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LOVES PARK CITY COUNCIL AGENDA
MONDAY, NOVEMBER 1, 2021- 6 P.M.
CITY COUNCIL CHAMBERS
100 HEART BLVD.

- I. CALL TO ORDER**

- II. INVOCATION & PLEDGE OF ALLEGIANCE**
 - 1. Invocation given by Alderman Nancy Warden, 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/J. 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/Warden (Ordinances & Licenses)**
 - 5. Community Development/Pruitt (Development, Planning, Zoning, Annexation, Building & Drainage)**

- IX. UNFINISHED BUSINESS**

X. NEW BUSINESS

XI. RESOLUTIONS & MOTIONS

- 1. Motion to approve a Special Event Permit application from Faizan Asfar for a Covid Testing Site at 6501 North Second Street.**
- 2. Motion to approve a Special Event Permit application from Jawad Syed for a Covid Testing Site at 6125 North Second Street.**
- 3. Resolution of the City of Loves Park, Winnebago and Boone Counties, Illinois, expressing an official intent regarding the negotiation of one or more redevelopment agreements and the reimbursement of certain expenditures in connection with the Riverside and McFarland Redevelopment Project Area.**
- 4. Resolution of the City of Loves Park, Winnebago and Boone Counties, Illinois, expressing an official intent regarding the negotiation of one or more redevelopment agreements and the reimbursement of certain expenditures in connection with the Illinois 173 and Forest Hills Redevelopment Project Area.**
- 5. Resolution authorizing the Mayor to sign a contract for professional services regarding the proposed Illinois 173 and Forest Hills Redevelopment Project Area.**
- 6. Resolution authorizing the Mayor to sign a contract for professional services regarding the proposed Riverside and McFarland Redevelopment Project Area.**
- 7. Resolution authorizing the Mayor to sign an Intergovernmental Agreement between the City of Loves Park and the Rockford Park District for marketing sports tourism and overnight visitors to the community.**

XII. ORDINANCES 2ND READING

XIII. ORDINANCES 1ST READING

XIV. PUBLIC COMMENT

Anyone wishing to speak at the city council meeting shall contact the Mayor's office by 4:00 p.m. the day of the council meeting at 815-654-5030.

XV. EXECUTIVE SESSION

XVI. GOOD OF THE ORDER

XVII. ADJOURNMENT

CITY COUNCIL, CITY OF LOVES PARK, ILLINOIS

Journal of Proceedings

Regular Meeting, Monday, October 25, 2021

City Hall Council Chambers

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

Alderman Robert Schlensker opened the meeting with an invocation, followed by the Pledge of Allegiance.

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

Also Present: City Clerk Bob Burden
City Attorney Gino Galluzzo

1. Approve Minutes 10/18/21 The Journal of Proceedings for the regular meeting of October 18, 2021 was approved as submitted by the city clerk on a motion by Alderman Schlensker. Second by Alderman Allton. Motion carried. 9 Ayes (Aldermen John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton) 1 Present (Alderman Warden)
2. Commerce Commission Hearing Received a notice from the Illinois Commerce Commission of hearings regarding Northern Illinois Gas Company, to be held November 3, 2021, in the Offices of the Commission, Chicago, IL. Placed on file.
3. Funding Request Received a request for funding from Keep Northern Illinois Beautiful for their Christmas tree recycling program. Referred to Alderman Jacobson of the Finance and Administration Committee.
4. SEP/Covid-19 Testing Site/ 6125 N. 2nd St Received a Special Event Permit application for a Covid-19 testing site at 6125 North Second Street, from 7:00 a.m. to 7:00 p.m. daily, through April 14, 2022. Referred to Alderman Warden of the Codes and Regulations Committee.
5. SEP/Covid-19 Testing Site/ 6501 N. 2nd St. Received a Special Event Permit application for a Covid-19 testing site at 6501 North Second Street, from 9:00 a.m. to 7:00 p.m. daily, through April 22, 2022. Referred to Alderman Warden of the Codes and Regulations Committee.
6. Leaf-Vacuuming Mayor Jury announced that leaf-vacuuming started last week and will continue to December 10, 2021, weather permitting.
7. Trick Or Treat Mayor Jury announced that Trick or Treat will be held Sunday, October 31, 2021 from 5:30 to 7:30 p.m.
8. General Fund Bills Alderman John Jacobson presented the General Fund and all other bills dated October 18, 2021 in the amount of \$470,110.53, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton)
9. Water Department Bills Alderman John Jacobson presented the Water Department bills dated October 18, 2021 in the amount of \$307,305.08, and moved that they be paid. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton)
10. Public Safety Report Alderman Allton presented the Police Department Report dated October 25, 2021; presented the Fire Department Report dated October 25, 2021, to be placed on file.

11. Public Works Report Alderman Schlensker presented the Street Department Report dated October 25, 2021; presented the Water Department Report for October 25, 2021, to be placed on file.
12. Finance and Administration Committee Alderman John Jacobson of the Finance and Administration Committee presented the General Fund and all other bills dated October 25, 2021 in the amount of \$417,382.52, for consideration at next week's city council meeting; presented the minutes from the committee meeting held October 18, 2021, to be placed on file.
13. Public Works Committee Alderman Schlensker of the Public Works Committee presented the Water Department list of bills dated October 25, 2021 in the amount of \$8,142.07, for consideration at next week's city council meeting.
14. Renewal Of City's Employee Health Insurance Plan Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the City of Loves Park shall renew the city's employee health insurance plan for one year, with Northern Illinois Health Plan to act as third-party administrator, and Verasource/IISI/Companion to act as reinsurance carrier. Renewal shall be effective December 1, 2021. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton) **RESOLUTION NO. 21-092**
15. HIPAA Exemption Election Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, **WHEREAS**, that the City of Loves Park is the plan sponsor of the City of Loves Park Comprehensive Group Health Plan, a self-funded and non-federal government insurance plan; **WHEREAS**, the City Council authorizes Mayor Gregory R. Jury to file the HIPAA EXEMPTION ELECTION letter attached hereto as Exhibit "A" and take necessary action in acquiring exemption from the HIPAA requirements detailed in the attached exhibit. **NOW THEREFORE BE IT RESOLVED** by the City Council of Loves Park, that by the adoption of this resolution: 1. The Mayor of the City of Loves Park is hereby authorized and directed to file the letter attached hereto as exhibit "A: an take other necessary action in order to exempt the City of Loves Park, the Plan Sponsor of the City of Loves Park Comprehensive Group Health Plan, from the HIPAA requirements detailed therein Exhibit "A". Second by Alderman Jacobson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton) **RESOLUTION NO. 21-093**
16. Group Health Plan Amendment Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, the City of Loves Park shall adopt Amendment Number 1 to the City of Loves Park Comprehensive Group Health Plan, amending the Summary Plan Description to reflect exclusion of pregnancy benefits for dependent children. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton) **RESOLUTION NO. 21-094**
17. TIF Redevelopment Agreement For 5440 North Second Street Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the City of Loves Park, Illinois, is authorized to enter into a redevelopment agreement with David Champion, ("Developer"), relating to property located at 5440 North Second Street, within the North Second Street Tax Increment Financing Redevelopment Project Area, as per the attached Redevelopment Agreement. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton) **RESOLUTION NO. 21-095**

18. TIF
Redevelopment
Agreement For
5919 North
Second Street

Alderman John Jacobson presented the following resolution and moved for its adoption: **RESOLVED**, that by the adoption of this Resolution, that the City of Loves Park, Illinois, is authorized to enter into a redevelopment agreement with Rocket Group, LLC., (“Developer”), relating to property located at 5919 North Second Street, within the North Second Street Tax Increment Financing Redevelopment Project Area, as per the attached Redevelopment Agreement. Second by Alderman Peterson. Motion carried. 10 Ayes (Aldermen Warden, John Jacobson, Puckett, Dan Jacobson, Pruitt, Thompson, Peterson, Holmes, Schlensker, Allton)
RESOLUTION NO. 21-096

19. Adjourn

Alderman Schlensker 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:

Robert J. Burden, City Clerk

COMMITTEE MEETINGS:

Codes & Regulations: Monday, November 1, 2021
5:00 p.m.

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.



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: 11/01/2021

Subject: Police Activity Report

Police activity report for the week of 10/17/2021 through 10/23/2021

Calls for Service 512

Total Number of Arrests 118

Accidents 11

MICHAEL MCCAMMOND
DEPUTY CHIEF OF POLICE

CHARLES LYNDE
CHIEF OF POLICE

SHANE LYNCH
DEPUTY CHIEF OF POLICE

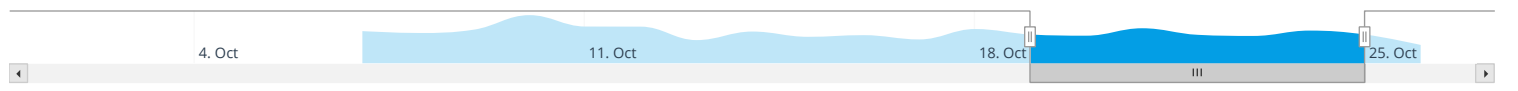
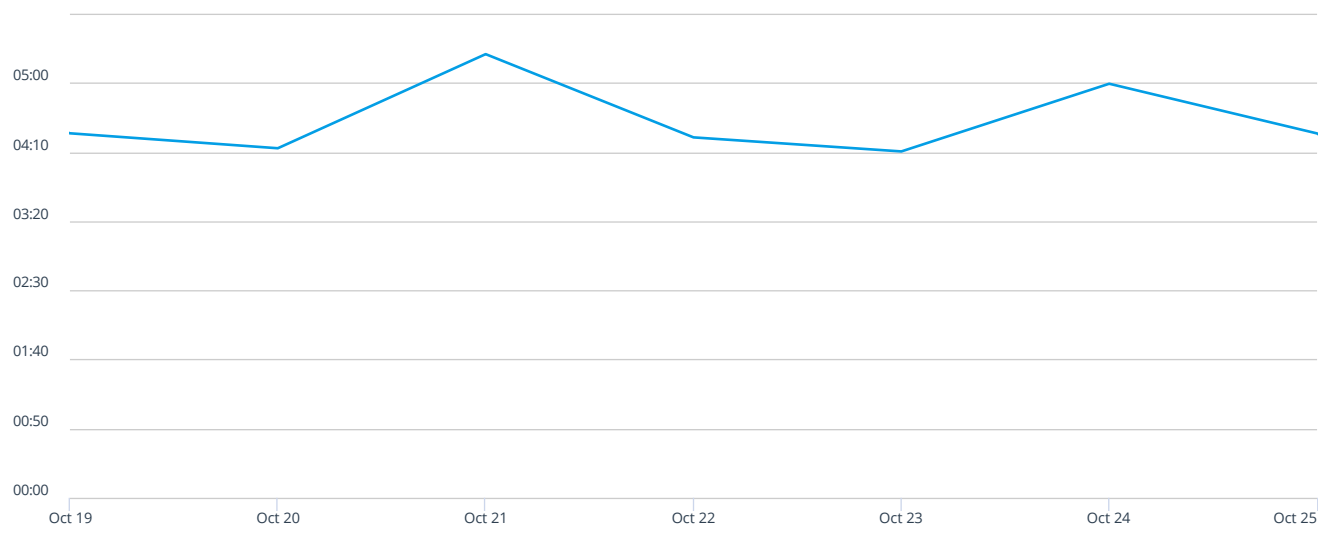
Custom ▾ Oct 19, 2021 - Oct 25, 2021 ▾

