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**LOVES PARK CITY COUNCIL AGENDA–JULY 29, 2019- 6 P.M.**  
**AT CITY HALL COUNCIL CHAMBERS, 100 HEART BLVD.,**  
**LOVES PARK, 61111**

**I. CALL TO ORDER**

**II. INVOCATION & PLEDGE OF ALLEGIANCE**

- 1. Invocation given by City Clerk Bob Burden, followed by the Pledge of Allegiance.**

**III. ROLL CALL**

**IV. APPROVAL OF CITY COUNCIL MINUTES OF PREVIOUS MEETING**

**V. COMMUNICATIONS, MAYOR'S REPORT AND ANNOUNCEMENTS**

**VI. APPROVE PAYMENT OF BILLS**

**VII. OFFICER'S REPORTS**

- 1. Public Safety**
- 2. Public Works**

**VIII. COMMITTEE REPORTS**

- 1. Finance and Administration/Jacobson (Finance, Personnel, Buildings & Grounds, Purchasing, Recreation & Beautification)**
- 2. Public Safety/Allton (Police, Fire, Public Safety & Health)**
- 3. Public Works/Schlensker (Street, Water & Utilities)**
- 4. Codes and Regulations/Peterson (Ordinances & Licenses)**
- 5. Community Development/Frykman (Development, Planning, Zoning, Annexation, Building & Drainage)**

**IX. UNFINISHED BUSINESS**

**X. NEW BUSINESS**

**XI. RESOLUTIONS & MOTIONS**

- 1. Motion to approve a Special Event Permit application for a Snoop Dogg concert at Rivets Stadium, on Thursday, August 15, 2019, 4:00 p.m. to 11:00 p.m., with the following conditions: 1. There shall be an opening in the left field fence for an exit; 2. No bags/purses/etc. shall be brought into the event; 3. All attendees shall be frisked and/or wanded; 3. The City of Loves Park Police Department and other police departments shall be reimbursed for their manpower utilized to help with the event; 4. There shall be clear parking signage to direct attendees; 5. The event shall be done by 11:00 p.m.; 6. The event shall meet all requirements of the Public Works Director, and Police and Fire Chiefs.**
- 2. Resolution authorizing the Police Chief to donate bicycles recovered by the police department to the Rollin Strong Program of the United Way.**

**XII. ORDINANCES 2<sup>ND</sup> READING**

- 1. Ordinance approving the purchase of flood control project real estate parcels.**

**XIII. ORDINANCES 1<sup>ST</sup> READING**

- 1. Ordinance regulating parking along public roadways near Rivets Stadium for special events.**

**XIV. PUBLIC COMMENT**

**XV. EXECUTIVE SESSION**

**XVI. GOOD OF THE ORDER**

**XVII. ADJOURNMENT**



## CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS

Journal of Proceedings

Regular Meeting, Monday, July 22, 2019

Loves Park City Hall

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

Alderman A. Marie Holmes opened the meeting with an invocation, followed by the Pledge of Allegiance.

Present: Mayor Gregory Jury

Aldermen Mark Peterson, A. Marie Holmes, Doug Allton, Nancy Warden, John Jacobson, Clint Little, John Pruitt, Charles Frykman

Absent: Aldermen Robert Schlensker, Jim Puckett

Also Present: City Clerk Bob Burden  
City Attorney Greg Cox

1. Approve Minutes 07/15/19 The Journal of Proceedings for the regular meeting of July 15, 2019, was approved as submitted by the city clerk on a motion by Alderman Little. Second by Alderman Allton. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett)
2. WCAC Reduced Services Received a notice from Winnebago County Animal Services of a temporary reduction of animal control services, effective August 5, 2019. Placed on file.
3. SEP/Windsor Pizza Fundraiser Request Received a Special Event Permit application from Steve Blake of Windsor Pizza and Macktown Lions Club to hold a fundraiser for Gigi's Playhouse at 1034 Windsor Road, on Saturday, August 17, 2019, from 11:00 a.m. to 6:00 p.m. Referred to Alderman Peterson of the Codes and Regulations Committee.
4. Water Department Bills Alderman Jacobson presented the Water Department bills dated July 15, 2019 in the amount of \$207,367.87, and moved that they be paid. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett)
5. General Fund Bills Alderman Jacobson presented the General Fund and all other bills dated July 15, 2019 in the amount of \$285,887.12, and moved that they be paid. Second by Alderman Peterson. Motion carried. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett)
6. Public Safety Report Alderman Allton presented the Police Department Report dated July 22, 2019; presented the Fire Department report for June 2019, to be placed on file.
7. Public Works Report Alderman Jacobson presented the Water Department Report dated July 22, 2019; presented the Street Department Report dated July 22, 2019, to be placed on file.
8. Finance & Administration Committee Alderman Jacobson of the Finance and Administration Committee presented General Fund and all other bills dated July 22, 2019 in the amount of \$309,376.78, for consideration at next week's city council meeting; presented the minutes from the committee meeting held July 15, 2019, to be placed on file.

9. Public Works Committee Alderman Jacobson of the Public Works Committee presented the Water Department list of bills dated July 22, 2019 in the amount of \$15,178.21, for consideration at next week's city council meeting; presented the minutes from the committee meeting held July 8, 2019, to be placed on file.
10. Public Safety Community Alderman Allton of the Public Safety Committee announced that a committee meeting will be held Monday, July 29, 2019 at 5:30 p.m.
11. Codes & Regulations Alderman Peterson of the Codes and Regulations Committee announced that a committee meeting will be held Monday, July 29, 2019, following city council.
12. Hire Arc Design Resources For North Second Streetscape Improvement Project Alderman Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, the Street Department Manager is authorized to hire Arc Design Resources, 5291 Zenith Parkway, Loves Park, IL 61111 for professional civil engineering services for the North Second Streetscape Improvement project at a cost not to exceed one hundred and ninety-five thousand dollars (\$195,000.00). A portion of this total cost may be reimbursed if the ITEP grant is awarded to this project. The scope of work is defined on the attached "Agreement for Services". Funds shall be taken from Account No. 01-01-6666 (ITEP Grant/Sidewalks). Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett)  
**RESOLUTION NO. 19-061**
13. 2<sup>nd</sup> Reading Appropriation FY 2019-20 Alderman Jacobson presented for second reading an ordinance providing for Appropriation FY 2019-20, and moved for passage of the ordinance. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett)
14. 1<sup>st</sup> Reading Purchase Flood Control Parcels Alderman Jacobson presented for first reading an ordinance approving the purchase of flood control project real estate parcels, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Peterson. Motion carried. 8 Ayes (Aldermen Peterson, Holmes, Allton, Warden, Jacobson, Little, Pruitt, Frykman) 2 Absent (Aldermen Schlensker, Puckett) Laid over
15. Community Clean-up Alderman Little invited everyone to join in a community clean-up project along Forest Hills Road between Harlem Road and 173 (West Lane Road) on Saturday, July 27, 2019 from 8:00 a.m. to 12:00 noon. A tent will be set up at Rockford Speedway to give out supplies to volunteers.
16. Adjourn Alderman Jacobson moved that the meeting be adjourned. Second by Alderman Allton. Motion carried by voice vote. The meeting was adjourned at 6:12 p.m.

**APPROVED:**


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**Robert J. Burden, City Clerk**

**COMMITTEE MEETINGS:**

Public Safety: Monday, July 29, 2019  
5:30 p.m.

Codes & Regulations: Monday, July 29, 2019  
Following City Council

**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: 3<sup>rd</sup> Thursday of the Month  
5:30 p.m.



# **LOVES PARK** **POLICE**

540 Loves Park Drive, Loves Park, IL 61111

Phone 815/654-5015 Fax 815/633-0555

To: Alderman Doug Allton

From: Chief Charles Lynde

Date: 07/29/2019

Subject: Police Activity Report

Police activity report for the week of 07/14/2019 through 07/20/2019

Calls for Service 610

Total Number of Arrests 314

Accidents 15

MICHAEL MCCAMMOND  
DEPUTY CHIEF OF POLICE

CHARLES LYNDE  
CHIEF OF POLICE

SHANE LYNCH  
DEPUTY CHIEF OF POLICE

**Department of Public Works**  
**Street Department Weekly Activity Report**

Submitted by: Shannon Messinger  
Street Department Manager

Week of July 22, 2019 thru July 29, 2019

**Previous week's activity:**

1. Continued mowing.
2. Finished rebuilding catch basins.
3. Stenstrom finished westside concrete repairs.
4. Continued painting crosswalks.
5. Mowed Riverside retention pond.
6. Patched Paulson Rd.
7. Cleaned up various storm damage.

**Proposed work:**

1. Continue mowing.
2. Finish westside concrete repairs.
3. Various tree work from weekend storms.
4. We will be removing and pouring back 4 concrete repairs through driveways.
5. Continue painting crosswalks.



# Loves Park Water Department

## Weekly Activity Report

Submitted by: Craig McDonald  
Department Manager

Date: 7/17/19-7/24/19

Previous week's activity:

1. Routine work:
  - a. Install new meters
  - b. JULIE locates
  - c. Chemical tests
  - d. Back wash wells as needed
  - e. Read commercial and residential meters
2. Continued radio read meter installation
3. Continued flushing zone 3 of the City
4. Did shut offs for nonpayment for the water department
5. Trouble shot well 1 filter plant issue

Work anticipated for this week:

6. Continue radio read meter installation
7. Continue flushing zone 3 of the City
8. Meet with engineer to make emergency repairs to filter plant #1

**CITY OF LOVES PARK  
AGENDA  
FINANCE & ADMINISTRATION COMMITTEE  
JULY 29, 2019 – 5:40 P.M.  
CITY COUNCIL CHAMBERS**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES FROM THE COMMITTEE MEETING HELD JULY 22, 2019**
4. **ITEMS FOR CONSIDERATION**
5. **LIST OF BILLS**
6. **GENERAL DISCUSSION/PUBLIC COMMENT**
7. **ADJOURN**

FINANCE AND ADMINISTRATION COMMITTEE  
MEETING MINUTES

DATE OF MEETING: July 22, 2019

CALLED TO ORDER: 5:30 P.M.

MEMBERS PRESENT: Aldermen John Jacobson, Mark Peterson, Charles Frykman, John Pruitt

MEMBERS ABSENT: None

ALSO PRESENT: Mayor Jury, Clerk Burden, Steve Thompson, Attorney Galluzzo, A. Marie Holmes, Doug Allton, Nancy Warden, Clint Little, Chief Wiltfang, Chief Lynde

MINUTES APPROVAL: July 15, 2019

Alderman Peterson moved to approve minutes. Second by Alderman Frykman.  
Motion carried. 4 Ayes – 0 Nays

ITEMS FOR CONSIDERATION

1. Ordinance approving the purchase of flood control project real estate parcels.

Alderman Peterson moved to approve. Second by Alderman Frykman.  
Motion carried. 4 Ayes – 0 Nays

2. List of Bills: No questions or concerns.

3. Adjournment.

Alderman Peterson moved for adjournment. Second by Alderman Pruitt.  
Motion carried. 4 Ayes – 0 Nays

Adjournment: 5:43 P.M.

RESPECTFULLY SUBMITTED: CHAIRMAN JACOBSON OF THE FINANCE COMMITTEE

**CITY OF LOVES PARK  
AGENDA  
PUBLIC SAFETY COMMITTEE  
JULY 29, 2019 – 5:15 P.M.  
CONFERENCE ROOM A**

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **APPROVAL OF MINUTES FROM THE COMMITTEE MEETING HELD MAY 20, 2019**
4. **ITEMS FOR CONSIDERATION**
  - A. Resolution authorizing the Police Chief to donate bicycles recovered by the police department to the Rollin Strong Program of the United Way.
  - B. Ordinance regulating parking along public roadways near Rivets Stadium for Special Events.
5. **GENERAL DISCUSSION/PUBLIC COMMENT**
6. **ADJOURN**

*City of Loves Park Illinois*

Public Safety Committee (Police, Fire, Public Safety & Health)

**MINUTES**

**Date of Meeting:** May 20, 2019

**Called to Order:** 5:17pm

**Adjournment:** 5:49pm

**Members Present:** Chairman Alderman Allton, Vice Chair Alderman Schlensker, Alderman Little, Alderman Puckett.

**Also Present:** Police Chief Charles Lynde and Resident Michael Roznowski.

**Approval Of the Previous Meeting Minutes (04/08/2019) presented to Committee.** Ald. Schlensker moved to approve, seconded by Ald. Puckett, Motion approved, Vote 4-0 (4 ayes, Ald. Allton, Ald. Schlensker, Ald. Little and Ald. Puckett.).

**Matters Proposed, Discussed, or Decided and Record of Votes Taken:**

1. Discussion on parking issues on Broadcast Parkway between Marsh Hawk and Glen Abbey especially overnight when cars are parked on both sides of the street. It was determined that this is a safety hazard for the Fire Dept. to get through on this street with their large Fire trucks. A decision was made by the Public Safety Committee to go forward and have Community Development Director Steve Thompson draft up an Ordinance for no parking on the northside of this street between Marsh Hawk and Glen Abbey.

**General Discussion:** None

**Public comment:** Resident Michael Roznowski was present and he indicated in the nighttime, it is very difficult for larger vehicles to drive through this area due to the large amount of vehicles parked on both sides of the street between Marsh Hawk and Glen Abbey.

**Adjournment:** Ald. Schlensker moved for adjournment at 5:49pm, Ald. Little Seconded. Motion carried 4-0 (4 Ayes, Alderman Allton, Ald. Schlensker, Ald. Little and Ald. Puckett.

Respectfully Submitted,

Public Safety Committee Chairman Doug Allton

**CITY OF LOVES  
PARK AGENDA  
CODES & REGULATIONS  
COMMITTEE July 29th, 2019  
6:15 P.M. CONFERENCE  
ROOM B**

1. **CALL TO ORDER**
  
2. **ROLL CALL**
  
3. **APPROVAL OF MINUTES FROM THE COMMITTEE MEETING HELD July 15th, 2019.**
  
4. **ITEMS FOR CONSIDERATION**
  - a. Special Event Permit application from Steve Blake of Windsor Pizza and Macktown Lions Club to hold a fundraiser for Gigi's Playhouse at 1034 Windsor Road, on Saturday, August 17, 2019, from 11:00 a.m. to 6:00 p.m.
  
5. **PUBLIC COMMENT**
  
6. **GENERAL DISCUSSION**
  
7. **ADJOURN**

# City of Loves Park

## Codes & Regulations Committee

### July 15, 2019 Minutes

- I. Call to Order – the meeting was called to order by Alderman Peterson, Chairman at 6:12 PM.

Committee Members Present – Alderman Little, Alderman Warden, Alderman Puckett. Also in Attendance – Chief Lynde, Chief Wiltfang, Gino Galluzzo, Steve Thompson, Chad Bauer

- II. The minutes of the June 17, 2019 meeting were approved upon a motion by Alderman Little, second by Alderman Warden. Vote 4 – 0 to approve.

- III. Items For Consideration

- A. Special Event Permit application to hold a Snoop Dog concert at the Choice Furniture Stadium, 4503 Interstate Blvd., August 15, 2019.

**Motion by Alderman Little to approve contingent upon 1) need an opening in the left field fence for an exit, 2) no bags/purses/etc. being brought into the event, 3) all attendees to be frisked and/or wanded, 3) Loves Park and other police departments will be reimbursed for their manpower utilized to help with the event, 4) clear parking signage to direct attendees, 5) the event is done by 11 PM, and 6) the event meets all requirements of the Public Works Director, Police Chief, and Fire Chief. Second by Alderman Warden. Vote 4 – 0 to approve.**

- IV. General Discussion - None.

- V. Public Comment – None

- VI. Adjournment – the meeting was adjourned at 6:43 PM upon motions by Alderman Puckett and Alderman Warden. Vote 4 – 0 in favor.

Respectfully submitted by:  
Mark Peterson  
Committee Chairman





# CITY OF LOVES PARK

Department of Community Development

100 HEART BOULEVARD  
LOVES PARK, ILLINOIS 61111  
815- 654-5033 • Fax: 815-654-5004

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Planning • Zoning • Building • Economic Development

## AGENDA

City of Loves Park  
Community Development Committee Meeting  
July 29, 2019  
CITY COUNCIL CHAMBERS  
6:15 P.M.  
100 Heart Boulevard, Loves Park, Illinois 61111

1. Roll call and declaration of a quorum
2. Reading and approval of the minutes from the **July 8, 2019** meeting
3. Report from the Community Development Department – None
4. Unfinished business –
  - A. **5425 N. SECOND STREET** – A Special Use Permit for an automobile sales lot in the N. Second Street Overlay and CR (Commercial Retail) Zoning Districts.

**Staff recommendation: Approval with conditions**

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the business, change in business ownership, or change in property ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or authorities. Revocation of the special use will require that the property be subject to the provisions of the N. Second Street Overlay District.
3. The dumpster enclosure shall be installed on or before May 31, 2019
4. An 8 foot deep, curbed, mounded landscape buffer with 3 trees shall be installed and maintained across the N. Second Street frontage. The 8 foot landscape buffer on Cherry Place shall not be required, but the gravel areas in front of the building shall be restored back to grass. The applicant shall work with staff for the implementation.
5. No vehicle repair shall be permitted at this location. All vehicle repairs must be done off-site. All vehicles shall be maintaining in good running condition.
6. The establishment shall not be a “buy here, pay here” establishment. All financing shall be through an off-site third party.
7. Only 18 vehicles for sale shall be allowed at any given time. The 24ft travel lane shall remain unobstructed from vehicles for sale.
8. No customer, employee, or vehicles for sale shall be parked on adjacent lots, or in the right-of-way.

9. The customer, employee, and vehicle sales areas shall be striped on or before May 31, 2019. Vehicles for sale shall be parked in the parking stalls and not across parking stall lines.
10. No lifts or platforms shall be permitted for vehicle displays.
11. There shall be no storage of the owner or employees personal or recreational vehicles, including campers, trailers, rv's, aquatic items, boats, or any other items not associated with the business.
12. The business shall be limited to the sale of passenger motor vehicles only. Only passenger vehicles weighing 6,000 lbs., or less shall be permitted. Oversized commercial vehicles that are licensed and used for the transportation of goods or materials, rather than passengers, shall not be permitted.
13. Signage shall on be permitted to be placed on the inside of the rear passenger window on paper, indicating price, options, and other relevant information. Signage for the year, model, and price shall be permitted on the front passenger windshield with the use of manufactured professional appearing letters and numbers for any vehicle for sale.
14. Loading and unloading of vehicles shall not be permitted on N. Second Street.
15. The drive area leading to the garage where employee parking will be located shall be paved. Parking on the lawn is not permitted.

**ZBA Recommendation: Approval 6-0, with Staff conditions, and ZBA amendments as follows:**

3. The dumpster enclosure shall be installed on or before August 31, 2019
9. The customer, employee, and vehicle sales areas shall be striped on or before August 31, 2019. Vehicles for sale shall be parked in the parking stalls and not across parking stall lines.

5. New business –

- A. **5373 and 5375 PEBBLE CREEK TRAIL** – A Special Use Permit for a fitness establishment in the RU (Rural Urban) Zoning District.

**Staff Recommendation: Approval w/ conditions**

1. The Special Use Permit expires with the change in property ownership, change in business ownership, or discontinuance of the fitness establishment
2. The Special Use Permit shall be renewed 1 year from approval.
3. No additional landscaping shall be necessary. Regular maintenance for existing landscaping shall be required. All plants and trees shall be maintained and preserved.
4. There shall be no storage of exercise equipment, or items used in conjunction with the training, stored outside of the building.
5. All activities related to the fitness establishment shall be conduction within the building. Only outside activities approved by the permitting process and City council shall be allowed.
6. The dumpster enclosure shall be installed before the business opens.
7. The parking area in front of the business, not the office, shall be sealed and striped according to the site plan before the business opens.

8. The Special Use Permit shall be revoked with verified complaints from adjacent property owners and/or local authorities.

**ZBA Recommendation: Approval 6-0, with Staff conditions, and ZBA amendments as follows:**

5. All activities related to the fitness establishment shall be conducted within the building. Only low impact, low noise uses shall be permitted outside.
  7. The parking area in front of the business, not the office, shall be sealed and striped according to the site plan. The parking lot improvements shall be coordinated with Staff.
- 
6. Public participation & comment
  7. General discussion
  8. Adjournment

Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be met before a petition for a special use may be approved.

Mark "Yes," if the findings have been considered and found to be relevant and true. Mark "No," if the findings have been considered and found to be not true. If you mark "No," please explain why in the space provided below each finding. Mark "N/A," if the findings are not applicable to the situation.

Location: 5373 and 5375 Pebble Creek Trail

- | Staff | ZBA |   |
|-------|-----|---|
| 1     | YES | <p><i>Yes</i> The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.</p> <p><i>The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. The "use" is permitted by Special Use Permit. Staff has put safeguards in place to with conditions to mitigate any unforeseen issues that may occur.</i></p> <p>Reason:</p>   |
| 2     | YES | <p><i>Yes</i> The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.</p> <p><i>The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood. The activities will take place within the building. The use is a relatively low impact use as commercial service uses go. The business will be operating on a parcel that is a little over 10 acres, with a significant amount of mature trees and landscaping that should have no or little affect on adjacent property values.</i></p> <p>Reason:</p> |
| 3     | YES | <p><i>Yes</i> The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.</p> <p><i>The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. The proposed fitness center will be situated almost centrally on the property. The prior use as a church did not directly affect the development of the surrounding area and it is unlikely that the fitness center will adversely affect the normal development for this zoning district.</i></p> <p>Reason:</p>   |
| 4     | N/A | <p><i>Yes</i> Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.</p> <p><i>The existing utilities and access roads, drainage, &amp; other site features are adequate as the proposed use is less intense than previous uses.</i></p> <p>Reason:</p>  |

5 N/A Yes Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.  
Adequate access and paved driveway is provided.  
Reason:  
\_\_\_\_\_  
\_\_\_\_\_

6 YES Yes The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.  
\_\_\_\_\_  
\_\_\_\_\_

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 5373 and 5375 Pebble Creek Trail  
Special Use Permit for a fitness establishment

**Chairman**  
Alise Howlett  
Alise Howlett  
Signature

July 18, 2019  
Date



## ZONING BOARD OF APPEALS

### Community Development Department

Date: May 5, 2019

**SUBJECT:** A Special Use Permit for a automobile sales lot in the N. Second Street Overlay and CR (Commercial Retail) Zoning District.

**SYNOPSIS:** The applicant is applying for a SUP for his automobile sale lot.

**LOCATION:** 5425 N. Second Street

**COMPREHENSIVE PLAN:** The City of Loves Park Comprehensive Plan identifies the area for the use of commercial retail.

**ZONING DISTRICT:**

North	CR (Commercial Retail)
South	CR (Commercial Retail)
East	CR (Commercial Retail)
West	CR (Commercial Retail)

**PHYSICAL SURROUNDINGS:** The area is made up of variety of mixed uses that include a food and service retail.

**PROPERTY INFORMATION AND RELEVANT FACTS:** The owner of the property has discontinued his automobile sales lot. The new business owner would like to continue auto sales at this location. The new business owner is required to obtain a Special Use Permit for automobile sales for his business.

The applicant will be continuing the use of automobile sales at this location. He is requesting up to 25 vehicles for sale at this location. The previous owner was allowed to sell 22 vehicles for sale, but was the subject of overcrowding complaints reported to the City. Staff has received numerous complaints from adjacent businesses, property owners, and the Loves Park Police Department regarding this applicant. The complaints include overcrowding of the lot with vehicles, car repairs that are not permitted in the zoning district, and parking in the right-of-way and on adjacent lots. To ensure that these complaints do not continue with the approval of the special use, Staff sees that they shall be incorporated in the conditions for approval. Staff does not see that the property can efficiently handle 25 vehicles for sale and observe the 24 foot vehicle circulation space needed for customers. Staff sees that a reduced number of about 17 vehicles for sale would be more appropriate given the size of the lot.

The property is in the N. Second Street Overlay District. Automobile sales is not a permitted use in the overlay district. Staff sees that it would be appropriate to allow the applicant to utilize the property for the continued use of automobile sale, however, if the applicant violates the terms of the special use, the City of Loves Park shall proceed forward with the revocation of the Special Use Permit, and the property will be subject to the terms of the N. Second Street Overlay District.

The applicant is required to provide landscaping for his new business. The landscaping is required to span all frontages, observing ingress/egress. The applicant has informed Staff that he did not want to provide landscaping on the frontages, but would put some low lying shrubs and two trees up around the office building. The proposed additions would enhance the property, but not meet the requirement. Staff sees that the request to not provide landscaping is not derived from an actual hardship on the N. Second Street frontage. Staff sees that the landscaping requirement can be met there. The Cherry Place frontage has utilities and supports that does prevent the applicant from installing the required landscaping. Staff sees that landscaping on the Cherry Place frontage not be required.

The site plan for the original approval, in 1994, identifies a 3 foot grass area that spanned across the front of the lot on N. Second Street. Staff does not know if the terms of the special use required that the grass area be installed or if it was existing. Like many property owners on N. Second Street, the grass areas over the years were filled with asphalt or concrete. In either case, Staff sees that the frontage on N. Second Street can be restored to green space to meet to meet some part of the landscape requirement. The requirement is 3 trees with some combination of low lying shrubs and live plants. Staff sees that an 8 ft. buffer on N. Second Street, can be installed. The second frontage on Cherry Place is not highly traveled, serves more as a service road, and has above ground utilities and supports that would make landscaping difficult. Staff would be agreeable to a Variance for the landscaping on the Cherry Place frontage. However, the gravel areas created in front of the building shall be returned back to grass. At some point over the years, gravel was added, and used for parking. (see Staff proposal site plan for landscaping).

Over the years, new automobile sales lots have been required to meet the landscaping requirements. If the special use is approved, it should be approved with the landscaping on N. Second, and no landscaping on the Cherry Place frontage. If the special use is approved, the number of vehicles available for sale will be reduced. Staff sees that the removal of the 7 stalls will reduce the number vehicles for sale down to 18. Staff also sees that the business owner shall stripe the vehicle sales area. This is help reinforce what the land is capable of supporting.

The property does not have a site obscuring dumpster enclosure. The enclosure is required. The owner of the business has agreed to install the site obscuring enclosure with the approval of the special use.

The business is required to have 3 stalls, one of which shall be an accessible stall. The applicant will be provided the necessary parking for customers up in the front with employee parking in the rear.

The Zoning Board of Appeals shall determine whether or not the special use shall be granted. The applicant has been operating at this location for the better part of 9 years without the proper zoning. If the Zoning Board of Appeals approves the special use, Staff would suggest that it be approved with the following conditions:

**Conditions:**

1. The Special Use Permit expires with the discontinuance of the business, change in business ownership, or change in property ownership.

2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, property owners, or authorities. Revocation of the special use will require that the property be subject to the provisions of the N. Second Street Overlay District.
3. The dumpster enclosure shall be installed on or before ~~May~~ <sup>August</sup> 31, 2019.
4. An 8 foot deep, curbed, mounded landscape buffer with 3 trees shall be installed across the N. Second Street frontage. The 8 foot landscape buffer on Cherry Place shall not be required, but the gravel areas in front of the building shall be restored back to grass. The applicant shall work with staff for the implementation.
5. No vehicle repair shall be permitted at this location. All ~~vehicle repairs~~ must be done off-site. All vehicles shall be maintained in good running condition.
6. The establishment shall not be a "buy here pay here" establishment. All financing shall be through an off-site third party.
7. Only 18 vehicles for sale shall be allowed at any given time. The 24 ft. travel lane shall remain unobstructed from vehicles for sale.
8. No customer, employee, or vehicles for sale shall be parked on adjacent lots, or in the right-of-way.
9. The customer, employee, and vehicles sales areas shall be striped on or before ~~May~~ <sup>August</sup> 31, 2019. Vehicles for sale shall be parked in parking stalls and not across parking stall lines.
10. No lifts or platforms shall be permitted for vehicle displays.
11. There shall be no storage of the owner or employees personal or recreational vehicles, which includes campers, trailers, rv's, aquatic items, boats, or any other other items not associated with the business.
12. The business shall be limited to the sale of passenger motor vehicles only. Only passenger vehicles weighing 6,000 lbs. or less shall be permitted. Oversized commercial vehicles that are licensed and used for the transportation of goods or materials, rather than passengers, shall not be permitted.
13. Signage shall only be permitted to be placed on the inside of the rear passenger window on paper, indicating price, option, and other relevant information. Signage for the year, model, and price shall be permitted on the front passenger windshield with the use of manufactured professional appearing letters and numbers for any vehicle for sale.
14. Loading and unloading of vehicles shall not be permitted on N. Second Street.
15. The drive area leading to the garage where employee parking will be located shall be paved.

APPROVAL / DENIAL / TABLED

**ATTACHMENTS:**

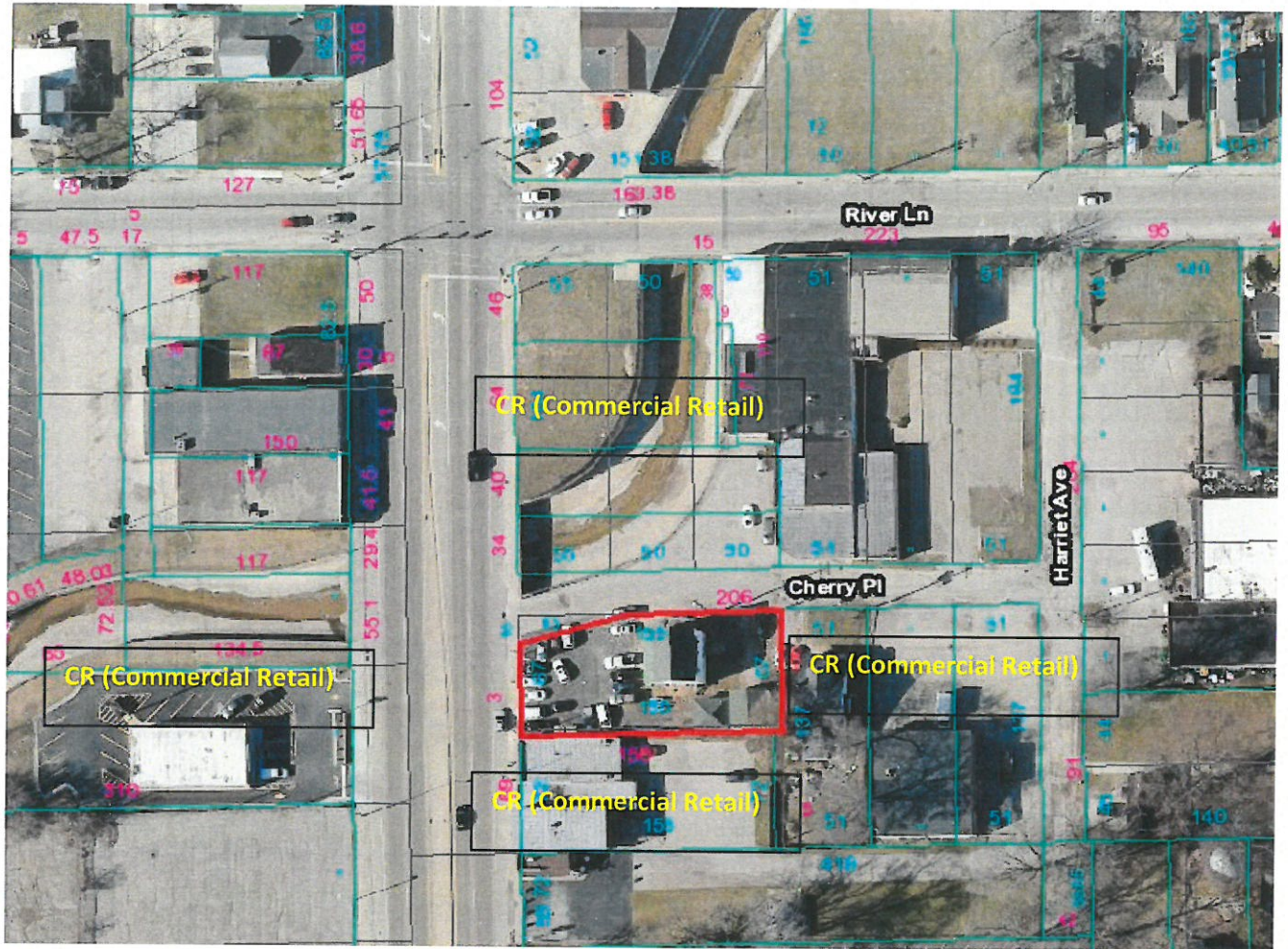
See attachments

**ZONING BOARD  
RECOMMENDATIONS:**

Vote: \_\_\_\_\_

**CONDITIONS:**





Parcel Number: 12-07-102-039

Zoning: CR (Commercial Retail)

Property Address: 5425 N. Second Street

Property Owner: Ronald Corey  
1729 Saint Clair Ave E  
North Fort Meyers, Florida 33903

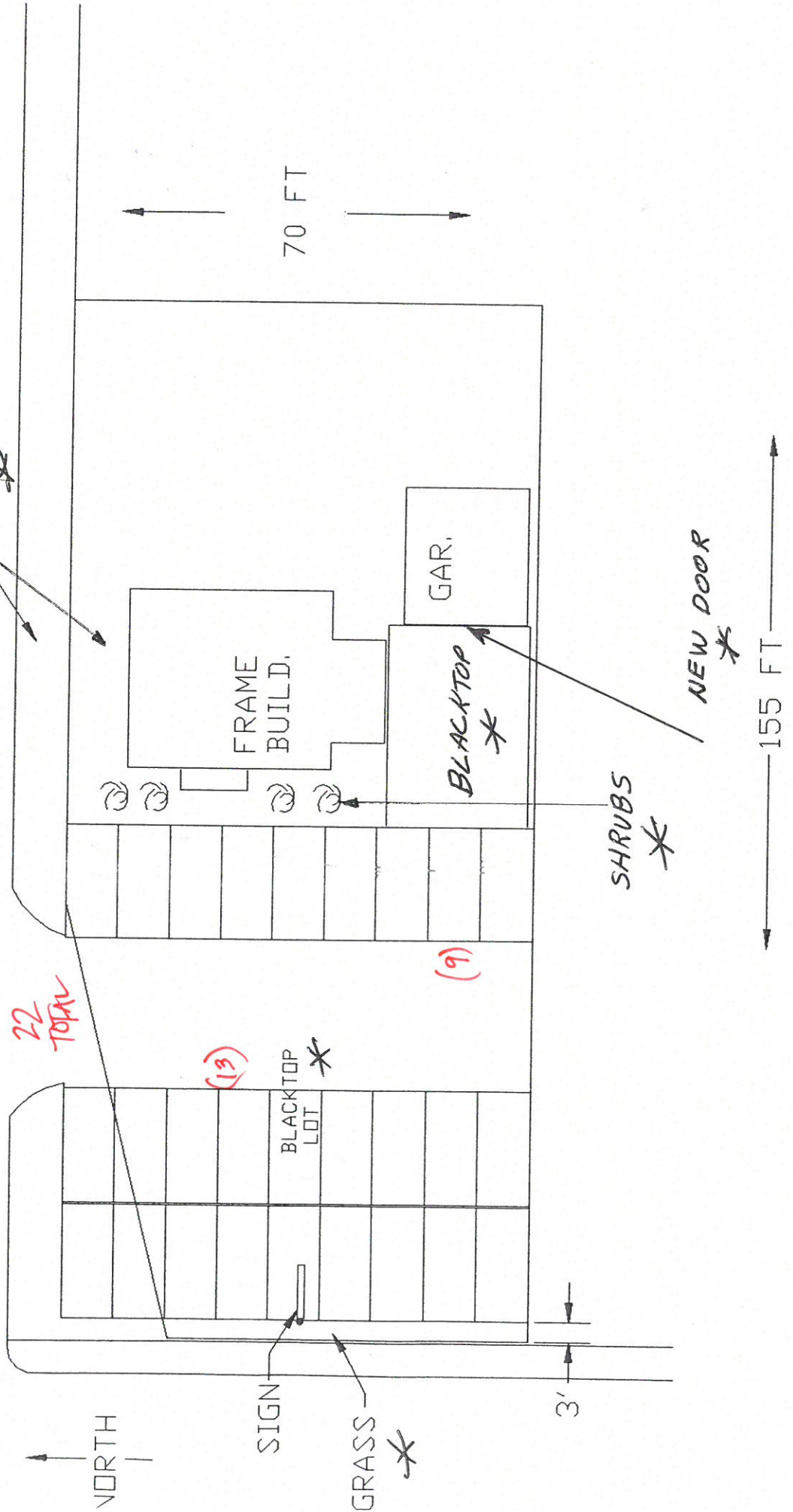
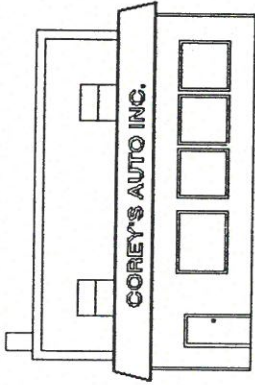
Applicant: Christopher R. Plunkett  
724 Reynolds Street  
Rockford, Illinois 61103



8-29-94

P, Z, A Comm.

# ORIGINAL SITE PLAN 1994







Recommended Findings of Fact of City Staff based on the information provided by the applicant

Findings as Required by Loves Park Ordinance - Each enumerated finding must be met before a petition for a special use may be approved.

Mark "Yes," if the findings have been considered and found to be relevant and true. Mark "No," if the findings have been considered and found to be not true. If you mark "No," please explain why in the space provided below each finding. Mark "N/A," if the findings are not applicable to the situation.

Location: 5425 N. Second Street

Staff ZBA

- 1 YES *Yes* The establishment, maintenance, or operation of the special use will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare.  
*The establishment, maintenance, or operation of the special use not will be detrimental to or endanger the public health, safety, and general welfare of the surrounding uses. The use is a permitted use by special use. The special use allows the City to place performance standards in place to ensure that the use will compliment the existing uses. Staff has evaluated the unfavorable conditions that may arise as a result of the establishment of the special use, and placed necessary safeguards on the use to negate any unfavorable outcomes. This use should not adversely affect existing inherent uses, or be a detriment to the zoning district.*  
Reason:
- 2 YES *Yes* The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values within the neighborhood.  
*The special use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, not substantially diminish and impair property values. The use, as uses go, is a low impact use to the zoning district. The applicant will be required to provide landscaping that will span the frontage of the property on N. Second Street, which will likely improve the area, and likely positively impact the value of this property and adjacent properties.*  
Reason:
- 3 YES *Yes* The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district.  
*The establishment of the special use will not impede the normal orderly development and improvement of the surrounding property for uses permitted in the district. The existing use was for automobile sales. The applicant is continuing the use under his business. The previous business owner had some issue with overcrowding on the lot, but the owner brought the lot into compliance with the special use. The new applicant will implement landscaping and have a reduced number of cars on the lot. The landscaping and clean up of the property should enhance growth prospects for the area.*  
Reason:
- 4 N/A *Yes* Adequate utilities, access roads, drainage and/or necessary facilities have been, are being, or will be provided.

Reason:

5 N/A

*Yes*

Adequate measures have been or will be taken to provide ingress or egress so designed as to minimize traffic congestion in the public streets.

Reason:

6 YES

*Yes*

The special use shall, in all other respects, conform to the applicable regulations of the district in which it is located. The zoning officer shall forward the board of appeal's decision and records to the city council within ten days after action or within 45 days from the date of the public hearing if no action has been taken by the board of appeals.

These findings are based on staff interpretation of the required findings necessary for approval of a Special Use Permit. The Zoning Board of Appeals must indicate whether or not all the findings have been considered to substantiate the approval of a special use.

These findings have been adopted as the official Findings of Fact for the City of Loves Park, Zoning Board of appeals agenda item: 5425 N. Second Street  
SUP Automobile sales lot

Chairman  
Alise Howlett

Signature \_\_\_\_\_

Date \_\_\_\_\_

## Community Development Committee Meeting Minutes

Date of Meeting July 8, 2019

Called to Order At: 6:20 p.m.

Members Present: Ald. Frykman, Ald. Holmes, Ald. Warden, Ald. Allton

Staff Present: Steve Thompson, Andrew Quintanilla

Others Present: Ald. Puckett, Ald. Little, Deputy Chief McCammond, Attorney Nancy Carlson

Approval of Minutes: July 1, 2019

Motion Ald. Warden 2nd Ald. Allton Vote to approve 4 ayes-0 nays

Items for Consideration:

**A. 4075 N. Mulford Road**-Special Use Permit for a gun range in the CR Zoning District

Presentation by: Leo Carlson-Tessler

Ed Yung-Architect, 302 Roberts Road, Inverness IL

No Objector's Present

Motion to Approve with additional conditions: by Ald. Warden, 2nd by Ald. Allton

Additional conditions:

6. The landscaping shall be completed within 60 days after construction is completed, weather permitting
10. Security bars, cages or gates shall only be permitted on windows or doors at the discretion of Loves Park Police Department

Vote to Approve 4 ayes- 0 nays

**B. 5425 N. Second Street**-A Special Use Permit for an automobile sales lot in the N. Second Street Overlay and CR Zoning District

No Presenters present

Motion to Layover to the July 29, 2019 meeting by Ald. Warden, 2nd by Ald. Allton

Vote to approve Layover 4 ayes – 0 nays



No Public Participation or Comment

No General Discussion

Adjournment at 6:38 p.m. on a motion by Ald. Warden, 2<sup>nd</sup> by Ald. Holmes

Respectfully submitted by: Ald. Chuck Frykman Chairman of the Community Development Committee

# CITY OF LOVES PARK

BY ALDERMAN: DOUG ALLTON

RESOLUTION NUMBER:

DATE: August 5, 2019

DEPARTMENT: POLICE

RESOLVED: That by the adoption of this Resolution, the Chief of Police is authorized to donate approximately 10 bicycles transferred to the police departments possession since January 1, 2017, to the Rollin Strong Program of The United Way of Rock River Valley, a charitable organization currently registered in the State of Illinois, as required in 765 ILCS 1030 Law Enforcement Disposition of Property Act.

Further, the bicycles which will have been in the possession of the police department for no less than six months at the time this Resolution is carried out, were transferred to the police department's possession under circumstances supporting a reasonable belief that such property was abandoned, lost, stolen or otherwise illegally possessed and have a value of less than the maximum value of \$100.00 each set by 765 ILCS 1030.

Furthermore, after first making reasonable attempts to identify and return the bicycles to the rightful owners and after researching an auction process, the Chief of Police determined that the costs associated with an auction would likely outweigh the proceeds that could be raised by such an auction. The Chief of Police further determined that the donation of the bicycles would be in the public's interest, in that The United Way of the Rock River Valley and the Rockford Police Department through the Strong Neighborhoods and Rollin Strong Program provide the bicycles free of charge to disadvantaged members of the community.

\_\_\_\_\_  
Chairman Doug Allton

\_\_\_\_\_  
Member Jim Puckett

\_\_\_\_\_  
Vice-Chairman Robert Schlensker

\_\_\_\_\_  
Mayor Greg Jury

\_\_\_\_\_  
Member Clint Little

\_\_\_\_\_  
Attest: City Clerk Robert Burden

MOTION:

SECOND:

VOTING:

**ORDINANCE NO.**

**AN ORDINANCE APPROVING THE PURCHASE OF FLOOD CONTROL PROJECT  
REAL ESTATE PARCELS**

**WHEREAS**, the City of Loves Park, Illinois (“City”), is a municipal corporation operating under the laws of the State of Illinois, in Winnebago County, Illinois; and

**WHEREAS**, pursuant to 65 ILCS 5/11-76.1-1, the City is authorized to purchase real property for public purposes; and

**WHEREAS**, the City has determined that certain parcels of real estate having PIN Numbers 12-06-177-006, 12-06-177-010 and 12-06-257-009, all of which are located in Loves Park and owned by the Winnebago County Trustee, should be acquired by the City to become part of Loves Park’s flood control project; and

**WHEREAS**, the City has determined that such purchase will provide benefit to the public, is in the best interests of the City and its citizens, and is necessary for the general public health, safety and welfare of the City.

**NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK, WINNEBAGO COUNTY AND BOONE COUNTY, ILLINOIS AS FOLLOWS:**

- 1) The above recitals are incorporated into this Ordinance as though fully set forth herein.
- 2) The County Trustee Purchase Agreement (“Trustee Agreement”) for the purchase of the aforementioned parcels and all associated documentation is attached hereto as Exhibit A and made a part hereof.
- 3) The total cost for the purchase of the three (3) parcels is One Thousand Forty Five and 69/100 Dollars (\$1,045.69).
- 4) The Mayor is hereby authorized to sign the Trustee Agreement on behalf of the City in substantially similar form as attached hereto.
- 5) If any section, subsection, sentence, clause, phrase, or portion of this Ordinance is for any reason held invalid or unconstitutional by any court or competent jurisdiction, such portion shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining provisions thereof.
- 6) All other provisions of the City’ Municipal Code and any City Ordinances or Resolutions shall remain in effect as previously enacted except that those Ordinances, Resolutions or parts thereof in conflict with the provisions of this Ordinance are hereby repealed.
- 7) This Ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed by The City Council of Loves Park this \_\_\_\_\_ day of \_\_\_\_\_, 2019

AYES:

NAYS:

PUBLISHED:

ABSENT:

ATTEST:

\_\_\_\_\_  
Mayor Gregory Jury

\_\_\_\_\_  
City Clerk Robert Burden

**EXHIBIT A**  
**PURCHASE AGREEMENTS**

COUNTY TRUSTEE PURCHASE AGREEMENT

ITEM # \_\_\_\_\_

Winnebago County as Trustee  
Hereinafter referred to as "SELLER".

PLEASE PRINT:

City of Loves Park  
PURCHASER'S NAME  
100 Heart Boulevard  
PURCHASER'S MAILING ADDRESS  
Loves Park IL 61111  
CITY STATE ZIP  
(815) 654-5030  
AREA CODE TELEPHONE

PROPERTY DESCRIPTION AND/OR  
PERMANENT PARCEL NUMBER(S)

12-06-177-006

PURCHASER, agrees to purchase and the Seller agrees to sell its interest in the subject property described by the above Tract or Permanent Parcel Number(s).

Purchase Price of \$ 253.51 + \$ \_\_\_\_\_ + \$ 35.00 recording = TOTAL \$ 288.51  
AUCTIONEER'S FEE Recording fee

PURCHASER has paid: \$ \_\_\_\_\_ Balance due within 90 days: \$ \_\_\_\_\_

SUBJECT TO THE FOLLOWING TERMS:

PURCHASER shall make payment in full within 90 days of this Agreement. Payments are to be made payable to County Trustee. Payments are to be sent C/O Dennis Ballinger- Agent, Post Office Box 1452, Decatur, Illinois, 62525.

In the event the PURCHASER fails to complete this purchase, SELLER shall retain all monies paid as liquidated damage.

It is the PURCHASER'S responsibility to order and pay for any title report or survey. No guarantee is made as to title. Should the PURCHASER'S search discover any objection as to title or survey which renders non-merchantable title, PURCHASER has the right to rescind the sale and receive a refund of all monies paid hereunder. All objections as to survey and title must be presented prior to final payment. The failure to submit such notice of objection shall be deemed a waiver thereof.

PURCHASER shall assume payment of 20 20 taxes due and payable in 20 21.

PURCHASER may at PURCHASER'S expense and without right of refund or reimbursement, secure the subject property and maintain same in safe condition from and after this date. PURCHASER hereby agrees to hold harmless and indemnified, SELLER and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon. PURCHASER shall not enter into physical possession of the property or cause any detrimental alteration thereto, at any time prior to the date of conveyance.

PURCHASER acknowledges that the subject property is sold in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and apparent condition of the property. Neither SELLER nor SELLER'S Agent make any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any improvement thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect, or any other aspect thereof now or hereafter. SELLER does not warrant or represent that the property or any improvement thereon complies with building, housing, zoning, environmental or any other ordinances, statutes or laws applicable thereto. NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER.

SELLER will quitclaim the subject property, as directed herein, approximately 60 days after receipt of full payment. In the event PURCHASER consists of two or more persons, title will be conveyed to each as joint tenants with right of survivorship unless contrary written instructions signed by each are received by SELLER prior deed preparation. Deeds will be returned to PURCHASER directly from the Recorder's Office after having been recorded, and the recording fee is charged to the PURCHASER as above shown.

The SELLER reserves the right to rescind this sale at any time prior to Recording Deed. If sale is cancelled all monies deposited with SELLER shall be refunded.

SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. PURCHASER hereby waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Deeds will be sent directly from the Recorder's Office after having been recorded. The cost of recording is stated above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

Authorized Agent For SELLER

X

PURCHASER

COUNTY TRUSTEE PURCHASE AGREEMENT

ITEM # \_\_\_\_\_

Winnebago County as Trustee  
Hereinafter referred to as "SELLER".

PLEASE PRINT:

City of Loves Park  
PURCHASER'S NAME  
100 Heart Boulevard  
PURCHASER'S MAILING ADDRESS  
Loves Park IL 61111  
CITY STATE ZIP  
(815) 654-5030  
AREA CODE TELEPHONE

PROPERTY DESCRIPTION AND/OR  
PERMANENT PARCEL NUMBER(S)  
12-06-177-010

PURCHASER, agrees to purchase and the Seller agrees to sell its interest in the subject property described by the above Tract or Permanent Parcel Number(s).

Purchase Price of \$ 253.51 + \$ \_\_\_\_\_ + \$ 35.00 recording = TOTAL \$ 288.51  
PURCHASER has paid: \$ \_\_\_\_\_ AUCTIONEER'S FEE Recording fee  
Balance due within 90 days: \$ \_\_\_\_\_

SUBJECT TO THE FOLLOWING TERMS:

PURCHASER shall make payment in full within 90 days of this Agreement. Payments are to be made payable to County Trustee. Payments are to be sent C/O Dennis Ballinger- Agent, Post Office Box 1452, Decatur, Illinois, 62525.

In the event the PURCHASER fails to complete this purchase, SELLER shall retain all monies paid as liquidated damage.

It is the PURCHASER'S responsibility to order and pay for any title report or survey. No guarantee is made as to title. Should the PURCHASER'S search discover any objection as to title or survey which renders non-merchantable title, PURCHASER has the right to rescind the sale and receive a refund of all monies paid hereunder. All objections as to survey and title must be presented prior to final payment. The failure to submit such notice of objection shall be deemed a waiver thereof.

PURCHASER shall assume payment of 2020 taxes due and payable in 2021.

PURCHASER may at PURCHASER'S expense and without right of refund or reimbursement, secure the subject property and maintain same in safe condition from and after this date. PURCHASER hereby agrees to hold harmless and indemnified, SELLER and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon. PURCHASER shall not enter into physical possession of the property or cause any detrimental alteration thereto, at any time prior to the date of conveyance.

PURCHASER acknowledges that the subject property is sold in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and apparent condition of the property. Neither SELLER nor SELLER'S Agent make any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any improvement thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect, or any other aspect thereof now or hereafter. SELLER does not warrant or represent that the property or any improvement thereon complies with building, housing, zoning, environmental or any other ordinances, statutes or laws applicable thereto. NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER.

SELLER will quitclaim the subject property, as directed herein, approximately 60 days after receipt of full payment. In the event PURCHASER consists of two or more persons, title will be conveyed to each as joint tenants with right of survivorship unless contrary written instructions signed by each are received by SELLER prior deed preparation. Deeds will be returned to PURCHASER directly from the Recorder's Office after having been recorded, and the recording fee is charged to the PURCHASER as above shown.

The SELLER reserves the right to rescind this sale at any time prior to Recording Deed. If sale is cancelled all monies deposited with SELLER shall be refunded.

SELLER has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing. PURCHASER hereby waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

Deeds will be sent directly from the Recorder's Office after having been recorded. The cost of recording is stated above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

Authorized Agent For SELLER

X

PURCHASER

COUNTY TRUSTEE PURCHASE AGREEMENT

ITEM # \_\_\_\_\_

Winnebago County as Trustee  
Hereinafter referred to as "SELLER".

**PLEASE PRINT:**

City of Loves Park  
PURCHASER'S NAME  
100 Heart Boulevard  
PURCHASER'S MAILING ADDRESS  
Loves Park IL 61111  
CITY STATE ZIP  
(815) 654-5030  
AREA CODE TELEPHONE

PROPERTY DESCRIPTION AND/OR  
PERMANENT PARCEL NUMBER(S)

12-06-257-009

PURCHASER, agrees to purchase and the Seller agrees to sell its interest in the subject property described by the above Tract or Permanent Parcel Number(s).

Purchase Price of \$ 433.67 + \$ \_\_\_\_\_ + \$ 35.00 recording = TOTAL \$ 468.67  
PURCHASER has paid: \$ \_\_\_\_\_ AUCTIONEER'S FEE recording fee Balance due within 90 days: \$ \_\_\_\_\_

SUBJECT TO THE FOLLOWING TERMS:

PURCHASER shall make payment in full within 90 days of this Agreement. Payments are to be made payable to County Trustee. Payments are to be sent C/O Dennis Ballinger- Agent, Post Office Box 1452, Decatur, Illinois, 62525.

In the event the PURCHASER fails to complete this purchase, SELLER shall retain all monies paid as liquidated damage.

It is the PURCHASER'S responsibility to order and pay for any title report or survey. No guarantee is made as to title. Should the PURCHASER'S search discover any objection as to title or survey which renders non-merchantable title, PURCHASER has the right to rescind the sale and receive a refund of all monies paid hereunder. All objections as to survey and title must be presented prior to final payment. The failure to submit such notice of objection shall be deemed a waiver thereof.

PURCHASER shall assume payment of 20 20 taxes due and payable in 20 21.

PURCHASER may at PURCHASER'S expense and without right of refund or reimbursement, secure the subject property and maintain same in safe condition from and after this date. PURCHASER hereby agrees to hold harmless and indemnified, SELLER and SELLER'S Agent, and each of their respective officers, agents, subagents and employees from, and hereby assumes all responsibility for, all existing and future liabilities associated with the subject property and any improvements thereon. PURCHASER shall not enter into physical possession of the property or cause any detrimental alteration thereto, at any time prior to the date of conveyance.

PURCHASER acknowledges that the subject property is sold in "AS IS" condition, based upon PURCHASER'S own inspection and acceptance of the record and apparent condition of the property. Neither SELLER nor SELLER'S Agent make any guarantee, warranty or representation, express or implied, or of any kind whatever, as to the subject property or any improvement thereon, whether as to location, quality, kind, character, size, description, fitness for any use or purpose (including habitability or other occupancy), freedom from any defect, or any other aspect thereof now or hereafter. SELLER does not warrant or represent that the property or any improvement thereon complies with building, housing, zoning, environmental or any other ordinances, statutes or laws applicable thereto. NO PERSONAL PROPERTY IS SOLD TO PURCHASER HEREUNDER.

SELLER will quitclaim the subject property, as directed herein, approximately 60 days after receipt of full payment. In the event PURCHASER consists of two or more persons, title will be conveyed to each as joint tenants with right of survivorship unless contrary written instructions signed by each are received by SELLER prior deed preparation. Deeds will be returned to PURCHASER directly from the Recorder's Office after having been recorded, and the recording fee is charged to the PURCHASER as above shown.

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Deeds will be sent directly from the Recorder's Office after having been recorded. The cost of recording is stated above.

Dated this \_\_\_\_\_ day of \_\_\_\_\_

\_\_\_\_\_  
Authorized Agent For SELLER

X \_\_\_\_\_  
PURCHASER