

COAL CITY
VILLAGE BOARD MEETING
Wednesday, February 11, 2026
7:00 P.M.

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes January 28, 2026
4. Approval of Warrant List
5. Public Comment
6. Re-appointment of Maria Lewis – Planning & Zoning Board
7. Presentation of GOGov Application
8. Ordinance 26-01 Annexation of School Property along Carbon Hill Road
9. Resolution 26-05 Declaring 160 W. Walnut as Surplus and Approving its Sale
10. Authorize Final Payment for South Broadway Reconstruction Project

11. Report of the Mayor

12. Report of the Trustees

C. Lauterbur
B. Mincey
R. Bradley
P. Noffsinger
D. Greggain
D. Togliatti

13. Report of Village Clerk

- Public Meeting Announcement – Fourth Amendment TIF Dist. I

14. Report of Village Attorney

15. Report of Village Engineer

16. Report of Chief of Police

17. Report of Village Administrator

18. Adjourn



State of Illinois
Grundy and Will Counties
Village of Coal City

OATH OF OFFICE

I, Maria Lewis, having been appointed to the
position of Planning & Zoning Board member in the Village of Coal
City, in the Counties of Grundy and Will, DO SOLEMNLY SWEAR, that I
will support the Constitution of the United States and the Constitution of
the State of Illinois, and that I will faithfully discharge the duties of
Planning & Zoning Board member to the best of my ability.

Maria Lewis

Subscribed and Sworn to before me
this ____ day of _____, 20____.

Branded Mobile App for Citizens

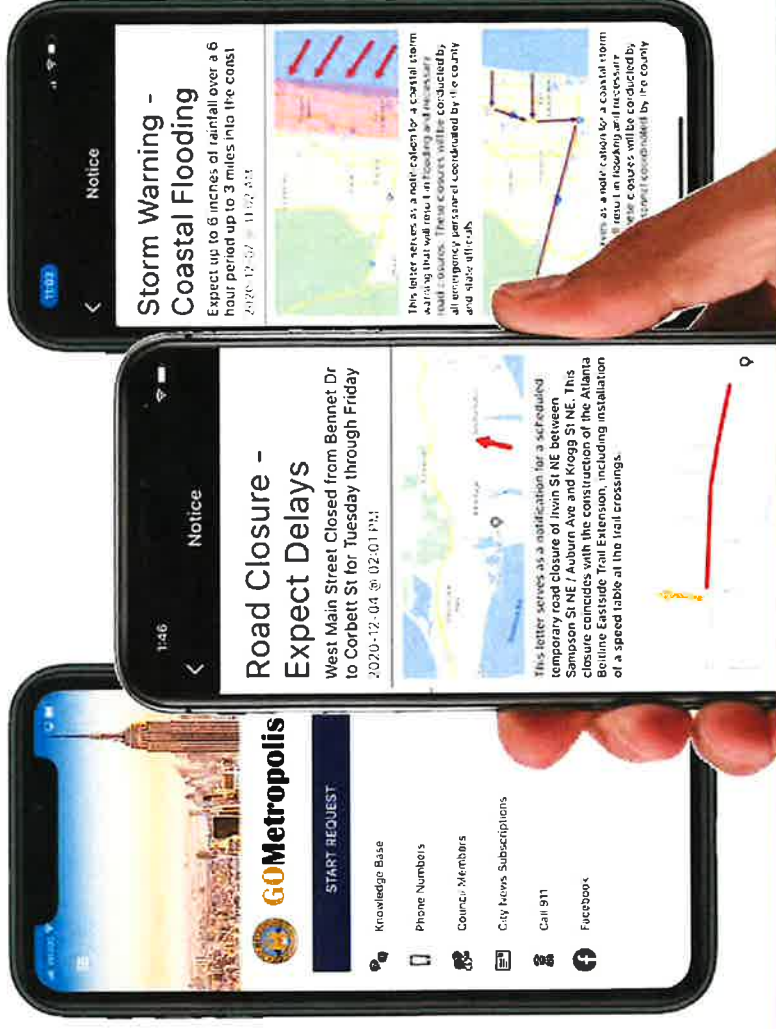


- Branded specifically for your Agency
- Access Useful City Information
- Receive Notifications & Alerts
- One Stop Shop for City Services
- Easy & Accessible on Apple & Android
- WCAG 2.0AA Compliant

