

**COAL CITY**  
**VILLAGE BOARD MEETING**  
**Tuesday, February 24, 2026**  
**7:00 P.M.**

**(IMMEDIATLEY FOLLOWING THE PUBLIC HEARING)**

**AGENDA**

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes February 11, 2026
4. Approval of Warrant List
5. Public Comment
6. Ordinance 26-02 Enter into an Annexation Agreement with Phillips/Togliatti Property
7. Ordinance 26-03 Annexing the Phillips/Togliatti Property within the Village of Coal City
8. Ordinance 26-04 Granting an I1 Map Amendment for Phillips/Togliatti Property
9. 250 Celebration Update/Summary

10. Authorization allowing the purchase of North Park playground equipment and new rubberized surface
11. Authorization of Final Payment for the North Water Tower Project
12. Report of the Mayor
13. Report of the Trustees
  - C. Lauterbur
  - B. Mincey
  - R. Bradley
  - P. Noffsinger
  - D. Greggain
  - D. Togliatti
14. Report of Village Clerk
15. Report of Village Attorney
16. Report of Village Engineer
17. Report of Chief of Police
18. Report of Village Administrator
  - FY27 Budget Hearing Schedule
19. Adjourn

## **MEMO**

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** February 24, 2026

**RE: ANNEXING THE PHILLIPS/TOGLIATTI FARM**

Subsequent to receiving a petition for the annexation of the Phillips/Togliatti Farm located south of Reed Road on the east side of Carbon Hill Road and having considered an agreement regarding conditions for the property's annexation, the Board may consider annexation of this property at this time. This is one of three actions related to this portion of land. Should the annexation agreement have been adopted, this 80-acre property shall be considered for industrial zoning shortly after its annexation.

This ordinance is the action by which this property shall be incorporated within the municipal boundaries of Coal City.

**Recommendation:**

Adopt Ordinance No. \_\_\_\_: Annexing the Phillips/Togliatti within the Village of Coal City.

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**THE VILLAGE OF COAL CITY**  
**GRUNDY & WILL COUNTIES, ILLINOIS**

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ORDINANCE  
NUMBER \_\_\_\_\_

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

**(PIN 09-15-300-002)**

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

ROSS BRADLEY  
DANIEL GREGGAIN  
CJ LAUTERBUR  
BILL MINCEY  
PAMELA NOFFSINGER  
DAVID TOGLIATTI  
Village Trustees

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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**

**(PIN 09-15-300-002)**

**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 requesting annexation of the below-described real property into the Village of Coal City was signed by (i) Joseph Thomas Phillips and Joseph John Phillips as Co-Trustees of the Joseph Thomas Phillips Revocable Trust Dated July 22, 2024 (“Phillips Trust”), and (ii) Karen A. Togliatti as Trustee of the Karen Togliatti Trust Dated July 25, 2024 (“Togliatti Trust”) (cumulatively, the Phillips Trust and Togliatti Trust are known as the “Owners”), each as the owner of an undivided one-half interest in approximately 80 acres of unimproved real property utilized for agricultural purposes immediately east of and adjacent to South Carbon Hill Road in unincorporated Grundy County, Illinois, P.I.N. 09-15-300-002 and legally described as follows:

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.

(hereinafter, the "Property");

**WHEREAS**, the Property is contiguous to and bounded by incorporated Village of Coal City to the north and east, lying immediately east of Carbon Hill Road and located in unincorporated Grundy County, Illinois;

**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 to the Property;

**WHEREAS**, the territory to be annexed herein is adjacent to Carbon Hill Road under the jurisdiction of Braceville Township and such officials have been notified of the potential annexation as required by law;

**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 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 A** 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**

**PLAT OF ANNEXATION**

[appended on following page]

PART OF THE WEST HALF OF SECTION 15, TOWNSHIP 32 NORTH, RANGE 8 EAST  
OF THE THIRD PRINCIPAL MERIDIAN, IN GRUNDY COUNTY, ILLINOIS.

