



## Meeting minutes

### Public Hearing Annexation Agreement of Hauschild Property

#### **Call meeting to Order**

A public hearing for the Annexation Agreement of Hauschild Property was called to order by Mayor Spesia on Wednesday, May 13, 2026, at 7:00 PM. A roll call was conducted with Trustee Dave Togliatti, Trustee Pam Noffsinger, Trustee Ross Bradley, Trustee Bill Mincey and Trustee CJ Lauterbur present. Absent, Trustee Dan Greggain. Also in attendance were Attorney Mark Heinle, Matt Halloran from Chamlin Engineering, Chief Mike Imhof and Matt Fritz, Village Administrator.

The Mayor read the standard instructions for sworn public testimony, noting that all speakers would be required to sign the registration sheet and that statements would be considered sworn testimony under penalty of perjury. Village Attorney Mark Heinle clarified that this hearing was specific to an annexation agreement and that any comments regarding a data center should be reserved for the general public comment period of the regular board meeting to follow.

#### **Annexation Agreement Hauschild Property**

Village Administrator Matt Fritz provided a summary of the matter. The petitioners, the Hauschild family (Vernon Ray Hauschild and David R. and Debra J. Hauschild), submitted a pre-annexation agreement requesting annexation of approximately 253 acres located south of Reed Road, extending from the Union Pacific Railroad tracks on the west to Berta Road on the east. The property was first discussed at the April 8th regular meeting. The agreement contains two primary terms: (1) that upon annexation, the property be zoned Agricultural rather than the default RS-1 Low-Density Single-Family Residential classification, and (2) that owners receive a reimbursement of a portion of their property tax levy — specifically the bond debt and parks portions, representing approximately 32% of the total annual levy — for so long as the property remains undeveloped and unsold. Fritz noted that the map amendment aspect is before the Planning and Zoning Board, with a hearing that began May 4 and is continued to June 1. No vote on the annexation agreement was to be taken at this hearing; adoption by ordinance is anticipated at the June 10 or June 24 board meeting and would require five affirmative votes.

#### **Public Comment**

Several members of the public were sworn in and offered testimony. A number of speakers voiced concern that this annexation was connected to a proposed data center project, though Village Attorney Heinle repeatedly clarified that the hearing was limited to the Hauschild annexation agreement.

Luke Konecny asked how long the agricultural zoning would remain in effect and what would happen if the property were sold. Village Attorney Heinle explained that zoning designations remain until a change is formally requested by a property owner and that any future change would require public hearings. He noted the agricultural zoning request arose because the property owners had no development plans and did not wish to fall into a nonconforming-use situation by operating farmland under a residential classification.

Tom Crawford expressed displeasure about the broader development situation in Coal City, raising concerns about the impact of a potential data center on nearby families.

Donna Elaine Petty, resident of Diamond, spoke in opposition to the annexation. She argued that residents viewed the Hauschild annexation as part of a broader pattern of land acquisition in service of an industrial data center project, citing the recently annexed 80-acre parcel and what she described as a lack of transparency throughout the process. She questioned whether the board had enacted adequate ordinances to protect residents, raised concerns about the property tax rebate included in the agreement, and alleged that the process had been coordinated behind closed doors. She also stated that her participation in public discourse had subjected her to intimidation. Village Attorney Heinle noted for the record that annexation, contrary to what was stated, is not a permanent irreversible act and is subject to statutory disconnection procedures.

Thomas Goetz, resident of Morris, spoke in opposition, expressing deep frustration with the lack of transparency from the Village and drawing a connection between the Hauschild annexation and the proposed data center. He called for open, substantive communication with residents and stated he was not categorically opposed to a data center but required scientific and financial evidence that Coal City would be protected and benefit from such a development.

Deborah Walters, resident of Diamond, opposed the annexation, particularly objecting to the property tax rebate provision. She questioned the equity of providing tax relief to landowners — potentially in connection with a future data center — while existing residents, including seniors on fixed incomes, continue to bear the full tax burden for schools, roads, and other services.

Jennifer Klein, resident of Diamond, stated that the community's resistance to this annexation was driven by a broader loss of trust in the board, which she attributed to the manner in which the data center project had been handled. She expressed a preference for growth oriented toward affordable housing and family-friendly community development.

### **Hearing Closure**

After all registered speakers had the opportunity to comment, Mayor Spesia closed the public hearing portion of the meeting.

### **Adjourn**

The public hearing was adjourned at 7:25pm, with the regular village board meeting to commence immediately following to consider the annexation agreement ordinance and related matters.

*Motion to adjourn the public hearing was made by Trustee Lauterbur, seconded by Trustee Mincey.  
Motion carried unanimously on roll call vote.*

A handwritten signature in black ink, appearing to read "H. Heinle". The signature is written in a cursive style with a large, looped initial "H".