

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
AUGUST 7, 2017

CALL TO ORDER: 5:00 pm, Council Chambers, City Hall by Mayor Rehl.

ROLL CALL: Present & answering to roll call were Commissioners Baden, Chambers, Duffy, Fitzgerald, and Mayor Rehl.
City Attorney Aaron Szeto was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Fire Chief Mike Davenport
Police Chief Dean Stiegemeier
Public Works Superintendent Jeff Reininger

PLEDGE OF ALLEGIANCE: Led by Mayor Rehl and recited by all members present.

INVOCATION: Mayor Rehl asked for a moment of silence.

APPROVE AGENDA: Commissioner Fitzgerald made a motion to amend the agenda to add discussion only of Liquor Licenses right before New Business. Commissioner Duffy second the motion. Voice vote carried the motion.

Commissioner Fitzgerald made a motion to approve the agenda as amended.
Commissioner Duffy second the motion. Voice vote carried the motion.

PUBLIC COMMENT: None

APPROVAL OF MINUTES:
1. Commissioner Chambers made a motion to approve the minutes of the Regular Council Meeting held on July 17, 2017, the Public Hearing held on July 24, 2017, and the Special Council Meeting held on July 24, 2017. Commissioner Baden second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
a. Commissioner Duffy made a motion to approve the claims to be paid from August 4-17, 2017 in the amount of \$427,621.61. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.

2. Attorney Report:
Attorney Szeto asked Council if they would like to consider recording Special Use Permits (SUP) with exhibits attached to the Winnebago County Recorder's Office. The SUP's run with the land so it would be helpful for anyone purchasing a property that has a SUP attached to know what the property has already been permitted for with the conditions for the property. This would cause an additional fee depending on how detailed the SUP would be. Council did not make a recommendation, but asked for more information regarding the fee cost to be expected.

3. Commissioner's Report:
Accounts & Finance-Commissioner Linda Chambers
Public Health & Safety-Commissioner Tom Fitzgerald
Streets & Public Improvements-Commissioner Lori Duffy
Public Properties-Commissioner Sonya Baden

Council discussed Class Boutique Gaming (BG) Liquor Licenses. There have been several requests for this type of license, but the current limit allowed in the City of South Beloit is 4. Jim Stringham was present to speak to Council regarding increasing the license number amount allowed. Mr. Stringham would like to open a Bar Boutique for

gaming and partner with Bravo's Pizza. Mr. Stringham provided information to the Council relating to Video Gaming. Council discussed bars and restaurants also having video gaming machines. Council also discussed the amount that the City receives from the amount of gaming revenue and how the funds are divided up. There was a question if the City would be able to regulate regarding the licenses. Attorney Szeto stated the Illinois State Statute does not allow regulations. Council would like to consider increasing the fee for liquor licenses, but would like to discuss the options at a future meeting.

NEW BUSINESS:

Discussion and/or Motion Items:

