

9. Ordinance 26-15 Vacating Portion of the Alleys Located Adjacent to Property along the east Side of 3rd Avenue & 3rd Street
10. Ordinance 26-16 Variance for Subdivision of Current RM2 Property along 3rd Avenue & 3rd Street Pin #06-35-409-007
11. Resolution 26-08 Establishing Surplus Property between the Rail Road Tracks on the west side of 5th Avenue
12. Authorization for Mayor to enter into a Purchase Agreement with Gordon Flesch Company for Printer/Scanner for Building Department
13. Authorization for Mayor to enter into Agreement with HR Green
14. 250 Authorization/Summary
15. Report of the Mayor
16. Report of the Trustees C. Lauterbur
B. Mincey
R. Bradley
P. Noffsinger
D. Greggain
D. Togliatti
17. Report of Village Clerk
18. Report of Village Attorney
19. Report of Village Engineer
20. Report of Chief of Police
21. Report of Village Administrator
22. Adjourn

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

**RE: VARIANCE FOR THE PLACEMENT OF ACCESSORY STRUCTURES
WITHIN THE INTERIOR SIDE YARDS AT 930 E SHORT DRIVE**

Matt Fincher, who resides at the northwest corner at the turn of Short from its southern location northward within Meadow Estates would like to locate an 8'x8' shed without any setback from the residence's boundary to the north and a 10'x12' gazebo on the south side of the home. These types of structures can be located behind the home, but not within side yards. There is no specific use for "gazebo" listed within allowed accessory structures chart, but other similar structures are allowed to include greenhouses, etc. This variance is for a variance within each interior side yard – the gazebo is located to the south of the residence and the shed on its north side. They will each have less setback than what is required within the village code.

No one aside from the petitioners spoke at the Zoning Board of Appeals regarding this matter. All of the Board members in attendance recommended unanimously the homeowners' request.

Recommendation:

Adopt Ordinance No. ____: Granting a Variance regarding the Placement of Accessory Structures within the Interior Side Yards at 930 E. Short Drive.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING
FOR THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE INTERIOR
SIDE YARDS AT 930 E SHORT DRIVE IN THE VILLAGE OF COAL CITY**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA M. 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 NO. _____

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING FOR THE PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE INTERIOR SIDE YARDS AT 930 E SHORT DRIVE IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Section 156.72 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Matthew Fincher (“applicant”) on April 20, 2026 for a variance from the required setback and placement of structure within the interior side yards within the residence; and

WHEREAS, Table 10 requires a minimum setback for accessory structures of 10 feet; and

WHEREAS, Table 14 does not allow the placement of sheds or gazebos within the side yard; and

WHEREAS, a public hearing was noticed and duly held on May 18, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on May 18, 2026, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

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 Board of Trustees find as follows concerning the Variance for 930 E Short Drive:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s residence has an irregular shape at the bend of the street alongside the front yard resulting a wedge shape of the rear yard.
- B. **Unnecessary Hardship.** Many homes within the adjacent neighborhood possess similar accessory structures; the denial to allow this at the petitioner’s residence would result in the inability to maintain necessary storage.

- C. **Consistent with the Rights Conferred by the District.** The requested variance shall allow the property to be preserved and allow for a substantial property right possessed by other properties within the same district.
- D. **Necessary for Use of the Property.** Failure to pass this variance will deprive the applicant the use of the property in a manner equivalent to the use permitted by other owners in the immediate area.
- E. **Minimum Variance Recommended.** The requested variance is the minimum amount of footage required to construct the necessary improvement.

Section 3. Description of the Property. The property is located at 930 E. Short Drive in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on April 22, 2026 in the Coal City Courant and held by the Planning and Zoning Board on May 18, 2026, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variations. The variance requested in the April 20, 2026 Variance Application to the Zoning Code is granted to allow the placement of accessory structures within each of the interior side yards without their required minimum setback.

Section 6. Conditions. The variance granted herein is contingent and subject to the following conditions and its construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. This shall include:

- A. The gazebo to be located on the south side of the home will possess a 4' setback from the primary residence and shall maintain a 1' setback from the adjacent property boundary; and
- B. An 8' x 8' plastic prefabricated shed may be allowed to be placed within the other interior side yard with a 0' setback from the neighboring property along the north side and immediately adjacent to the existing fence.

Section 7. 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 8. 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.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE ALLOWING FOR THE
PLACEMENT OF ACCESSORY STRUCTURES WITHIN THE INTERIOR SIDE YARDS AT 930 E
SHORT DRIVE IN THE VILLAGE OF COAL CITY**

Section 9. 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,
Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

ZA 26-0007

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Matthew Fincher
Address: 930 E Short Phone number: (815) 823-7692 (Y11) 341-6727

Owner represented by: Self Attorney

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South RS-3
East RS-3 West RS-3

What zoning change or variance: (specify) 3ft Variance to the 10ft fire separation for a Gazebo. 3ft Variance to lot line setback and a variance to table 14 to allow shed within the side yard

To allow what use A Gazebo 7ft from the primary structure and a shed in the side yard with 0ft setback from lot line

Tax number of subject property: 09-02-252-012

Common address of property: 930 E Short

Parcel dimensions: odd shape Lot area (sq. ft.) 11800 roughly

Street frontage 160 ft of E Short

Legal description Meadow Estates Subdivision Phase 4 Lot 39 Section 2-32-8

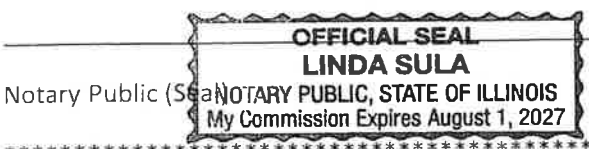
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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.

