

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
June 7, 2021

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

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Fitzgerald, Hedrington, Morse, and Mayor Rehl.
City Attorney Roxanne Sosnowski was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Police Chief Adam Truman
Fire Captain Gary Brown
Waste Water Treatment Plant Superintendent Jeff Reininger
Street Superintendent Mike Murphy

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 approve the agenda. Commissioner Hedrington second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Tim McMahon from the South Beloit Lion's Club was present to ask Council how the Hotel/Motel Grant was taken back when the request was previously approved by Council. Mr. McMahon said he was not notified that the matter would have to come back to Council as a Resolution. Mr. McMahon said the request passed with a 4-1 vote and was in the Beloit Daily News that the request was passed. Commissioner Fitzgerald said there was a vote taken regarding changing the amount, and that the application wasn't correct. Mr. McMahon said the application could not truthfully be completed regarding the section of how many overnight stays were created due to the hotel not providing information for privacy reasons. Mr. McMahon said the information on the application was from 2019, which was when the funds were initially requested. Mayor Rehl said the matter would be looked at and someone will get back to Mr. McMahon.
Pam Clifton asked if she could speak on a matter under New Business.

APPROVAL OF MINUTES:
1. Commissioner Fitzgerald made a motion to approve the minutes of the Regular Council Meeting held on May 17, 2021, the minutes of the Special Council Meeting held on May 27, 2021, and the Special Council Meeting held on June 2, 2021. Commissioner Adleman second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:
1. Finance:
Commissioner Adleman made a motion to approve the claims to be paid from May 15-June 4, 2021 in the amount of \$538,699.12. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
2. Attorney Report:
None
3. Commissioner's Report:
Accounts & Finance-Commissioner Tom Fitzgerald
Health & Public Safety-Commissioner Brian Hedrington
Streets & Public Improvement-Commissioner Ryan Adleman
Public Properties-Commissioner Ken Morse

NEW BUSINESS:
1. Discussion and/or Motion Items:
a. Ryan Adleman was sworn in by the City Clerk as Commissioner