1. a. Commissioner Duffy made a motion to approve Resolution 5911 accepting the 2016 Audit. Commissioner Chambers second the motion. Curt Kleckler and Jamie Murray from Benning Group presented the Management Letter and Audit to Council. Mr. Kleckler reviewed the audit details with Council. Roll call vote showed 5 ayes.
- b. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a Special Use Permit. Commissioner Duffy made a motion to approve Ordinance 2277 approving a Special Use Permit to allow a Contractor Storage Yard in the (CG) Commercial General Zoning District for the property located at 234 Prairie Hill Road South Beloit, Illinois, Winnebago County, PIN No. 04-18-266-023 from petitioner Max Rykowski. Commissioner Chambers second the motion. Roll call vote showed 5 ayes.
- c. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Zoning Variation. Commissioner Chambers made a motion to approve Ordinance 2278 approving a Zoning Variation in the fence regulations in the front yard setback from 30' down to 8' and the required 4' up to 6' height in the (CG) Commercial General Zoning District for the property located at 1035 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, PIN No. 04-07-238-002 from petitioner Peter Rallo. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- d. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Zoning Variation. Commissioner Fitzgerald made a motion to approve Ordinance 2279 approving a Zoning Variation for the free standing sign setback of 10' down to 4' in the (CG) Commercial General Zoning District for the property located at 1035 Blackhawk Blvd, South Beloit, Illinois, Winnebago County, PIN No. 04-07-238-002 from petitioner Peter Rallo. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- e. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Zoning Map Amendment. Commissioner Fitzgerald made a motion to approve Ordinance 2280 approving a Zoning Map Amendment from the (R1) One-Family Residential District to the (IH) Heavy Industrial Zoning District for the property located at 510 Dearborn Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-006 from petitioner Victor Holdings LLC. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- f. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Special Use Permit. Commissioner Duffy made a motion to approve Ordinance 2281 approving a Special Use Permit to allow a Planned Unit Development in the (IH) Heavy Industrial Zoning District for the property located at 510 Dearborn Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-006 from petitioner Victor Holdings LLC. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- g. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Zoning Map Amendment. Commissioner Baden made a motion to approve Ordinance 2282 approving a Zoning Map Amendment from the (R1) One-Family Residential Zoning District to the (IH) Heavy Industrial Zoning District for the properties located at 900 Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-011, xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-002, xxxx Gardner Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-014, and 500 S Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-012

- from petitioner Mid-States Concrete Products Co. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
- h. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Special Use Permit. Commissioner Duffy made a motion to approve Ordinance 2283 approving a Special Use Permit to allow a Planned Unit Development in the (IH) Heavy Industrial District for the property located at 900 Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-011, xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-002, xxxx Gardner Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-014, and 500 S Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-012 from petitioner Mid-States Concrete Products Co. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- i. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Zoning Map Amendment. Commissioner Fitzgerald made a motion to approve Ordinance 2284 approving a Zoning Map Amendment from the (R1) One-Family Residential Zoning District to the (IH) Heavy Industrial Zoning District for the properties located at xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-014, 1000 Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-010, xxxx Carpenter Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-016, xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-011, 500 S. Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-001, 500 S Park Avenue, South Beloit, Illinois, Winnebago County PIN No. Pt 04-05-476-001, xxxx Caswell Street, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-00, Park Avenue & Caswell, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-002, xxxx Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. Pt 04-05-476-001, xxxx Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-459-003, and xxxx S. Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-0001 from petitioner Mid-States Concrete Industries, LLC. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- j. From the Zoning Board of Appeals Meeting held on July 19, 2017 a positive recommendation was given regarding a request for a Special Use Permit. Commissioner Duffy made a motion to approve Ordinance 2285 approving a Special Use Permit to allow for a Planned Unit Development in the (IH) Heavy Industrial Zoning District for the properties located at xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-014, 1000 Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-010, xxxx Carpenter Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-426-016, xxxx Clark Street, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-011, 500 S Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-428-001, 500 S Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. Pt. 04-05-476-001, xxxx Caswell Street, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-003, Park Avenue & Caswell, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-002, xxxx Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. Pt. 04-05-476-001, xxxx Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-05-459-003, and xxxx S. Park Avenue, South Beloit, Illinois, Winnebago County, PIN No. 04-08-203-001 from petitioner Mid-States Concrete Industries, LLC. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- k. Council discussed a request for waiver of Special Use Permit application in the amount of \$750 from Anthony Rallo for the property located at 904 Gardner St. Anthony Rallo III was present to speak to Council regarding the Special Use Permit that was previously approved on January 5, 2015 for this location. Mr. Rallo said at the meeting it was stated that they did not agree with all of the conditions of the SUP. Mr. Rallo would like to reapply and request an amendment to the SUP, but does not feel they should have to pay the fee a second time. Attorney Szeto stated the applicant had concerns, however; it is apparent that when the vote was taken Council didn't address their concerns. Costs associated with the SUP were discussed. Commissioner Fitzgerald made a motion to amend the amount of the waiver from \$750 to \$250 in order to cover the cost of filing. Commissioner Duffy second the motion. Voice vote carried the motion.

