



CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS
Journal of Proceedings
Regular Meeting, Monday, February 14, 2022
City Hall Council Chambers

Mayor Gregory Jury called the meeting to order at 6:00 p.m.

Pastor Bart Bently of Journey Church opened the meeting with an invocation, followed by the Pledge of Allegiance.

Present: Aldermen Jim Thompson, Mark Peterson, A. Marie Holmes, Robert Schlensker, Doug Allton, Nancy Warden, Jim Puckett, Dan Jacobson, John Pruitt

Absent: Alderman John Jacobson

Also Present: City Clerk Bob Burden
City Attorney Gino Galluzzo

1. Approve Minutes 02/07/22 The Journal of Proceedings for the regular meeting of February 7, 2022 was approved as submitted by the city clerk on a motion by Alderman Schlensker. Second by Alderman Allton. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
2. Commerce Commission Hearing Received a notice from the Illinois Commerce Commission of hearings regarding Commonwealth Edison Company, to be held February 22 and 23, 2022 in the offices of the Commission, Chicago, IL. Placed on file.
3. SEP/ Gentlemen's Car Club Request Received a Special Event Permit application for the Gentlemen's Car Club to hold car shows with amplified music at Meadow Mart Center, 6401 N. Second Street, April 21, May 19, June 16, July 21, August 18, and September 15, 2022, from 4:00 p.m. to 8:00 p.m. Referred to Alderman Warden of the Codes and Regulations Committee.
4. SEP/ Gentlemen's Car Club Request Alderman Warden of the Codes and Regulations Committee moved to approve a Special Event Permit application for the Gentlemen's Car Club to hold car shows with amplified music at Meadow Mart Center, 6401 N. Second Street, April 21, May 19, June 16, July 21, August 18, and September 15, 2022. Second by Alderman Schlensker. Motion carried by voice vote.
5. General Fund Bills Alderman Peterson presented the General Fund and all other bills dated February 7, 2022, in the amount of \$278,637.54, and moved that they be paid. Second by Alderman Schlensker. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
6. Water Department Bills Alderman Peterson presented the Water Department bills dated February 7, 2022, in the amount of \$105,590.68, and moved that they be paid. Second by Alderman Schlensker. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
7. Public Safety Report Alderman Allton presented the Fire Department Report dated February 14, 2022; presented the Police Department Report dated February 14, 2022, to be placed on file.
8. Public Works Report Alderman Schlensker presented the Street Department Report dated February 14, 2022; presented the Water Department Report for February 14, 2022, to be placed on file.

9. Finance Committee Alderman Peterson of the Finance and Administration Committee presented the General Fund and all other bills dated February 14, 2022, in the amount of \$402,900.06, for consideration at next week's city council meeting; presented the minutes from the committee meeting held February 7, 2022, to be placed on file.
10. Public Works Committee Alderman Schlensker of the Public Works Committee presented the Water Department list of bills dated February 7, 2022, in the amount of \$16,239.18, for consideration at next week's city council meeting.
11. Codes & Regulations Alderman Warden of the Codes and Regulations Committee announced that a committee meeting will be held Monday, February 21, 2022, following city council.
12. Public Safety Committee Alderman Allton of the Public Safety Committee commented that he attended the VFW Officer of the Year ceremony and he congratulated Officer Polizzi for being awarded Officer of the Year.
13. Mayor Jury Mayor Jury commented that he also attended the ceremony and he thanked the VFW for hosting the event.
14. Public Hearing & Joint Review Board For 173 & Forest Hills Road Redevelopment Project Area Alderman Peterson presented the following resolution calling a Public Hearing and convening a Joint Review Board in connection with approval of a Redevelopment Plan and Project for and the designation of the Illinois 173 and Forest Hills Road Redevelopment Project Area. **WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (65 ILCS 11-74.4.-1 et seq.) (the "Act"), the Mayor and City Council (the "Corporate Authorities") of the City of Loves Park, Winnebago County, Illinois (the "City") do hereby determine that it is advisable and in the best interests of the City that the City propose a redevelopment plan and project (the "Redevelopment Plan and Project") for and designate a redevelopment project area to be known as the Illinois 173 and Forest Hills Road Redevelopment Project Area (the "Redevelopment Project Area") as further described in Exhibit A attached hereto; and **WHEREAS**, the Act requires the City to conduct a Public Hearing and convene a Joint Review Board prior to the adoption of an Ordinance approving a redevelopment plan and project, designating a redevelopment project area, and then adopting tax increment allocation financing for the redevelopment project area, and at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area; and **WHEREAS**, the Act Further requires that such Joint Review Board consist of a representative selected by each taxing district that has authority to levy real property taxes on the property within the proposed Redevelopment Project Area, a representative selected by the City, and a public member to consider the subject matter of the Public Hearing; and **WHEREAS**, the Act further requires that the time and place of such Public Hearing be fixed by Resolution or Ordinance adopted by the Corporate Authorities; and **WHEREAS**, the Act further requires that prior to adopting such Resolution or resolution fixing the time and place of a Public Hearing, the City must make available for public inspection a copy of the Redevelopment Plan and Project or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project, qualifying as a "conservation area" under the Act; and **WHEREAS**, the Act further requires that the Redevelopment Plan and Project or such separate report, along with the name of a person to contact for further information, shall be sent to the affected taxing districts by certified mail with a reasonable time following the adoption of the Resolution or Ordinance establishing the time and place for the Public Hearing; and **WHEREAS**, the City has contracted with PGAV Planners to conduct an eligibility analysis of the proposed Redevelopment Project Area and PGAV Planners has prepared the draft Redevelopment Plan and Project, on behalf of the City and has concluded that said proposed area qualifies as a "blighted area" and/or a "conservation area" as defined in the Act which analysis and finding have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and

15. Public Hearing & Joint Review Board For 173 & Forest Hills Road Redevelopment Project Area (Continue)

WHEREAS, the Plan and Project has heretofore been placed on file and is available for public inspection in the offices of the City Clerk as required under the Act; and **WHEREAS**, the Act requires that notice of the Public Hearing be given by publication and mailing; **NOW, THEREFORE**, Be it Resolved by the Mayor and City Council of the City of Loves Park, Winnebago County of Illinois, as follows:

Section 1. Preambles. The preambles to this Resolution be, and the same hereby are incorporated into this Resolution by this reference as if set out in this Section in full.

Section 2. Time and Place of Public Hearing Fixed. A Public Hearing (the "Hearing") shall be held by the Corporate Authorities at 5:45 o'clock p.m. on the 4th day of April, 2022, in the City Hall Council Chambers of the City of Loves Park, 100 Heart Boulevard, Loves Park, Illinois, for the purpose of hearing from any interested persons or affect taxing district regarding the proposed approval of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and the adoption of tax increment allocation financing for said Area.

Section 3. Publication of Notice of Hearing Authorized. Notice of Hearing shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in the Loves Park Journal, being a newspaper of general circulation with the taxing district levying taxes on real property in the proposed Redevelopment Project Area.

Section 4. Mailing of Notice of Hearing Authorized (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given be certified mail to all taxing districts that levy taxes on real property included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the City, to the attention of the City Clerk, 100 Heart Boulevard, Loves Park, Illinois 61111, concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Plan and Project and the name of an appropriate person to contact for additional information.

Section 5. Public Inspection of Redevelopment Plan. A draft of the Redevelopment Plan and Project was placed on file at the offices of the City Clerk on or before February 4, 2022.

Section 6. Joint Review Board Convened. A Joint Review Board as set forth in the act is hereby convened and the Board shall meet, review such documents and issue such Report as set forth in the Act. The Mayor, or his designee, is hereby designated the representative of the City. The public member shall be selected by the majority of the Joint Review Board, or by the City if the City is the sole other representative to the Joint Review Board. The first meeting of said joint review board shall be held at 10:00 a.m. on the 1st day of March, 2022, at the City Hall, Council Chambers, 100 Heart Boulevard, Loves Park, Illinois 61111.

Section 7. Superseder; Effective date. All resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict, hereby repealed. This Resolution shall become effective upon its adoption. Second by Alderman Pruitt. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)

RESOLUTION NO. 22-017

16. Public Hearing &
Joint Review
Board For
McFarland Road
Redevelopment
Project Area

Alderman Peterson presented the following resolution calling a Public Hearing and convening a Joint Review Board in connection with approval of a Redevelopment Plan and Project for and the designation of the McFarland Road Redevelopment Project Area. **WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, as supplemented and amended (65 ILCS 11-74.4.-1 et seq.) (the “Act”), the Mayor and City Council (the “Corporate Authorities”) of the City of Loves Park, Winnebago County, Illinois (the “City”) do hereby determine that it is advisable and in the best interests of the City that the City propose a redevelopment plan and project (the “Redevelopment Plan and Project”) for and designate a redevelopment project area to be known as the McFarland Road Redevelopment Project Area (the “Redevelopment Project Area”) as further described in Exhibit A attached hereto; and **WHEREAS**, the Act requires the City to conduct a Public Hearing and convene a Joint Review Board prior to the adoption of an Ordinance approving a redevelopment plan and project, designating a redevelopment project area, and then adopting tax increment allocation financing for the redevelopment project area, and at which hearing any interested person or affected taxing district may file with the City Clerk written objections to and may be heard orally with respect to the proposed Redevelopment Plan and Project for the proposed Redevelopment Project Area; and

WHEREAS, the Act Further requires that such Joint Review Board consist of a representative selected by each taxing district that has authority to levy real property taxes on the property within the proposed Redevelopment Project Area, a representative selected by the City, and a public member to consider the subject matter of the Public Hearing; and **WHEREAS**, the Act further requires that the time and place of such Public Hearing be fixed by Resolution or Ordinance adopted by the Corporate Authorities; and **WHEREAS**, the Act further requires that prior to adopting such Resolution or resolution fixing the time and place of a Public Hearing, the City must make available for public inspection a copy of the Redevelopment Plan and Project or a separate report that provides in reasonable detail the basis for the proposed Redevelopment Project, qualifying as a “conservation area” under the Act; and **WHEREAS**, the Act further requires that the Redevelopment Plan and Project or such separate report, along with the name of a person to contact for further information, shall be sent to the affected taxing districts by certified mail with a reasonable time following the adoption of the Resolution or Ordinance establishing the time and place for the Public Hearing; and **WHEREAS**, the City has contracted with PGAV Planners to conduct an eligibility analysis of the proposed Redevelopment Project Area and PGAV Planners has prepared the draft Redevelopment Plan and Project, on behalf of the City and has concluded that said proposed area qualifies as a “blighted area” and/or a “conservation area” as defined in the Act which analysis and finding have been presented to the Corporate Authorities and are now on file in the official files and records of the City; and **WHEREAS**, the Plan and Project has heretofore been placed on file and is available for public inspection in the offices of the City Clerk as required under the Act; and **WHEREAS**, the Act requires that notice of the Public Hearing be given by publication and mailing; **NOW, THEREFORE**, Be it Resolved by the Mayor and City Council of the City of Loves Park, Winnebago County of Illinois, as follows:

Section 1. Preambles. The preambles to this Resolution be, and the same hereby are incorporated into this Resolution by this reference as if set out in this Section in full.

Section 2. Time and Place of Public Hearing Fixed. A Public Hearing (the “Hearing”) shall be held by the Corporate Authorities at 5:45 o’clock p.m. on the 4th day of April, 2022, in the City Hall Council Chambers of the City of Loves Park, 100 Heart Boulevard, Loves Park, Illinois, for the purpose of hearing from any interested persons or affect taxing district regarding the proposed approval of the Redevelopment Plan and Project, designation of the proposed Redevelopment Project Area, and the adoption of tax increment allocation financing for said Area.

Section 3. Publication of Notice of Hearing Authorized. Notice of Hearing shall be published at least twice, the first publication to be not more than 30 nor less than 10 days prior to the Hearing, in the Loves Park Journal, being a newspaper of general circulation with the taxing district levying taxes on real property in the proposed Redevelopment Project Area.

17. Public Hearing & Joint Review Board For McFarland Road Redevelopment Project Area (Continued)
- Section 4. Mailing of Notice of Hearing Authorized (a) Notice shall be mailed by certified mail not less than 10 days prior to the date set for the Hearing, addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Redevelopment Project Area. In the event taxes for the last preceding year were not paid, the notice shall also be sent to the persons last listed on the tax rolls within the preceding three years as the owners of such property. Notice shall also be given by certified mail to all taxing districts that levy taxes on real property included in the Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity not less than 45 days prior to the Hearing, and such notice shall also include an invitation to each taxing district and the Illinois Department of Commerce and Economic Opportunity to submit written comments prior to the date of the Hearing to the City, to the attention of the City Clerk, 100 Heart Boulevard, Loves Park, Illinois 61111, concerning the subject matter of the Hearing. Each such mailed notice shall include a copy of the Plan and Project and the name of an appropriate person to contact for additional information.
- Section 5. Public Inspection of Redevelopment Plan. A draft of the Redevelopment Plan and Project was placed on file at the offices of the City Clerk on or before February 4, 2022.
- Section 6. Joint Review Board Convened. A Joint Review Board as set forth in the act is hereby convened and the Board shall meet, review such documents and issue such Report as set forth in the Act. The Mayor, or his designee, is hereby designated the representative of the City. The public member shall be selected by the majority of the Joint Review Board, or by the City if the City is the sole other representative to the Joint Review Board. The first meeting of said joint review board shall be held at 10:00 a.m. on the 1st day of March, 2022, at the City Hall, Council Chambers, 100 Heart Boulevard, Loves Park, Illinois 61111.
- Section 7. Superseder; Effective date. All resolutions, motions or orders in conflict with the provisions of the Resolution are, to the extent of such conflict, hereby repealed. This Resolution shall become effective upon its adoption. Second by Alderman Schlensker. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
RESOLUTION NO. 22-018
18. Independent Contractor Agreement With John Donahue For Consulting Services For The Water Department
- Alderman Peterson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the Director of Community Development & Public Works is authorized to sign in Independent Contractor Agreement with John Donahue, 7059 Hawthorne Ridge Drive, Roscoe, IL 61703, for consulting services related to operations, policies, and procedures in the Loves Park Water Department. Scope of work is defined in the attached Water Department Independent Contractor Agreement. Fees for this service will be \$85.00 per hour, plus expenses associated with this service. Funds shall be drawn from Account No. 31-70-6055 (Water Department Contingency). Motion carried. Second by Alderman Pruitt. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
RESOLUTION NO. 22-019
19. ORD 4456-22 Future Land Use Map Of The City Of Loves Park Comprehensive Plan
- Alderman Pruitt presented for second reading an ordinance amending the Future Land Use Map of the City of Loves Park Comprehensive Plan, and moved for passage of the ordinance. Second by Alderman Warden. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4456-22

20. ORD 4457-22
ZMA For 4XXX
Bell School
Road
Alderman Pruitt presented for second reading an ordinance providing for a Zoning Map Amendment for the property known as 4XXX Bell School Road, and moved for passage of the ordinance. Second by Alderman Warden. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4457-22
21. ORD 4458-22
SUP For 4180
N. Perryville
Road
Alderman Pruitt presented for second reading an ordinance providing for a Special Use Permit for the property known as 4180 N. Perryville Road, and moved for passage of the ordinance. Second by Alderman Warden. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4458-22
22. ORD 4459-22
SUP For 7003
N. Alpine Road
Alderman Pruitt presented for second reading an ordinance providing for a Special Use Permit for the property known as 7003 N. Alpine Road, and moved for passage of the ordinance. Second by Alderman Warden. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4459-22
23. ORD 4460-22
Class R-1 Liquor
License For
7784 Forest Hills
Road
Alderman Warden presented for second reading an ordinance providing for a Class R-1 Liquor License for the property known as 7784 Forest Hills Road, and moved for passage of the ordinance. Second by Alderman Thompson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4460-22
24. 1st Reading
Designation &
Adoption Of 173
& Forest Hills
Business District
Alderman Peterson presented for first reading an ordinance proposing the designation and approval of the Illinois 173 and Forest Hills Business District and the adoption of a Redevelopment Plan for the Illinois 173 and Forest Hills business District and setting a public hearing in connection therewith, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Pruitt. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
Laid over
25. 1st Reading
Designation &
Adoption Of
McFarland Road
Business District
Alderman Peterson presented for first reading an ordinance proposing the designation and approval of the McFarland Road Business District and the adoption of a Redevelopment Plan for the McFarland Road Business District and setting a public hearing in connection therewith, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Pruitt. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
Laid over
26. Suspend Rules
Alderman Peterson moved to suspend any and all rules to bring the above ordinances in for second reading. Second by Alderman Thompson. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
27. ORD 4461-22
Designation &
Adoption Of 173
& Forest Hills
Business District
Alderman Peterson presented for second reading an ordinance proposing the designation and approval of the Illinois 173 and Forest Hills Business District and the adoption of a Redevelopment Plan for the Illinois 173 and Forest Hills business District and setting a public hearing in connection therewith, and moved for passage of the ordinance. Second by Alderman Allton. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
ORDINANCE NO. 4461-22

28. ORD 4462-22
Designation &
Adoption Of
McFarland Road
Business District
- Alderman Peterson presented for second reading an ordinance proposing the designation and approval of the McFarland Road Business District and the adoption of a Redevelopment Plan for the McFarland Road Business District and setting a public hearing in connection therewith, and moved for passage of the ordinance. Second by Alderman Pruitt. Motion carried. 9 Ayes (Aldermen Thompson, Peterson, Holmes, Schlensker, Allton, Warden, Puckett, Dan Jacobson, Pruitt) 1 Absent (Alderman John Jacobson)
- ORDINANCE NO. 4462-22**
29. Adjourn
- Alderman Schlensker moved that the meeting be adjourned. Second by Alderman Allton. Motion carried by voice vote. The meeting was adjourned at 6:17 p.m.

APPROVED:

Robert J. Burden, City Clerk

COMMITTEE MEETINGS:

Codes & Regulations: Monday, February 21, 2022
Following Council Meeting

STANDING COMMITTEE MEETINGS:

Community Development: Following Council Meeting
6:15 p.m.

Finance and Administration: Prior to Council Meeting
5:40 p.m.

Public Works: Prior to Council Meeting
5:15 p.m.

Zoning Board of Appeals: 3rd Thursday of the Month
5:30 p.m.