- b. Commissioner Fitzgerald made a motion to approve a request for a music event at the City Park on August 28, 2021 from 3 pm – 8 pm from Studio 3. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
- c. From the Zoning Board of Appeals Meeting held on May 19, 2021 a negative recommendation was given regarding a Special Use Permit in the (CT) Commercial Traffic Zoning District to allow a Planned Unit Development for a freestanding electronic message sign and pylon sign in excess of height and size with the address 7000 First Ranger Drive, South Beloit, Illinois, Winnebago County, with PIN No. 04-03-300-019. Attorney Sosnowski reviewed the May 19th Zoning Board of Appeals Meeting minutes with the City Council. Attorney Sosnowski said as proposed, staff recommended denial of an oversized electronic sign in size and dimensions. The Zoning Board of Appeals did not find that the Findings of Fact had been met. Since the meeting, City Attorney's staff spoke with the applicant to provide further recommendations. Attorney Sosnowski reviewed Council requirements for a 2/3 vote to pass the item. Attorney Sosnowski indicated that Council would need to vote, lay over the matter to continue discussions with the applicant, or send the item back to the Zoning Board of Appeals. Council discussed the proposed sign. Commissioners Fitzgerald and Adleman said they did not have an issue with the sign as proposed. Mayor Rehl said the intent is to make the sign as attractive as possible. Zoning Official, Jessica Roberts was present via phone, and said the application is for a Planned Unit Development (PUD), and can be outside of the ordinances for the sign. Ms. Roberts explained the intent of a PUD is to allow the request in exchange for getting something of higher architectural quality features in exchange for allowing for the sign. Ms. Roberts said electronic signs would not be allowed without a PUD. Ms. Roberts said another business on I-90 was approved for an electronic sign, which the applicant did provide a higher quality sign. Attorney Sosnowski said the ordinances are not outdated, and said Pacific Bearing exchanged height for a better architectural sign. Commissioner Fitzgerald did not believe that was a good example as Pacific Bearing does not have people coming in to their business as this applicant does. Council discussed the location of the proposed sign. Marvin Keys was present on behalf of the applicant, and stated the issue is the cost of the sign. Mr. Keys said the cost of the proposed sign is \$260,000. Mr. Keys said several options were looked at, and all were significantly more money. Mr. Keys said adding landscaping wouldn't provide much since the bottom of the pole would be in a hole. Attorney Sosnowski took a straw poll for the vote. Straw poll showed 3 would approve and 2 would not approve, so the matter would fail. Ms. Roberts suggested applicant meet with staff to discuss ideas to find something to do in exchange. Commissioner Fitzgerald did not agree that the applicant should have to improve the overall look of the sign. Commissioner Fitzgerald said each applicant is different, and the purpose is to bring more business to the City. Commissioner Adleman asked if the ordinance could be changed. Attorney Sosnowski said the process for the PUD isn't an issue here. Sign height would have regulations by other communities as well as state regulations. Council asked Mr. Keys what the lead time was. Mr. Keys said the lead time is long-due to the steel shortage they are looking at the end of summer. Ms. Roberts suggested the applicant and staff get together and bring the matter back to Council. Commissioner Morse made a motion to layover Ordinance 2620 approving a Special Use Permit in the (CT) Commercial Traffic Zoning District to allow a Planned Unit Development for a freestanding electronic message sign and pylon sign in excess of height and size with the address 7000 First Ranger Drive, South Beloit, Illinois, Winnebago County, with PIN No. 04-03-300-019. Commissioner Fitzgerald second the motion. Voice vote carried the motion.
- d. From the Zoning Board of Appeals Meeting held on May 19, 2021 a negative recommendation was given regarding a Zoning Variance in the (R1) Single Family Zoning District to allow an accessory structure to vary from the maximum allowed 50% of the floor area of the principle use to 250% of the floor area of the principal use, Section 118-161(c)(3); the height of a detached accessory structure to vary from the permitted height of a detached accessory structure to vary from permitted height of 15 feet to a height of 16 feet, Section 118-12(d); and to vary from the maximum allowed 40% of the rear yard occupied by the accessory structure to 312% of the rear yard occupied, Section 118-12(c) for the property located at 332 Springfield Avenue, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-256-033. Commissioner Adleman made a motion to approve Ordinance 2621 approving a Zoning Variance in the (R1) Single Family Zoning District to allow an accessory structure to vary from the maximum allowed 50% of the floor area of the principle use to 250% of the floor area of the principal use, Section 118-161(c)(3); the height of a detached accessory structure to vary from the permitted height of a detached accessory structure to vary from permitted height of 15 feet to a height of 16 feet, Section 118-12(d); and to vary from the maximum allowed 40% of the rear yard occupied by the accessory structure to 312% of the rear yard occupied, Section 118-12(c) for the property located at 332 Springfield Avenue, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-256-

033. Commissioner Hedrington second the motion. Attorney Sosnowski said the Zoning Board of Appeals recommended denial of the Zoning Variance. Attorney Sosnowski explained the garage far exceeds the size to the principal structure. The Zoning Board received 2 letters regarding the application. 1 letter stated support for the variance, and the other letter was not in support of the variance. The Zoning Board's Findings of Fact found there would not be a hardship and did not recommend the variance. Commissioner Morse asked what the structure would be for. Attorney Sosnowski said the applicant stated the structure would be for car storage. Commissioner Adleman asked if the property was used as a rental. Zoning Official, Jessica Roberts said the property was not a rental unit. Resident, Pam Clifton was present and said she was speaking for 2 neighbors of the property who are opposed. Ms. Clifton said the property owner has 2 sheds, a boat, camper, RV, and trucks. Ms. Clifton added 340 Springfield currently has no one living there, however; this neighbor built a bigger garage. Ms. Clifton said nothing that large has been allowed in 20 years. Commissioner Morse said there was a previous application that came before Council for a large garage that was denied for the size being too big. Ms. Clifton said the neighbors would be ok with what's permissible in the Code of Ordinances. Roll call vote showed 2 ayes by Commissioners Adleman and Hedrington, and 3 nays by Commissioners Fitzgerald, Morse, and Mayor Rehl. The motion failed.