Citizen Notifications



- Informational Messages
- Emergency Alerts
- Real Time Push Notifications
- Push to Social Media
- Send via Email
- SMS & Voice Calling Capabilities
- Scheduled Sending
- Geotargeting
- Subscription Lists

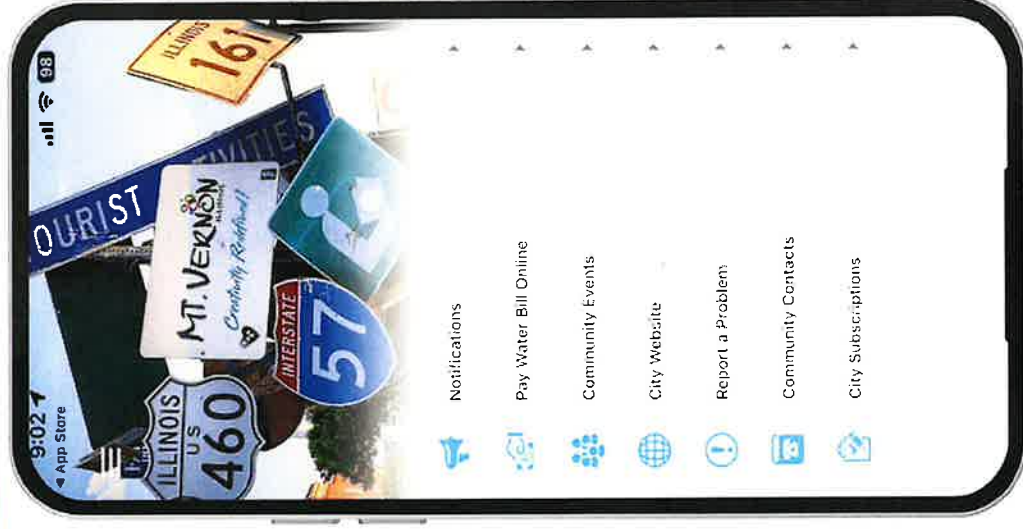


Download My Mt Vernon

- Access Information
- View latest Updates
- Receive Notifications
- And more...



Powered by GOGov



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 11, 2026

RE: ANNEXATION OF SCHOOL PROPERTY ALONG CARBON HILL ROAD

In preparation for an amended TIF District action that is to be quickly wrapped up within the current year, the school's property along Carbon Hill Road was reviewed to determine if the property currently owned had been annexed in. Originally, since the School District did not have the Village on its annual property tax bill, it was thought that it had not been annexed. More recently, the School District had acquired a non-incorporated farm to the south of the Administration Office along the east side of Carbon Hill Road. Since neither of these properties remit property tax, their incorporation were not too important. However, with the TIF District amendment pending, it was a good time to analyze these properties as well as timely to make their incorporation.

It turns out the action surrounding the Early Childhood Center had been taken in 2007, but just had not been recorded. So, that parcel – 09-400-04-004, is now annexed and part of the village's corporate limits. This evening's annexation ordinance will annex the 15-acre farm ground on the east side of Carbon Hill Road, which is PIN# 09-400-03-351-004. The intent of including these properties within the village's corporate limits is these properties can now be added within the TIF District limits as well.

The School District recently considered the necessary petition for annexation and signed into it. The RS1 zoning that comes along with zoning is well suited for intended future uses of the school upon this land and does not require any annexation agreement prior to the Board's final annexation of this portion of land.

Recommendation:

Adopt Ordinance No. ____ : Annexing the 15-acre farm property of the Coal City School District along the east side of Carbon Hill Road, which is identified as PIN# 09-03-351-004.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

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

(PIN 09-03-351-004)

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 _____, 2026

ORDINANCE NUMBER _____

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

740 S. Carbon Hill Road

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

WHEREAS, a written petition, signed by COAL CITY COMMUNITY UNIT SCHOOL DISTRICT NO. 1, an Illinois body corporate and politic, organized and operating pursuant to authority granted by the Constitution and laws of the State of Illinois, as the sole legal owner of record of all land within the territory hereinafter described, has been filed with the Village Clerk of the Village of Coal City, Grundy and Will Counties, Illinois (the “Village”), requesting that said territory be annexed to the Village of Coal City and such petition for annexation is attached hereto as **Exhibit A** and incorporated as though fully set forth herein;

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

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

WHEREAS, legal notices regarding the intention of the Village to annex said territory have been sent to all public bodies, if any, required to receive such notice by the provisions of Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1;

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

WHEREAS, the Village provides no fire protection or library services;

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

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

NOW, THEREFORE, be it ordained by the President and Board of Trustees of the Village of Coal City, Grundy and Will Counties, Illinois, as follows:

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

SECTION 2. Annexation. The following described territory, consisting of approximately 15 acres of unimproved farmland, contiguous to and bounded by incorporated Village of Coal City to the south, east and west and partially bounded to the north, lying immediately east of Carbon Hill Road and located in unincorporated Grundy County, Illinois, which territory is legally described in **Exhibit B** attached hereto and made a part hereof, located directly east of and across S. Carbon Hill Road from Petitioner's Coal City Early Childhood Center at 755 S. Carbon Hill Road, Coal City, Illinois, with the subject property identified by PIN 09-03-351-004 (the "**Property**"), together with any public streets or highways adjacent to or within the said territory described above that have not been previously annexed to any

municipality (cumulatively, the Property and such adjacent public streets or highways shall be known as the “***Annexation Territory***”). The Annexation Territory, indicated on a plat of annexation (appended hereto as **Exhibit C** and made a part of this Ordinance as though fully set forth herein), shall be, and is hereby, annexed to the Village of Coal City, Grundy and Will Counties, Illinois.

SECTION 3. Recordation and Reporting. The Village Clerk shall be, and is hereby, authorized and directed to record in the Office of the Grundy County Recorder of Deeds promptly after the effective date of this Ordinance, a certified copy of this Ordinance, including the Plat of Annexation, and the affidavits of service of notice as required by law. The Village Clerk shall be, and is hereby, authorized and directed to file the same with the Grundy County Clerk. The Village Administrator shall be, and is hereby, authorized and directed to notify the Election Authorities, as defined in Section 7-1-1 of the Illinois Municipal Code, 65 ILCS 5/7-1-1, and the United States Post Office branches serving the Annexation Territory of the annexation by registered or certified mail within 30 days after the effective date of this Ordinance.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect on and after its (i) passage, approval, and publication in pamphlet form in the manner provided by law and (ii) recordation with the Grundy County Recorder’s Office.

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

SECTION 6. Saving Clause. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SIGNATURE PAGE FOLLOWS

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

AYES:

ABSENT:

NAYS:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

EXHIBIT A

PETITION FOR ANNEXATION

[appended on following pages]

**VILLAGE OF COAL CITY
PETITION FOR ANNEXATION**

STATE OF ILLINOIS)
)
COUNTY OF GRUNDY) SS.

**BEFORE THE CORPORATE AUTHORITIES OF THE VILLAGE OF COAL CITY,
GRUNDY AND WILL COUNTIES, ILLINOIS**

Pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, the undersigned Petitioner, COAL CITY COMMUNITY UNIT SCHOOL DISTRICT NO. 1, an Illinois body corporate and politic, organized and operating pursuant to authority granted by the Constitution and laws of the State of Illinois (hereinafter, "**Petitioner**") respectfully states the following under oath:

1. Petitioner is the sole owner of record title to that certain territory, consisting of approximately 15⁺/. acres of unimproved farmland, bounded by incorporated Village of Coal City to the south, east and west and partially bounded to the north, lying immediately east of Carbon Hill Road and located in unincorporated Grundy County, Illinois, which territory is legally described in **Exhibit A** attached hereto and made a part hereof, located directly east of and across S. Carbon Hill Road from Petitioner's Coal City Early Childhood Center at 755 S. Carbon Hill Road, Coal City, Illinois, with the subject property identified by PIN 09-03-351-004 (the "**Annexation Territory**").
2. The Petitioner signing this Petition constitutes all of the owners of record of the Annexation Territory.
3. There are no electors residing in the Annexation Territory.
4. The Annexation Territory is not situated within the corporate limits of any municipality and is wholly unincorporated.
5. The Annexation Territory is contiguous to the corporate limits of the Village of Coal City.
6. The Village is desirous of establishing contiguity with additional acreage under separate ownership for purposes of subsequent subdivision, industrial development and the establishment of a new tax increment finance district within the Village and, as such, the Parties have negotiated the terms of a partial property tax abatement agreement for the Property until such time as it is sold, subdivided, or developed for non-agricultural use.
7. The Annexation Territory is adjacent to a portion of Carbon Hill Road, lying immediately west of the Annexation Territory. The adjacent portion of Carbon Hill Road is a highway under the jurisdiction of Braceville Township.
8. The Village of Coal City does not provide fire protection or public library services within the boundaries of the Annexation Territory.

9. All statutory notices required to annex the Annexation Territory have been provided.
10. The Petition conforms in form and substance to the requirements of Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8.
11. The foregoing statements of fact are true to the best of Petitioners' knowledge and information.

WHEREFORE, PETITIONER RESPECTFULLY REQUESTS that the above-described Annexation Territory be annexed to the Village of Coal City by ordinance passed and approved by the President and Board of Trustees of the Village of Coal City, pursuant to and in accordance with Section 7-1-8 of the Illinois Municipal Code, 65 ILCS 5/7-1-8, as amended.

That such further action be taken by the Village as may be necessary or convenient to effect, in accordance with law, the annexation of the Annexation Territory to the Village.

Dated this _____ day of January, 2026.

The undersigned certifies that he/she has read the foregoing Petition for Annexation, has knowledge of the allegations contained therein, is an owner of record of land within the Annexation Territory, that the allegations are true and correct to the best of his/her knowledge, that he/she has been properly authorized to execute this Petition for Annexation on behalf of Petitioner:

COAL CITY COMMUNITY UNIT
SCHOOL DISTRICT NO. 1

By:



Ken P. Miller, Board President

ATTEST:


Cynthia Klein, Board Secretary

SUBSCRIBED AND SWORN TO
before me this _____ day of
January, 2026.