09-15-300-002

PARCEL 2

S. 1/2 OF THE SW. 1/4 SEC. 15-

COMMONWEALTH  
EDISON COMPANY  
09-15-400-003

## LEGEND

0 **base value error!**

LINE TYPE LEGEND

**LINE TYPE LEGEND**

|      |                              |
|------|------------------------------|
| ———— | BOUNDARY LINE                |
| ———— | ADJACENT / NEIGHBORING LINE  |
| ———— | EXISTING LINE                |
| ———— | IN LOG SETBACK LINE          |
| ———— | FLOODPLAIN ZONE "A1"         |
| ———— | FLOODPLAIN ZONE "X-5A/B/C/D" |

### REFERENCES

North American Datum of 1983 (NAD83)  
Bing's SIA's Plane East Zone (1201)

**Kimley»»Horn**

| NO | DATE | REVISION DESCRIPTION |
|----|------|----------------------|
|----|------|----------------------|

Atkinson

1

6. *Chlorophyll*

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## **MEMO**

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** February 24, 2026

**RE: REZONING OF THE PHILLIPS/TOGLIATTI FARM**

Immediately adjacent to the south of the farmland that is currently the farthest southwest within the industrial park that begins at Reed & Broadway is an 80-acre parcel known as the Phillips/Togliatti farm (no relationship to current Trustee Dave Togliatti). According to the code requirements, this land shall receive RS1 zoning at the time of annexation. Since it is immediately adjacent to the existing industrial park for which the village previously annexed and zoned property prior to the creation of TIF#1, it makes sense for this portion of land to be zoned industrial as well.

Previously, a petition for this annexation was received by the Village Board of Trustees. The Zoning Board of Appeals conducted a public hearing concerning the consideration of rezoning this property and no one aside from the petition appeared to speak on the matter. The request for the industrial zoning was unanimously recommended by the Board to the Board of Trustees. The attached Ordinance has been prepared in support for this request.

**Recommendation:**

Adopt Ordinance No. \_\_\_\_: Rezoning the Phillips/Togliatti Farm upon its incorporation within the Village of Coal City.

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**THE VILLAGE OF COAL CITY**

GRUNDY & WILL COUNTIES, ILLINOIS

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ORDINANCE  
NUMBER \_\_\_\_\_

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**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**

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DAVID SPESIA, President  
KAYLA MELVIN, Village Clerk

ROSS BRADLEY  
DAN GREGGAIN  
CJ LAUTERBUR  
BILL MINCEY  
PAMELA NOFFSINGER  
DAVID TOGLIATTI  
Village Trustees

**ORDINANCE NO. \_\_\_\_\_**

**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 3<sup>rd</sup> 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 \_\_\_\_\_ day of \_\_\_\_\_, 2026, at  
Coal City, Will and Grundy Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

**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 X 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

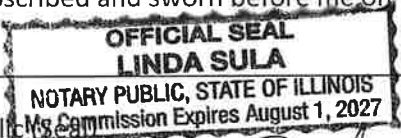
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

\*\*\*\*\*

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.  
  
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  | <u>ZA 26-0001</u> | Location of hearing |
| Filing date  | <u>1-26-26</u>    | Village Hall        |
| Hearing date | <u>2-16-26</u>    | 515 South Broadway  |
| Filing fee   | <u>\$ 200</u>     | Coal City, Illinois |
| Hearing time | <u>7pm</u>        |                     |





## MEMO

**TO:** Mayor Spesia and the Board of Trustees  
**FROM:** Matthew T. Fritz  
Village Administrator

### MEETING

**DATE:** February 24, 2026

**RE:** 250 CELEBRATION UPDATE/SUMMARY

Attached is the summary of the planned events that are going to occur for the *America 250: A Coal City Salute* celebration. In order to keep the Board informed, updates will be provided on a regular basis regarding the total projected costs for this event and the success of gaining participation and payment towards the cost of this event. Within the FY27 Budget, an expense of \$100,000 has been set aside for the community celebration along with revenues to match. The Village Board approved an event software to assist staff with gaining registrations sponsorship and tracking participants, organization, and volunteers to be involved throughout the day. The table below will be updated as these items are booked. Contracts to be signed will be provided in batches, but it remains a bit early within the year to get all of the contracts from the vendors and service providers; those are expected to begin coming through within the next month.