- e. From the Zoning Board of Appeals Meeting held on May 19, 2021 a positive recommendation was given regarding a Zoning Variance in the (R1) Single Family Zoning District, to allow for a variance in the rear yard setback of 30' down to 20' for the property located at 14651 Hunters Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-478-003 . Commissioner Adleman made a motion to approve Ordinance 2622 approving a Zoning Variance in the (R1) Single Family Zoning District, to allow for a variance in the rear yard setback of 30' down to 20' for the property located at 14651 Hunters Way, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-478-003. Commissioner Fitzgerald second the motion. Attorney Sosnowski said the Zoning Board recommended approval. Staff recommended denial. Attorney Sosnowski reviewed the Findings of Fact, and said the application is for a deck to be built over an existing patio. Commissioner Fitzgerald said Council's options are to either take the Zoning Boards opinion or not. Attorney Sosnowski said if Council changes the Zoning Board's recommendations Council will have to state why and change the Findings of Facts. Commissioner Fitzgerald said he is not happy with what Council gets to hear. Commissioner Fitzgerald said the Zoning Board is able to hear from the applicant, but Council only gets the information from the Zoning Board. Commissioner Adleman said he served on the Zoning Board, and most times applicants do not attend the meeting. Commissioner Adleman said the board is advised by Zoning Official, Jessica Roberts and Attorney Szeto. Ms. Roberts said adjacent property notices are mailed out as required. And this applicant did attend via phone. Zoning Board found that the lot was unique and small. Roll call vote showed 5 ayes.
- f. Commissioner Adleman made a motion to approve Ordinance 2623 amending Chapter 86 Streets, Sidewalks and other Public Places, Article II, Excavations of the City of South Beloit Code of Ordinances. Commissioner Morse second the motion. Commissioner Adleman said the Ordinance is to make sure no new roads are able to be torn up for work unless there's an emergency. Attorney Sosnowski said if the road is a complete reconstruction within the previous 7 years or if the road has been resurfaced within the previous 3 years no work can be done causing the street to be torn up. Roll call vote showed 5 ayes.
- g. From the Hotel/Motel Review Committee a recommendation was given regarding a request for a Hotel/Motel Funding Grant in the amount of \$1,700.00 from the South Beloit Boys and Girls Club. Commissioner Adleman made a motion to approve Resolution 6232 approving a Hotel/Motel Funding Grant Application to the South Beloit Boy's and Girls Club. Commissioner Morse second the motion. Scott Fitzgerald and Anthony Anastasia were present to speak to Council about the application for the Hotel/Motel Funding Grant. Mr. Scott Fitzgerald asked that his father, Commissioner Tom Fitzgerald abstain from the vote so that there are no issues with his vote. Mr. Scott Fitzgerald said Mark Rand, CEO of the Boys and Girls Club, who is handling the event sent his apologies for not being able to attend this evenings Council meeting. Mr. Scott Fitzgerald said he has no affiliation with the club. He is assisting with a fundraiser to rename the club in honor of Bruce Nichols. Mr. Scott Fitzgerald said he has been in touch with old club members regarding the event. There are currently 30 families committed to coming for the event on July 30th. Mr. Scott Fitzgerald reviewed the funding for the event along with the club's renovations and expenses. Mr. Scott Fitzgerald said the club would like to request \$10,000.00, not 10% as the application states. Mayor Rehl said the presentation helps Council understand the request. Council agreed that the application was complete, and all questions were completed. Commissioner Morse made a motion to amend the amount to \$10,000.00 from \$1,700.00. Commissioner Hedrington second the motion. Roll call vote showed 4 ayes and 1 abstain from

- Commissioner Fitzgerald. Commissioner Adleman made a motion to approve the request as amended. Commissioner Hedrington second the motion. Roll call vote showed 5 ayes.
- h. Commissioner Adleman made a motion to approve Resolution 6233 approving a Local Agency Agreement with the Illinois Department of Transportation for the Bike Path Project. Commissioner Fitzgerald second the motion. Roll call vote showed 5 ayes.
 - i. Commissioner Morse made a motion to approve Resolution 6234 approving Three Project Proposals with Synergy Pavement Group for various asphalt repairs on City roadways. Commissioner Adleman second the motion. Roll call vote showed 5 ayes.
 - j-p. Commissioner Morse made a motion to approve the following:
 - Hiring Emma Topham as part-time parks employee at a rate of \$11.00/hour
 - Hiring Levi Engle as paid on call firefighter at a rate of \$11.00/hour
 - Hiring Alex Hoey as paid on call firefighter at a rate of \$11.00/hour
 - Hiring Alicia Houghes as paid on call firefighter at a rate of \$11.00/hour
 - Hiring Sean O’Flanagan as paid on call firefighter at a rate of \$11.00/hour
 - Hiring Benjamin Otto as paid on call firefighter/EMT at a rate of \$11.00/hour
 - Hiring Blake Rhoades as a paid on call firefighter/EMT at a rate of \$11.00/hourCommissioner Hedrington second the motion. Roll call vote showed 5 ayes.
 - q. Captain Gary Brown spoke to Council about the Fire Department ambulances. Captain Brown said both ambulances at the Fire Department were purchased in 2013. Maintenance on the rigs is becoming expensive. Captain Brown explained issues regarding the diesel engines as well as malfunctions that are occurring with the rigs. Captain Brown said Ford has advised that new motors are needed. The cost of new motors would be approximately \$25,000 each. The issue would be the same, and there is no guarantee that will change over time. A new rig would cost \$270,000. Captain Brown said they could remodel the chassis and take the box off the ambulances and put on a new truck at a cost of \$250,000 for both. This would last approximately 10 years. Captain Brown said the Fire Department has approximately 900 medical calls per year. Commissioner Fitzgerald said he has talked to mechanics and bosses as well. Commissioner Morse suggested possibly doing 1 ambulance now and 1 in another year. Commissioner Morse asked if there are any other chassis options? Captain Brown provided examples of other known options that other Fire Departments had changed to who went to a gas motor. Captain Brown said they could research additional departments as well. Commissioner Morse said in 2013 the intent was to have them last for 10 years, and said re-chassis should be the most economical option. Captain Brown said when Chief Zerfass returns they will get more information and bring back to Council.

MISCELLANEOUS
LICENSES AND PERMITS:

- 1. Business Licenses:
 - a. Ballou Construction LLC
 - b. Magic Slots
 - c. Pure Land Organics Ltd
 - d. Salvatore’s Gaming, LLC
 - e. Wheel Deal Motors
- 2. Miscellaneous Licenses:
 - a. Magic Slots
 - b. Wheel Deal Motors

Commissioner Morse made a motion to approve all the licenses second by Commissioner Adleman. Voice vote carried the motion.

EXECUTIVE SESSION:

At 7:00 pm on a motion from Commissioner Morse second by Commissioner Adleman. The purpose for 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 7:38 pm.

ROLL CALL:

Roll call showed all members at the onset of the meeting.

ORDER OF BUSINESS:

None.

ADJOURN:

At 7:38 pm on a motion made by Commissioner Adleman second by Commissioner Hedrington.
Voice vote carried the motion.

Mayor

City Clerk

Approved: