property owners Joseph Thomas Phillips and Joseph John Phillips as Co-Trustees of the Joseph Thomas Phillips Revocable Trust Dated July 22, 2024, and Karen A. Togliatti as Trustee of the Karen Togliatti Trust Dated July 25, 2024, each as to an undivided one-half interest (collectively, “Applicant”), of the 80-acre property located along the east side of S. Carbon Hill Road, south of Reed Road at Pin#09-15-300-002 (“Property”); and

WHEREAS, Applicant and the Village of Coal City entered into an annexation agreement providing that the Property would be rezoned into the I1 Industrial district from its default RS1 classification upon its annexation; and

WHEREAS, a public hearing was noticed and duly held by the Zoning Board of Appeals (“ZBA”) on February 16, 2025; and

WHEREAS, at its February 16, 2025 meeting, the ZBA heard testimony from the Applicant, and at the conclusion of such testimony, recommended that the Village Board approve the requested map amendment; and

WHEREAS, Section 156.270 permits the Village Board to amend the zoning map according to the criteria provided within Table 26; and

WHEREAS, the Village Board of Trustees has determined that it is in the best interests of the Village to grant the requested map amendment in the Application, subject to the conditions set forth in this Ordinance.

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 Village Board of Trustees find as follows:

- A. Compatible with Use or Zoning of Environs.** The proposed zoning classification is compatible with existing uses adjacent to the property to which it is planned this 80-acre farm shall be connected with the incorporated Village of Coal City, which is the western half of the existing Reed/Broadway Industrial Park.
- B. Supported by Trend of Development.** The trend of development for this property supports the industrial zoning category; this property will be marketed with the adjacent property for an industrial use within the Village of Coal City.
- C. Consistent with Comprehensive Plan Objectives.** The proposed industrial classification is in harmony with the objectives of the Comprehensive Plan due to this area having previously received industrial lead rail track for industrial uses within this incorporated portion of the Village of Coal City.
- D. Further Public Interest.** The proposed industrial classification promotes the public interest by being marketed as an industrial property to meet the goals stated within recent Strategic Plan initiatives and can generate increment to support the Proposed Public Redevelopment Projects completion.

Section 3. Description of the Property. The property is located along the east side of Carbon Hill Road, south of Reed Road with the PIN# 09-15-300-12 with the legal description:

The south half of the southwest quarter of Section 15 in Township 32 North, Range 8, East of the 3rd Principal Meridian, Grundy County, Illinois.

Section 4. Public Hearing. A public hearing was duly advertised in the January 28, 2026 edition of the Coal City Courant and held by the Zoning Board of Appeals on February 16, 2026 at which time the Planning and Zoning Board recommended granting the map amendment as requested, subject to various conditions.

Section 5. Conditions. The grant of approval of the variance in Section 4 of this Ordinance is conditioned upon the Property being annexed into the Village of Coal City and limited by those representations made at the time of the public hearing and contained within the map amendment application.

Section 6. Severability. In the event a court of competent jurisdiction finds this Ordinance or any provision hereof to be invalid or unenforceable as applied, such finding shall not affect the validity of the remaining provisions of this Ordinance and the application thereof to the greatest extent permitted by law.

Section 7. Repeal and Savings Clause. All ordinances or parts of ordinances in conflict herewith are hereby repealed; provided, however, that nothing herein contained shall affect any rights, actions, or causes of action which shall have accrued to the Village of Coal City prior to the effective date of this Ordinance.

Section 8. Effectiveness. This Ordinance shall be in full force and effect from and after passage, approval and publication in pamphlet form as provided by law.

SO ORDAINED this 24 day of February, 2026, at Coal City, Will and Grundy Counties, Illinois.

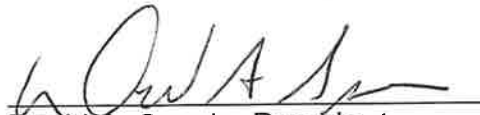
AYES: 0

NAYS: 0

ABSENT: 0

ABSTAIN: 0

VILLAGE OF COAL CITY


David A. Spesia, President

Attest:


Kayla Melvin, Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Joseph Thomas Phillips Revocable Trust & Karen A.Togliatti Revocable Trust

Address: 111 Happy Trails Diamond IL Phone number: (815) 378-9656

Owner represented by: Self ☒ Attorney Larry G. Wharrie

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: AG County Use of surrounding properties: North I-1 City South Ag County

East I-1 City West Ag County

What zoning change or variance: (specify) Industrial I-1 in the Village of Coal City

To allow what use Industrial I-1 for a potential data center

Tax number of subject property: 09-15-300-002

Common address of property: South Carbon Hill Road

Parcel dimensions: +/- 1320' X 2640" Lot area (sq. ft.) 80 acres

Street frontage +/- 1320'

Legal description The South Half (S 1/2) of the Southwest Quarter (SW 1/4) of Section

Fifteen (15) in Township Thirty-two (32) North, Range Eight (8) East of the Third

Principal Meridian, Grundy County, Illinois

In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

I, (we) certify that all of the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

Joseph T. Phillips & Karen A. Togliatti, being first duly sworn, on oath deposes and says,
Applicant's Name

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

Subscribed and sworn before me on this 26th day of January, 20 26.

OFFICIAL SEAL
LINDA SULA
NOTARY PUBLIC, STATE OF ILLINOIS
My Commission Expires August 1, 2027

Notary Public

Linda Sula

Signature of Owner

Joseph T. Phillips AS TRUSTEE
Karen A. Togliatti

You may attach additional pages, if needed, to support the documentation of application.

Please note the number of pages attached. 0

FOR OFFICE USE ONLY

Case number

ZA26-0001

Location of hearing

Filing date

1-26-26

Village Hall

Hearing date

2-16-26

515 South Broadway

Filing fee

\$ 200

Coal City, Illinois

Hearing time

7pm