| <i>Vendor/Services</i>             | <i>Estimate/Contract</i> | <i>Revenues:<br/>Contributions</i> | <i>In Kind</i> |
|------------------------------------|--------------------------|------------------------------------|----------------|
| <u>Parade</u>                      |                          |                                    |                |
| TBD                                |                          |                                    |                |
| <u>Afternoon Activities</u>        |                          |                                    |                |
| Foam Party All Stars               | \$800                    |                                    |                |
| Midwest [Hot Air] Ballon Rides     | 8,550                    |                                    |                |
| Dave DiNaso Reptile Show           | 575                      |                                    |                |
| AMJ Spectacular Evts./Train & Flag | 1,620                    |                                    |                |
| Rod Emling/Stage Rental            | 2,800                    |                                    |                |
| Tent Rental/Beer Garden & Bingo    | 5,822                    |                                    |                |
| Band – The Clients + Sound Rental  | 1,750                    |                                    |                |
| Band – Hot Totties                 | <u>1,000</u>             |                                    |                |
|                                    | \$22,917                 |                                    |                |
| <u>Patriotic Showcase</u>          |                          |                                    |                |
| Fireworks                          |                          |                                    | \$15,000       |
| Sky Elements/Drones                | \$24,937                 |                                    |                |
| Totals                             | \$47,854                 |                                    | \$15,000       |

No action is required at this time, but as contracts become available, there will be recommendation to authorize entering into the contract required to ensure these services and activities arrive on the day of the event. Please note – a sponsorship drive is expected to take place this upcoming month with 10 premier sponsorships at \$10,000 each to gauge the community's response to these activities. Should more contributions be received, additional events and activities can be planned.

# **America250: A Coal City Salute**

**\*\*This is a draft of the anticipated confirmed items and subject to change\*\***

## **Detail information:**

Date: June 20, 2026

Time: 12:00 p.m. to 11:00 p.m.

Location: Broadway Street (Noon to 11 p.m.) & High School (8 p.m. to 10 p.m.)

## **Basic Time Line:**

9:30-11:45: Rolling Street Closures & Parade/Vendor Staging

12:00- 1:00: Parade down Broadway

1:00-8:00: Broadway Street Activities & Contests

8:00-11:00: Rolling Street Openings & Broadway Street DJ/Band Hangout

8:00-10:00: High School Patriotic Showcase

11:00: Event Closure & Street Openings

## **Confirmed Sponsors:**

Village of Coal City (Foam Party, Hot Air Balloon Rides, Reptile Show, Train, & Flag)

Grundy County Heroes & Helpers (Glow sticks & Popsicles)

Sweet Treats (Hot Dogs & Buns)

## **Village Provided Events:**

Foam Party Allstars- Foam Party for 1 hour with 2 cannons (\$800.00)

Midwest Balloon Rides- Tethered Hot Air Balloon rides (\$\$\$\$)

Dave's DiNaso Traveling World of Reptiles- Reptile Show (\$575.00)

AMJ Spectacular Events- Trackless Train (\$1,400.00) & Flag Inflatable (\$220.00)

Fireworks & Drone Show

## **Community/Organization/Business Events:**

Coal City Lion's Club- Bingo

Sweet Treat's- Facepainting

## **Entertainment:**

The Clients (\$750.00 + \$1,000.00 for all day use of equipment) (Waiting on Contracts)

The Hot Totties (\$500 - \$1,000.00) (Waiting on Contracts)

American Legion Band- \$1,500.00

## **Competitions:**

Hot Dog Eating Contest (Hot Dogs & Buns donated by Sweet Treats)

Popsicle Eating Contest (Popsicles donated by Grundy County Heroes & Helpers)  
Pie Bake Off

**Food Vendors:**

Sweet Treats (Restaurant Location)  
BBQ & Baker  
Geo's (Restaurant Location)  
Babe's (Restaurant Location)  
Coal City United Methodist Church  
Cousins Maine Lobster  
Laki Hawaiian Ice

**Confirmed Parade Entries:** a/o 2/19/2026

|             |                                                                                          |
|-------------|------------------------------------------------------------------------------------------|
| Police:     | Coal City<br>Channahon<br>Mazon                                                          |
| Fire:       | Coal City<br>Verona-Kinsman                                                              |
| Military:   | Morris American Legion (Color Guard)<br>Morris VAC & USMC (Color Guard)<br>Coal City VFW |
| Additional: | John Trotter Antique Tractors<br>Bob's Advanced Auto                                     |

**Additional Items:**

Stages (2)  
Flyover (Start of Parade & Over High School)

**Village Needs:**

Street closures:

9:30 a.m. – Noon = Elm St., Mazon St., Possibly Spring Rd. for parade overflow;  
10:30 a.m. – 8:30 p.m.= Broadway/Chestnut through Broadway/Oak St.  
11:00 – 1:00 p.m.= Broadway/Elm & Broadway/Oak through Broadway/Carbon,  
then Carbon/Kankakee  
8:00 p.m. – 11:00 p.m.= Broadway/Chestnut through Broadway/Park St.

Garbage Cans

Picnic Tables

Use of Campbell's Park from 1:00 p.m. to 8:00 p.m.

Use of Grass Areas/Vacate Lots next to Post Office

Street Close barricades

Maintenance & Police Department Employees

Auxiliary Police Assistance

Tents & Tables

Water Access (Foam Party) (Within 100 ft)

3-prong Plug (Foam Party) (Within 100 ft)

Use of bathrooms

## MEMO

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

### MEETING

**DATE:** February 24, 2026

**RE: NORTH PARK PLAYGROUND REPLACEMENT PROJECT**

Within this year's budget funding was allocated for the North Park playground equipment. This portion of the project is only 36% of the total project cost due to the cost of pouring a rubberized surface for the improved park space as well. In addition to eth Park Funding for the equipment, Public Works will be relied upon to remove an additional \$24,388 from the total cost due to completing portions of the work to be completed. This will bring the cost to a proposed \$288,896 with \$167,633 to be remitted to Landscape Structures and \$116,513 to be remitted to NuToys along with the purchase of approximately \$4,750 of stone to be installed by Public Works in preparation for the rubberized flooring.

North Park was one of the areas that received much focus as the current state of parks within the Village was a large part of the conversation and focus of the Coaler DRIVE effort. New Pickle Ball Courts were installed as soon as possible due to the need to repair the existing tennis court facilities and the comprehensive plan for parks sought to gain funding via OSLAD for the Hunters Run Park improvement. With that grant having been submitted, parks Fund Balance along with TIF was to be allocated towards the replacement of North Park within this current construction season.

Following this improvement, the Park Board will need to focus on aspects of final design for Hunters Run Park and then turn towards a holistic improvement plan for Lions Park with its facilities. This may be the focus of a future OSLAD grant following completion of the two parks for which construction is planned. The Parks Board reviews different concepts for this playground space and selected this final proposal. Shipping and construction does not have much delay currently and there is hope this park can be enjoyed as soon as this upcoming summer.

### **Recommendation:**

Authorize Mayor Spesia to enter into contract with Landscape Structures for an estimated cost of \$167,633 as well as a contract with NuToys for \$116,513 to replace the North Park Playground.









landscape  
structures

North Park - Option 4

COA26NOR4 • 2.3.2026

**nutoys**  
Leisure Products

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North Park - Option 4

COA26NOR4 • 2.3.2026



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[illegible]



ALL PURCHASE ORDERS, CONTRACTS, AND  
CHECKS TO BE MADE OUT TO:  
LANDSCAPE STRUCTURES, INC.  
601 7TH STREET SOUTH  
DELANO, MN 55328 U.S.A.  
763-972-3391 800-328-0035  
Fax: 763-972-3185

February 19, 2026

LSI SOURCEWELL#: 010521

**BILL TO:**

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

**SHIP TO:**

TBD

**PROJECT NAME:** North Park

**CALL 24 HOURS PRIOR TO DELIVERY:**

| <u>QTY.</u>                    | <u>NO.</u> | <u>DESCRIPTION</u>                                      | <u>UNIT PRICE</u> | <u>PRICE</u> |
|--------------------------------|------------|---------------------------------------------------------|-------------------|--------------|
| <b>FitCore Extreme 13+</b>     |            |                                                         |                   |              |
| 1                              | 243190A    | Jump Hang (13+) DB <sup>1</sup>                         |                   | \$ 9,685     |
| 1                              | 244062A    | Quintuple Steps (13+) DB                                |                   | 11,655       |
| SUBTOTAL                       |            |                                                         |                   | \$ 21,340    |
| <b>FitCore Extreme 5 to 12</b> |            |                                                         |                   |              |
| 1                              | 244199A    | Rope Climb (5-12) DB <sup>1</sup>                       |                   | \$ 3,920     |
| 1                              | 244200A    | Spiderwalk (5-12) DB1                                   |                   | 19,020       |
| SUBTOTAL                       |            |                                                         |                   | \$ 22,940    |
| <b>Freestanding Equipment</b>  |            |                                                         |                   |              |
| 1                              | 307427A    | Forma Alpine Slide DB                                   |                   | \$ 32,035    |
| 1                              | 249012A    | Lunar Blast DB Only <sup>1</sup>                        |                   | 36,865       |
| 1                              | 247179A    | Curva Spinner DB Only                                   |                   | 2,630        |
| 1                              | 182503C    | Welcome Sign (LSI Provided) Ages 5-12 years Direct Bury |                   | -            |
| SUBTOTAL                       |            |                                                         |                   | \$ 71,530    |
| EQUIPMENT TOTAL                |            |                                                         |                   | \$ 115,810   |
| CONTRACT DISCOUNT - 8%         |            |                                                         |                   | (9,265)      |
| SHIPPING                       |            |                                                         |                   | 7,096        |
| TOTAL                          |            |                                                         |                   | \$ 113,641   |

**SERVICES BY OTHERS**

**Base Scope of Work**

|                                 |                                                                                  |                  |
|---------------------------------|----------------------------------------------------------------------------------|------------------|
| *                               | Mobilization and Installation of Equipment                                       | \$ 53,992        |
| *                               | Furnish and install 5,734 SF of stone base prep 6" average 190 ton of 3/4" stone |                  |
|                                 | * Stone                                                                          | 7,877            |
|                                 | * Labor                                                                          | 9,987            |
| <b>BASE SCOPE OF WORK TOTAL</b> |                                                                                  | <b>\$ 71,856</b> |

**Optional Pricing**

|   |                                                                             |          |
|---|-----------------------------------------------------------------------------|----------|
| * | Demo of existing equipment and disposal of concrete footings and equipment. | \$ 7,480 |
| * | Removal of chips to be piled and left on site.                              | \$ 1,782 |
| * | Landscape restoration.                                                      | \$ 2,012 |

The above price is subject to change after 30 days.  
The above price includes shipping cost but not installation.  
**Please include a copy of your Sales Tax Exemption Certificate with Order Placement. Sales Tax will be charged, if applicable.**

|                                                                                                                                                                                                                                                                                 |              |             |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------------|
| <b>TERMS:</b> We acknowledge we are purchasing the above equipment through the above-referenced Discount Contract Buying Program and acknowledge that Landscape Structures is the Vendor; and as such, Purchase Orders and Payments are to be made out to Landscape Structures. |              |             |
| <b>Signature</b>                                                                                                                                                                                                                                                                | <b>Title</b> | <b>Date</b> |



## ORDER FORM/PROPOSAL

Box 7075  
Westchester, IL 60154  
708-579-9055  
708-579-0109 (fax)  
1-800-526-6197

**Please Provide and/or Verify Bill To and Ship To address information when ordering.**

February 19, 2026

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**BILL TO:**  
Village of Coal City  
515 S. Broadway  
Coal City, IL 60416

**SHIP TO:**  
TBD

**BILL TO EMAIL:**  
**PROJECT NAME:** North Park  
**CALL 24 HOURS PRIOR TO DELIVERY:**

| <u>QTY.</u> | <u>ITEM</u> | <u>DESCRIPTION</u>                                                                                                                                                                                                                                                                                                                | <u>EACH</u>     | <u>TOTAL</u> |
|-------------|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------|--------------|
|             |             | <b>Flexground</b>                                                                                                                                                                                                                                                                                                                 |                 |              |
|             |             | <b>Poured in Place</b>                                                                                                                                                                                                                                                                                                            |                 |              |
|             |             | Combination 3" thick (1,282 sq.ft.), 3-1/2" thick (3,270 sq.ft.), 4" thick (757 sq.ft.) and 4-1/2" thick (425 sq.ft.) (Thicknesses are subject to a nominal variation) system with wear layer in 50% color / 50% black speckled mix (one color mix throughout/ no graphics). Includes standard aromatic binder. Includes freight. |                 |              |
|             |             | 5,734 Sq. Ft.                                                                                                                                                                                                                                                                                                                     | Poured-in-Place | \$ 116,513   |

**Notes:**

- \* 3" thick poured-in-place system meets 6' critical fall height.
- \* 3-1/2" thick poured-in-place system meets 8' critical fall height.
- \* 4" thick poured-in-place system meets 9' critical fall height.
- \* 4-1/2" thick poured-in-place system meets 10' critical fall height.
- \* Thicknesses quoted to meet industry standards for ASTM testing of 1000 HIC/ 200 Gmax.
- \* Flexground poured-in-place system is IPEMA certified.
- \* Flexground Standard EPDM system quoted. Available colors for the Standard system are as follows:  
Brick Red, Blue, Green, Beige, Brown, Light Gray, and Mid Gray.
- \* Standard aromatic binder quoted. Aromatic will amber (yellow) when exposed to UV rays. This is industry wide and is more noticeable with certain color selections (Blues/light gray/light colors). The ambering is temporary and will fade with time, weathering, and use. Aliphatic binder will not amber, but is more expensive and there is a shortage in the industry for this binder at this time. Please advise if aliphatic binder is needed, and price will be revised.
- \* Customer will need to submit sub base pictures prior to crew arriving on site for install, showing the base as a whole, and a second picture of edge with a tape measure up against it, so Flexground can see base is recessed correctly for thickness of rubber being purchased/installed.
- \* Purchaser shall be responsible for security, as needed, to prevent vandalism and/or damage of any type to the surface during the installation process, curing time, and after installation is complete.
- \* Crews must have free, clear and ease of access to site from unload point for price to hold. Crews will need a minimum of 6' wide clearance of opening. Additional costs may be incurred, should access be less than acceptable.

North Park, Coal City, IL

February 19, 2026

Page 2 of 2

- \* This quote is for material and installation of poured rubber surface only, as described, and does not include any ancillary work required such as sub base, security, drainage, etc. This work needs to be done by others, at no cost to Flexground.
- \* Installation of surfacing system shall occur only when minimum ambient temperatures are 40 degrees F or above, throughout both the day and night during the curing process.
- \* Final confirmation of square footage and thickness to be verified and approved by customer. Price quoted based on information provided by customer. If different than what was provided, project will need to be re-priced.
- \* Non-Union Wages
- \* Edge to run flush with surrounding concrete.

Please note, above pricing is subject to change after 30 days.

**Please include a copy of your Sales Tax Exemption Certificate with Order Placement. Sales Tax will be charged, if applicable.**

TERMS: Our terms are net 30 from date of shipment to tax supported institutions or those who have an account with us. 1-1/2% per month interest will be charged on past due accounts.

**Signature**

**Title**

**Signature Printed**

**Date**

COA26NRT2.JLF



## MEMO

**TO:** Mayor Spesia and the Board of Trustees

**FROM:** Matthew T. Fritz  
Village Administrator

**MEETING**

**DATE:** February 24, 2026

**RE: FINAL PAYMENT FOR THE NORTH WATER TOWER PROJECT**

Just before the end of 2025, Dynamic Industrial Services, Inc. submitted its final payments for completion of the North Water Tower. Most notable for the southern side of the tank commemorating the State Championship of the Coal City Wrestling Team, this planned improvement was included within this year's budget. Due to the size of this payment and attempting to document this project has been completed, the final payment of \$64,846 is requested at this time.

|                         |           |
|-------------------------|-----------|
| Total Project           | \$702,010 |
| Previous Payments       | 637,164   |
| Final Payment Remaining | \$64,846  |

The Board had determined at the time payments were approved for this project to allocate TIF funding for its completion.

**Recommendation:**

Authorize the Final Payment of \$64,846 to Dynamic Industrial Services, Inc. for Completion of the North Water Tower Repainting Project.

INVOICE

Dynamic Industrial Services Inc. info@dynamicind.net  
722 W Exchange St Ste 3B +1 (708) 663-4415  
Crete, IL 60417-2918



Bill to  
Village of Coal City  
Village of Coal City  
515 South Broadway Street  
Coal City, IL 60416  
United States

Invoice details Purchase Order: Chamlin Project  
Invoice no.: 1208 No.99026.00  
Terms: Net 30  
Invoice date: 12/23/2025  
Due date: 01/22/2026

| #     | Date | Product or service            | Description                | Qty | Rate        | Amount      |
|-------|------|-------------------------------|----------------------------|-----|-------------|-------------|
| 1     |      | Public Works Coating Services | Remaining Balance Complete | 1   | \$64,846.00 | \$64,846.00 |
| Total |      |                               |                            |     |             | \$64,846.00 |

# Contractor's Application for Payment

|             |                                                   |                           |               |
|-------------|---------------------------------------------------|---------------------------|---------------|
| Owner:      | <u>Village of Coal City Illinois</u>              | Owner's Project No.:      | <u>M02330</u> |
| Engineer:   | <u>Chamlin and Associates</u>                     | Engineer's Project No.:   | <u>M02330</u> |
| Contractor: | <u>Dynamic Industrial Services Inc.</u>           | Contractor's Project No.: | <u>n/a</u>    |
| Project:    | <u>Water Tower Recoating Project No. 99026.00</u> |                           |               |
| Contract:   | <u>99026.00</u>                                   |                           |               |

|                     |                     |                   |                 |
|---------------------|---------------------|-------------------|-----------------|
| Application No.:    | <u>002</u>          | Application Date: | <u>12/22/25</u> |
| Application Period: | From <u>6/15/25</u> | to                | <u>12/22/25</u> |

|                                                                                                                        |    |                   |
|------------------------------------------------------------------------------------------------------------------------|----|-------------------|
| 1. Original Contract Price                                                                                             | \$ | <u>693,000.00</u> |
| 2. Net change by Change Orders                                                                                         | \$ | <u>9,010.00</u>   |
| 3. Current Contract Price (Line 1 + Line 2)                                                                            | \$ | <u>702,010.00</u> |
| 4. Total Work completed and materials stored to date<br>(Sum of Column G Lump Sum Total and Column J Unit Price Total) | \$ | <u>702,010.00</u> |
| 5. Retainage                                                                                                           |    |                   |
| a. <u>0%</u> X <u>0%</u>                                                                                               | \$ | <u>-</u>          |
| b. <u>        </u> X \$ <u>-</u> Stored Materials =                                                                    | \$ | <u>-</u>          |
| c. Total Retainage (Line 5.a + Line 5.b)                                                                               |    |                   |
| 6. Amount eligible to date (Line 4 - Line 5.c)                                                                         | \$ | <u>702,010.00</u> |
| 7. Less previous payments (Line 6 from prior application)                                                              | \$ | <u>637,164.00</u> |
| 8. Amount due this application                                                                                         | \$ | <u>64,846.00</u>  |
| 9. Balance to finish, including retainage (Line 3 - Line 4 + Line 5.c)                                                 | \$ | <u>-</u>          |

## Contractor's Certification

The undersigned Contractor certifies, to the best of its knowledge, the following:

- (1) All previous progress payments received from Owner on account of Work done under the Contract have been applied on account to discharge Contractor's legitimate obligations incurred in connection with the Work covered by prior Applications for Payment;
- (2) Title to all Work, materials and equipment incorporated in said Work, or otherwise listed in or covered by this Application for Payment, will pass to Owner at time of payment free and clear of all liens, security interests, and encumbrances (except such as are covered by a bond acceptable to Owner indemnifying Owner against any such liens, security interest, or encumbrances); and
- (3) All the Work covered by this Application for Payment is in accordance with the Contract Documents and is not defective.

Contractor: DYNAMIC INDUSTRIAL SERVICES INC.  
 Signature: [Signature] Vice President Date: 12-22-25

|                            |                   |
|----------------------------|-------------------|
| Recommended by Engineer    | Approved by Owner |
| By: _____                  | By: _____         |
| Title: _____               | Title: _____      |
| Date: _____                | Date: _____       |
| Approved by Funding Agency |                   |
| By: _____                  | By: _____         |
| Title: _____               | Title: _____      |
| Date: _____                | Date: _____       |

***FY27 Budget Ordinance Adoption Timeline***

*February 20, 2026*

|                             |                                                                                           |
|-----------------------------|-------------------------------------------------------------------------------------------|
| Monday, 02/09<br>@ 10:00 AM | Staff Meeting with Public Works Director, Village Administrator & Finance<br>Village Hall |
| Monday, 02/09<br>@ 2:00 PM  | Staff Meeting with Police Chief, Village Administrator & Finance<br>Village Hall          |
| Friday, 03/06               | Village Administrator distributes FY27 Preliminary Budget                                 |

***Budget Hearings conducted with Village Board & staff***

|                              |                                                             |
|------------------------------|-------------------------------------------------------------|
| Wednesday, 3/11<br>@ 5:30 PM | Budget Overview, Police Department & EMA                    |
| Monday, 3/16<br>@ 5:30 PM    | MFT, CIP, Water/Sewer, & Maintenance                        |
| Wednesday, 3/18<br>@ 5:30 PM | Administration, Community Development, & Parks              |
| Wednesday, 3/25<br>@ 7:00 PM | Preliminary Review at Village Board Meeting                 |
| Wednesday, 4/22<br>@ 7:00 PM | Conduct Public Hearing and Consider<br>FY27 Budget Adoption |