Notary Public

EXHIBIT B

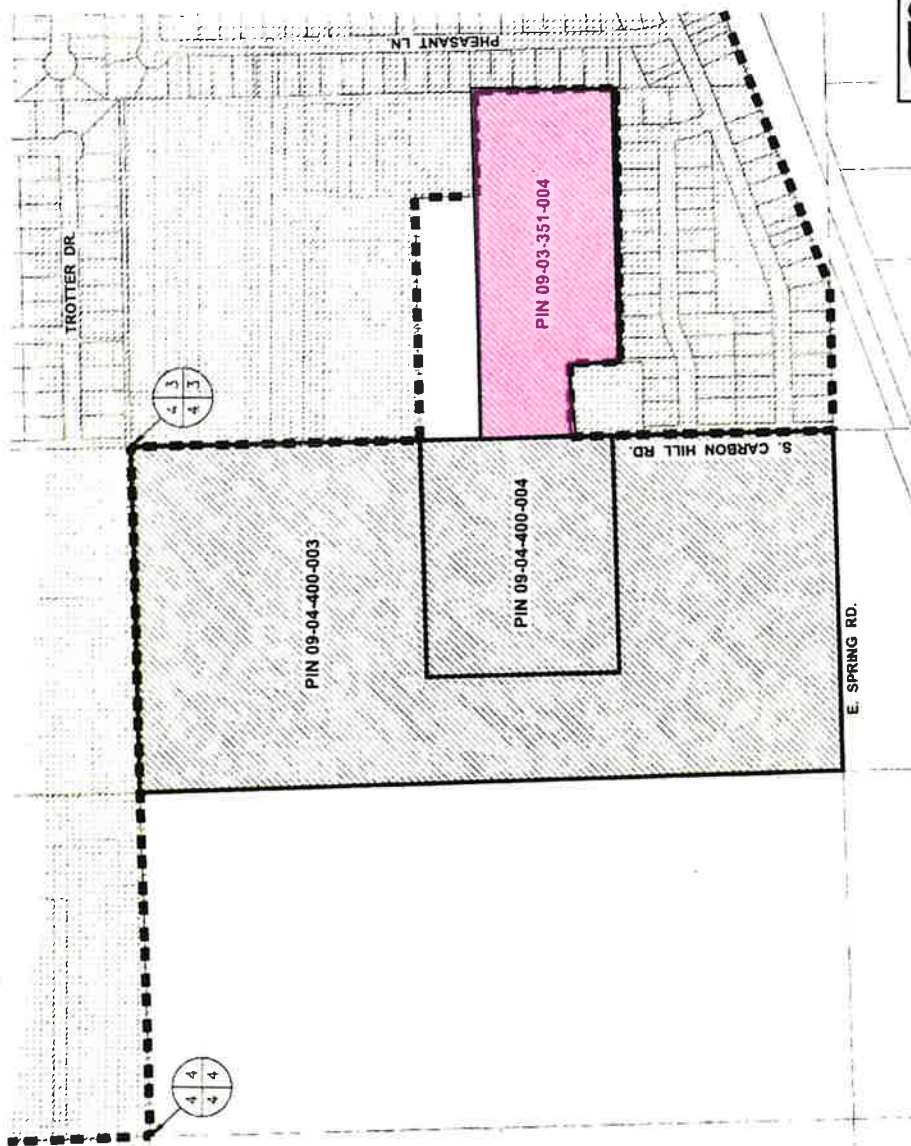
LEGAL DESCRIPTION OF PROPERTY

Commencing at the southwest corner of the Southwest Quarter of Section 3, Township 32 North, Range 8 East of the Third Principal Meridian; thence North 00 degrees 20 minutes 47 seconds East along the west Line of the said Southwest Quarter for a distance of 983.51 feet to the Point of Beginning; thence continuing North 00 degrees 20 minutes 47 seconds East along said west line for a distance of 341.62 feet to the northwest corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence South 89 degrees 56 minutes 54 seconds East along the north line of the Southwest Quarter of the Southwest Quarter of said Section 3 for a distance of 1,323.47 feet to the northeast corner of the Southwest Quarter of the Southwest Quarter of said Section 3; thence South 00 degrees 21 minutes 34 seconds West along the East line of the Southwest Quarter of the Southwest Quarter of said Section 3 for a distance of 534.36 feet; thence North 89 degrees 56 minutes 54 seconds West for a distance of 1,043.34 feet; thence North 00 degrees 20 minutes 47 seconds East for a distance of 191.30 feet; thence North 89 degrees 39 minutes 13 seconds West for a distance of 280.00 feet to the Point of Beginning, all located in the Southwest Quarter of the Southwest Quarter of Section 3, Township 32 North, Range 8 East of the Third Principal Meridian, in Grundy County, Illinois.

PIN 09-03-351-004

PLAT OF ANNEXATION

**PART OF SECTION 3 & PART OF SECTION 4
T. 32 N., R. 8 E., 3rd P.M.
VILLAGE OF COAL CITY
GRUNDY COUNTY, ILLINOIS
JANUARY, 2026**



LEGEND

AREA WITHIN EXISTING
CORPORATE LIMITS

PROPERTY TO THE ANNEXED

CORPORATE LIMITS INC.

[illegible]MICHAEL E. HARTMAN, GREEN CLAY RAIL TOS
COLOMBUS, OHIO, 1911 BY CASCADON

DATE 1/21/2026



Chamlin & Associates
10000 Wilshire Blvd., Suite 200, Beverly Hills, CA 90210
Tel: 310-276-1111 Fax: 310-276-1112

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 11, 2026

RE: SURPLUS OF 160 W WALNUT (Again)

Now that Coal City owns the property at 160 W Walnut after the local consolidated Habitat for Humanity chapter has decided against placing a project on this property, it must be declared as surplus once again so it may be placed on the market. Attached is a Resolution that accomplishes this statutory requirement along with enabling the property to be listed with a local village broker in order to sell it within the real estate marketplace.