[Signature], 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 20th day of April, 2026



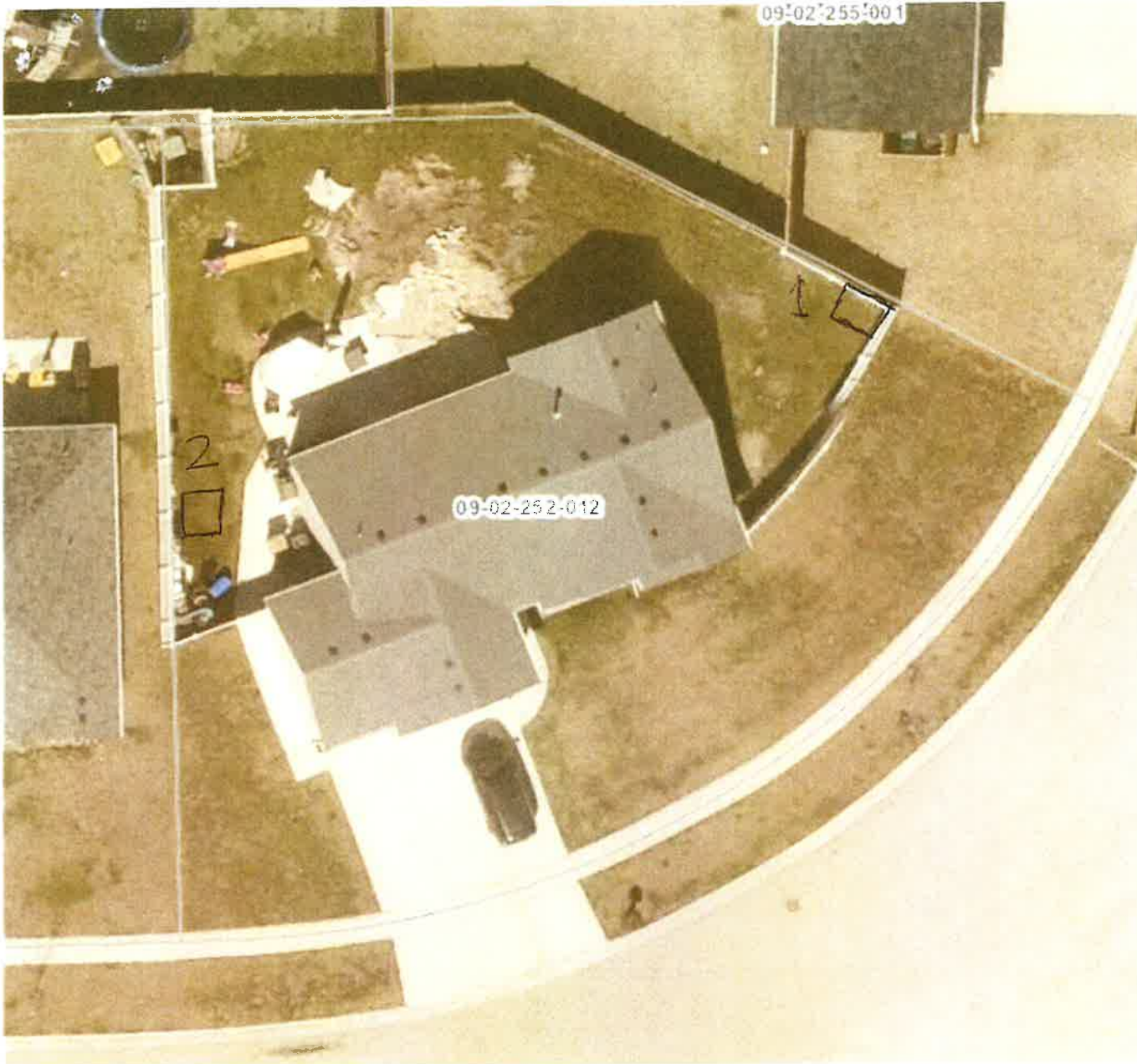
Linda Sula
Signature of Owner

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

Please note the number of pages attached. (1)

FOR OFFICE USE ONLY

Case number	<u>2A 26-0007</u>	Location of hearing	
Filing date	<u>4-20-26</u>	Village Hall	
Hearing date	<u>5-18-26</u>	515 South Broadway	
Filing fee	<u>\$ 100-</u>	Coal City, Illinois	
Hearing time	<u>7pm</u>		



1 8x8 Shea

2 10x12 Gazebo



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

**RE: VARIANCE FOR THE PLACEMENT OF A FENCE WITHIN THE
CORNER SIDE YARD AT 85 W WILLOW**

The owner of the home located along the southeast corner of the intersection of Willow & Mazon would like to replace the current decorative fencing with a 6' high residential PVC fence. Although the front door of the home is on Willow, the current fencing is constructed on the corner side yard. Dimonte would like to replace the existing fencing with something to allow his dogs to roam within the yard. A request was made to include a Stop sign be posted at the end of the adjacent alley and listed as a condition of the fence being constructed.

No one aside from the petitioners spoke at the Zoning Board of Appeals regarding this matter. All of the Board members in attendance recommended unanimously the homeowners' request.

Recommendation:

Adopt Ordinance No. ____: Granting a Variance at 85 W. Willow to Allow the Construction of a 6' PVC Fence within the Corner Side Yard.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE
LOCATION OF A FENCE WITHIN THE CORNER SIDE YARD OF 85 W WILLOW
STREET IN THE VILLAGE OF COAL CITY**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN GREGGAIN
CJ LAUTERBUR
BILL MINCEY
PAMELA M. 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

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Matthew Dimonte

Address: 85 W. Willow Phone number: _____

Owner represented by: Self Attorney _____

Contract purchaser _____ Other agent _____

Agents name _____ Phone number: _____

Address: _____

Existing zoning: RS-3 Use of surrounding properties: North RS-3 South RS-3

East RP West RS-3

What zoning change or variance: (specify) A Variance to Village Ordinance 156-171 (1)

To allow what use To allow a 6ft fence within the front yard

Tax number of subject property: 09-03-281-001

Common address of property: 85 W Willow

Parcel dimensions: 50 x 151 Lot area (sq. ft.) 7550

Street frontage 50 ft of S Mazoh + 151 ft of W Willow

Legal description _____

Orig. TN Coal City, Lt 2, BK 30

SIC 3-32-8

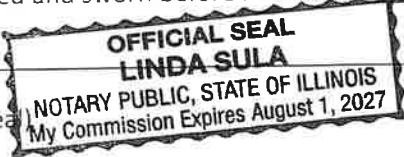
In addition, the applicant must comply with the ZONING ORDINANCE OF THE VILLAGE OF COAL CITY, adopted June 1, 1989, Chapter II, sections A through F available for review at the Village Clerks office. Also attached to the application are tables 1, 2 and 3 for the applicant's reference.

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.

Jessica Simone, 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 20th day of April, 2020.

Notary Public (Seal) 

Linda Sula
Signature of Owner

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>2A-20-0008</u>	Location of hearing
Filing date	<u>4-20-20</u>	Village Hall
Hearing date	<u>5-18-20</u>	515 South Broadway
Filing fee	<u>\$ 100</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

W WILLOW ST

09-03-281-001

6ft Fence

ORDINANCE NO. _____

AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE LOCATION OF A FENCE WITHIN THE CORNER SIDE YARD OF 85 W WILLOW STREET IN THE VILLAGE OF COAL CITY

WHEREAS, an application for variance from Section 156.171 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by Matthew Dimonte (“applicant”) on April 20, 2026 for the placement of a 6-foot high fence; and

WHEREAS, Section 156.171(a)(2) states, “Fences shall be permitted in the rear or interior side yard...”; and

WHEREAS, a public hearing was noticed and duly held on May 18, 2026; and

WHEREAS, the Village of Coal City Planning and Zoning Board met on May 18, 2026, and considered passage of the variance request to the Board of Trustees; and

WHEREAS, Section 156.250 permits the Village Board to approve variations from the Zoning Code; and

WHEREAS, the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

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 Board of Trustees find as follows concerning the Variance for 85 W. Willow:

- A. **Special Circumstances Not Found Elsewhere.** The petitioner’s home is located in a manner by which much of its usable yard space is located within a corner side yard.
- B. **Unnecessary Hardship.** Although the current decorative fence is allow, the petitioner’s wish to replace it with a 6’ high fence to increase the safety of passers by and ensure their dogs do not injure anyone walking alongside the south side of Willow or the adjacent alley.
- C. **Consistent with the Rights Conferred by the District.** The capability to receive this variance shall allow the petitioner to utilize their property in the manner as provided by other residents who can utilize the entirety of their rear yard inclusive of interior side yards.

D. **Necessary for Use of the Property.** Failure to pass the variance shall deprive the applicant the use of the property in a manner equivalent to the use permitted by other owners of property in the immediate area.

E. **Minimum Variance Recommended.** The requested variance is the minimum footage required within the corner side yard of this residence.

Section 3. Description of the Property. The property is located at 85 W. Willow Street in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on April 29, 2026 in the Coal City Courant and held by the Planning and Zoning Board on May 18, 2026, at which time a majority of the Planning and Zoning Board members recommended passage of the Variance to the Board of Trustees.

Section 5. Variations. The variations requested in the April 20, 2026 Variance Application to the Zoning Code is granted to allow the construction of a maximum 6-foot high fence within the corner side yard according to the conditions provided below.

Section 6. Conditions. The variance granted herein is contingent and subject to the following conditions its construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. In addition, its construction shall:

- A. Replace the existing decorative fencing located on the east side of the driveway eastward to the alley and extending southward to the southeast corner of the residential property prior to returning along the southerly boundary within the rear yard of the home; and
- B. A Stop Sign shall be placed at the end of the adjacent alley for northbound traffic.

Section 7. 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.

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR THE LOCATION OF A
FENCE WITHIN THE CORNER SIDE YARD OF
85 W WILLOW STREET IN THE VILLAGE OF COAL CITY**

Section 8. 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 9. 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, Grundy & Will Counties, Illinois.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

RE: ALLEY VACATION ON EAST SIDE OF 3RD AVE & THIRD ST.

The owner of the parcel on the south side of the east/west alley that is perpendicular to 3rd Ave. between the road way and the railroad tracks has been requesting the vacation of this alley along with another one that runs north/south between parcels bearing the same PIN#, i.e. 06-35-409-008 due to having continually been maintaining the property for decades. This, along with the possible sale of PIN# 06-35-409-007 to the north provides good timing for the vacation of these portions of land that have not been utilized for utilities. The portions to be vacated are shaded in red below.



Vacation at this point in time shall allow any development of the property along the north side of the alley to gain an additional 8 feet of frontage. Through the process of vacation, the alleys are to be split with each half going to each of the adjacent land owners. The cost of recording and preparing the Plats of Vacation are to be passed onto the benefitting adjacent land owners.

Recommendation:

Adopt Ordinance No. ____: Vacating the Alleys Adjacent to the South Half of PIN#06-35-409-007 and bisecting PIN#06-35-409-008 located east of the intersection of 3rd Ave. & Third Street.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE VACATING AND CONVEYING TITLE TO PORTION OF RIGHTS
OF WAY (ALLEYS) TO ABUTTING PROPERTY OWNERS**

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 NO. _____

AN ORDINANCE VACATING AND CONVEYING TITLE TO PORTION OF RIGHTS OF WAY (ALLEYS) TO ABUTTING PROPERTY OWNERS

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

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

WHEREAS, the Village is granted the authority and power to vacate streets and rights of ways or portions thereof pursuant to Section 11-91-1 of the Illinois Municipal Code, 65 ILCS 5/11-91-1, upon a finding that the public interest will be served by such vacation; and

WHEREAS, the Village Board finds it to be in the public interest to vacate those alleyways commonly described as an unimproved east-west portion of alleyway northeast of the intersection of 3rd Avenue and 3rd Street (“E/W Alley”) and an unimproved north-south portion of alleyway northeast of the intersection of 3rd Avenue and 3rd Street (“N/S Alley”), legally described depicted on the Plat of Vacation in **Exhibit A**, both of which are attached and incorporated into this Ordinance by this reference (cumulatively, E/@ Alley and N/S Alley shall be known as the “Rights of Way”); and

WHEREAS, the Corporate Authorities make the legislative determination that the relief to the public from further burden and responsibility of maintaining the Rights of Way is a public interest supporting its vacation and therefore vacate the same without any compensation from the adjoining landowners; and

WHEREAS, the Corporate Authorities further make the legislative determination that the vacation of the Rights of Way shall serve and advance the public interest by expanding development opportunities for abutting property owners, who already maintain the Rights of Way;

WHEREAS, the Village shall cause a certified copy of this Ordinance and the Vacation Plat to be recorded with the Grundy County Recorder of Deeds, and the Village shall cause any associated quitclaim deeds to be executed, sealed, recorded and delivered as may be necessary to effectuate the vacation and conveyance of the Rights of Ways to the abutting landowners, subject to the reservation of easements noted herein.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Coal City, Counties of Will and Grundy, Illinois, as follows:

SECTION 1. RECITALS. That 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. VACATION. The Plat of Vacation depicting and legally describing the Rights of Way to be vacated, attached as Exhibit A and, by this reference, made a part of this Ordinance, shall be and is hereby approved. The approval in this Subsection 2 acknowledges the Corporate Authorities' approval of the vacation depicted and described on the Plat of Vacation. The President, Clerk, and other necessary Village officials shall be, and are hereby, authorized and directed to sign the Plat of Vacation. The Village Clerk shall file a certified copy of this Ordinance and the Plat of Vacation in the Office of the Recorder of Deeds, Grundy County, Illinois. Village officials are hereby authorized to undertake such other and further tasks as may be necessary to effectuate the purposes of this Ordinance.

SECTION 3. CONVEYANCE OF TITLE. Title to the Rights of Way shall pass to the owners of the parcels adjacent to the Rights of Way, in proportion to their respective frontage on the Rights of Way, subject to the reservations and conditions described in this Ordinance. If necessary or convenient to effectuate the purposes of this Ordinance and without need of further authorization, the Village Attorney is directed to prepare and the Village Clerk and Village President are hereby authorized and directed to execute and seal a quit claim deed conveying title to the Vacated Rights of Way as set forth herein.

SECTION 4. RESERVATION OF UTILITY AND ENFORCEMENT EASEMENTS. Notwithstanding anything to the contrary in this Ordinance, any preexisting rights of any utility provider, including the Village, in, at, over, along, across, through, upon, and under the vacated Rights of Way, including reasonable ingress to and egress from the vacated Rights of Way shall be reserved and maintained. The Village also reserves and maintains an enforcement easement, in, at, over, along, across, through, upon, and under the vacated Rights of Way, including reasonable ingress to and egress from the vacated Rights of Way for law enforcement activities.

SECTION 5. DISCLAIMER. The Village of Coal City makes no warranties or any other representations concerning the Vacated Rights of Way including, but not limited to, matters of title, habitability, suitability, environmental hazard, zoning or market value.

SECTION 6. REPEALER. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 7. SAVING CLAUSE. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance, which are hereby declared to be separable.

SECTION 8. EFFECTIVENESS.

This Ordinance shall be effective upon the occurrence of the following events:

- (1) passage by at least a three-fourths supermajority vote of the Trustees then holding office, as required by law; and
- (2) publication in pamphlet form in the manner required by law; and
- (3) the recordation of a certified copy of this Ordinance together with the Plat of Vacation in the Office of the Grundy County Recorder.

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

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

RE: VARIANCE FROM THE LOT WIDTH REQUIREMENTS WITHIN RM2 TO ALLOW FOR THE CONSTRUCTION OF TWO DETACHED SINGLE FAMILY HOMES ALONG THE EAST SIDE OF 3RD AVE. & THIRD STREET

The owners of this property, which is a vacant parcel on the east side of 3rd Ave, north of the intersection of 3rd & Third are represented by the potential developers, Kozy Resters, Inc. These developers finished a duplex along Covey, but would like to construct two single-family detached homes at this location. Currently, this parcel is zoned RM2, which allows for the placement of multi-family dwelling units. Despite this zoning, the whole area possesses single-family detached homes, which is the planned construction for the two parcels planned to split from this existing one. In addition to the variances regarding the square footage of the allowable buildable lot, the developer has requested that the standard requirement of a sidewalk to be constructed within the front yard be waived at this house as well. This is ordinarily the means by which the village accumulates sidewalk over time, but within this neighborhood, there are no other sidewalks within any nearby lots by which these sections would ever connect.

Table 4 of the Village Code has been provided to review any required variances from the standards. Within another ordinance, the alley located on the south side of this parcel is being prepared for vacation to provide an additional 8' of frontage providing another 4' of lot width for each of the subdivided parcels; i.e. instead of 45'6" x 182' parcels, they would become 49'6" x 182' parcels.

No one aside from the petitioners spoke at the Zoning Board of Appeals regarding this matter. All of the Board members in attendance recommended unanimously this request.

Recommendation:

Adopt Ordinance No. ____: Granting a Variance regarding the Minimum Lot Size for RM2 Residences to Allow for the Construction of Two Single Family Detached Homes Along the East Side of #rd Ave., just North of Third Street (345 & 355 N. 3rd Ave).

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: Marcia Togliatto

Address: 146 Winding Trail Phone number: 815-263-5968

Owner represented by: Self Attorney

Contract purchaser Kozy Resters, llc Other agent _____

Agents name _____ Phone number: 630-450-3151

Address: 841 Windett Ridge Rd, Yorkville, IL 60560

Existing zoning: RM-2 Use of surrounding properties: North single family South commercial

East single family West single family

map Amendment for RS3

What zoning change or variance: (specify) Variance to build 2 homes on lots that are slightly smaller

than minimum required in RM-2. The lots will be 8,281 sq ft versus the 9,520 requirement.

We believe this is the best use versus building a duplex on the lot, as the surrounding neighborhood is predominantly single family houses.

To allow what use two single family homes to be built

detached

Tax number of subject property: 0635409007

Common address of property: Lot 4, 5, and 6, Third Ave, Coal City, IL 60416

Parcel dimensions: 91x182 Lot area (sq. ft.) 16,562

Street frontage 91'

Legal description Lots 4,5, and 6 in block fifteen (15) in the original town of Coal Branch Junction,

Village of Eileen, now in the Village of Coal City, all located in the Southeast quarter of

section 35, township 33 north, range 8 East of the third principal meridian, County of Grundy and State of Illinois

Local Address: 3rd Avenue, Coal City, 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.

Marcia Toglietto, 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 2nd day of April, 2026.

Sarah Phillips
Notary Public (Seal)



Marcia Toglietto
Signature of Owner

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

Please note the number of pages attached. _____

FOR OFFICE USE ONLY

Case number	<u>2A26-0009</u>	Location of hearing
Filing date	<u>4-23-26</u>	Village Hall
Hearing date	<u>5-18-26</u>	515 South Broadway
Filing fee	<u>\$200-</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	