Commissioner Fitzgerald made a motion to approve the request as amended.
Commissioner Chambers second the motion. Roll call vote showed 5 ayes.

- l. Kathy Mehalko was present to speak to Council regarding a request from Angels 4 Animals for “Blessing of the Animals and Family Picnic” event to be held at the South Beloit City Park on September 10, 2017 from 1 pm-7 pm. Ms. Mehalko explained the event would include canopies with crafters and food vendors. Public Works Superintendent Jeff Reiningger stated due to the concerns with the Park grounds and the Corn Boil, there should not be anything on the grassy areas. Council will approve based on conditions for the event that will be provided by the City Clerk. The Conditions are as follows:
 - 3 food vendors on asphalt only
 - No vehicles allowed on the grass
 - All other vendors must be pet related and limited to 10
 - Complete site plan to be submitted for approval
 - Insurance Certificate needs to name City of South Beloit as the Certificate Holder
 - All area used will be cleaned up by Angels 4 Animals
- m. There was discussion of sign regulations. Commissioner Fitzgerald would like to propose the imposition of a Special Use for the City to place signs on City property. Commissioner Chambers stated the City has to set the example for those who are required to abide by City Ordinances regarding signs. Attorney Szeto stated the Ordinance doesn’t exempt the City. If Council would like to change the Sign Ordinance it could be changed.
- n. Commissioner Fitzgerald made a motion to approve Resolution 5912 appointing members to the Zoning Board of Appeals as follows:
 - Don Morello is appointed to fill the unexpired five (5) year term of Deb Frederickson with term to expire in September 2017 with a five (5) year term thereafter with said term to expire in September 2022.
 - Pam Clifton is appointed to fill the unexpired six (6) year term of Patty Henthorn with term to expire in September 2017, and with a five (5) year term thereafter with said term to expire in September 2022.Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- o. Commissioner Duffy made a motion to approve Resolution 5913 awarding the 2017 MFT bid for Dorr Road pavement improvements to Rock Road Companies in the amount of \$98,426.87. Commissioner Baden second the motion. Roll call vote showed 5 ayes.
- p. Commissioner Baden made a motion to approve Resolution 5914 awarding the 2017 MFT bid for crack filling project to Behm Pavement Maintenance in the amount of \$9,010.00. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.
- q. Commissioner Fitzgerald made a motion to approve Resolution 5915 regarding Supplemental Agreement with Terracon for Geotechnical Services not to exceed \$1500. Commissioner Duffy second the motion. Attorney Szeto explained the Geotechnical Services are needed for the Altra parking lot project. Terracon will be able to tell how much of the footings found need to come out to be able to support the parking lot once the footings come out and the backfill is put in. Roll call vote showed 5 ayes.
- r. Commissioner Fitzgerald made a motion to approve the release of job description and ad placement for full time position of Waste Water Technician for the Waste Water Treatment Plant. Commissioner Duffy second the motion. Roll call vote showed 5 ayes.

MISCELLANEOUS
LICENSES AND PERMITS:

1. Business Licenses:
 - a. Oslund & Associates Agency, Inc. (American Family)

Commissioner Chambers made a motion to approve the license second by Commissioner Baden. Voice vote carried the motion.

EXECUTIVE SESSION:

At 6:52 pm on a motion made by Commissioner Duffy second by Commissioner Fitzgerald. The purpose of Executive Session is to:

1. Discuss personnel issues as provided by 5 ILCS 120/2 (c) (1) of the Illinois Open Meetings Act.

RECONVENE TO
OPEN SESSION:

At 7:08 pm on a motion made by Commissioner Duffy second by Commissioner Fitzgerald. Roll call vote showed all members present.

ADJOURN:

At 7:08 pm on a motion made by Commissioner Duffy second by Commissioner Fitzgerald. Voice vote carried the motion.

Mayor

City Clerk

Approved: