



Meeting minutes

Call Meeting to Order

Mayor David Spesia called the Coal City Village Board Meeting to order on Wednesday, July 22, 2026, at 7:12 PM, immediately following the public hearing. A roll call was conducted with Trustee Dave Togliatti, Trustee Dan Greggain, Trustee Pam Noffsinger, Trustee Ross Bradley, Trustee Bill Mincey and Trustee CJ Lauterbur present. Also in attendance were Attorney Mark Heinle, Chief Mike Imhof and Matt Fritz, Village Administrator.

Pledge of Allegiance

All present recited the Pledge of Allegiance.

Public Comment

Luke Konecny, resident of Coal City, inquired about the status of the PUD advisory committee, noting that he had submitted his name for consideration and followed up via email. He stated he believed himself to be well qualified for the position and asked when a response could be expected.

Winter Wills, a Coal City resident and recent Coal City High School graduate, spoke in opposition to the proposed data center, expressing concerns about potential impacts on water quality, noise, and nearby residents, including students at neighboring schools. She also raised concerns about the treatment of a nearby property owner during the land acquisition process and urged the Village Board to consider the level of community opposition and provide greater transparency in its decision-making.

Amy Schoeneck, resident of Coal City, speaking on behalf of the Coal City Climate Alliance, requested that the Village include community members on the Planned Unit Development advisory committee, pause the approval process for 120–140 days to allow for additional public discussion, and establish a dedicated public forum for two-way dialogue between residents and the Village Board. She also questioned the use of a Tax Increment Financing (TIF) district for the proposed data center, noting that many other data center developments have proceeded without similar incentives.

Mayor Spesia responded, clarifying that as of that date no formal PUD submittal had been received by the village. He stated that once the submittal is received, the PUD review committee will be assembled, and that the composition of that committee had not yet been determined. He further stated that multiple public meetings with question-and-answer opportunities would be scheduled following receipt of the submittal, and that the process would be fully transparent. He also clarified that his prior reference to representation from various taxing bodies—such as the school district, fire district, and library district—reflected anticipated committee composition, not finalized appointments.

Sue Crawford, a Coal City resident, expressed frustration over the lack of direct responses to residents' questions regarding the proposed data center, stating that the absence of information had diminished public trust. In response, Spesia stated that public presentations and additional information would be provided once the Planned Unit Development application was formally submitted.

Traci Curl, a Mazon resident and special education teacher, expressed concerns about the proposed data center's potential impacts on local wildlife and nearby schools. Drawing on her professional experience, she emphasized that noise generated by the facility could negatively affect students with special needs and stated that the project's proximity to the schools was a significant concern.

Public comment was closed following these speakers.

Ordinance 26-21 – Approval of Annexation Agreement 320 W Division

Fritz presented Ordinance 26-21, which authorizes execution of the pre-annexation agreement with Chad and Dana Grunwald concerning approximately 2.13 acres at 320 West Division Street, located at the northwest corner of West Division and North Mary Streets in unincorporated Grundy County, Illinois. The agreement had been reviewed during the public hearing immediately preceding the meeting.

Heinle noted that, as with all annexation agreements, this ordinance required five affirmative votes to pass. The key provision of the agreement is a property tax rebate equivalent to the \$3,100 sanitary sewer tap-on fee, to be reimbursed to the owners as the Village receives its portion of property taxes from the property, estimated to occur over a 2- to 3-year period. The property would be zoned RS-1 Single Family Residential upon annexation, consistent with its existing residential use, with no additional zoning change required.

Motion to adopt Ordinance No. 26-21, approving the pre-annexation agreement regarding the annexation of 320 West Division, was made by Trustee Greggain and seconded by Trustee Mincey. The motion carried with all Trustees voting yes.

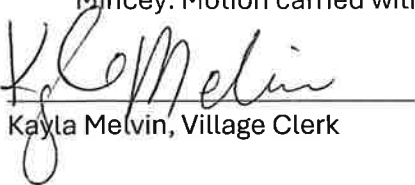
Ordinance 26-22 Annexation of 320 W Division

Fritz presented Ordinance 26-22, the ordinance formally annexing the 2.13-acre property at 320 West Division Street to the Village of Coal City. Fritz noted that the property owners would be connected to the Village's sanitary sewer system on North Mary Street following adoption of the ordinance and would thereafter be subject to municipal property taxes and entitled to municipal services including police protection.

Motion to adopt Ordinance 26-22 approving the annexation of 320 W Division was made by Trustee Lauterbur and seconded by Trustee Bradley. The motion carried with all trustees voting yes.

Adjourn

Motion to adjourn at 7:32pm was made by Trustee Lauterbur and seconded by Trustee Mincey. Motion carried with all trustees voting yes.



Kayla Melvin, Village Clerk