To date, the village had demolished an abandoned home at the property post-tornado, declared it as surplus and sold it to Habitat for Humanity for an upcoming project. Habitat for Humanity consolidated its operations and determined it does not wish to construct a project on the property at which time it was agreed the village would have the property returned and reimburse Habitat the \$7,000 they had paid in order to gain title to the property. Now, with the property belonging to the village, this Resolution will declare the property surplus and it will just be sold at regular market rates rather than attempt to allow a local non-profit to construct a new residence.

Please know in order to get it sold as a regularly developable lot in the open market space, a certified appraisal must occur and the price to be remitted for the property must be at least 80% of appraised market value. Currently, under advisement of the realty firm, it is thought this property will be listed for \$15,000 in hopes of attracting multiple offers. That listing will require the appraisal to come back prior to the listing being made available to final end users.

Recommendation:

Adopt Resolution No. ____: Declaring 160 W Walnut as Surplus and Preparing the Property for Sale with Bonarek Realty in order to sell the property for new single family detached residence construction.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION
NUMBER _____

**A RESOLUTION DECLARING SURPLUS REAL PROPERTY AND AUTHORIZING
SALE OF SAME, ESTABLISHING MINIMUM SALES TERMS AND APPROVING
LISTING AGREEMENT WITH LOCAL REAL ESTATE AGENCY**

(160 W. Walnut)

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 _____, 2026

RESOLUTION NO. _____

**A RESOLUTION DECLARING SURPLUS REAL PROPERTY AND AUTHORIZING
SALE OF SAME, ESTABLISHING MINIMUM SALES TERMS AND APPROVING
LISTING AGREEMENT WITH LOCAL REAL ESTATE AGENCY**

(160 W. Walnut)

WHEREAS, the Village of Coal City (“Village”) is a non-home rule municipality; and

WHEREAS, the Village owns a 0.14 acre parcel of vacant and unimproved 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, the Property is the former site of a detached single-family residence that was demolished by the Village after falling into disrepair and is now owned by the Village;

WHEREAS, the Property is zoned RS-3; and

WHEREAS, the Property is not presently utilized by the Village or contemplated for any future public use, remains vacant, is not generating any tax revenue, and the Village is desirous of returning the Property to productive private use, bolstering the Village’s property tax base, generating infill development and providing shelter for new or existing Village residents; and

WHEREAS, 65 ILCS 5/11-76-4.1 permits the Village to sell surplus real property via with a locally licensed real estate agency in accordance with the terms set forth in the resolution; and

WHEREAS, the Village has negotiated the terms of a listing agreement for the Property with Lori Bonarek Realty, Illinois License No. 475.164856, and a copy of the listing agreement is attached to this Resolution as **Exhibit A**; and

WHEREAS, the Village will be obtaining an appraisal of the Property by a certified real estate appraiser, which will be made available for public inspection immediately upon completion; and

WHEREAS, the Village is required by law to sell the property for no less than 80% of the appraised value of the Property (the “**Reserve Price**”), which will be determined by the forthcoming appraisal; and

WHEREAS, the Corporate Authorities of the Village hereby authorize the sale of the Property as surplus real property via listing by Lori Bednarek Realty, at a price not less than the Reserve Price, which sale the Village Board has determined would be in the best interests of the City and its residents.

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. DECLARATION OF SURPLUS PROPERTY. The Corporate Authorities of the Village hereby determine that the Property is and shall no longer be necessary, appropriate, required for the use of, profitable to, or in the best interests of the Village, except for purposes of sale and use in accordance with the terms of this Resolution .

