

COAL CITY
VILLAGE BOARD MEETING
Wednesday, September 23, 2026
7:00 P.M.

AGENDA

1. Call Meeting to Order
2. Pledge of Allegiance
3. Approval of Minutes September 9, 2026
4. Approval of Warrant List
5. Public Comment
6. Approval of Block Party Requests
October 10th – Mary between Oak & Willow
October 24th – S. Broadway at Babe's Tap
7. Ordinance 26-28 Granting a Minimum Lot Size Variance at 170 W.
Oak Street for construction of a Single-Family
Detached Home

- | | |
|--|---|
| 8. Ordinance 26-29 | Increasing Elected Officials Annual Pay |
| 9. Approval of Valerio Road Improvement Bids - | D Construction |
| 10. Report of the Mayor | |
| 11. Report of the Trustees | C. Lauterbur
B. Mincey
R. Bradley
P. Noffsinger
D. Greggain
D. Togliatti |
| 12. Report of Village Clerk | |
| 13. Report of Village Attorney | |
| 14. Report of Village Engineer | |
| 15. Report of Chief of Police | |
| 2026 Halloween Trick or Treat Hours | |
| 16. Report of Village Administrator | |
| 17. Adjourn | |



BLOCK PARTY REQUEST FORM

Name EDDIE LEASURE

Address 295 W. OAK ST

Telephone (H) _____ (C) 815.545.5402

Date of Event 10/10/2026 Start Time 1pm End Time 10pm

Street Location/Intersection OAK ST/MARY — W. HOW/MARY

Total # of homes on the affected block 8

Name/Address/Email of 3 residents in agreement with block party.

1. Erik Peterson / 355 S. Mary St / ErikPeterson2142@GMail.com
2. Danny Lewis / 345 S. Mary St / dannyLewis2180@yahoo.com
3. Denise Novak / 320 S. Mary St. spa parties and more @ yahoo.com

If request is approved by the Village of Coal City, a member of the Coal City maintenance personnel will drop off street barricades prior to the scheduled event. It is your responsibility to see that the barricades are in place prior to and removed once event is over.

All garbage and litter should be picked up and removed from street and curbs.

Signature of Applicant

9-2-2026

Date

Police/Maintenance Department

Mayor Dave Spesia

Approved/Denied (circle one) on this date: _____



BLOCK PARTY REQUEST FORM

Name Tara Kruger Babe's Tap
Address 755 S Broadway St
Telephone (H) 815 634 4868 (C) 815 690 9460 (prefer)
Date of Event Sat Oct 24th Start Time 10am End Time 4pm
Street Location/Intersection Across street from Babe's

Total # of homes on the affected block _____

If request is approved by the Village of Coal City, a member of the Coal City maintenance personnel will drop off street barricades prior to the scheduled event. It is your responsibility to see that the barricades are in place prior to and removed once event is over.

All garbage and litter should be picked up and removed from street and curbs.

[Signature]
Signature of Applicant

8/7/26
Date

Police/Maintenance Department

Mayor Dave Spesia

Approved/Denied (circle one) on this date: _____

* need to park
pink heels fire truck
and possible another
vehicle
room for
kids to
look at it
take pics

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 23, 2026

RE: GRANTING A VARIANCE FOR MINIMUM LOT SIZE AT 170 W OAK

Tony Olbrot of Olbrot Construction has purchased an open lot on the north side of W. Oak Street between 160 & 180 W. Oak Street. The type of home to be constructed is a single family detached home; this is specifically allowed within the standards requiring the elimination of non-conformities, i.e. Section 156.292 (H), "Nonconforming residential lots of record. Any lot of record as of the effective date of this chapter that is located in a residential district that has no substantial structure upon it and that has a standards nonconformity may be used for single-family detached dwelling without eliminating the nonconformity."

Olbrot intends for the home to meet all setback requirements to include 8' for each of the adjacent interior side yards and 25' for both the front and rear yards of the home. This may be something according to the "Lot of Record" definition the applicant may be able to complete by right, but prefers to have an updated variance consideration prior to proceeding with the project rather than gaining the Lot of Record determination.

This matter was subject to a public hearing on September 21st. Should a positive recommendation be provided, the attached ordinance would be in order to be adopted. An update for the final action shall be provided at the Village Board Meeting.