E 4TH ST

N 3RD AVE

N 3RD AVE

BNSF RR

409-011

409-010

409-006

409-007

409-008

454-002

409-009

501-042

501-041

501-045

501-044

501-043

501-037

501-036

501-035

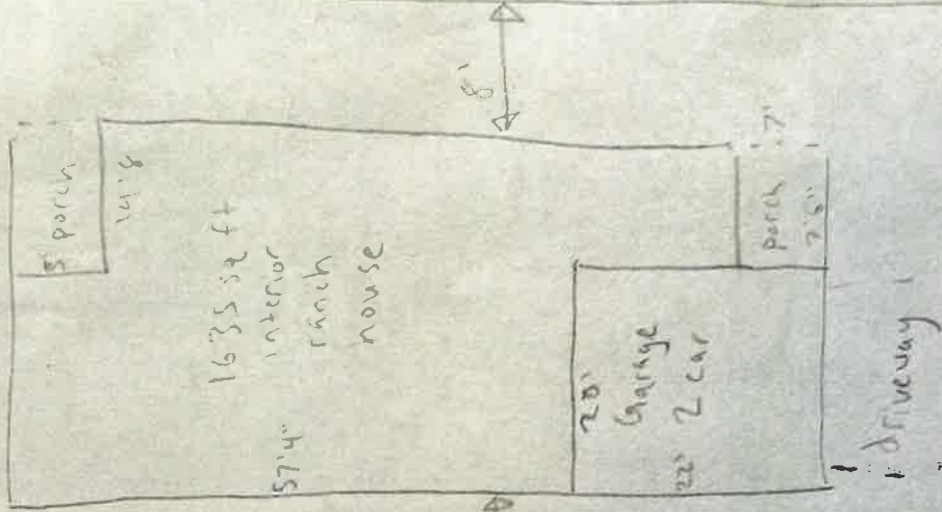
408-016

408-017

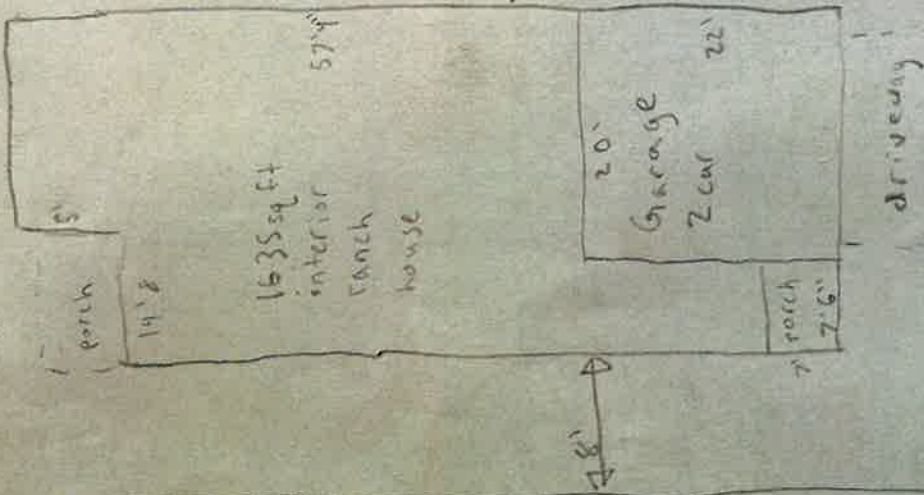
408-019

408-011

29.5'
(includes soffits)



29.5'
(includes soffits)



182

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NO. _____

**AN ORDINANCE GRANTING A VARIANCE FOR THE RM2 RESIDENTIAL
RESUBDIVISION REGARDING MINIMUM FRONTAGE AND SIDEWALK
IMPROVEMENTS UPON PIN #06-35-409-007 ON THE EAST SIDE OF 3RD AVE., JUST
NORTH OF THRID STREET (to be known as 345 & 355 N. 3rd Ave.)**

DAVID SPESIA, President
KAYLA MELVIN, Village Clerk

ROSS BRADLEY
DAN 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 NO. _____

AN ORDINANCE GRANTING A VARIANCE FOR THE RM2 RESIDENTIAL RESUBDIVISION REGARDING MINIMUM FRONTAGE AND SIDEWALK IMPROVEMENTS UPON PIN #06-35-409-007 ON THE EAST SIDE OF 3RD AVE., JUST NORTH OF THRID STREET (to be known as 345 & 355 N. 3rd Ave.)

WHEREAS, an application for a variance provided in Section 156-78 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by the property owner to be resubdivided, Marcia Togliatto, represented by Kozy Resters, Inc.. (“Applicant”), on April 23, 2026 to allow for frontages within the newly subdivide lots for single family detached home construction of 49’6” lot widths without sidewalks to be constructed along the westerly boundary; and

WHEREAS, Section 156, Table 4 within the zoning code establishes certain minimum design standards for RM2 zoning; and

WHEREAS, one of the newly subdivided residential lots shall possess a frontage of at least 49’ 6” and square footages of 9,009 square feet; and

WHEREAS, upon the completion of a residence the home is to possess a front yard sidewalk to connect with other homes within the immediate neighborhood; and

WHEREAS, a public hearing was properly noticed and duly held on May 18, 2026 at which a majority of the Zoning board of Appeals members voted to positively recommend the requested variances; and

WHEREAS, Section 156.270 permits the Village Board to approve variations from the Zoning Code; and the Village Board of Trustees and the President of the Village of Coal City believe it is in the best interests of the Village to grant the requested variances.

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 Board of Trustees finds as follows concerning the Variance for the Residential Subdivision alongside the east side of 3rd Ave., just north of Third Street:

- A. **Special Circumstances Not Found Elsewhere.** There are unique circumstances that are particular to this property upon subdivision that allows for single family residential lots to be established beneath the total required square footage, but can still maintain a dwelling that meets the residential design guidelines.

- B. **Unnecessary Hardship.** The inability to subdivide this multi-family residential shall disallow the lot from being developed.
- C. **Consistent with Rights Conferred by the District.** This variance is necessary to preserve the capability to develop additional single family units within the immediate neighborhood.
- D. **Necessary for Use of the Property.** Failure to pass this variance will prohibit the subdivision of this lot into two new new residential lots.
- E. **Minimum Variance Recommended.** The requested variance shall still allow for the construction of a residence upon the property that meets the dwelling minimum size required within the Residential Design Guideline despite the reduced square footage.

Section 3. Description of the Property. The property is located alongside the east side of 3rd Ave., north of Third Street identified as PIN# 06-35-409-007 described as:

Lots 4, 5, and 6 in Block 15 in the Original Town of Coal Branch Junction, Village of Eileen, now in the Village of Coal City, all located in the southeast quarter of Section 35, Township 33 north, Range 8 East of the third principal meridian, County of Grundy and the State of Illinois.

Section 4. Public Hearing. Following due and timely notice via an advertisement on April 29, 2026 in the Coal City Courant, the certified mailing of notice to abutting property owners, and the posting of a sign on the Property in accordance with Section 156-30 of the Village Code, a public hearing was held by the Zoning Board of Appeals on May 18, 2026, at which time the Commission recommended the petition for approval by the Board of Trustees.

Section 5. Variances. Each of the newly created lots shall be provided the following variance form the Village Code:

- A. Each Residential Lot shall be assigned a separate parcel identification number, each shall have equal square footage with frontages of at least 49'6" x depths of 182' (to include 8' of an adjacent vacated alley); and
- B. Upon the construction of a residence on each lot, the placement of a sidewalk along the front yard shall not be a required improvement.

Section 6. Conditions. The variances granted herein is contingent and subject to the construction being consistent with the presentation to the Planning & Zoning Board and the Board of Trustees. Each of the newly subdivided lots shall possess a single family detached dwelling unit possessing square footage exceeding those limits set forth within the Residential Design Guidelines as well as a garage for each unit meeting the minimum square footage requirements as well.

**AN ORDINANCE GRANTING A VARIANCE FOR THE RM2 RESIDENTIAL RESUBDIVISION
REGARDING MINIMUM FRONTAGE AND SIDEWALK IMPROVEMENTS
UPON PIN #06-35-409-007 ON THE EAST SIDE OF 3RD AVE., JUST NORTH OF THRID STREET (to be
known as 345 & 355 N. 3rd Ave.)**

Section 7. 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 8. 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 9. 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,
Grundy and Will Counties, Illinois.

AYES:
NAYS:
ABSENT:
ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

RE: SETTING PROPERTY ASIDE AS SURPLUS FOR SALE AT 5TH AVE.

The Village entered a process to allow for the development of storage areas between the railroad tracks along the west side of 5th Avenue that has led to the provision of additional outdoor storage units for the community. At this point, three parcels and some village rights of way remain between the entry to Big Storage Solutions on the north end and 5th Avenue. At this point, that property can be considered for additional sale and possible development. The method that must be followed is to first surplus the property and then authorize the issuance of requests for proposals in order to determine if there is any interest in its development.

The Village Attorney has prepared this Resolution, which starts a process by which the Village can receive proposals for this property after it has been declared a surplus. Adoption of this Resolution will start a process that can return proposals for the property towards the latter end of this summer.

Recommendation:

Adopt Resolution No. ____: Declaring Village-owned Parcels as Surplus and Declaring the Issuance of RFPs for the Acquisition and Redevelopment of this Real Estate.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

RESOLUTION NUMBER _____

**A RESOLUTION DECLARING VILLAGE-OWNED REAL PROPERTY TO BE
SURPLUS AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS
FOR THE ACQUISITION AND REDEVELOPMENT OF SUCH REAL PROPERTY**

(PINs 06-35-429-002, 06-35-431-003, 06-35-431-004)

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

RESOLUTION NO. _____

A RESOLUTION DECLARING VILLAGE-OWNED REAL PROPERTY TO BE SURPLUS AND AUTHORIZING THE ISSUANCE OF A REQUEST FOR PROPOSALS FOR THE ACQUISITION AND REDEVELOPMENT OF SUCH REAL PROPERTY

(PINs 06-35-429-002, 06-35-431-003, 06-35-431-004)

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;

WHEREAS, the Village owns vacant and unimproved real property identified by PINs 06-35-429-002, 06-35-431-003, and 06-35-431-004, depicted and legally described in **Exhibit A** (the “Property”); and

WHEREAS, the Property total 0.77 acres of irregularly-shaped, vacant and unimproved parcels zoned C-5 Highway Commercial, located between the Union Pacific (“UP”) and Burlington Northern Santa Fe (“BNSF”) railroad tracks; 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, on January 10, 2011, the Village Board, pursuant to and in accordance with the Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (“Act”) (i) approved a Tax Increment Redevelopment Plan and a Tax Increment Redevelopment Project (collectively, the “TIF Plan and Project”), (ii) designated a Tax Increment Redevelopment Project Area, and (iii) adopted Tax Increment Allocation Financing (collectively, “TIF Ordinances”), establishing the Coal City Redevelopment Project Area (the “TIF District”); and

WHEREAS, the Property is located within the TIF District; and

WHEREAS, Section 74.4-4(c) of the Act authorizes the Village to convey real property “in

the manner and at such price the municipality determines is reasonably necessary to achieve the objectives of the redevelopment plan and project” following a request for bids and proposals, a public disclosure of the responses thereto, and an ordinance approving the sale; and

WHEREAS, the Corporate Authorities hereby find and determine that it is no longer necessary, appropriate, or in the best interest of the Village to retain title to the Property, and that the Property is not required for the use of, or profitable to, the Village; and

WHEREAS, the Corporate Authorities further find and determine that it is in the best interest of the Village to offer the Property for sale and seek bids for the purchase and redevelopment thereof pursuant to a Request for Proposals in substantially the form attached to this Ordinance as **Exhibit B** (the “RFP”).

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. 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. Authorization for Sale of Property and Issuance of RFP.

- A.** The Corporate Authorities having determined that the Property is no longer necessary, appropriate, required for the use of, profitable to, or in the best interest of the Village, hereby direct the sale of the Property to the bidder with the highest bid or whose bid is otherwise found by the Corporate Authorities to be in the best interest of the Village.
- B.** The Village Clerk is hereby authorized and directed to publish notice of the Village’s proposal to sell and to advertise for bids for the purchase of the Property by publishing notice in the *Coal City Courant* for three consecutive weeks and in the form substantially similar to the Notice, made a part of this Resolution, in the *Coal*

City Courant, with the first publication date at least thirty (30) days prior to the opening of the bids.

- C. The Village President, Clerk, Administrator, and Attorney are hereby authorized and directed to draft, execute, deliver and complete any and all instruments or documents deemed necessary or convenient to effectuate the intent of this Resolution, whether or not such other documents are attached hereto. The Village Clerk is hereby authorized and directed to attest to, countersign and affix the seal of the Village to all such documents as are deemed necessary.
- D. The officers, employees, and agents of the Village shall take all actions reasonably required or necessary to carry out and give effect to the intent of this Resolution and otherwise to consummate the sale of the Property to the bidder, if any, whose bid is determined to be in the best interest of the Village, and shall take all actions necessary in conformity therewith including, without limitation, the execution and delivery of all documents required to be delivered in connection with the transaction contemplated herein and approving the expenditure of all necessary funds to consummate the sale of the Property.

SECTION 3. Resolution of Conflicts. All resolutions in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Saving Clause. If any section, paragraph, clause, or provision of this Resolution shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Resolution, which are hereby declared to be separable.

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

SIGNATURE PAGE FOLLOWS

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

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Clerk

EXHIBIT A

Insert legal descriptions and GIS Aerials of Property



EXHIBIT B

**NOTICE OF REQUEST FOR PROPOSALS FOR ACQUISITION AND
DEVELOPMENT OF SURPLUS REAL PROPERTY IN THE
VILLAGE OF COAL CITY, ILLINOIS**

PUBLIC NOTICE IS HEREBY GIVEN, that the Village of Coal City duly enacted Resolution No. 26 ___, entitled *A RESOLUTION AUTHORIZING THE SALE OF SURPLUS REAL PROPERTY BELONGING TO THE VILLAGE OF COAL CITY* (the “Resolution”) at a regular meeting of the Village Board of Trustees on May 27, 2026. The Resolution authorized the sale of vacant and unimproved real property bearing tax identification numbers 06-35-429-002, 06-35-431-003, and 06-35-431-004, and legally described as follows:

(the “Property”). The Village is accepting proposals to acquire and redevelop the Property. The Property is 0.77 acres of irregularly-shaped, vacant and unimproved land situated between the Union Pacific (“UP”) and Burlington Northern Santa Fe (“BNSF”) railroad tracks in the Village’s C-5 Highway Commercial zoning district. The Village has negotiated the terms of a redevelopment agreement for the Property with Big Storage Solutions LLC. Information concerning the Property and a copy of the draft redevelopment agreement and exhibits thereto by and between the Village of Coal City and Big Storage Solutions LLC concerning the Property are available for review upon request at Coal City Village Hall, 515 S. Broadway, Coal City, IL 60416 during normal business hours. The Village welcomes alternate proposals for the purchase and redevelopment of the Property to be submitted on or before July 17, 2026. Any person may submit a written sealed bid for the Property. There is no minimum bid. Proposals should include a purchase price and a development plan for the Property that details the proposed structure(s) or other improvements, if any, to be constructed and an estimated project schedule. The Village will consider development proposals consistent with the Village’s Zoning Ordinance, Comprehensive Plan, and the terms of this

Notice. The terms of this Notice shall govern in the event of conflict or inconsistency. The Village favors development of the Property that will complement existing uses in the vicinity of the Property. The Property is being sold as-is and the Village makes no representation as to the condition of the Property.

This notice is provided pursuant to the Illinois Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-4(c)). Questions concerning this notice should be directed to the Village of Coal City Administrator Matt Fritz at (815) 634-8608.

Sealed bids for the Property shall be marked “**SEALED PROPERTY BID**” and be sent to Administrator Matt Fritz, Coal City Village Hall, 515 S. Broadway Street, Coal City, IL 60416. Said bids must be received on or before July 17, 2026 at 5:00 p.m. The bids shall be opened and considered in accordance with 65 ILCS 5/11-76-2 at the regular meeting of the Village of Coal City Board of Trustees on July 22, 2026, commencing at 7:00 p.m. at the Village Hall, 515 S. Broadway Street, Coal City, IL 60416. For further information regarding the Property, interested persons may contact Village Administrator Matt Fritz at 815-634-8608 during regular business hours.

Respectfully submitted,

Kayla Melvin
Village Clerk

(Publish once each week for 3 consecutive weeks. First publication at least 30 days before bid opening.)

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

**RE: AUTHORIZATION OF LEASE CONTRACT WITH GORDON FLESCH
FOR LARGE FORMAT PRINTER**

The FY27 Budget included within it the replacement of the current wide format printer within the Building Department. The cost for these units have fallen as far as the amount of quality to be received for the cost of the unit. Although this total contract is below the village's purchasing threshold, it carries a contract across 5 years' time and requires Mayor Spesia's signature. The advantage of this new unit will be the integrated scanner along with the printer to expedite some review services.

The cost for this unit is \$218.59 per month over 60 months (\$13,115.40). The equipment will be services as necessary over that period by Gordon Flesch as well.

Recommendation:

Authorize Mayor Spesia to enter into a contract with Gordon Flesch for the provision of a wide Format printer for the Building Department.

Letter of Introduction

We appreciate your interest in partnering with Gordon Flesch Company (GFC). It is our passion to empower your people through technology to meet and exceed your goals and objectives, while providing you with the highest level of customer service.

GFC will assess your current technology objectives and develop strategies to decrease costs and increase efficiencies. This approach emphasizes the importance of aligning your technology investments with your business goals. Working in a systematic, phased approach, we will close the gap between where you are today to where you would like to be. This process can also include right-sizing your fleet, removing inefficient devices, current invoice/contract analysis, technology enhancements, process optimization and total cost of ownership considerations.

We are an independent, privately-owned technology solutions provider **with over 69 years of experience**. We are not limited to any one manufacturer nor restricted to that manufacturer's solution offerings. Our independence allows us to develop solutions that are customized to your needs. We look forward to building upon this partnership and implementing reliable solutions for your company, ensuring the success of our solutions with our unmatched service and support.

Please do not hesitate to contact me if you have any questions or desire any additional information.

Sincerely,

Ben Rogers
Account Executive
o
brogers@gflesch.com

GFC Recommended Solution

Canon iPFTM-350 MFP Lm36

Machine Features

- PF-06 Printhead
- T36 Scanner: Scan Speed: 48-bit Full Color @ 200 dpi: 6" per sec.; 16-bit Grayscale and Monochrome @ 200 dpi: 13" per sec.
- Maximum Scan Width: 36" Maximum Media Width: 38"
- 2400X1200 dpi Print Resolution
- Print Nozzles: Matte Black: 5,120 Nozzles Other Colors: 2,560 Nozzles per Color
- Media Width: Roll Feed: 8"-36"(203 mm –914 mm); Cut Sheet: 8"-36"(203 mm –914 mm)
- Borderless Printing Widths (Roll Media Only): 8", 10", 12", 14", 16", 17", 20", 24", 30", 36"
- Durable Dual Blade Rotary Cutter
- 1 Print Head; 5 Ink tanks: MBK(130ml) BK/C/M/Y (90ml); 1 Maintenance Cartridge
- Printer Driver
- PosterArtist Lite
- Status Monitor
- Media Configuration Tool
- Accounting Manager
- Print Plug-In for Microsoft Office; Direct Print & Share
- Ethernet Card (Built-In)
- USB 2.0 Hi-Speed, 10/100/1000Base-T/TX, Wireless LAN (IEEE 802.11 b/g /n)
- Manuals & Guides
- Power Cord
- Sample Cut Sheet Coated Paper (A2 Size/5 Sheets)
- 1 Year Warranty
- 2"/3" Roll Holder Set
- Poster Artist
- LM36 Scanner



Photo may not represent final configuration

GFC Solution Investment

Qty	Manufacturer	Model	Description
1	Canon	iPFTM-350 MFP Lm36	iPFTM-350 MFP Lm36
imageCARE Agreement- Supply Exclusive			
Monthly Service Pricing \$56 a month			
Monthly Maintenance will be locked for 5 years- All contracts exclude print heads, ink tanks, maintenance cartridges and cutter blades			
See attached supply inclusive program			
			60 Month
Monthly Lease Investment- Service Not Included			\$218.59

Network Consultation, Installation and Support

Network connected installations include the services of a Digital Support Specialist to manage system integration, training & unlimited access to our Technology and Logistics Center (TLC).

Delivery, equipment installation, start-up supplies and training included.

Pricing does not include applicable sales tax. Pricing valid for 30 days.

05/12/2026

Information herein is proprietary and confidential and shall not be used or disclosed without prior written consent of the Gordon Flesch Co.

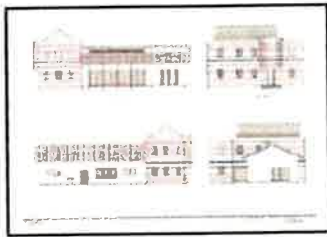
GORDON FLESCH COMPANY

Service for the TM-350

Device	Duty A	Duty B	Duty C	Duty D	Duty E
imagePROGRAF TM-350	0.1988	0.2705	0.4145	0.4860	0.7740

**Pricing is per sq foot pricing includes, ink, print heads, maintenance kits and all parts and labor. (Excludes paper & cutter blades)

- Duty Cycle A (0.000 - .148 ml of ink per A4 image) (CAD drawing)
- Duty Cycle B (.149 ml - .222 ml of ink per A4 image) (Office document)
- Duty Cycle C (.223 - .371 ml of ink per A4 image) (low coverage posters)
- Duty Cycle D (.372 - .447 ml of ink per A4 image) (High coverage posters)
- Duty Cycle E (greater than .447 ml of ink per A4 image) (full coverage poster)



Duty A



Duty B



Duty C



Duty D



Duty E

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: May 27, 2026

RE: AUTHORIZATION OF HR GREEN PLANNING REVIEW SERVICES

HR Green, which is a national engineering and plan review firm (<https://www.hrgreen.com/>), which possesses offices within Illinois is available for a broad host of professional services related with community planning and development review services. Their firm shall be utilized to augment existing staff due to its broad knowledge of code compliance and planning review services. A full biography of key staff and services to be provided is being prepared, but they are a leader in municipal professional service provision. During complicated or detailed plan review, the Village obtains a professional services reimbursement agreement with potential end users. Only under these types of developments is it planned to utilize the professional services of this firm.

Their approval is requested in anticipation of upcoming plan review related to the potential data center end use. Their participation will assist with the comprehensive review that is expected and required for large scale planned unit development.

Recommendation:

Authorize Mayor Spesia to enter into a professional services agreement with HR Green for Plan Review Services.



MEMO

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

MEETING

DATE: May 27, 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. Those items that have been included for this evening's consideration are provided in bold letters.

<u>Vendor/Services.</u>	<u>Prev. Apprvd.</u>	<u>Estimate/Contract</u>	<u>For Approval</u>
<u>Parade</u>			
Those Funny Little People	\$600		
Horse & Buggy (T2 Enterp.)	950		
Joliet Police Pipe & Drums	1,500		
West Suburban Shriners			\$750
<u>Afternoon Activities</u>			
Foam Party All Stars	\$800		
Midwest [Hot Air] Balloon Rides	6,550		
Dave DiNaso Reptile Show	575		
Ben Franklin Historical Present.	300		
Jesse White Tumblers*			
AMJ Spectacular Evts./Train & Flag	2,118		
Dunk Tank (Chann. Rental)*			
Photo Booth Rental			1,300
Rod Emling Stage Rental	2,700		
Tent Rental/Beer Garden & Bingo	4,400		
Awards/Prizes/Recognition			6,100
Babe's Supply for Afternoon	1,925		
Band – The Clients + Sound Rental	1,750		
Band – Hot Totties	750		
Patterson MC + Sound*	0		
<u>Patriotic Showcase</u>			
Fireworks*	7,500		
Sky Elements/Drones	24,937		
American Legion Band	1,500		
Totals	\$58,855		\$8,150

* indicates items being sponsored or donated

There new expenses are related items to be paid out throughout the day of the celebration. There are two larger expenses that remain – those related to an event insurance policy for the day as well as the LRS-provided sanitary and garbage services necessary for the celebration that day. Those along with any additional predicted costs will be provided at the next Board Meeting.

Recommendation:

Authorize the Mayor and/or Administrator to enter into agreements for the procurement of \$8,150 of services and items to include the West Suburban Shriners, Photo Booth Rental, and Awards/Prizes and Recognition to be provided throughout the days competitions and events.

AMERICA250 SPONSORSHIP



AA Home & Building Inspections	Community Sponsor
Ancel Glink	Community Sponsor
Bank of Pontiac	Freedom Sponsor
Berkot's Super Foods	Community Sponsor
Bob's Advanced Auto & Tire	Community Sponsor
Chamlin & Associates, Inc.	Patriot Sponsor
ComEd (Exelon Company)	Patriot Sponsor
Constellation Energy	Patriot Sponsor
D Construction	Freedom Sponsor
Dave Spesia for Mayor	Community Sponsor
Elliott Electric Inc.	Patriot Sponsor
Grundy Supply	Freedom Sponsor
Hoffman Transportation	Liberty Sponsor
Joliet Junior College	Community Sponsor
Lori Bonarek Realty	Patriot Sponsor
Midland Bank	Friends of 250
Surf Internet	Community Sponsor

TOTAL: \$44,750

Freedom	\$10,000
Liberty	\$5,000
Patriot	\$2,500
Community	\$1,000
Friends of America250	\$250