SECTION 3. COMMISSION OF APPRAISAL AND AVAILABILITY OF APPRAISAL FOR PUBLIC INSPECTION. The Village hereby authorizes and directs the Village Administrator to enter into a contract with an Illinois licensed real estate appraiser for a written, certified appraisal of the Property forthwith. Upon receipt of such appraisal, the Village will make the same available for public inspection in the Office of the Village Clerk of the Village of

Coal City, at 515 South Broadway Street, Coal City, IL 60416.

SECTION 4. ENTRY INTO LISTING AGREEMENT FOR PROPERTY. The Corporate Authorities do hereby authorize and direct the President to execute and deliver the marketing agreement with Lori Bonarek Realty attached hereto as **Exhibit A** (“*Agreement*”) and agree to be bound by the terms of the Agreement.

SECTION 5. EXECUTION OF DOCUMENTS. That the President, the Clerk, and the Village Administrator of the Village of Coal City are authorized to execute and attest to any and all legal documents necessary or appropriate to enter effectuate the sale of the Property and to convey same at a price not less than the Reserve Price.

SECTION 6. PUBLICATION. The Village Clerk is hereby directed to cause the publication of this Resolution in the *Coal City Courant* as required by Section 11-76-4.1 of the Illinois Municipal Code, 65 ILCS 5/11-76-4.1.

SECTION 7. RESOLUTION OF CONFLICTS. All resolutions or ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 8. 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 9. EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval as provided by law.

SIGNATURE PAGE FOLLOWS

SO RESOLVED this _____ day of _____, 2026, at Coal City,
Grundy and Will Counties, Illinois.

AYES:

ABSENT:

NAYS:

ABSTAIN:

APPROVED this _____ day of _____, 2026.

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

EXHIBIT A

MARKETING AGREEMENT WITH LORI BONAREK REALTY

[appended on subsequent pages]

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: February 11, 2026

RE: FINAL PAYMNET FOR THE S. BROADWAY RECONSTRUCTION PROJECT

The Village has had a final payment for the S. Broadway Reconstruction Project, which was originally a 2014 IDOT project completed about 2018/19. Attached is the final local partner agency agreement form IDOT for final payment on the project. This payment will result in it no longer necessary to be funded in the village's capital project for another additional fiscal year. IDOT pays the cost of construction on this project and then the local match of 20% is due when IDOT bills it via invoice.

Total cost on the project was	\$3,770,051.79
From which 80% was billed to federal government funding	(3,016,041.43)
Remaining Local Share Balance	754,010.36
+ change order work	<u>20,138.72</u>
	774,149.08
Less previous payments	(<u>662,781.19</u>)
Final Payment Due	\$111,367.89

This project has been completed for many years, but it takes quite a bit for IDOT to complete its process of paperwork concerning getting all of the material receipts, etc. This will mark the completion of final payments for this project.

Recommendation:

Authorize the final S. Broadway Construction Reconstruction Project Payment match to IDOT to come from TIF totaling \$111,367.89.



Illinois Department of Transportation

Invoice

Village of Coal City
Village Clerk
515 S. Broadway Street
Coal City, IL 60416

INVOICE NO. 127292
RESP. CODE 9040
INVOICE DATE 02/01/2026
REVENUE CODE 6305
COBJ NUMBER 3770000000122
DOC NUMBER

EXPLANATION OF CHARGES

PAY FROM THIS INVOICE

	AMOUNT
LOCATION: Broadway Street	
LOCAL SECTION:	
ROUTE: FAS 288	
SECTION: 14-00030-00-WR	
COUNTY: Grundy	
JOB NO.: C-93-047-19	
PROJECT NO.: QI4M-212	
CONTRACT NO.: 87710	
DISTRICT: 3	

The Agreement executed 5/7/2019 between
Village of Coal City, and the State of Illinois
provides that the village will reimburse the State
for part of the construction costs.

VILLAGE SHARE:

Z231U01	\$3,770,051.79
LESS FEDERAL SHARE @ 80% NTE \$3,837,360	(\$3,016,041.43)
07C0U01	\$20,138.72
LOCAL AGENCY SHARE	\$774,149.08
LESS PREVIOUS PAYMENT(S)	(\$662,781.19)

Payment Due Date 02/15/2026

TOTAL DUE \$111,367.89

PLEASE MAKE CHECK PAYABLE TO TREASURER, STATE OF ILLINOIS

MAIL TO: Illinois Department of Transportation
Room 322, Harry R. Hanley Building
2300 So. Dirksen Parkway
Springfield, IL 62764

INQUIRIES CONTACT: Local Agency-Agreement Analyst at 217/524-6531.

**VILLAGE OF COAL CITY
PROPOSED FOURTH AMENDMENT TO TIF DISTRICT I**

PUBLIC MEETING ANNOUNCEMENT

Date of Announcement:	February 11, 2026
Date Posted:	February __, 2026
Posted By:	Matt Fritz, Village Administrator

Meeting: **Public Meeting for the proposed Fourth Amendment to Coal City TIF District I**

When: **Thursday, March 12, 2026 at 6:00 p.m.**

Where: **Coal City Library, 85 N. Garfield Street, Coal City, IL**

Purpose: To enable the Village to advise the public, taxing districts having real property in the amended redevelopment project area, taxpayers who own property in the amended redevelopment project area, and residents in the area as to the Village's possible intent to prepare an Amendment to the Redevelopment Plan and designate an Amended Redevelopment Project Area for Coal City TIF District I and to receive public comment.

Agenda: 1. Convene Public Meeting.
 2. Advise Village's intent to amend Coal City TIF District I.
 3. Receive Public Comment.
 4. Adjourn.

VILLAGE OF COAL CITY
FOURTH AMENDMENT TO TIF DISTRICT I
PROPOSED TIMELINE FOR DISCUSSION PURPOSES ONLY

Municipal Meetings: 2nd & 4th Wednesdays @ 7:00 pm

DRAFT COPY: REVISED 3 FEBRUARY 2026

© 2026 The Economic Development Group, Ltd., Jacob & Klein, Ltd.

	DATE:	✓	STEP IN PROCEDURE FOR ESTABLISHING TIF DISTRICT:
1	Wednesday, July 8, 2020	X	REGULAR BOARD MEETING: ORDINANCE to Approve Professional Services Agreement.
2	Wednesday, August 26, 2020	X	REGULAR BOARD MEETING: Village Announces Date, Place and Time for First Public Meeting.
3	Wednesday, September 9, 2020	X	First Public Meeting Mailing.
4	Thursday, September 24, 2020	X	FIRST PUBLIC MEETING: 5:30 pm
	Wednesday, February 11, 2026		REGULAR BOARD MEETING: Village Announces Date, Place and Time for Second Public Meeting.
	Tuesday, February 24, 2026		Second Public Meeting Mailing.
	Thursday, March 12, 2026		SECOND PUBLIC MEETING: 6:00 pm
5	Friday, March 13, 2026		Submit Draft Amendment to TIF Plan to Village.
6	Wednesday, March 25, 2026		REGULAR BOARD MEETING: ORDINANCE to Set Date for Public Hearing
7	Friday, March 27, 2026		Certified Taxing District Mailing for Public Hearing and JRB Meeting.
8	Friday, April 3, 2026		Mail Notice of Public Hearing certified to Taxpayers & regular mail to residents.
9	Friday, April 10, 2026		Mail Notice of Public Hearing to residential addresses within 750 feet & IPR Registrants.
10	Tuesday, April 14, 2026		JOINT REVIEW BOARD (JRB) MEETING: 11:00 a.m.
11	Tuesday, April 21, 2026		First Publication of Public Hearing Notice.
12	Tuesday, April 28, 2026		Second Publication of Public Hearing Notice.
13	Tuesday, May 12, 2026		PUBLIC HEARING: 6:00 p.m.
14	Wednesday, May 27, 2026		REGULAR BOARD MEETING: APPROVE FINAL ORDINANCES TO AMEND TIF DISTRICT.

NOTE: The Economic Development Group, Ltd. prepares and coordinates all notices and publications; moderates JRB Meeting and Public Hearings; and Jacob & Klein, Ltd. provides all required Ordinances to the Village.