Recommendation:

Adopt Ordinance No. ____: Granting a Variance at 170 W Oak Street for the construction of a detached single family home on a lot with a frontage of 57' and a depth of 117'.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE GRANTING A VARIANCE TO THE ZONING CODE FOR
MINIMUM LOT SIZE REQUIREMENTS AT 170 W. OAK STREET.**

DAVID A. 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 TO THE ZONING CODE FOR
MINIMUM LOT SIZE REQUIREMENTS AT 170 W. OAK STREET.**

WHEREAS, an application for a variance from Section 156.073 of the Village of Coal City Zoning Code (“Zoning Code”) was filed by property owner Tony Olbrot (“applicant”) on August 26, 2026 to allow a residence to be constructed upon an existing lot with a lot size less than the current requirement; and

WHEREAS, Section 156.073 requires a minimum lot size of 80’x120’, the applicant is seeking a variation from these requirements to have a minimum lot size of 57’x118’; and

WHEREAS, a public hearing was noticed and duly held on September 21, 2026; subsequent to the public hearing, the Zoning Board of Appeals positively recommended to the Board of Trustees the petition; 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:

- A. **Special Circumstances Not Found Elsewhere.** Many of the homes within this neighborhood were subdivided and constructed prior to the adoption of the current residential minimum standards. This vacant lot is a remaining “infill” lot unlike elsewhere.
- B. **Unnecessary Hardship.** This lot was last transferred in 1992 prior to the lot sizes within Table 4 having been established.
- C. **Consistent with the Rights Conferred by the District.** The requested variance shall allow the construction of a single family detached home upon a lot on the petitioner’s property that allows for a home much like the adjacent homes within the residential block.
- D. **Necessary for Use of the Property.** This variance shall allow the lot to be developed as was provided in 1992 providing for an additional single-family residence within a residential neighborhood.

- E. **Minimum Variance Recommended.** Despite the lot size providing slightly less square footage than the standard, all setbacks included front and rear as well as the two adjacent side yard required setbacks will be maintained.

Section 3. Description of the Property. The property is located on an undeveloped parcel with parcel identification number 09-03-228-023 to receive a common street address 170 W. Oak Street. in the Village of Coal City within an RS-3 District.

Section 4. Public Hearing. A public hearing was advertised on September 2, 2026 in the Coal City Courant and held by the Zoning Board of Appeals on September 21, 2026; at which time the Board recommended the petition for approval by the Board of Trustees.

Section 5. Variance. The variation requested in the August 26, 2026 Variance Application to Section 156.073 of the Zoning Code is outlined herein as follows:

- A. A variance from the requirements of Section 156.073 to reduce the total required square footage of the lot allowing for a footage of 57' of a depth of 118'.

Section 6. Conditions. The variances granted herein are contingent and subject to the following conditions:

- A. The new house to be constructed upon the lot shall be placed within the building envelopes presented within the material submitted and according to the presentations to the Planning & Zoning Board Meeting of September 21, 2026.

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.

AYES:

NAYS:

ABSENT:

ABSTAIN:

VILLAGE OF COAL CITY

David A. Spesia, President

Attest:

Kayla Melvin, Village Clerk

COAL CITY ZONING APPLICATION

Owners name or beneficiary of land trust: A Oiblot Construction
Address: 28425 S 88th Ave Peotone Phone number: 1-708-774-4732

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) A Variance to Table 4 of
3ft for RS-3 minimum lot width of 60ft and
526 sqft for minimum lot area

To allow what use A Single Family Home

Tax number of subject property: 09-03-228-023

Common address of property: _____

Parcel dimensions: 118 x 57 Lot area (sq. ft.) 6726 sqft

Street frontage 57 ft of W Oak

Legal description Buchanans Addition Coal City W 57'
OF E 1/4 LT 9 Block 7 Section 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.

ANTHONY C. BROTT, 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 August, 2026
Linda Sula _____
Notary Public (Seal) 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 26-0017</u>	Location of hearing
Filing date	<u>8-26-26</u>	Village Hall
Hearing date	<u>9-21-26</u>	515 South Broadway
Filing fee	<u>\$ 100⁰⁰</u>	Coal City, Illinois
Hearing time	<u>7pm</u>	

170 W OAK



MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 23, 2026

RE: ORDINANCE INCREASING ELECTED OFFICIALS ANNUAL PAY

The Village of Coal City relies upon the time and energy of its elected officials to set the goals, policies, and objectives as to what shall be accomplished with the tax proceeds collected on an annual basis. This effort takes many hours dedicated to reviewing the documents and agreements set before the Village Board, setting and attending committee meetings to bring policies forward for consideration as well as the many hours throughout the year spent listening and working with residents to bring any issues they have into the public process.

Due to the amount of time expended, annual pay is set by the Village Board in a statutory manner prior to any upcoming election. The Village Board has discussed this topic and reviewed some surveys reviewing the pay for communities throughout the State of Illinois. Consideration for an increase in the elected officials' pay has not been increased since 2018 despite the complexity of local government continuing to increase.

An ordinance has been prepared to increase the pay for the Village Trustees a minimal 3%, which is much less than the CPI that has taken place since this annual pay was last considered. Rather than make large adjustments, a 3% increase which is \$300 across the entire year for the Mayor's position, \$150 for the Clerk's position and \$150 for three of the Trustee positions (those trustee position to be elected in April of 2027; those remaining within their term shall stay at the existing annual pay rate).

The next time this annual pay rate will be considered again is during consideration of the FY28 annual budget.

Recommendation:

Adopt Ordinance No. ____: Setting the Elected Officials Annual Salary.

THE VILLAGE OF COAL CITY
GRUNDY & WILL COUNTIES, ILLINOIS

ORDINANCE
NUMBER _____

**AN ORDINANCE AMENDING THE VILLAGE CODE OF ORDINANCES
ESTABLISHING SALARIES FOR MUNICIPAL OFFICERS**

DAVID 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 AMENDING THE VILLAGE CODE OF ORDINANCES
ESTABLISHING SALARIES FOR MUNICIPAL OFFICERS**

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

WHEREAS, the Village has authority pursuant to Section 3.1-50-5 of the Illinois Municipal Code, 65 ILCS 5/3.1-50-5, to establish salaries or other compensation for all municipal officers; and

WHEREAS, the salaries that are fixed by ordinance for those officers who hold elective office for a definite term must remain constant for the remainder of their respective current terms, and must be fixed at least 180 days before the May 12, 2027 beginning of the terms of the elected officials whose compensation is to be fixed; and

WHEREAS, the Village Board of Trustees desires to review and establish new salaries for its elected officers as provided 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. 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. Amendment. Section 30.10 of the Village Code shall be and hereby is amended as follows, with those subsections thereof not specified remaining in full force and effect as written:

§ 30.10 SALARIES.

...

(B) **Salary of President.** The salary of the President is fixed at the sum of ~~\$10,000.00~~ \$10,300 per annum, payable quarterly. The President, in addition thereto, is recompensed for all expenses incurred by him or her in and about his or her duties as such in an amount not to exceed the sum fixed by the annual appropriation ordinance for such purpose.

(C) **Village Clerk's salary.** The salary of the Village Clerk shall be ~~\$5,000~~ \$5,150 per annum, payable in 12 monthly installments.

...

(H) **Salary of Trustees.** The salary of the Village Trustees is fixed at the sum of ~~\$5,000~~ \$5,150 per year, payable in 12 monthly installments. The Trustees, in addition thereto, shall be recompensed for all expenses incurred by them in and about their duties as such in an amount not to exceed the sum fixed by the annual appropriation ordinance for that purpose.

SECTION 3. Repealer.

All ordinances 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 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 5. Effectiveness. This Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

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

AYES:

ABSENT:

NAYS:

ABSTAIN:

VILLAGE OF COAL CITY

David Spesia, President

Attest:

Kayla Melvin, Clerk

MEMO

TO: Mayor Spesia and the Board of Trustees

FROM: Matthew T. Fritz
Village Administrator

MEETING

DATE: September 23, 2026

RE: VALERIO ROAD IMPROVEMENT BID

During this year's consideration of road improvements, a new portion of Valerio was designed and considered in order to connect Valerio Road from the west side of the existing bridge to Will Road on the southeast side of the bridge that has been out of order. During the approved solar field installation project that is currently ongoing within Diamond, a portion of the land was set aside so the roadway can be constructed, eliminating the bridge that has become too dangerous to cross any longer. This solution comes at a much lesser cost than repairing or replacing the existing bridge.

Claypool Drainage Authority is currently working with Chamlin Engineering on its final review since it did not see the plans prior to bid. However, this bid that was conducted back in July and its approval is necessary to keep the project on track to be constructed this year. Currently, it looks as though there may be some additional improvements to be added to this project via change order to meet any final review comments and maintain impacted drainage for the area.

Attached is the bid recommendation from Chamlin. An approval is being requested at this time so D Construction can prepare this project in line with other projects in the region. Updates will be provided as to change orders to gain the final drainage approvals.

Recommendation:

Award the bid for Valerio Road Improvement Construction to D Construction at an estimated cost of \$230,759.25.

MEMORANDUM

DATE: July 15, 2026

TO: Mayor David Spesia
Village of Coal City
515 South Broadway
Coal City, IL 60416

FROM: Matthew G. Halloran

SUBJECT: Village of Coal City
Valerio Rd Roadway Imp
& Structure Removal

Bids were received and were publicly opened and read today for the Valerio Rd Roadway Imp & Structure Removal. All bids received met the intent of the proposal documents and were in order; the bid results are as follows:

BIDDER	AMOUNT
D Construction, Inc.	\$230,759.25

Based on the proposals received, we recommend the project be awarded to the low, responsive, responsible bidder, D Construction, Inc. in the amount of \$230,759.25 .

Enclosure

MGH/am

Project # 66547.00

**VILLAGE OF COAL CITY
VALERIO RD ROADWAY IMP
& STRUCTURE REMOVAL**

Project No. 66547.00

10:00a.m., Wednesday, July 15, 2026

BID TABULATION

Bidder & Address	Total Bid	Bid Security	Comments
D Construction Inc. 1488 South Broadway Coal City, IL 60450	\$230,759.25	Bid Bond	
PT Ferro Construction 700 South Rowell Avenue Joliet, IL 60433		No Bid	
Davis Concrete Constuction, Co. 11244 W. Manhattan Monee Rd. Monee, IL 60449		No Bid	
Gallagher Asphalt Corp. 18100 South Indiana Ave. Thornton, IL 60476		No Bid	

BID LETTING: Village of Coal City
Valerio Rd Roadway Imp
& Structure Removal
10:00a.m., Wednesday, July 15, 2026

BIDDER & ADDRESS				D Construction Inc. 1488 South Broadway Coal City, IL 60450	
BID DEPOSIT				Bid Bond	
NO.	QTY	UNIT	ITEM	UNIT PRICE	AMOUNT
1	0.23	acre	Tree Removal	\$60,000.00	\$13,800.00
2	1327	sy	Geotechnical Fabric for Ground Stabilization	\$5.00	\$6,635.00
3	1365	sy	Topsoil Furnish and Place, 6"	\$0.01	\$13.65
4	0.28	acre	Seeding, Class 1A	\$26,620.00	\$7,453.60
5	20	lb	Nitrogen Fertilizer Nutrient	\$3.30	\$66.00
6	20	lb	Phosphorus Fertilizer Nutrient	\$3.30	\$66.00
7	20	lb	Potassium Fertilizer Nutrient	\$3.30	\$66.00
8	1327	sy	Aggregate Subgrade Improvement, 12"	\$108.00	\$143,316.00
9	469	sy	Full Depth Pavement Removal	\$30.00	\$14,070.00
10	30	sy	Field Entrance Driveway Removal, 6"	\$30.00	\$900.00
11	36	sy	Field Entrance Driveway Replacement, 6"	\$30.00	\$1,080.00
12	54	ft	Steel Plate Beam Guardrail, Type A	\$112.20	\$6,058.80
13	102	ft	Storm Sewer, PVC SDR 26, 12"	\$140.10	\$14,290.20
14	1	lsum	Bridge Deck Removal	\$15,000.00	\$15,000.00
15	4	ea	Aluminum Flared End Section	\$1,000.00	\$4,000.00
16	1	lsum	Signage	\$3,944.00	\$3,944.00
TOTAL					\$230,759.25