04:30
MM:SS
Average First Apparatus Travel Time

06:26
MM:SS
90th Percentile First Apparatus Travel Time

7
DAYS
In Selected Time Slice

74
INCIDENTS
In Selected Time Slice



Counts | % Rows | % Columns | % All

	10/19/21	10/20/21	10/21/21	10/22/21	10/23/21	10/24/21	10/25/21	10/26/21	10/27/21	10/28/21	10/29/21	10/30/21	10/31/21	Total
00:00 - 03:59	4	6	1	10	3	2	5							31
04:00 - 07:59	9	4	7	5	4	6	3							38
08:00 - 11:59		1	1	2			1							5
12:00 - 15:59														
16:00 - 29:59														
30:00 - 1:29:59														
Total	13	11	9	17	7	8	9							74
Exceptions														1

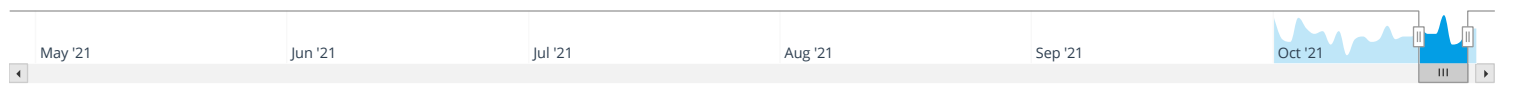
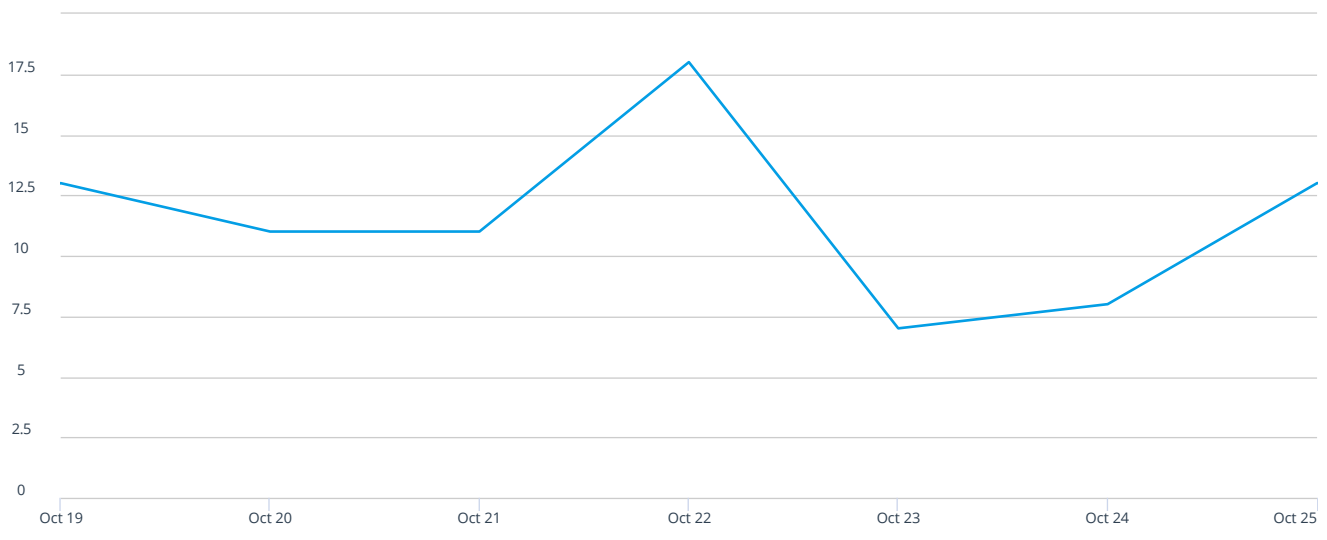
Custom ▾ Oct 19, 2021 - Oct 25, 2021 ▾

23%
FIRE
 Percentage of Total Incidents

77%
EMS
 Percentage of Total Incidents

81
INCIDENTS
 In Selected Time Slice

7
DAYS
 In Selected Time Slice



Counts | % Rows | % Columns | % All

	10/19/21	10/20/21	10/21/21	10/22/21	10/23/21	10/24/21	10/25/21	10/26/21	10/27/21	10/28/21	10/29/21	10/30/21	10/31/21	Total
(13) Mobile property (vehicle) fire		1												1
(32) Emergency medical service (EMS) incident	11	8	8	13	7	7	8							62
(41) Combustible/f... spills & leaks			1											1
(51) Person in distress				1										1
(53) Smoke, odor problem	1													1
(55) Public service assistance		2	2	2		1	3							10
(61) Dispatched and canceled en route							1							1
(62) Wrong location, no emergency found	1						1							2
(70) False alarm and false call, other				1										1
(73) System or detector malfunction				1										1
Total	13	11	11	18	7	8	13							81



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

Submitted by: David Jacobson
Public Works Foreman

Week of October 22, 2021 thru October 29, 2021

Previous week's activity:

1. Started to set up trucks for winter.
2. Continue cleaning the drainage ditch.
3. Continue to service all trucks.
4. Sign work around City Hall

Proposed work:

1. Continue to clean the drainage ditch.
2. Continue to service trucks.
3. Finish mowing for the year.
4. Continue working on the remainder of the sidewalk/curb replacement.



Loves Park Water Department Weekly Activity Report

Submitted by: Craig McDonald
Department Manager

Report Compiled by:
Drew Armstrong – Distribution Lead
Russ Caveny – Production Lead

Weekly Distribution Report: Week of 10/18/21-10/24/21

Field maintenance
Scheduled appointments
Julies
Meter exchanges
Hydrant maintenance-flushing
Replumbs with Helm
Continue overseeing the River Lane water main project
Overseeing Perry Ridge phase 3 water main project
Oversee water service wet tap on Waterstone Pl.
Dug main break 6815 Lanterne Dr.
Dug 6289 Torch Lite Trail service (MEX Program)
Shutoffs
River Lane & Dale tie-in
River Lane & Garden Plain tie-in

Week of 10/25/21-10/31/21: Tentative week outlook

Field maintenance
Scheduled appointments
Julies
Meter exchanges
Hydrant maintenance
Dig 422 Belteberg service for the meter exchange program
Replumbs with Helm
River Lane & Hollis tie-in
River Lane & Walker tie-ins

Weekly Production Report: Week of 10/18/21-10/24/21

10-18 VOC/SOC/IOC sampling, daily samples, and tests

10-19 testing generator at well 4, daily samples, and tests

10-20 daily samples and tests, samples for river lane water main project. (Well 4 electrical service replacement intren)

10-21 regulatory update, well 6 FL pump repair, daily samples, and tests

10-22 assisted with river lane tie-ins, assisted with Afterhours water main break, daily samples, and tests

10-23 daily samples and tests

10-24 daily samples and tests

**CITY OF LOVES PARK
AGENDA
FINANCE & ADMINISTRATION COMMITTEE
MONDAY, NOVEMBER 1, 2021 – 5:40 P.M.
CITY COUNCIL CHAMBERS
100 HEART BLVD.**

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

4. ITEMS FOR CONSIDERATION

- A. Discussion regarding a funding request from Keep Northern Illinois Beautiful for their 2022 Christmas tree recycling program.**
- B. Resolution of the City of Loves Park, Winnebago and Boone Counties, Illinois, expressing an official intent regarding the negotiation of one or more redevelopment agreements and the reimbursement of certain expenditures in connection with the Riverside and McFarland Redevelopment Project Area.**
- C. Resolution of the City of Loves Park, Winnebago and Boone Counties, Illinois, expressing an official intent regarding the negotiation of one or more redevelopment agreements and the reimbursement of certain expenditures in connection with the Illinois 173 and Forest Hills Redevelopment Project Area.**
- D. Resolution authorizing the Mayor to sign a contract for professional services regarding the proposed Illinois 173 and Forest Hills Redevelopment Project Area.**
- E. Resolution authorizing the Mayor to sign a contract for professional services regarding the proposed Riverside and McFarland Redevelopment Project Area.**
- F. Resolution authorizing the Mayor to sign an Intergovernmental Agreement between the City of Loves Park and the Rockford Park District for marketing sports tourism and overnight visitors to the community.**

5. LIST OF BILLS

6. GENERAL DISCUSSION/PUBLIC COMMENT

Anyone wishing to speak at the Finance Committee meeting shall contact the Mayor's office by 4:00 p.m. the day of the scheduled meeting at 815-654-5030.

7. ADJOURN

FINANCE AND ADMINISTRATION COMMITTEE
MEETING MINUTES
CITY HALL COUNCIL CHAMBERS
100 HEART BLVD.

DATE OF MEETING: October 25, 2021

CALLED TO ORDER: 5:40 P.M.

MEMBERS PRESENT: Aldermen John Jacobson, Mark Peterson, John Pruitt, Jim Puckett

ALSO PRESENT: Attorney Gino Galluzzo, Aldermen A. Marie Holmes, Robert Schlensker, Doug Allton, Dan Jacobson, James Thompson, Deputy Chief Shane Lynch, Chief Wiltfang

MINUTES APPROVAL: October 18, 2021

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

ITEMS FOR CONSIDERATION

1. List of Bills: No questions or concerns.
2. Items for consideration.
 - A. Resolution authorizing the city's employee health insurance plan with Northern Illinois Health Plan for one year, effective December 1, 2021.

Alderman Peterson moved to approve. Second by Alderman Puckett.
Motion carried. 4 Ayes – 0 Nays
 - B. Resolution authorizing the Mayor to file the HIPAA Exemption Election letter for the city's group health plan.

Alderman Peterson moved to approve. Second by Alderman Pruitt.
Motion carried. 4 Ayes – 0 Nays
 - C. Resolution authorizing an amendment to the City of Loves Park Comprehensive Group Health Plan to exclude pregnancy benefits for dependent children.

Alderman Peterson moved to approve. Second by Alderman Pruitt.
Motion carried. 4 Ayes – 0 Nays
 - D. Resolution authorizing the City of Loves Park to enter into a redevelopment agreement with David Champion, relating to the property located at 5440 North Second Street.

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

- E. Resolution authorizing the City of Loves Park to enter into a redevelopment agreement with Rocket Group, LLC, relating to the property located at 5919 North Second Street.

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

3. General Discussion.

4. Adjournment.

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

Adjournment: 5:50 P.M.

RESPECTFULLY SUBMITTED: ALDERMAN JOHN JACOBSON OF THE FINANCE COMMITTEE



**CITY OF LOVES PARK
AGENDA
PUBLIC WORKS COMMITTEE
November 1, 2021
5:15 P.M.
Loves Park City Council Chambers**

I. Approval of Minutes

A. Approval of Minutes from the October 18, 2021 meeting.

II. Resolutions & Ordinances

A. Discussion and Consideration of a variance for a residential curb cut from the permitted 23 feet to a requested 34 feet at 374 Trent Lane (if recommended for approval, an ordinance will be presented at a later date)

III. Project Updates/Directors Report:

None

IV. General Discussion/Public Comment

Public Comments will be taken upon registration with City Clerk's Office prior to meeting. Please contact Loves Park City Clerk's Office at 815-654-5034 to participate in the Public Comment.

V. Adjourn

Michael Maggio
374 Trent Lane
Loves Park Il 61111

October 26, 2021

City of Loves Park
100 Heart Blvd
Loves Park Il 61111

Members of City Council,

I am the owner of 374 Trent Lane. I recently expanded my driveway to 34 feet in order to fully accommodate my third garage door, replace a broken curb that was damaged by the city snowplow and for safety reasons due to the park located across the street from my residence.

I spoke with the Mayor when an inspector came to my home following a complaint. I explained to him that the third garage driveway (my garage stalls are separated into three separated doors) is not long enough for my extended bed pickup truck to safely back out without concerns of hitting a child or car given the location of my property and the busyness of the park. I have attached a picture showing this that was taken a few days ago after the complaint. Please take into consideration that this is a less busy time because the weather is colder. It is much worse in the summer with soccer tournaments and children enjoying the park all day.

