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**LOVES PARK CITY COUNCIL AGENDA–JANUARY 13, 2020 - 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 Treasurer John Danielson, 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. Resolution authorizing an Intergovernmental Agreement with the City of South Beloit, Illinois for inspection of buildings and the process of rehabilitating buildings related to the Illinois Housing and Development Authority's Affordable Housing Trust Fund Single Family Rehabilitation Program.**

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

- 1. Ordinance providing for a Special Use Permit for the property known as 7155 Windsor Lake Parkway.**

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

**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, January 6, 2020

Loves Park City Hall

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

Alderman Clint Little opened the meeting with an invocation, followed by the Pledge of Allegiance.

Present: Mayor Gregory Jury

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

Also Present: City Clerk Bob Burden  
City Attorney Gino Galluzzo

1. Approve Minutes 12/30/19 The Journal of Proceedings for the regular meeting of December 30, 2019, was approved as submitted by the city clerk on a motion by Alderman Little. Second by Alderman Pruitt. Motion carried. 9 Ayes (Aldermen Little, Pruitt, Frykman, Peterson, Holmes, Schlensker, Allton, Warden, Puckett) 1 Present (Alderman Jacobson)
2. IDOT/MFT For November 2019 Received a notice from the Illinois Department of Transportation of Motor Fuel Tax distributed to the City of Loves Park for the month of November 2019, in the amount of \$89,553.11. Placed on file.
3. TIF Joint Review Board Member Needed Mayor Jury commented that the City of Loves Park is seeking a board member for the TIF Joint Review Board and the board member must be a Loves Park resident. Anyone interested should contact Nate Bruck in the Community Development Department.
4. Family Of Ken Staaf Mayor Jury expressed sympathy to the family of Ken Staaf, a long time TV personality and public figure, who recently passed away.
5. Water Department Bills Alderman Jacobson presented the Water Department bills dated December 30, 2019, in the amount of \$74,320.37, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Little, Pruitt, Frykman, Peterson, Holmes, Schlensker, Allton Warden, Jacobson, Puckett)
6. General Fund Bills Alderman Jacobson presented the General Fund bills dated December 30, 2019, in the amount of \$373,207.58, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Little, Pruitt, Frykman, Peterson, Holmes, Schlensker, Allton Warden, Jacobson, Puckett)
7. Public Safety Report Alderman Allton presented the Police Department Report dated January 6, 2020; to be placed on file.
8. Public Works Report Alderman Schlensker presented the Street Department Report dated January 6, 2020; presented the Water Department Report dated January 6, 2020, to be placed on file.
9. Finance & Administration Committee Alderman Jacobson of the Finance and Administration Committee presented General Fund and all other bills dated January 6, 2020 in the amount of \$260,724.18; for consideration at next week's city council meeting; presented the Treasurer's Report for November 2019, with an ending balance of \$6,348,331.80; presented the minutes from the committee meeting held December 30, 2019, to be placed on file.

10. Public Works Committee  
Alderman Schlensker of the Public Works Committee presented the Water Department list of bills dated January 6, 2020 in the amount of \$22,403.51, for consideration at next week's city council meeting.
11. Community Development  
Alderman Frykman of the Community Development Committee presented the minutes from the committee meeting held December 2, 2019, to be placed on file.
12. 1<sup>st</sup> Reading  
SUP For 7155 Windsor Lake Parkway  
Alderman Frykman presented for first reading an ordinance providing for a Special Use Permit for the property known as 7155 Windsor Lake Parkway, and moved to waive the reading of the ordinance as all aldermen have been provided copies. Second by Alderman Warden. Motion carried. 10 Ayes (Aldermen Little, Pruitt, Frykman, Peterson, Holmes, Schlensker, Allton Warden, Jacobson, Puckett) Laid over
13. Adjourn  
Alderman Jacobson moved that the meeting be adjourned. Second by Alderman Schlensker. Motion carried by voice vote. The meeting was adjourned at 6:09 p.m.

**APPROVED:**

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**Robert J. Burden, City Clerk****STANDING COMMITTEE MEETINGS:**

Community Development:	Following City 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 FD

Loves Park, IL

This report was generated on 1/6/2020 10:09:10 AM



## Incident Statistics

Start Date: 12/01/2019 | End Date: 12/31/2019

### INCIDENT COUNT

INCIDENT TYPE	# INCIDENTS
EMS	203
FIRE	51
<b>TOTAL</b>	<b>254</b>

### TOTAL TRANSPORTS (N2 and N3)

APPARATUS	# of APPARATUS TRANSPORTS	# of PATIENT TRANSPORTS	TOTAL # of PATIENT CONTACTS
<b>TOTAL</b>			

### PRE-INCIDENT VALUE

**\$0.00**

### LOSSES

**\$0.00**

### CO CHECKS

424 - Carbon monoxide incident	7
736 - CO detector activation due to malfunction	1
746 - Carbon monoxide detector activation, no CO	1
<b>TOTAL</b>	<b>9</b>

### MUTUAL AID

Aid Type	Total
Aid Given	5
Aid Received	41

### OVERLAPPING CALLS

# OVERLAPPING	% OVERLAPPING
75	29.53

### LIGHTS AND SIREN - AVERAGE RESPONSE TIME (Dispatch to Arrival)

Station	EMS	FIRE
Station #2	0:06:18	0:08:09
<b>AVERAGE FOR ALL CALLS</b>		<b>0:06:38</b>

### LIGHTS AND SIREN - AVERAGE TURNOUT TIME (Dispatch to Enroute)

Station	EMS	FIRE
Station #2	0:01:21	0:01:26
<b>AVERAGE FOR ALL CALLS</b>		<b>0:01:22</b>

### AGENCY

Loves Park FD

### AVERAGE TIME ON SCENE (MM:SS)

14:08

Only Reviewed Incidents included. CO Checks only includes Incident Types: 424, 736 and 734. # Apparatus Transports = # of incidents where apparatus transported. # Patient Transports = # of PCR with disposition "Treated, Transported by EMS". # Patient Contacts = # of PCR contacted by apparatus. This report now returns both NEMSIS 2 & 3 data as appropriate.





# Loves Park Fire Department

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## Administration Office

400 Grand Avenue – Loves Park, Illinois 61111 – 815 / 654-5049 - Fax 815 / 654-5019

- Fire Department training in August 2019 included:
  - Annual OSHA Required Consumption Testing
  - Initial response and tactics for structural firefighting. (International Fire Chiefs Program-First Five Minutes)
  - Officer Development Training
  - Building Construction
  - Quint validation exercises
  - Emergency Medical Services (EMS) training in cooperation with Mercy EMS System.
    - Immunological Emergencies
    - EMS Operations and Safety
    - Physiological Emergencies and Mental Health
  - Small tool use and safety
  - NFPA required physical fitness
- Preparations for the next ISO site visit were continued including
  - Documentation of water system work in collaboration with the water department
  - Officer Development training
  - Policy review
  - Response procedure review.
  - A new training schedule and documentation system was been established to better document training based on ISO, IDOL and OSFM requirements.
- Emergency Medical Services
  - Medic 82 passed state inspection and is in service, meeting all IDPH and Mercy EMS system requirements.
  - Quint 1854 is now licensed as Basic Life Support provider with IDPH and Mercy EMS System.
  - Loves Park EMS responded to 191 EMS incidents.
  - Loves Park Ambulances transported 115 patients in the Month of December.

*Chief Jerry Wiltfang*



# **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: 01/13/2020

Subject: Police Activity Report

Police activity report for the week of 12/29/2019 through 01/04/2020

Calls for Service 420

Total Number of Arrests 259

Accidents 6

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 January 6, 2020 thru January 13, 2020

**Previous week's activity:**

1. Continued working on trucks.
2. Helped Water Dept. with main breaks.
3. Finished taking down the Christmas decorations.
4. Filled potholes.
5. Hauled of scrap metal from the shop.

**Proposed work:**

1. Continue working on trucks.
2. Haul in road repair materials.
3. Fill potholes.
4. Finish cleaning up around the shop.
5. Start tree removals.

# **Loves Park Water Department**

## **Weekly Activity Report**

Submitted by: Craig McDonald  
Department Manager

Date: 1/1/20-1/8/20

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. Started installing high efficiency lighting in filter plant #1

Work anticipated for this week:

1. Continue radio read meter installation
2. Diagnose and fix chlorine injection issue at well #1 filter plant
3. Continue installing high efficiency lighting in filter plant #1
4. Repair curb stop at 5150 Gas Light Ct.

## MONTHLY BUILDING REPORT LOVES PARK DECEMBER 2019 SUMMARY

### VALUATION

COMMERCIAL/ASSEMBLY NEW CONSTRUCTION*	1 UNITS	\$55,000.00
RESIDENTIAL NEW CONSTRUCTION	1 UNITS	\$125,724.00
OTHERS (Remodels, Additions, Accessory Structures, Roofs, Siding etc. <u><i>This total is building permits only</i></u> )	20	\$285,544.00
<i>Valuation Grand Total</i>		<b>\$466,268.00</b>
TOTAL PERMITS ISSUED (ALL TRADES)	65	
PERMIT FEES COLLECTED	<b>\$6,100.00</b>	

## MONTHLY FEES COLLECTED- MACHESNEY PARK DECEMBER 2019 SUMMARY

PERMIT FEES	\$979.00
INSPECTION FEES	\$0.00
TOTAL	<b>\$979.00</b>

DECEMBER 2019 RESIDENTIAL/NEW CONSTRUCTION			
ADDRESS	STREET NAME	BUILDING EST VALUE (\$)	BLDG PERMIT APPL DATE
7490	RIVERSIDE BOULEVARD	\$55,000.00	09-Dec-19
<b>TOTAL COMMERCIAL/ASSEMBLY</b>		<b>\$55,000.00</b>	<b>1</b>
5316	NASHUA DRIVE	\$125,724.00	05-Dec-19
<b>TOTAL RESIDENTIAL</b>		<b>\$125,724.00</b>	<b>1</b>

**YEARLY BUILDING REPORT  
2019 SUMMARY**

		VALUATION
COMMERCIAL NEW CONSTRUCTION	12 UNITS	\$20,084,724.00
RESIDENTIAL NEW CONSTRUCTION	76 UNITS	\$10,409,862.00
OTHERS (Remodels, Additions, Accessory Structures)	349	\$2,062,456.00
<i>Valuation Grand Total</i>		<i>\$32,557,042.00</i>

TOTAL PERMITS ISSUED	1160
PERMIT FEES COLLECTED	\$ 298,543.00

**YEARLY REPORT MACHESNEY FEES  
2019 SUMMARY**

TOTAL PERMITS ISSUED	750
PERMIT FEES COLLECTED	\$ 144,176.71

**YEARLY BUILDING REPORT  
2019 MONTHLY SUMMARY**

<b>PERMIT FEES FOR:</b>	<b>ELECTRIC</b>	<b>MECHANICAL</b>	<b>PLUMBING</b>	<b>BUILDING</b>	<b>MONTHLY TOTAL</b>
January	\$1,330.00	\$1,650.00	\$4,204.00	\$4,580.00	<b>\$11,764.00</b>
February	\$1,442.00	\$1,090.00	\$1,160.00	\$1,190.00	<b>\$4,882.00</b>
March	\$4,750.00	\$5,590.00	\$6,070.00	\$11,865.00	<b>\$28,275.00</b>
April	\$1,708.00	\$2,550.00	\$3,740.00	\$11,075.00	<b>\$19,073.00</b>
May	\$2,225.00	\$1,815.00	\$1,590.00	\$6,010.00	<b>\$11,640.00</b>
June	\$6,190.00	\$3,330.00	\$5,865.00	\$105,370.00	<b>\$120,755.00</b>
July	\$5,184.00	\$6,971.00	\$10,595.00	\$22,990.00	<b>\$45,740.00</b>
August	\$1,990.00	\$1,920.00	\$3,254.00	\$6,455.00	<b>\$13,619.00</b>
September	\$1,186.00	\$960.00	\$700.00	\$5,175.00	<b>\$8,021.00</b>
October	\$2,123.00	\$2,520.00	\$6,661.00	\$9,145.00	<b>\$20,449.00</b>
November	\$2,691.00	\$1,950.00	\$1,979.00	\$1,605.00	<b>\$8,225.00</b>
December	\$1,268.00	\$865.00	\$1,147.00	\$2,820.00	<b>\$6,100.00</b>
<i>Total</i>	<b>\$32,087.00</b>	<b>\$31,211.00</b>	<b>\$46,965.00</b>	<b>\$188,280.00</b>	
<b>GRAND TOTAL</b>					<b>\$298,543.00</b>

<b>PERMITS ISSUED</b>	<b>ELECTRIC</b>	<b>MECHANICAL</b>	<b>PLUMBING</b>	<b>BUILDING</b>	<b>MONTHLY TOTAL</b>
January	14	20	28	19	<b>81</b>
February	11	13	14	10	<b>48</b>
March	31	33	35	44	<b>143</b>
April	13	19	17	53	<b>102</b>
May	15	33	19	44	<b>111</b>
June	23	25	27	42	<b>117</b>
July	39	36	36	72	<b>183</b>
August	15	14	15	31	<b>75</b>
September	12	11	12	30	<b>65</b>
October	20	20	26	47	<b>113</b>
November	7	14	11	25	<b>57</b>
December	14	12	19	20	<b>65</b>
<i>Total</i>	<b>214</b>	<b>250</b>	<b>259</b>	<b>437</b>	
<b>GRAND TOTAL</b>					<b>1160</b>

**CITY OF LOVES PARK  
AGENDA  
FINANCE & ADMINISTRATION COMMITTEE  
JANUARY 13, 2020 – 5:40 P.M.  
CITY COUNCIL CHAMBERS**

- 1. CALL TO ORDER**
- 2. ROLL CALL**
- 3. APPROVAL OF MINUTES FROM THE COMMITTEE MEETING HELD JANUARY 6, 2020**
- 4. ITEMS FOR CONSIDERATION**
  - A. Resolution authorizing an Intergovernmental Agreement with the City of South Beloit, Illinois for inspection of buildings and the process of rehabilitating buildings related to the Illinois Housing and Development Authority's Affordable Housing Trust Fund Single Family Rehabilitation Program.**
- 5. LIST OF BILLS**
- 6. GENERAL DISCUSSION/PUBLIC COMMENT**
- 7. ADJOURN**

FINANCE AND ADMINISTRATION COMMITTEE  
MEETING MINUTES

DATE OF MEETING: January 6, 2020

CALLED TO ORDER: 5:40 P.M.

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

ALSO PRESENT: Mayor Jury, Clerk Burden, Treasurer Danielson, Steve Thompson,  
Attorney Galluzzo, Aldermen A. Marie Holmes, Robert Schlensker, Doug Allton,  
Nancy Warden, Jim Puckett, Clint Little

MINUTES APPROVAL: December 30, 2019

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

ITEMS FOR CONSIDERATION

1. List of Bills: No questions or concerns.
2. Adjournment.

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

Adjournment: 5:41 P.M.

RESPECTFULLY SUBMITTED: CHAIRMAN JACOBSON OF THE FINANCE COMMITTEE





# CITY OF LOVES PARK

100 HEART BOULEVARD  
LOVES PARK, ILLINOIS 61111  
815-654-5030 • Fax: 815-633-2359

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Gregory R. Jury, *Mayor* • Robert J. Burden, *City Clerk* • John C. Danielson, *City Treasurer*

## CIVIL SERVICE COMMISSION OF THE CITY OF LOVES PARK AGENDA

City Hall, 100 Heart Boulevard, Loves Park, IL 61111

Tuesday, January 14, 2020, at 8:30 a.m.

- I. Call to Order
- II. Public Comment
- III. New Business
  - A. Schedule next Meeting
- IV. Old Business
  - A. Police Department: Sergeant Promotion Testing Process (status)
  - B. Police Department: Lateral Entry Candidates
  - C. Police Department: Electronic Application System (status)
  - D. Approval of Minutes: December 3, 2019
- V. Adjournment

\* Items indicated as “closed session” may be conducted in closed session pursuant to Section 2(c)(1) of the Open Meetings Act, 5 ILCS 120/2(c)(1) or other applicable provisions of the Act.

*“The City with a Heart”*

**CITY OF LOVES PARK**

**BY ALDERMAN: John Jacobson**

**RESOLUTION NO:**

**COMMITTEE: Finance and Administration**

**DATE: January 13, 2020**

**Resolved, by the adoption of this resolution,** that Mayor Gregory R. Jury is authorized to sign an Intergovernmental Agreement with the City of South Beloit, Illinois for inspection of buildings and the process of rehabilitating buildings related to the Illinois Housing and Development Authority's Affordable Housing Trust Fund Single Family Rehabilitation Program ("SFR"). A copy of the Intergovernmental Agreement is attached and made part of this resolution.

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Gregory R. Jury - Mayor

---

John Jacobson – Chairman

---

Mark Peterson – Alderman

---

John Pruitt – Alderman

---

Attest: Robert J. Burden, City Clerk

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Charles Frykman – Alderman

## **INTERGOVERNMENTAL AGREEMENT**

**THIS INTERGOVERNMENTAL AGREEMENT** (“Agreement”), made effective as of date set forth in Section 3.1, below, by and among the City of Loves Park, Illinois, an Illinois Municipal Corporation (hereinafter “Loves Park”) and The City of South Beloit, Illinois, an Illinois Municipal Corporation (hereinafter “South Beloit”) with such entities referred to individually as a “Party” and collectively as the “Parties”.

### **W I T N E S S E T H:**

**WHEREAS**, Article VII, Section 10(a) of the Constitution of the State of Illinois authorizes municipal corporations to join together in intergovernmental agreements for the purpose of achieving statutory objectives and goals individually and jointly, to obtain or share services and to exercise, combine, or transfer any power or function, in any manner not prohibited by law or by ordinance and to use their credit, revenues, and other resources to pay costs and to service debt related to intergovernmental activities; and

**WHEREAS**, the Intergovernmental Cooperation Act (5 ILCS 220/1 et seq.) provides that any power or powers, privileges, functions, or authority exercised, or which may be exercised by a public agency of this State may be exercised, combined, transferred, and enjoyed jointly with any other public agency of this State; and

**WHEREAS**, the Illinois Municipal Code at 65 ILCS 5/1-1-5 states that the corporate authorities of each municipality may exercise jointly, with one or more other municipal corporations or governmental subdivisions or districts, all of the powers set forth in this Code unless expressly provided otherwise; and

**WHEREAS**, Loves Park has been chosen as a grantee under the Illinois Housing Development Authority’s Affordable Housing Trust Fund Single Family Rehabilitation Program (“SFR”); and

**WHEREAS**, South Beloit has established certain expertise in the inspection of buildings and the process of rehabilitating buildings utilized for the SFR; and

**WHEREAS**, Loves Park and South Beloit wish to enter into this Agreement for South Beloit to provide certain building inspection and construction specialist services for the SFR to Loves Park pursuant to the provisions of the SFR.

**NOW THEREFORE**, in consideration of the mutual promises herein contained and other good and valuable consideration, the sufficiency of which is hereby acknowledged, the parties agree to the following:

## **SECTION I INCORPORATION OF RECITALS**

1.1 The above recitals are incorporated herein by reference and made a part hereof.

## **SECTION II GRANT OF AUTHORITY AND SCOPE OF SERVICES**

2.1 Pursuant to this Agreement, South Beloit shall have the authority, within the corporate limits of Loves Park, for the inspection of properties and performance of construction specialist services required for the SFR, which services shall include but not be limited to South Beloit providing those services identified in Exhibit “A” Scope of Services (attached hereto and incorporated herein) on behalf of Loves Park (the “Services”).

2.2 South Beloit shall commence providing the Services for any particular home upon notification from the program manager retained by Loves Park to administer the SFR on behalf of Loves Park.

2.3 At Loves Park’s sole cost and expense, Loves Park shall have its code inspectors (building, electrical, plumbing and mechanical inspectors) accompany the construction specialist at any walk-throughs of any home and provide information as to needed repairs/replacements in order to bring the home into compliance with any applicable local building codes, rules and regulations.

## **SECTION III TERM**

3.1 This Intergovernmental Agreement shall be effective as of the \_\_\_\_ day of January 2020 (“Effective Date”), as subsequently approved by the Corporate Authorities of Loves Park and South Beloit. The initial term of this Agreement shall be for a period of two (2) years (“Initial Term”) and shall thereafter renew automatically for periods of one (1) year, on the anniversary of

the Effective Date (each a “Renewal Term” and collectively with the Initial Term, the “Term”), unless terminated sooner as provided in this Agreement.

3.2. Either Party may terminate this Agreement upon sixty (60) days’ notice to the other party sent to the Mayor of each Party. Loves Park shall pay South Beloit for all Services rendered up to and including the date of termination.

## **SECTION IV**

### **FEES**

4.1 South Beloit shall provide periodic progress invoicing to the City of Loves Park at a rate of \$48 per hour, with a copy sent to Loves Park’s program manager. Loves Pak shall remit payment to South Beloit as follows:

4.1.1 For services which relate to the construction project of any home, no later than thirty (30) days after the conclusion of the construction project for that home; or

4.1.2 For services which do not relate to any construction project, including services which have led to a determination by the project manager not to proceed with any improvements, within 30 days of billing by South Beloit.

4.2 Loves Park and/or its program manager will submit a copy of any invoice from South Beloit (and a copy of the check paying such invoice) to IHDA for reimbursement with the final pay request for the completed home.

## **SECTION V**

### **COUNTERPARTS**

5.1 This Agreement may be executed in more than one counterpart, each of which after execution shall be deemed an original and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

## **SECTION VI**

### **MISCELLANEOUS PROVISIONS**

6.1.   Extent of Agreement. This Agreement represents the entire and integrated Agreement, between Loves Park and South Beloit with regard to the SFR and supersedes all prior negotiations and representations, either written or oral, regarding the same. None of the provisions of this Agreement may be waived, changed or modified except by an instrument in writing signed by all parties hereto. Any terms and conditions contained in this Agreement that by their express terms, sense or context that are intended to survive the termination or expiration of this Agreement shall so survive. The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

This Agreement may be executed in any number of counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and any signatures to counterparts may be delivered by facsimile or other electronic transmission and shall have the same force and effect as original signatures.

The covenants and agreements contained herein shall be binding upon and inure to the sole benefit of the Parties hereto, and their successors and assigns. Nothing herein, express or implied, is intended to or shall confer upon any other person, entity, company, or organization, any legal or equitable right, benefit or remedy of any nature whatsoever under or by reason of this Agreement.

6.3.   Governing Law. This Agreement will be governed by and construed in accordance with the laws of Illinois.

6.4    Compliance with Laws. South Beloit shall comply with any and all applicable state and federal laws while performing the services under this Agreement. Loves Park shall comply with any and all applicable state and federal laws to comply with its obligations and duties under this Agreement.

6.5 Notices. All written notices under this Agreement shall be sent to or served via certified mail (return receipt requested) or facsimile, upon the following persons at the following addresses:

For South Beloit: City of South Beloit  
Attn: Mayor  
519 Blackhawk Blvd.  
South Beloit, IL 61080  
Fax: (815) 389-8830

With Copy to: Sosnowski Szeto, LLP  
Attn: Aaron Szeto  
6735 Vistagreen Way, Suite 300  
Rockford, IL 61107  
Fax: 815-900-7444

For Loves Park: City of Loves Park  
Attn: Mayor  
100 Heart Boulevard  
Loves Park, IL 61111  
Fax: (815) 633-2359

With a copy to: Galluzzo Law Group, LLC  
Attn: Gino Galluzzo  
6735 Vistagreen Way, Suite 210  
Rockford, IL 61107

**IN WITNESS WHEREOF**, the Parties have executed this Intergovernmental Agreement  
as of the date set forth above.

City of Loves Park, Illinois

By: \_\_\_\_\_  
Its: Mayor

ATTEST:

By: \_\_\_\_\_  
Its: City Clerk

City of South Beloit, Illinois

By: \_\_\_\_\_  
Its: Mayor

ATTEST:

By: \_\_\_\_\_  
Its: City Clerk



## EXHIBIT A

### SCOPE OF SERVICES

1. With regards to the SFR, document and ensure compliance with requirements necessary to comply with all applicable local, state and federal **building codes, Section 8 Housing Standards, environmental and health laws, statutes and regulations, including the Illinois Lead Poisoning Prevention Act & Code which requires a licensed Lead Inspector/Risk Assessor to oversee compliance of the code.** Loves Park code inspectors shall assist in ensuring code compliance.
2. Provide other necessary construction management support requested by the program manager to help effectively and properly oversee home projects and the grant on behalf of Loves Park.
3. Attend initial walk through with Loves Park provided inspectors at homeowner's residence. Prepare Section 8 housing standards form based on initial walk through and building code inspectors' comments. Loves Park shall utilize the Loves Park Building Department to provide the building code inspectors. Confer with code inspectors on code deficiencies to be addressed within the scope of work write up.
4. Prepare computer program (similar to Housing Developer Pro) generated scope of work write up ("Specifications") and cost estimate for the Specifications for each home after initial walk through. Specifications and costs estimates to be delivered to program manager within 5 business days of completion of the initial walk through. Revise Specifications after program manager meets with homeowners.
5. Attend contractor walk through after homeowner's meeting with program manager. Provide Specifications to contractors prior to contractor walk throughs and answer any questions on the scope of work. Make any adjustments to the scope of work based on contractor comments and return the updated specifications to the program manager. Provide contractors and program manager with the deadline for contractor bids/quotes to be delivered to the program manager.
6. Attend closing for each homeowner and remain present for the construction portion of the closing. Sign construction documents as required. In the event the construction specialist is unable to attend closing, any necessary documents which are required to be signed by the construction specialist may be signed in advance of closing.

7. Provide managerial-field oversight, as needed, during the housing rehabilitation phases and prepare progress field logs and maintain photo documentation of activities undertaken.
8. Review, approve/disapprove and sign off on initial, interim and final pay requests from contractors (forms provided to contractors at closing). Review and sign off on change orders with program manager's final approval of funds.
9. Schedule and attend final walk through with contractors, lead based paint assessor (if required), building inspector, and program manager. Finalize the Section 8 form, sign off on walk through paperwork.
10. Advise Loves Park officials on matters germane to the SFR as such pertains to particular SFR grant projects in Loves Park.
11. Upon request of Loves Park, South Beloit shall train a designated Loves Park employee to perform inspection and construction specialist services pursuant to the SFR at the rate of \$48.00 per hour.
12. Loves Park shall inform South Beloit who shall be designated as the program manager under this Agreement.

All work shall comply with all applicable requirements of: the Illinois Lead Based Paint Poisoning Prevention Act & Code, the Illinois Environmental Protection Act and associated regulations promulgated thereunder, the Illinois Plumbing Code, the Illinois Roofing Code, the National Electrical Code, the NESHAP for asbestos, the Illinois Commercial and Public Building Asbestos Abatement Act 225 ILCS 207/1 and/or the Illinois Asbestos Abatement Act, 105 ILCS 105/1 in the handling of any regulated ACM or other asbestos-contaminated materials in the properties connected with this project, and any local building and zoning codes and ordinances adopted by the Communities. Code compliance is Loves Park Building Inspector's role. South Beloit shall not be required to enter into any contract with a construction contractor for the performance of work.

ORDINANCE NO.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK,  
ILLINOIS:

WHEREAS, upon the petition for a Special Use Permit as provided for in Ordinance No. 795 of the City of Loves Park, Illinois and

WHEREAS, a public hearing before the Zoning Board of Appeals was held thereon after due notice in the manner provided by law, and

WHEREAS, said Board has made a report containing findings of fact and recommending the approval of the Special Use Permit

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF LOVES PARK, ILLINOIS:

That a Special Use Permit for a fitness establishment in the CR (Commercial Retail) Zoning District under the terms of the Zoning Ordinance No. 795 of the City of Loves Park, Illinois, is hereby granted on property legally described as follows:

Parcel 1

Windsor Lake Parkway (Private Drive) as designated upon the Plat of Windsor Lake Subdivision, being a Subdivision of part of the Southwest Quarter (1/4) of Section 32, Township 45 North, Range 2 East of the Third Principal Meridian, the Plat of which is recorded in Book 37 of Plats on Page 91B in the Recorder's Office of Winnebago County, Illinois.

Parcel 2

Part of Lot Eight (8), as designated upon the Plat of Windsor Lake Subdivision, being a subdivision of part of the Southwest Quarter (1/4) of Section 32, Township 45 North, Range 2 East of the Third Principal Meridian, the plat of which subdivision is recorded in Book 37 of Plats on Page 91B in the Recorder's Office of Winnebago County, Illinois, Bounded and described as follows, to-wit: Beginning at the Northwest corner of said Lot; thence North 892-23'-43" East, along the North line of said Lot, a distance of 261.27 feet to the Northeast corner of said Lot; thence South 0012-04'-08" East, along the East line of said Lot, a distance of 400.0 feet to an angle point in said line; thence South 892-23'-43" West, along a South line of said Lot, and said line extended West, a distance of 261.29 feet to an angle point in the West line of said Lot; thence North 002-03'-58" West, along the West line of said Lot, a distance of 400.0 feet to the point of beginning. Situated in the County of Winnebago and State of Illinois.

PROPERTY CODE(S): 08-32-353-017 & 08-32-352-010

COMMONLY KNOWN AS: 7155 Windsor Lake Parkway

CONDITONS:

1. The Special Use Permit shall expire with the discontinuance of the fitness establishment, or change in business ownership.
2. The Special Use Permit shall be revoked with verified complaints from adjacent businesses, residents, or local authorities.
3. All items used for training shall be confined to the unit. Low impact, low noise exercise shall be permitted outside of the building.

The findings and recommendation of the Zoning Board of Appeals on the question of granting this Special Use Permit, in addition to the Site Plan approved by the Zoning Board of Appeals, are hereby accepted, adopted and made a part of this Ordinance. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

A P P R O V E D:

\_\_\_\_\_  
MAYOR

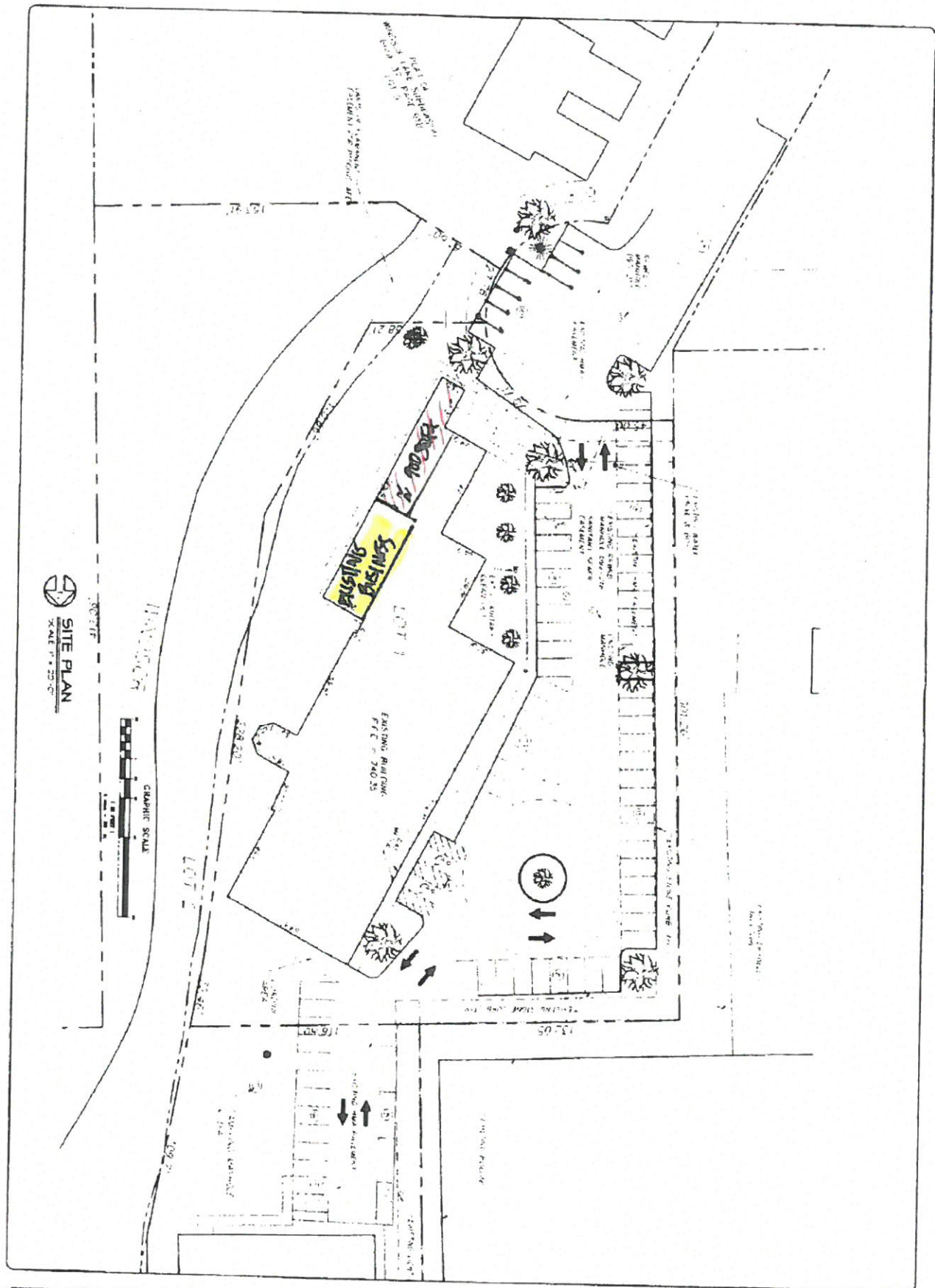
A T T E S T:

\_\_\_\_\_  
CITY CLERK

PASSED:

APPROVED:

PUBLISHED:



**SITE PLAN**  
SCALE: 1" = 20'-0"

**SITE IMPROVEMENTS FOR:**  
**WINDSOR LAKE SUBDIVISION**  
1161 WINDSOR LAKE PKW.  
LOVES PARK, ILLINOIS 61111

**HYNES**  
ASSOCIATES  
ARCHITECTURE & INTERIORS  
ILLINOIS FIRM #104-004097  
305 EAST RIVERSIDE BLVD.  
LOVES PARK, ILLINOIS 61111  
PHONE (815) 837-9737

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