There was also some concern that I took out a sidewalk, which was on the original report, but that is not the case because all of our residences in my area have no sidewalks.

I am not asking for any compensation for fixing the broken curb. My goal has always been to keep my property neat and manicured and make improvements when needed. I feel that going from a hard surface to a cement driveway adds to the look of my residence as well as the neighborhood, which is important because my residence is visible from the entrance of the subdivision and Orth road.

Thank you in advance for your time and consideration.

Sincerely,
Michael Maggio





PUBLIC WORKS COMMITTEE MEETING MINUTES

DATE OF MEETING: October 18, 2021

CALLED TO ORDER: 5:15 P.M.

MEMBERS PRESENT: Ald. Holmes, Ald. Peterson, Ald. Jacobson, Ald. Schlensker

MEMBERS ABSENT:

ALSO PRESENT: Mayor Jury, Ald. Pucket, Ald. Pruitt, Ald. Thompson, Attorney Galluzzo and Shannon Messinger

APPROVAL OF MINUTES: October 4, 2021

Ald. Jacobson moved to approve said motion. Ald. Peterson seconded said motion.
Motion carried 4 ayes – 0 nays

MATTERS PROPOSED, DISCUSSED OR DECIDED AND RECORD OF VOTES TAKEN:

1. A resolution was decided to authorizing vehicle lease agreement, to lease three trucks, to Rock River Disposal, for annual leaf vacuuming
Ald. Jacobson moved to approve said motion. Ald. Peterson seconded said motion.
Motion carried 4 ayes – 0 nays

Alderman Jacobson moved for adjournment at 5:27 p.m.; seconded by Alderman Peterson
The motion to adjourn was approved by a vote of 4 ayes – 0 nays.

RESPECTFULLY SUBMITTED, ROB SCHLENSKER-CHAIRMAN OF THE PUBLIC WORKS COMMITTEE

**CITY OF LOVES PARK
CODES & REGULATIONS COMMITTEE AGENDA
NOVEMBER 1, 2021 5:00 P.M.
100 HEART BLVD.**

1. **CALL TO ORDER**

2. **ROLL CALL**

3. **APPROVAL OF MINUTES FROM THE COMMITTEE MEETING HELD OCTOBER 4, 2021**

4. **ITEMS FOR CONSIDERATION**
 - A. Special Event Permit application from Faizan Asfar for a Covid Testing Site at 6501 North Second Street until April 22, 2022 from 9:00 a.m. to 7:00 p.m.
 - B. Special Event Permit application from Jawad Syed for a Covid Testing Site at 6125 North Second Street until April 14, 2022, from 7:00 a.m. to 7:00 p.m.

5. **PUBLIC COMMENT**

Anyone wishing to speak at the city council meeting shall contact the City Clerk's office preceding the scheduled meeting at 815-654-5034.

6. **GENERAL DISCUSSION**

7. **ADJOURN**

**City of Loves Park
Codes & Regulations Committee
October 4, 2021**

- I. Call to Order – the meeting was called to order by Alderman Warden, Chairman at 4:33.
Committee Members Present- Alderman Thompson, Alderman Jacobson, Alderman Schlensker. Also in Attendance – Nathan Bruck, Steve and Ann Grace Alderman Puckett, Steve Thompson
- II. The Minutes of the August 23, 2021 meeting were approved upon motion by Alderman Thompson. Seconded by Alderman Jacobson. Vote 4– 0 to approve.
- III. Items for Consideration
 - A. Ordinance approving a Class R-1 Liquor License for the property known as 5440 North Second street.

Motion to approve Class R-1 Liquor License for the property know as 5440 North Second street by Alderman Schlensker. Second by Alderman Jacobson. Vote 4 – 0 to approve. First and second read requested.
- IV. Public Comment – none
- V. General Discussion – none
- VI. Adjournment – the meeting was adjourned at 4:47 p.m. upon motion by Alderman Thompson. Seconded by Alderman Jacobson. Vote 4 – 0 in favor.

Respectfully submitted by:
Nancy Warden
Committee Chairman



AGENDA

City of Loves Park
Community Development Committee Meeting

November 1, 2021

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 **September 27, 2021** meeting
3. Report from the Community Development Department – None
4. Unfinished business – None
5. New business –

A. 5400 N. SECOND STREET (11-12-226-083 & 11-12-226-051) – A Special Use Permit to allow overflow parking and staging of Fleet commercial vehicles (outside storage of vehicles) in the CR (Commercial Retail) & N. Second Street Overlay Zoning District.

Staff Recommendation: Approval w/ conditions

Conditions:

1. The Special Use Permit expires with any change in property ownership, change in business ownership, or discontinuance of the commercial automobile sales business.
2. No off-site business signage shall be permitted for parcels 11-12-226-083 and 11-12-226-054.
3. No commercial or passenger vehicle sales shall be permitted on 11-12-226-083 and 11-12-226-054. The commercial vehicles shall not display any options or pricing. All sales and vehicle information shall be provided when the vehicle is available for sale at 4925 N. Second Street, the existing Kar Korner sales lot.
4. All areas utilized for driving or parking must be paved with a dust free hard impervious surface within 6 months of approval of the special use. Such material shall be approved by the City prior to installation. The vehicle storage areas shall be striped, observing the defined fire lane, as presented on the site plan. Storage of the vehicles shall only be permitted within the striped vehicle storage areas and not encroach into the landscape bed areas on both N. Second Street frontages.

5. 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 items not associated with the business located at 4925 N. Second Street.
6. The properties shall be limited to the storage of the mini fleet transit cargo vans only. No vehicles that require a Commercial Drivers License (CDL) or passenger vehicles shall be permitted on parcels 11-12-226-083 and 11-12-226-054.
7. Loading and unloading of vehicles shall only be permitted in the rear of the building.
8. No vehicle washing or repair shall be permitted, and all vehicles shall be Operable and maintained in a good state of repair.
9. Landscaping shall meet all of the requirements of Section 102-258, and the the N. Second Street Overlay District. The owner shall be required to remove asphalt for the landscaping bed on both frontages and provide a protective curb on all sides. The buffer shall be 8ft deep. The owner shall also provide a landscape buffer on both parcels that will obscure vehicles behind the building. The buffer will require the removal of asphalt and provide a protective curb on all sides. The rear landscaped areas shall be lined with a row of arborvitae trees and perennials. The buffer will also include the installation of a black vinyl coated chain link fence that shall not exceed 6ft in height. No barb or razor wire shall be allowed.
10. The property owner or business owner shall be responsible for the maintenance, repair, and replacement of all landscape plants and materials. The landscape beds shall be tended too, and maintained in a healthy growing condition, free from refuse, debris, and weeds at all times. The owner shall provide staff with a landscape schedule outlining the various plants/trees that will be provided as part of the approval within 30 days of approval.
11. The special use permit shall be renewed 1 year from the date of approval.
12. If the improvements identified in Phase 1 and conditions recommended with the approval have not been met, the land owner or business owner shall be required to remove any and all vehicles from parcels 11-12-226-083 and 11-12-226-054.

ZBA Recommendation: Approval, amended condition 12 as follows:

12. If the improvements identified in Phase 1 are not completed and conditions recommended with the approval have not been met, the land owner or business owner shall be required to remove any and all vehicles from parcels 11-12-226-083 and 11-12-226-054.

B. Final Plat of Rock Cut Business Park Plat No. 9

6. Public participation & comment –

Anyone who wishes to speak regarding a petition shall contact the Zoning Officer 24 hours preceding the scheduled meeting.

7. General discussion
8. Adjournment



Community Development Committee Meeting Minutes

Date of Meeting: September 27, 2021 Start Time: 6:15 PM

Members Present:

Ald Pruitt	X
Ald Holmes	X
Ald Warden	X
Ald Allton	X

Staff Present:

Andrew Quintanilla	X
Steve Thompson	X
Nathan Bruck	

Others Present:

Mayor Jury	
Ald Puckett	X
Ald Schlensker	
Ald D. Jacobson	
Ald Peterson	
Ald J. Thompson	X
Ald J. Jacobson	

Approval of Minutes : **Date:** August 30, 2021

Motion: Ald. Warden Second: Ald. Allton Vote: 4-0

Old Business: NONE

New Business:

A. 6312 Spruce Street - A Variance to install an auxiliary parking pan in front of the existing garage and alongside of the existing driveway in the R1 (Single Family Residential) Zoning District.

Petitioner: Kevin Moore

Objectors Present:

Yes
No

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Motion to Approve/Deny/Lay Over: Approve Vote: 4-0
By: Ald. Warden
Second: Ald. Allton
Conditions: No
Notes/Petitioners:

B. 5100 N. Mulford Road - A Special Use Permit to allow self-storage buildings in the CR (Commercial Retail) Zoning District.

Petitioner: DYN Commercial Holdings, LLC

Objectors Present:

Yes
No

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Motion to Approve/Deny/Lay Over: Approve Vote: 4-0
By: Ald. Warden
Second: Ald. Allton
Conditions: Yes
Notes/Petitioners:

C. 1616 Windsor Road (08-32-351-003 & 08-32-351-004) - A Special Use Permit for outdoor storage in conjunction with a metal recycling business in the IL (Light Industrial) Zoning District.

Petitioner: CIMCO - Ian Linnabary and Mark Robinson

Objectors Present:

Yes
No

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Motion to Approve/Deny/Lay Over: Approve Vote: 4-0
By: Ald. Warden
Second: Ald. Allton
Conditions: Yes

Notes/Petitioners:

Conditions with amendments from Zoning Board of Appeals

D. Text Amendment - Chapter 102, Article III, Districts, Section 102-132, Site Area and Dimensions; Requirements and exceptions, (G) Refuse and recyclable materials storage areas.

Petitioner: City of Loves Park

Objectors Present:

Yes

<input type="checkbox"/>
<input checked="" type="checkbox"/>

No

Motion to Approve/Deny/Lay Over:

Approve

Vote: 4-0

By:

Ald. Warden

Second:

Ald. Allton

Conditions:

No

Notes/Petitioners:

E. Tentative Plat - Kings Acres / Breckenridge Remainder

Petitioner: Jeff Linkenheld Arc Designs, and Joe Contarino New Leaf Homes

Objectors Present:

Yes

<input checked="" type="checkbox"/>
<input type="checkbox"/>

No

Motion to Approve/Deny/Lay Over:

Approve

Vote: 3-1

By:

Ald. Warden

Second:

Ald. Holmes

Conditions:

No

Notes/Petitioners:

Amy Goebel, David Wilberg, Amy Wilberg, and Brian Wreck all against petitioners request.

F. Final Plat No. 3 of Road Ranger

Petitioner: DYN Commercial Holdings, LLC

Objectors Present:

Yes

No

<input type="checkbox"/>
<input checked="" type="checkbox"/>

Motion to Approve/Deny/Lay Over: Approve Vote: 4-0

By: Ald. Warden

Second: Ald. Allton

Conditions: No

Notes/Petitioners:

Public Participation and Comment:

General Discussion:

Adjournment:

Motion by: Ald. Allton

Second: Ald. Warden

End Time: 7:05 PM

Respectfully submitted by Alderman John Pruitt, Chairman of the Community Development Committee

APPLICATION FOR SPECIAL EVENT PERMIT

CITY OF LOVES PARK
ROBERT J. BURDEN, CITY CLERK
100 HEART BLVD
LOVES PARK IL 61111
815-654-5034

Application Must Be Submitted 30 Days Prior To The Event

DATE: 10/22/21

ESTIMATED NUMBER OF ATTENDEES:

FEE: (OVER 500 ATTENDEES \$250.00)

NAME OF APPLICANT: FAIZAN ASFAR

ADDRESS: 6501 N SECOND ST

Loves PARK IL 61111
City Street State Zip

PHONE NUMBER OF APPLICANT: 630-755-1995 CELL PHONE:

LOCAL BUSINESS ADDRESS OF APPLICANT:

Street
City State Zip

FULL NAME OF LOCAL OR RESPONSIBLE AGENT: FAIZAN ASFAR

ADDRESS: 1060 WARWICK CIR N

HOFFMAN ESTATES IL 60167
City Street State Zip

PHONE NUMBER: 630-755-1995 CELL PHONE:

DATE(S) OF EVENT: 10/22/21 - 4/22/22 HOURS: 9am - 7pm

LOCATION OF EVENT: 6501 N SECOND ST LOVES PARK 61111

ADDRESS:

NUMBER OF PAVED PARKING SPACES AVAILABLE FOR THE EVENT:

HAS THIS EVENT BEEN HELD BEFORE? YES NO X HOW MANY YEARS? N/A

IS THERE A REQUEST FOR ROAD OR LANE CLOSURE? NO
IF SO, PROVIDE A SKETCH OF EVENT AREA SHOWING BOUNDARIES AND STREETS TO BE USED

DAY OF EVENT EMERGENCY CONTACT PHONE: 630-755-1995 DAY OF EVENT EMERGENCY CONTACT CELL PHONE:

SALES TAX NUMBER (If applicable):

WILL ALCOHOL BE SERVED? Yes No X

SECURITY PROVIDED BY (If necessary): N/A

DESCRIBE PRIMARY ACTIVITIES OF EVENT: COVID TESTING SITE

Signature of Applicant

Windsor Rd

Windsor Rd

Glendale Rd

N 2nd St

N 2nd St

6501 N 2nd St, Loves Park, IL 61111

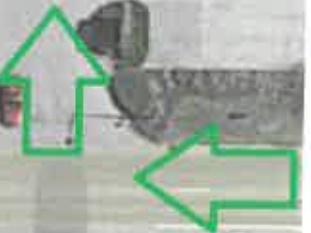
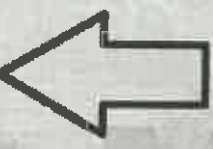
Midwest Hair Academy

Doc's Diner
Takeout

Backyard Grill & Bar
Takeout • Delivery

Dollar General
Dollar store

Google



MOBILE OFFICE

ENTRY

DIRECTION INSITE LOT

EXIT



APPLICATION FOR SPECIAL EVENT PERMIT

CITY OF LOVES PARK
ROBERT J. BURDEN, CITY CLERK
100 HEART BLVD
LOVES PARK IL 61111
815-654-5034

Application Must Be Submitted 30 Days Prior To The Event

DATE: 10/22/21

ESTIMATED NUMBER OF ATTENDEES: 15-20

FEE: (OVER 500 ATTENDEES \$250.00)

NAME OF APPLICANT: JAWAD SYED

ADDRESS: 6125 North 2nd St

Loves Park IL 61111
City State Zip

PHONE NUMBER OF APPLICANT: 847 637 6031 CELL PHONE: 847 637 6031

LOCAL BUSINESS ADDRESS OF APPLICANT: 6125 North 2nd St

Loves Park IL 61111
City State Zip

FULL NAME OF LOCAL OR RESPONSIBLE AGENT: JAWAD ALI SYED

ADDRESS: 6125 North 2nd Street

Loves Park IL 61111
City State Zip

PHONE NUMBER: 847 637 6031 CELL PHONE: 847 637 6031

DATE(S) OF EVENT: 10/25/21 to 4/14/2022 HOURS: 7am - 7pm

LOCATION OF EVENT: 6125 North 2nd street.

ADDRESS: 6125 North 2nd Street, Loves Park, IL 61111

NUMBER OF PAVED PARKING SPACES AVAILABLE FOR THE EVENT: 9

HAS THIS EVENT BEEN HELD BEFORE? YES NO X HOW MANY YEARS? N/A

IS THERE A REQUEST FOR ROAD OR LANE CLOSURE? NO

IF SO, PROVIDE A SKETCH OF EVENT AREA SHOWING BOUNDARIES AND STREETS TO BE USED

DAY OF EVENT EMERGENCY CONTACT PHONE: 847 637 6031 DAY OF EVENT EMERGENCY CONTACT CELL PHONE: 847 637 6031

SALES TAX NUMBER (if applicable):

WILL ALCOHOL BE SERVED? Yes No X

SECURITY PROVIDED BY (if necessary):

DESCRIBE PRIMARY ACTIVITIES OF EVENT: We will be conducting Covid-19

testing at the mentioned site. This will be a drive-thru

testing where patrons will park and will be attended by our staff.

Signature of Applicant

Signature of Applicant

PLEASE call

Exhibit A





Exhibit B

CITY OF LOVES PARK

ALDERMAN JOHN JACOBSON

RESOLUTION NO.

DATE: NOVEMBER 1, 2021

**DEPARTMENT: FINANCE &
ADMINISTRATION COMMITTEE**

**A Resolution of the City of Loves Park, Winnebago County and Boone County, Illinois,
Expressing an Official Intent Regarding the
Negotiation of One or More Redevelopment Agreements and the
Reimbursement of Certain Expenditures
in connection with the
Riverside and McFarland Redevelopment Project Area**

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the City of Loves Park, Winnebago County, Illinois (the “**City**”), in an effort to revitalize the local economy and provide for the redevelopment and reuse of an underutilized and blighted area within the community, are considering a proposed City of Loves Park, Winnebago County, Illinois, Illinois Riverside and McFarland Redevelopment Project Area (the “**Project Area**”) (see Exhibit A, Project Area Boundary) and contemplating the use of tax increment finance (“**TIF**”) in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**TIF Act**”), to pay eligible “redevelopment project costs” as defined in the Act for the benefit of the Project Area; and

WHEREAS, the Corporate Authorities of the City, in in the interest of stimulating economic activity, creating and maintaining jobs, increasing tax revenues, encouraging the creation of new and lasting infrastructure and other improvements, and facilities, and to cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services to increase the general tax base, employment and economic growth, are considering the proposal of a Business Development District and Business District Plan (“**BDD**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.* as amended (the “**BDD ACT**”) for the Project Area; and

WHEREAS, the Corporate Authorities (i) have determined that in order to encourage private investment within the Project Area and restore and enhance the tax base of the City, certain conditions within the Project Area that cause the areas within the Project Area to be classified as “blighted” or “conservation” areas must be removed, and (ii) are considering redevelopment of the Project Area utilizing the powers and authority conferred by the TIF Act; and

WHEREAS, the removal of conditions that cause the areas within the Project Area to be classified as “blighted” or “conservation” areas, and the redevelopment and reuse of the Project Area, are expected to require the expenditure of funds on such “redevelopment project costs” by both the City and private parties; and

WHEREAS, in order to stimulate private investment in the Project Area, it is necessary for the City to provide financial and other assistance to private parties utilizing the powers and authority conferred by the TIF Act and the BDD Act; and

WHEREAS, the Corporate Authorities desire to begin negotiating with private parties in connection with the potential redevelopment of portions of the Project Area; and

WHEREAS, it is desirable and in the best interest of the residents of the City to authorize the Mayor and other appropriate officers of the City to begin negotiating with private parties (“Developers”), cause the necessary due diligence to be conducted to determine the feasibility of redevelopment projects proposed by such private parties, and begin drafting one or more redevelopment agreements (the “**RDAs**”) to be entered into by the City and the Developers governing the redevelopment of the Project Area; and

WHEREAS, during the course of those negotiations the City and Developers intend to make certain expenditures for eligible “redevelopment project costs” in connection with and the redevelopment of the Project Area, (the “**Expenditures**”); and

WHEREAS, the City reasonably expects to reimburse itself and the Developers for the Expenditures by using incremental property tax revenue derived from TIF or issuing obligations pursuant to the Act secured by incremental property tax revenue derived from TIF, and potentially, the establishment of a Business Development District or otherwise pursuant to law (the “**Reimbursement Obligations**”);

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Council of Trustees of the City of Loves Park, Winnebago County, Illinois, that:

Section 1. Recitals

The statements set forth in the preambles to this Resolution are found to be true and correct and are incorporated by reference and made a part of this Resolution.

Section 2. Authority

(a) The City is a duly constituted and organized non-home rule municipality as described in Section § 7 of Article VII of the 1970 Constitution of the State of Illinois, and as such has specific powers granted to it by law.

(b) This Resolution is adopted in connection with the contemplated implementation of a “redevelopment plan” in accordance with and as defined in the TIF Act and the BDD Act.

(c) This Resolution is a declaration of official intent under Treasury Regulations Section 1.150-2.

(d) This Resolution shall allow for “redevelopment project costs” to be incurred and subsequently reimbursed from incremental property tax revenue derived from TIF or from the proceeds of a BDD Tax.

Section 3. RDA Negotiation

(a) The Corporate Authorities authorize the Mayor and his designees to proceed in good faith with negotiating and preparing one or more RDAs between the City and one or more

Developers to encourage industrial and commercial development and the redevelopment and reuse of blighted or conservation areas within the Project Area.

(b) Each RDA shall provide for the use of TIF, as provided in the TIF Act and/or BDD revenue as provided in the BDD Act, and may provide for the use of TIF to pay or reimburse the costs of eligible “redevelopment project costs” within the Project Area.

(c) Each RDA shall include the amount and terms of TIF and/or BDD assistance that may be made available to the applicable Developer, and that assistance shall be based on the determination of financial need in order to allow an approved redevelopment project to be feasible, provided that assistance shall be limited to payment or reimbursement of eligible redevelopment project costs. Such assistance shall also be dependent upon receipt of sufficient TIF and or BDD revenue and shall not become a general obligation of the City.

(d) Each RDA shall provide that zoning, planned unit development, subdivision, and site plan approvals must be approved separately by the Corporate Authorities where otherwise required by law.

Section 4. Estimate of Expenditures

(a) Prior to the execution of the RDAs, the City intends to incur, or cause Developers to incur, Expenditures in connection within the Project Area allowable under the TIF and BDD Acts including, and not limited to, the following:

1. Property acquisition, demolition, grading, and site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level or below ground environmental contamination; including but not limited to parking lots and other concrete or asphalt barriers, and utilities.
2. Professional services including legal, zoning, redevelopment consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, environmental and geotechnical services, and market studies. Legal services relating to the formation and development of the Project Area, and associated activities provided by the City Attorneys.

(b) The final executed RDAs may include eligible redevelopment project costs that are to be incurred after the execution of the RDA, in addition to the Expenditures incurred in connection with this Resolution prior to the execution of the RDAs.

Section 5. Reimbursement of Expenditures

The City intends to reimburse all or a portion of the Expenditures incurred in connection with this Resolution only through the use of revenue received in accordance to the TIF Act and/or BDD Act, to the extent the same is adequate and only to Developers if an RDA is executed with such Developer.

Section 6. Non-Binding Effect

Notwithstanding the foregoing, all negotiations and all agreements (including those with private parties) relating to the redevelopment of portions of the Project Area shall be and shall remain non-binding on the City unless and until they are formally approved by the Corporate Authorities. The City shall not be liable for the payment of any costs, Expenditures, or Reimbursement Obligations unless and until the same are authorized by a duly approved and enacted RDA.

Section 7. Public Inspection

This Resolution shall be immediately available for inspection by the public at the office of the City Clerk.

Section 8. Severability

If any provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Resolution, and to that effect all provisions of this Resolution are deemed severable.

Section 9. Effective Date

This Resolution shall be in full force and effect immediately upon its passage and approval by the Corporate Authorities, as provided by law.

MOTION:

SECOND:

VOTING:

APPROVED by the Mayor on November ____, 2021:

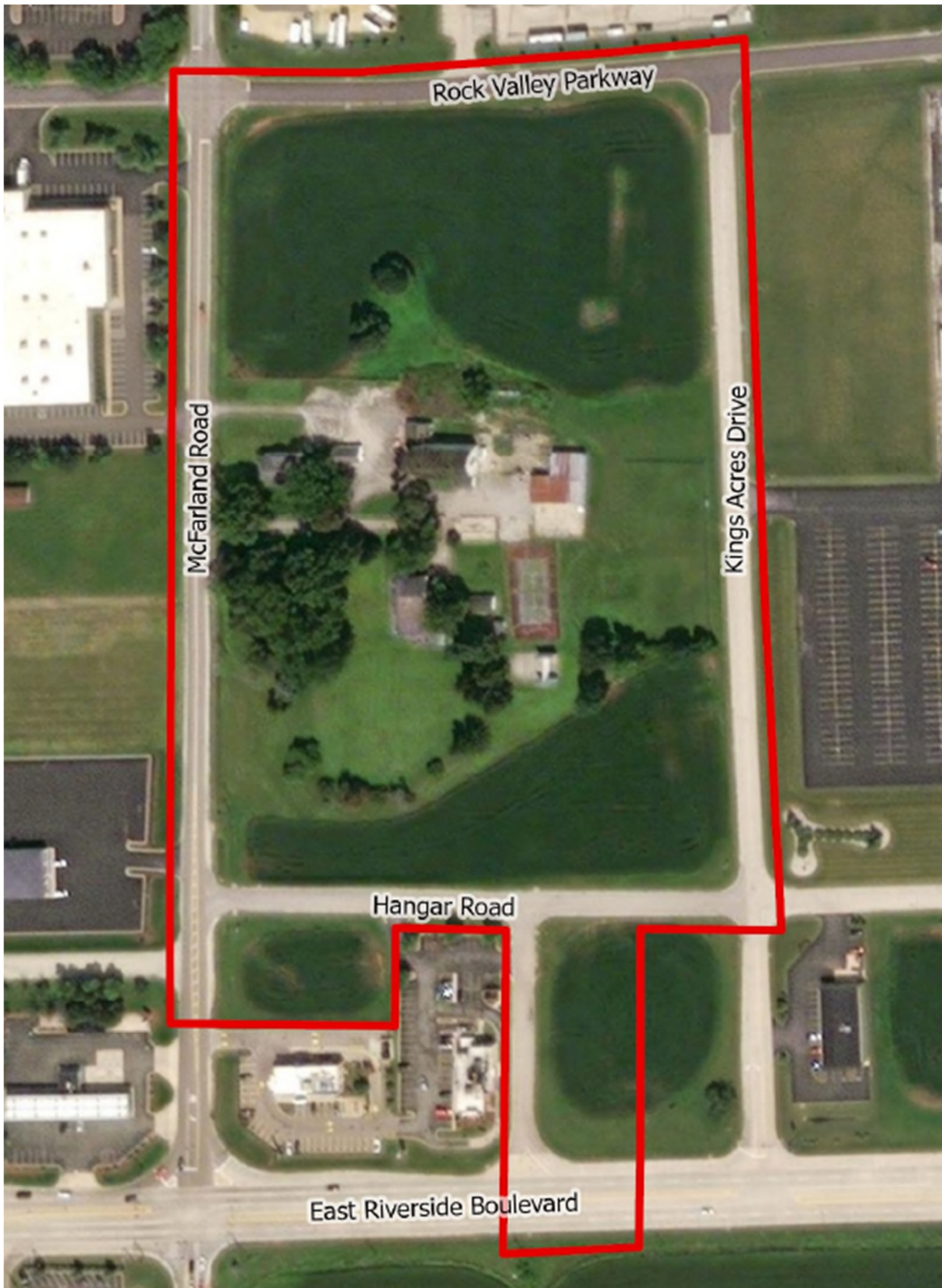
Gregory R. Jury
CITY MAYOR

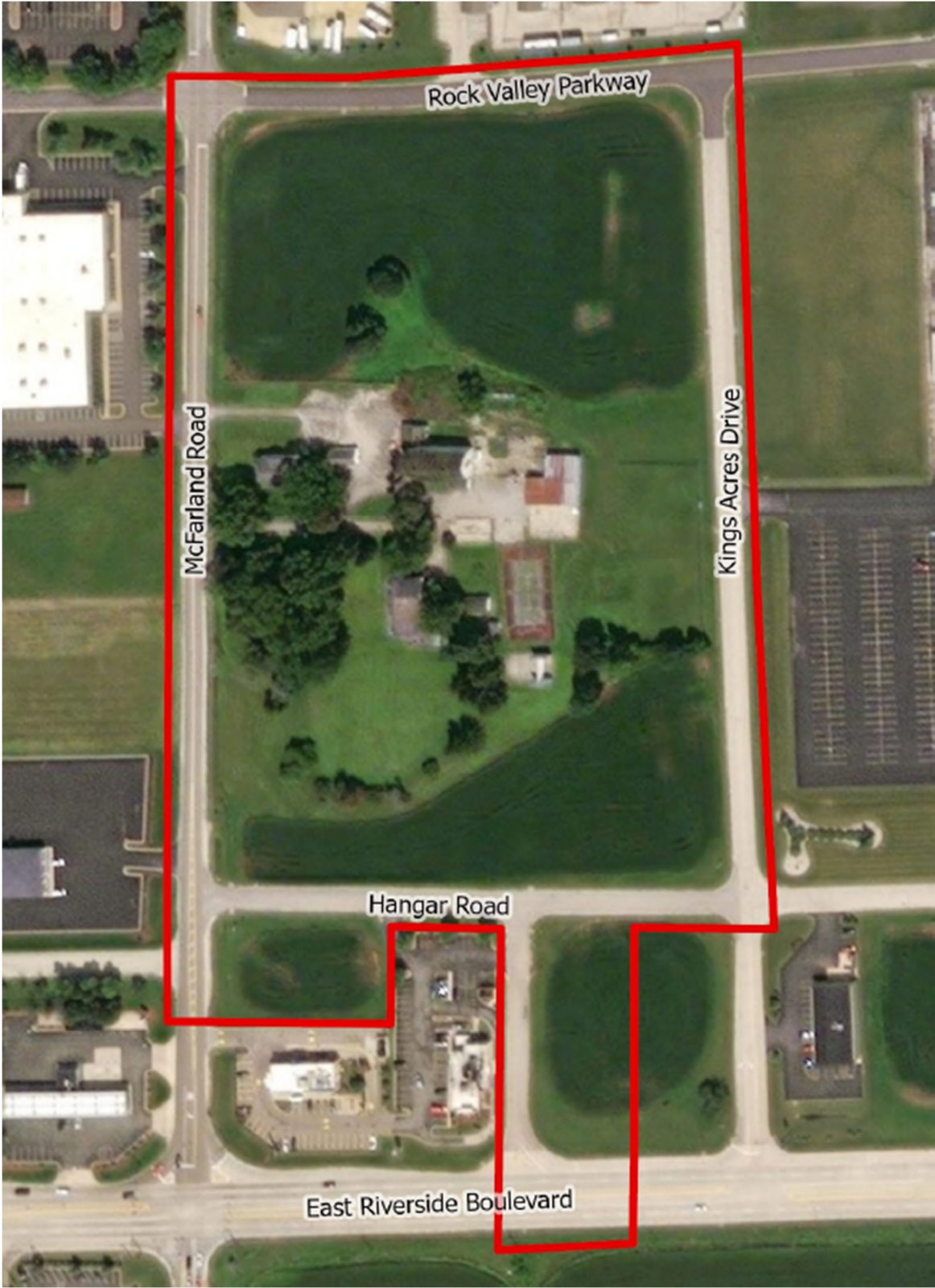
ATTEST:

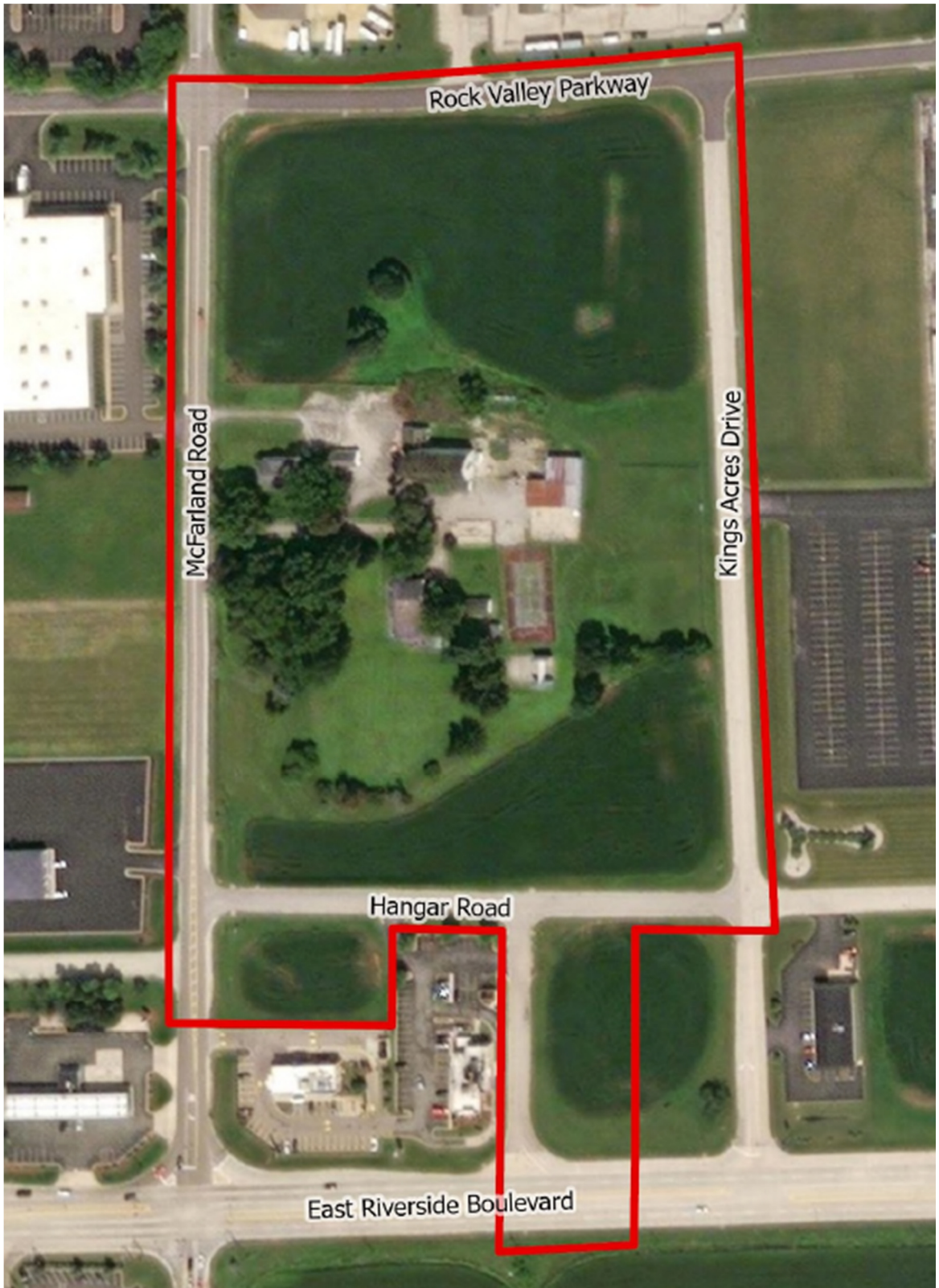
Robert J. Burden
CITY CLERK

Exhibit A; Resolution No _____

Redevelopment Project Area Boundary







CITY OF LOVES PARK

ALDERMAN JOHN JACOBSON

RESOLUTION NO.

DATE: NOVEMBER 1, 2021

DEPARTMENT: FINANCE &
ADMINISTRATION COMMITTEE

**A Resolution of the City of Loves Park, Winnebago County and Boone County, Illinois,
Expressing an Official Intent Regarding the
Negotiation of One or More Redevelopment Agreements and the
Reimbursement of Certain Expenditures
in connection with the
Illinois 173 and Forest Hills Redevelopment Project Area**

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the City of Loves Park, Winnebago County, Illinois (the “**City**”), in an effort to revitalize the local economy and provide for the redevelopment and reuse of an underutilized and blighted area within the community, are considering a proposed City of Loves Park, Winnebago County, Illinois, Illinois 173 and Forest Hills Redevelopment Project Area (the “**Project Area**”) (see Exhibit A, Project Area Boundary) and contemplating the use of tax increment finance (“**TIF**”) in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**TIF Act**”), to pay eligible “redevelopment project costs” as defined in the Act for the benefit of the Project Area; and

WHEREAS, the Corporate Authorities of the City, in in the interest of stimulating economic activity, creating and maintaining jobs, increasing tax revenues, encouraging the creation of new and lasting infrastructure and other improvements, and facilities, and to cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services to increase the general tax base, employment and economic growth, are considering the proposal of a Business Development District and Business District Plan (“**BDD**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.* as amended (the “**BDD ACT**”) for the Project Area; and

WHEREAS, the Corporate Authorities (i) have determined that in order to encourage private investment within the Project Area and restore and enhance the tax base of the City, certain conditions within the Project Area that cause the areas within the Project Area to be classified as “blighted” or “conservation” areas must be removed, and (ii) are considering redevelopment of the Project Area utilizing the powers and authority conferred by the TIF Act; and

WHEREAS, the removal of conditions that cause the areas within the Project Area to be classified as “blighted” or “conservation” areas, and the redevelopment and reuse of the Project Area, are expected to require the expenditure of funds on such “redevelopment project costs” by both the City and private parties; and

WHEREAS, in order to stimulate private investment in the Project Area, it is necessary for the City to provide financial and other assistance to private parties utilizing the powers and authority conferred by the TIF Act and the BDD Act; and

WHEREAS, the Corporate Authorities desire to begin negotiating with private parties in connection with the potential redevelopment of portions of the Project Area; and

WHEREAS, it is desirable and in the best interest of the residents of the City to authorize the Mayor and other appropriate officers of the City to begin negotiating with private parties (“Developers”), cause the necessary due diligence to be conducted to determine the feasibility of redevelopment projects proposed by such private parties, and begin drafting one or more redevelopment agreements (the “**RDAs**”) to be entered into by the City and the Developers governing the redevelopment of the Project Area; and

WHEREAS, during the course of those negotiations the City and Developers intend to make certain expenditures for eligible “redevelopment project costs” in connection with and the redevelopment of the Project Area, (the “**Expenditures**”) some of which date back as far as June 1, 2021; and

WHEREAS, the City reasonably expects to reimburse itself and the Developers for the Expenditures by using incremental property tax revenue derived from TIF or issuing obligations pursuant to the Act secured by incremental property tax revenue derived from TIF, and potentially, the establishment of a Business Development District or otherwise pursuant to law (the “**Reimbursement Obligations**”);

NOW THEREFORE BE IT AND IT IS HEREBY RESOLVED, by the Mayor and Council of Trustees of the City of Loves Park, Winnebago County, Illinois, that:

Section 1. Recitals

The statements set forth in the preambles to this Resolution are found to be true and correct and are incorporated by reference and made a part of this Resolution.

Section 2. Authority

(a) The City is a duly constituted and organized non-home rule municipality as described in Section § 7 of Article VII of the 1970 Constitution of the State of Illinois, and as such has specific powers granted to it by law.

(b) This Resolution is adopted in connection with the contemplated implementation of a “redevelopment plan” in accordance with and as defined in the TIF Act and the BDD Act.

(c) This Resolution is a declaration of official intent under Treasury Regulations Section 1.150-2.

(d) This Resolution shall allow for “redevelopment project costs” to be incurred and subsequently reimbursed from incremental property tax revenue derived from TIF or from the proceeds of a BDD Tax.

Section 3. RDA Negotiation

(a) The Corporate Authorities authorize the Mayor and his designees to proceed in good faith with negotiating and preparing one or more RDAs between the City and one or more Developers to encourage industrial and commercial development and the redevelopment and reuse of blighted or conservation areas within the Project Area.

(b) Each RDA shall provide for the use of TIF, as provided in the TIF Act and/or BDD revenue as provided in the BDD Act, and may provide for the use of TIF to pay or reimburse the costs of eligible “redevelopment project costs” within the Project Area.

(c) Each RDA shall include the amount and terms of TIF and/or BDD assistance that may be made available to the applicable Developer, and that assistance shall be based on the determination of financial need in order to allow an approved redevelopment project to be feasible, provided that assistance shall be limited to payment or reimbursement of eligible redevelopment project costs. Such assistance shall also be dependent upon receipt of sufficient TIF and or BDD revenue and shall not become a general obligation of the City.

(d) Each RDA shall provide that zoning, planned unit development, subdivision, and site plan approvals must be approved separately by the Corporate Authorities where otherwise required by law.

Section 4. Estimate of Expenditures

(a) Prior to the execution of the RDAs, the City intends to incur, or cause Developers to incur, Expenditures in connection within the Project Area allowable under the TIF and BDD Acts including, and not limited to, the following:

1. Property acquisition, demolition, grading, filling of a quarry and site preparation, site improvements that serve as an engineered barrier addressing ground level or below ground level or below ground environmental contamination; including but not limited to parking lots and other concrete or asphalt barriers, and utilities.
2. Professional services including legal, zoning, redevelopment consulting, architectural and engineering services, landscape architectural services, design guidelines, appraisals, surveys, market studies, traffic studies, environmental and geotechnical services, and market studies. Legal services relating to the formation and development of the Project Area, and associated activities provided by the City Attorneys.

(b) The final executed RDAs may include eligible redevelopment project costs that are to be incurred after the execution of the RDA, in addition to the Expenditures incurred in connection with this Resolution prior to the execution of the RDAs and it is the intent to reimburse such costs occurring from and after June 1, 2021 upon proper substantiation thereof.

Section 5. Reimbursement of Expenditures

The City intends to reimburse all or a portion of the Expenditures incurred in connection with this Resolution only through the use of revenue received in accordance to the TIF Act and/or BDD Act, to the extent the same is adequate and only to Developers if an RDA is executed with such Developer.

Section 6. Non-Binding Effect

Notwithstanding the foregoing, all negotiations and all agreements (including those with private parties) relating to the redevelopment of portions of the Project Area shall be and shall remain non-

binding on the City unless and until they are formally approved by the Corporate Authorities. The City shall not be liable for the payment of any costs, Expenditures, or Reimbursement Obligations unless and until the same are authorized by a duly approved and enacted RDA.

Section 7. Public Inspection

This Resolution shall be immediately available for inspection by the public at the office of the City Clerk.

Section 8. Severability

If any provision of this Resolution shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such provision shall not affect any of the remaining provisions of this Resolution, and to that effect all provisions of this Resolution are deemed severable.

Section 9. Effective Date

This Resolution shall be in full force and effect immediately upon its passage and approval by the Corporate Authorities, as provided by law.

MOTION:

SECOND:

VOTING:

APPROVED by the Mayor on November ____, 2021:

Gregory R. Jury
CITY MAYOR

ATTEST:

Robert J. Burden
CITY CLERK

Exhibit A; Resolution No _____

Redevelopment Project Area Boundary



CITY OF LOVES PARK

ALDERMAN JOHN JACOBSON

RESOLUTION NO.

DATE: NOVEMBER 1, 2021

**DEPARTMENT: FINANCE &
ADMINISTRATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CONTRACT FOR
PROFESSIONAL SERVICES REGARDING THE PROPOSED ILLINOIS 173 AND
FOREST HILLS REDEVELOPMENT PROJECT AREA**

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the City of Loves Park, Winnebago County, Illinois (the “**City**”), in an effort to revitalize the local economy and provide for the redevelopment and reuse of an underutilized and blighted area within the community, are considering a proposed City of Loves Park, Winnebago County, Illinois, Illinois 173 and Forest Hills Redevelopment Project Area (the “**Project Area**”) (see Exhibit A, Project Area Boundary) and contemplating the use of tax increment finance (“**TIF**”) in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**TIF Act**”), to pay eligible “redevelopment project costs” as defined in the Act for the benefit of the Project Area; and

WHEREAS, the Corporate Authorities of the City, in in the interest of stimulating economic activity, creating and maintaining jobs, increasing tax revenues, encouraging the creation of new and lasting infrastructure and other improvements, and facilities, and to cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services to increase the general tax base, employment and economic growth, are also considering the proposal of a Business Development District and Business District Plan (“**BDD**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.* as amended (the “**BDD ACT**”) for the Project Area; and

WHEREAS, in furtherance of the foregoing, the City wishes to retain PGAV Planners, LLC (“**PGAV**”), to undertake an eligibility study to aid it in the formation of the TIF and Business Development District and in furtherance thereof, PGAV has submitted the Contract for Professional Services attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Loves Park, County of Winnebago and County of Boone, Illinois, that by the adoption of this resolution, that the Mayor and the City Council hereby agree as follows:

1. The above recitals are hereby incorporated into this Resolution as if fully stated herein.
2. The Mayor is authorized to sign a Contract for Professional Services in a form substantially similar to that attached hereto and the terms set forth therein are hereby approved.
3. Should any provision of this Resolution be declared invalid by a court of competent jurisdiction, the invalidity of such provision shall not affect any of the other provisions of this Resolution.
4. This Resolution shall be in full force and effect from and after its passage and approval.

MOTION:

SECOND:

VOTING:

PASSED AND APPROVED the _____ day of _____, 2021.

APPROVED:

Mayor Gregory R. Jury

ATTEST:

City Clerk Robert Burden

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF LOVES PARK, ILLINOIS
AND
PGAV PLANNERS LLC**

(Illinois 173 and Forest Hills TIF and Business District)

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Loves park, Illinois, (the "City") and PGAV Planners, LLC ("PGAV").

WITNESSETH:

Whereas, the City is interested in the development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the "TIF Act") to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the Illinois 173 and Forest Hills Redevelopment Project Area (the "TIF District"); and

Whereas, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the TIF District is eligible under the applicable provisions of the TIF Act and then create a redevelopment plan that satisfies the provisions of the TIF Act for the properties that qualify; and

Whereas, the City is considering the potential for creation of an Business District (or "BD") under the provisions of the Illinois Business District Development and Redevelopment Business District Law (the "Business District Law"), as amended (65 ILCS 5/11-74.3-1 thru 3-7); and

Whereas, in order to designate all or a portion of the BD, the City has retained PGAV to conduct an investigation of the ability of the study area to qualify as a "Blighted area" as defined in the Business District Law, prepare a Business District Plan, and conduct other planning analyses in order to accomplish such designation and thereby provide the appropriate incentives necessary to induce the development within the BD; and

Whereas, the City desires to designate a portion of the City, identified on Exhibit A of this Agreement, as the Illinois 173 and Forest Hills TIF Redevelopment Area and the Illinois 173 and Forest Hills Business District with the same boundary; and

Whereas, PGAV is duly experienced in providing the planning and economic analysis services required for establishing a BD pursuant to the Business District Law and the services required for establishing a TIF District pursuant to the TIF Act.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

PGAV will assist the City with conducting an eligibility study pursuant to the TIF Act and the Business District Law and creating a TIF Redevelopment Plan and a Business District Plan to satisfy the requirements of state statute. PGAV will also provide examples for all necessary notices, letters, schedules, ordinances, resolutions, etc. Attendance at no more than four meetings is included in the scope of services including one trip to perform fieldwork, attendance at the Joint Review Board meeting pursuant to the TIF Act, and attendance at two public hearings, one for the TIF and the other for the BD pursuant to the TIF Act and Business District Law.

A. Feasibility Study and Inducement Resolution:

PGAV will prepare, for use by the City, a draft of a resolution indicating the City's intent to establish a TIF District. It is understood that the City will indicate its intent to certify that the TIF District will not result in the displacement of more than ten inhabited housing units. If a redevelopment project requires the displacement of more than ten inhabited housing units, the City will hire PGAV to perform a Housing Impact Study pursuant to the TIF Act. PGAV will also take an account of the potential qualifying factors related to the establishment of the BD.

B. Interested Parties Registry:

PGAV will assist the City in complying with the requirements of the TIF Act regarding the "interested parties' registry." This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties' registry regarding the proposed 2021 Amendment.
2. Prepare an updated TIF interested parties registration form, if necessary.

C. Eligibility Analysis and Boundary Determination:

1. The area being considered for the TIF District and BD is delineated on Exhibit A of this Agreement, attached hereto. The boundaries may be adjusted based upon the findings regarding eligibility factors in the TIF Act and Business District Law.
2. The eligibility analysis will include on-site inspection of conditions of the area shown in Exhibit A to determine the presence of eligibility factors per statutory requirements.
3. PGAV will meet with City representatives to identify and discuss issues that need to be considered including any issues affecting the TIF or BD programs; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
4. Based upon the findings of the field work, PGAV will recommend a final boundary for the expanded TIF District and BD. Upon concurrence by the City's point of contact, PGAV will prepare

findings on eligibility and incorporate said findings in a TIF Redevelopment Plan and Business District Plan as separate documents.

D. Tax Increment Finance Redevelopment Plan:

1. Redevelopment Plan/Statutory Requirements:

PGAV will prepare a TIF Redevelopment Plan and it will contain the following components, as provided for in the TIF Act:

- a. Redevelopment plan objectives.
- b. Generalized land use.
- c. Description of private projects and necessary public actions.
- d. Implementation strategy.
- e. Estimated redevelopment project costs.
- f. Estimate of equalized assessed value of the Project Area after redevelopment.
- g. The eligibility findings for the area as documented in Task C of this scope of services.
- h. Include documentation that "but for TIF" the Plan will not be implemented, with respect to the TIF District.
- i. Include evidence that the TIF District has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.

E. Business District Plan:

1. If the work conducted in Task C above indicates that the BD can qualify as a "blighted area" under the terms of the Business District Law, PGAV will prepare a Business District Plan.
2. The proposed Plan will set forth in writing:
 - a. A specific description of the proposed boundaries of the district, including a map illustrating the boundaries.
 - b. A general description of each project proposed to be undertaken within the Business District, including a description of the approximate location of each project.
 - c. The name of the proposed BD.
 - d. The estimated BD project costs.

- e. The anticipated source of funds to pay BD project costs.
 - f. The anticipated type and terms of any obligations to be issued.
 - g. The rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 of the Business District Law and the period of time for which the tax shall be imposed.
 - h. That the BD is a blighted area pursuant to the definition of blighted area in the Business District Law.
 - i. A finding that the BD, on the whole, has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.
3. PGAV will submit a draft of the Business District Plan to the City for review and comment. If necessary, PGAV will make changes to the Plan based upon comments received on the draft Plan.
 4. Revenue Projections

PGAV will develop general estimates of tax revenue to be generated by the redevelopment of the BD. Additional projections on major revisions or additions to the development plan will be considered outside the scope of this agreement.

F. Approval Process and Attendance at Meetings:

1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan and Business District review and approval process. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act and Business District Law.
2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan and Business District Plan.
3. PGAV will present the TIF Redevelopment Plan to the Joint Review Board and listen to public comment at the required public hearing.
4. PGAV will listen to public comment at the required Public Hearing for the BD.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the City, who will interact with PGAV staff, coordinate with other City staff or consultants, as needed, and be responsible for tasks to be completed by the City. In addition, the City's point of contact or building inspector shall be made available to assist the PGAV staff person in the conduct of the field inspections of property within the TIF District and BD.
- B. Provide, or cause to be provided, ArcGIS map files, and a database of all properties in area that should include parcel boundaries, street names, railroads, water features, parcel identification numbers (PINs), ownership information (including mailing addresses). In addition, provide high-resolution, digital aerial photography of the area.
- C. Collect the most recent equalized assessed valuation (EAV) of each parcel in the area from the County Assessor, including name and address of property owners. While collecting this information, the City will obtain the historical EAV for each parcel going back to 2014.
- D. Prepare the legal description of the TIF District and BD.
- E. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, residential addresses, and property owners within the area. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV.
- F. Accomplish amendments to the City's Comprehensive Plan, if necessary, so that the proposed land uses contained in the amended TIF District and BD are consistent with the Comprehensive Plan for the City as a whole.

III. TIMING OF PERFORMANCE

Upon the signing of this Agreement, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

IV. FEE & METHOD OF COMPENSATION

- A. The fee for the completed services shall be \$37,500, inclusive of reimbursable expenses.
- B. Invoices for fees and expenses shall be submitted to the City monthly based on the percentage of the work completed. Payment of invoices will be made by the City within 30 days of receiving invoice. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Revisions to the eligibility analysis or TIF Redevelopment Plan or Business District Plan if the boundaries change after the completion of Section C of the scope of services.
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may useful to the City in making decisions on specific development proposals within the TIF District and BD.
- C. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller’s Office.
- D. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF or BD assistance.
- E. Preparation of a housing impact study, which would be required if the City determined that it cannot certify in the TIF Redevelopment Plan will not result in the displacement 10 or more inhabited residential units. A separate agreement will be signed to complete this work.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requiring specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses that have been incurred by PGAV to that date.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2021.

10/28/21

Illinois 173 and Forest Hills TIF and BD



ATTEST:

CITY OF LOVES PARK, ILLINOIS

Bob Burden, City Clerk

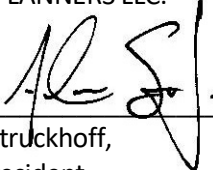
Gregory Jury, Mayor

ATTEST:

PGAV PLANNERS LLC.



Adam Stroud,
Senior Project Manager



Andy Struckhoff,
Vice President

Attachment: Exhibit A (Proposed TIF District and BD Boundary)

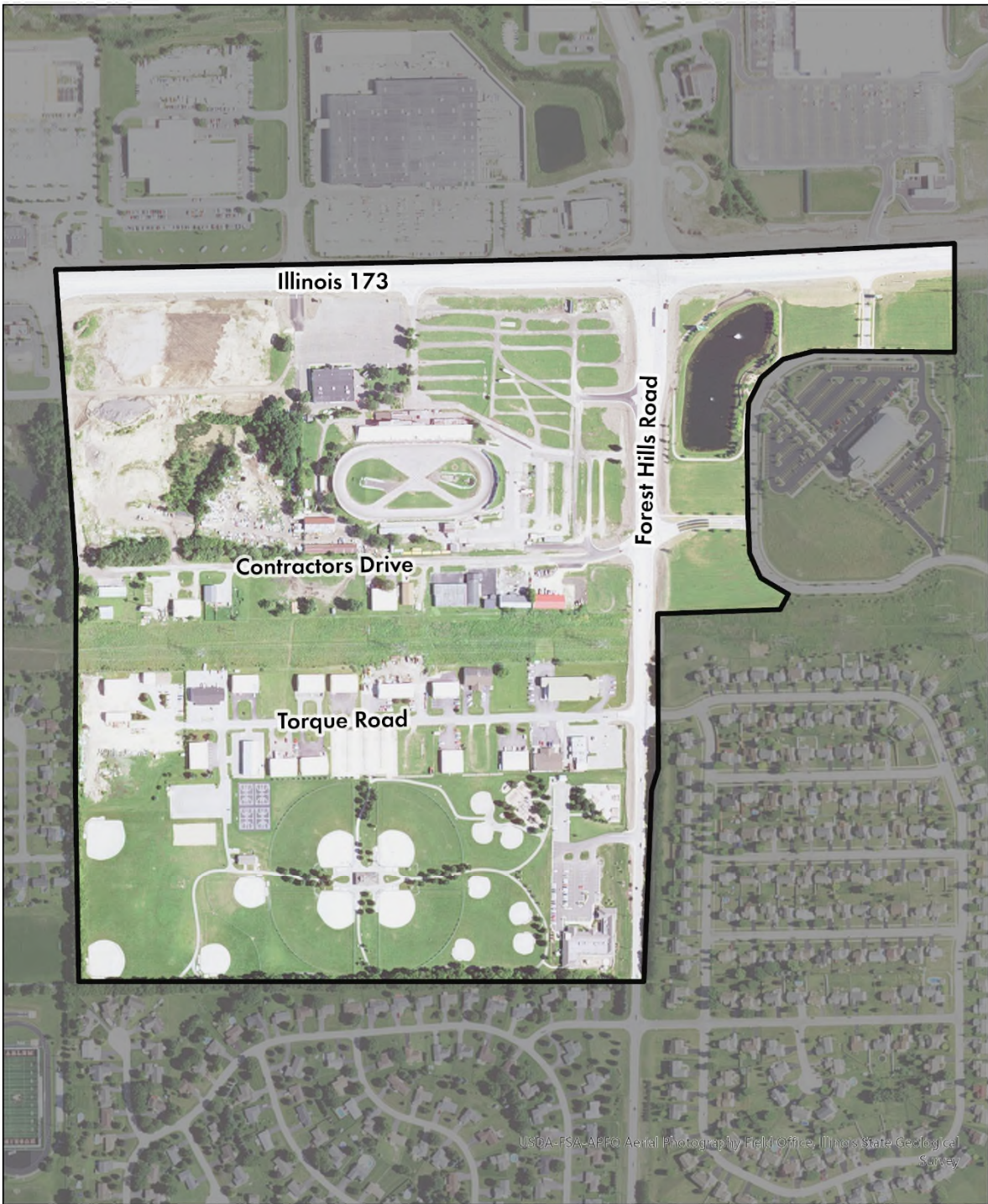


Exhibit A - Proposed TIF District and BD Boundary

July 2021

Loves Park, IL

PCAV PLANNERS LLC



0 200 400 800 US Feet

PCAV PLANNERS

CITY OF LOVES PARK

ALDERMAN JOHN JACOBSON

RESOLUTION NO.

DATE: NOVEMBER 1, 2021

DEPARTMENT: FINANCE &
ADMINISTRATION COMMITTEE

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN A CONTRACT FOR PROFESSIONAL SERVICES REGARDING THE PROPOSED RIVERSIDE AND MCFARLAND REDEVELOPMENT PROJECT AREA

WHEREAS, the Mayor and City Council (the “**Corporate Authorities**”) of the City of Loves Park, Winnebago County, Illinois (the “**City**”), in an effort to revitalize the local economy and provide for the redevelopment and reuse of an underutilized and blighted area within the community, are considering a proposed City of Loves Park, Winnebago County, Illinois, Illinois Riverside and McFarland Redevelopment Project Area (the “**Project Area**”) (see Exhibit A, Project Area Boundary) and contemplating the use of tax increment finance (“**TIF**”) in accordance with the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.*, as amended (the “**TIF Act**”), to pay eligible “redevelopment project costs” as defined in the Act for the benefit of the Project Area; and

WHEREAS, the Corporate Authorities of the City, in in the interest of stimulating economic activity, creating and maintaining jobs, increasing tax revenues, encouraging the creation of new and lasting infrastructure and other improvements, and facilities, and to cause the attraction and retention of businesses and commercial enterprises which generate economic activity and services to increase the general tax base, employment and economic growth, are also considering the proposal of a Business Development District and Business District Plan (“**BDD**”), pursuant to the Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1 *et seq.* as amended (the “**BDD ACT**”) for the Project Area; and

WHEREAS, in furtherance of the foregoing, the City wishes to retain PGAV Planners, LLC (“**PGAV**”), to undertake an eligibility study to aid it in the formation of the TIF and Business Development District and in furtherance thereof, PGAV has submitted the Contract for Professional Services attached hereto.

NOW, THEREFORE, BE IT RESOLVED, by the Mayor and the City Council of the City of Loves Park, County of Winnebago and County of Boone, Illinois, that by the adoption of this resolution, that the Mayor and the City Council hereby agree as follows:

1. The above recitals are hereby incorporated into this Resolution as if fully stated herein.
2. The Mayor is authorized to sign a Contract for Professional Services in a form substantially similar to that attached hereto and the terms set forth therein are hereby approved.
3. Should any provision of this Resolution be declared invalid by a court of competent jurisdiction, the invalidity of such provision shall not affect any of the other provisions of this Resolution.
4. This Resolution shall be in full force and effect from and after its passage and approval.

MOTION:

SECOND:

VOTING:

PASSED AND APPROVED the _____ day of _____, 2021.

APPROVED:

Mayor Gregory R. Jury

ATTEST:

City Clerk Robert Burden

**CONTRACT FOR PROFESSIONAL SERVICES
BETWEEN
THE CITY OF LOVES PARK, ILLINOIS
AND
PGAV PLANNERS LLC**

(McFarland Road TIF and Business District)

THIS AGREEMENT is entered into on the date and by execution shown hereafter, by and between the City of Loves park, Illinois, (the "City") and PGAV Planners, LLC ("PGAV").

WITNESSETH:

Whereas, the City is interested in the development and improvement of areas within the City utilizing the Tax Increment Allocation Redevelopment Act, 65 ILCS, 5/11-74.4-1 et. seq., as amended (the "TIF Act") to facilitate development in the area; and

Whereas, the City desires to explore the feasibility of establishing a tax increment finance redevelopment project area in an area identified herein as the McFarland Road Redevelopment Project Area (the "TIF District"); and

Whereas, the City wishes to retain PGAV to undertake an eligibility study to determine if all or a portion of the TIF District is eligible under the applicable provisions of the TIF Act and then create a redevelopment plan that satisfies the provisions of the TIF Act for the properties that qualify; and

Whereas, the City is considering the potential for creation of an Business District (or "BD") under the provisions of the Illinois Business District Development and Redevelopment Business District Law (the "Business District Law"), as amended (65 ILCS 5/11-74.3-1 thru 3-7); and

Whereas, in order to designate all or a portion of the BD, the City has retained PGAV to conduct an investigation of the ability of the study area to qualify as a "Blighted area" as defined in the Business District Law, prepare a Business District Plan, and conduct other planning analyses in order to accomplish such designation and thereby provide the appropriate incentives necessary to induce the development within the BD; and

Whereas, the City desires to designate a portion of the City, identified on Exhibit A of this Agreement, as the McFarland Road TIF Redevelopment Area and the McFarland Road Business District with the same boundary; and

Whereas, PGAV is duly experienced in providing the planning and economic analysis services required for establishing a BD pursuant to the Business District Law and the services required for establishing a TIF District pursuant to the TIF Act.

Now, Therefore, the parties hereto do mutually agree as follows:

I. SCOPE OF SERVICES

PGAV will assist the City with conducting an eligibility study pursuant to the TIF Act and the Business District Law and creating a TIF Redevelopment Plan and a Business District Plan to satisfy the requirements of state statute. PGAV will also provide examples for all necessary notices, letters, schedules, ordinances, resolutions, etc. Attendance at no more than four meetings is included in the scope of services including one trip to perform fieldwork, attendance at the Joint Review Board meeting pursuant to the TIF Act, and attendance at two public hearings, one for the TIF and the other for the BD pursuant to the TIF Act and Business District Law.

A. Feasibility Study and Inducement Resolution:

PGAV will prepare, for use by the City, a draft of a resolution indicating the City's intent to establish a TIF District. It is understood that the City will indicate its intent to certify that the TIF District will not result in the displacement of more than ten inhabited housing units. If a redevelopment project requires the displacement of more than ten inhabited housing units, the City will hire PGAV to perform a Housing Impact Study pursuant to the TIF Act. PGAV will also take an account of the potential qualifying factors related to the establishment of the BD.

B. Interested Parties Registry:

PGAV will assist the City in complying with the requirements of the TIF Act regarding the "interested parties' registry." This assistance includes providing the City with drafts of the following:

1. A newspaper notice of registration for the interested parties' registry regarding the proposed 2021 Amendment.
2. Prepare an updated TIF interested parties registration form, if necessary.

C. Eligibility Analysis and Boundary Determination:

1. The area being considered for the TIF District and BD is delineated on Exhibit A of this Agreement, attached hereto. The boundaries may be adjusted based upon the findings regarding eligibility factors in the TIF Act and Business District Law.
2. The eligibility analysis will include on-site inspection of conditions of the area shown in Exhibit A to determine the presence of eligibility factors per statutory requirements.
3. PGAV will meet with City representatives to identify and discuss issues that need to be considered including any issues affecting the TIF or BD programs; projects desired for inclusion in the program; and any other ideas, thoughts, or suggestions the City wants to transmit to PGAV at this stage of the process.
4. Based upon the findings of the field work, PGAV will recommend a final boundary for the expanded TIF District and BD. Upon concurrence by the City's point of contact, PGAV will prepare

findings on eligibility and incorporate said findings in a TIF Redevelopment Plan and Business District Plan as separate documents.

D. Tax Increment Finance Redevelopment Plan:

1. Redevelopment Plan/Statutory Requirements:

PGAV will prepare a TIF Redevelopment Plan and it will contain the following components, as provided for in the TIF Act:

- a. Redevelopment plan objectives.
- b. Generalized land use.
- c. Description of private projects and necessary public actions.
- d. Implementation strategy.
- e. Estimated redevelopment project costs.
- f. Estimate of equalized assessed value of the Project Area after redevelopment.
- g. The eligibility findings for the area as documented in Task C of this scope of services.
- h. Include documentation that "but for TIF" the Plan will not be implemented, with respect to the TIF District.
- i. Include evidence that the TIF District has not been subject to growth and development by private enterprise as may be revealed from assessed value data and/or building permit records.

E. Business District Plan:

1. If the work conducted in Task C above indicates that the BD can qualify as a "blighted area" under the terms of the Business District Law, PGAV will prepare a Business District Plan.
2. The proposed Plan will set forth in writing:
 - a. A specific description of the proposed boundaries of the district, including a map illustrating the boundaries.
 - b. A general description of each project proposed to be undertaken within the Business District, including a description of the approximate location of each project.
 - c. The name of the proposed BD.
 - d. The estimated BD project costs.

- e. The anticipated source of funds to pay BD project costs.
 - f. The anticipated type and terms of any obligations to be issued.
 - g. The rate of any tax to be imposed pursuant to subsection (12) or (13) of Section 11-74.3-3 of the Business District Law and the period of time for which the tax shall be imposed.
 - h. That the BD is a blighted area pursuant to the definition of blighted area in the Business District Law.
 - i. A finding that the BD, on the whole, has not been subject to growth and development through investment by private enterprises or would not reasonably be anticipated to be developed or redeveloped without the adoption of the business district development or redevelopment plan.
3. PGAV will submit a draft of the Business District Plan to the City for review and comment. If necessary, PGAV will make changes to the Plan based upon comments received on the draft Plan.
 4. Revenue Projections

PGAV will develop general estimates of tax revenue to be generated by the redevelopment of the BD. Additional projections on major revisions or additions to the development plan will be considered outside the scope of this agreement.

F. Approval Process and Attendance at Meetings:

1. PGAV will prepare, for the City's use, a schedule that documents the Redevelopment Plan and Business District review and approval process. Included on this schedule will be dates for publications and mailing of required notices pursuant to the requirements of the TIF Act and Business District Law.
2. PGAV will provide guidance to the City in the formal approval process of the Redevelopment Plan and Business District Plan.
3. PGAV will present the TIF Redevelopment Plan to the Joint Review Board and listen to public comment at the required public hearing.
4. PGAV will listen to public comment at the required Public Hearing for the BD.

II. INFORMATION TO BE PROVIDED OR TASKS TO BE UNDERTAKEN BY THE CITY

The City will provide (or cause to be provided by others) the following:

- A. A person to serve as a point of contact with the City, who will interact with PGAV staff, coordinate with other City staff or consultants, as needed, and be responsible for tasks to be completed by the City. In addition, the City's point of contact or building inspector shall be made available to assist the PGAV staff person in the conduct of the field inspections of property within the TIF District and BD.
- B. Provide, or cause to be provided, ArcGIS map files, and a database of all properties in area that should include parcel boundaries, street names, railroads, water features, parcel identification numbers (PINs), ownership information (including mailing addresses). In addition, provide high-resolution, digital aerial photography of the area.
- C. Collect the most recent equalized assessed valuation (EAV) of each parcel in the area from the County Assessor, including name and address of property owners. While collecting this information, the City will obtain the historical EAV for each parcel going back to 2014.
- D. Prepare the legal description of the TIF District and BD.
- E. Be responsible for the publication of the required public hearing notices in the local newspaper and mailing of various required notices to taxing districts, residential addresses, and property owners within the area. The City will be responsible for ensuring that such publications and mailings take place in accordance with the schedule prepared by PGAV.
- F. Accomplish amendments to the City's Comprehensive Plan, if necessary, so that the proposed land uses contained in the amended TIF District and BD are consistent with the Comprehensive Plan for the City as a whole.

III. TIMING OF PERFORMANCE

Upon the signing of this Agreement, PGAV will commence services as provided herein. PGAV shall complete the assignment in accordance with a work schedule to be mutually prepared by PGAV and the City.

IV. FEE & METHOD OF COMPENSATION

- A. The fee for the completed services shall be \$29,500, inclusive of reimbursable expenses.
- B. Invoices for fees and expenses shall be submitted to the City monthly based on the percentage of the work completed. Payment of invoices will be made by the City within 30 days of receiving invoice. If no payment has been received within 60 days after receipt of our initial statement, PGAV will suspend services under this Agreement until PGAV has been paid in full the amounts due for services and expenses.

V. SERVICES OUTSIDE THE SCOPE OF THIS AGREEMENT

The scope of the work to be performed by PGAV shall be as provided for herein. The following work elements are hereby specifically noted as not included as tasks to be performed in conjunction with the terms of this Agreement:

- A. Revisions to the eligibility analysis or TIF Redevelopment Plan or Business District Plan if the boundaries change after the completion of Section C of the scope of services.
- B. Undertaking special studies such as market studies, economic impact studies, traffic impact studies and any other special studies that may be useful to the City in making decisions on specific development proposals within the TIF District and BD.
- C. Preparation of the required annual TIF reports that are required to be submitted to the Illinois Comptroller's Office.
- D. Preparation of and/or review of redevelopment agreements between the City and private parties wishing to receive TIF or BD assistance.
- E. Preparation of a housing impact study, which would be required if the City determined that it cannot certify in the TIF Redevelopment Plan will not result in the displacement of 10 or more inhabited residential units. A separate agreement will be signed to complete this work.

These services shall be considered additional work beyond the scope of this Agreement. The City may acquire such services by PGAV at an additional cost to be negotiated and provided for in the form of an addendum to this or separate Agreement.

VI. PROJECT STAFFING & MANAGEMENT

- A. PGAV hereby agrees to provide the qualified professional, technical, and clerical staff available within the firm to conduct the work in accordance with the tasks as outlined in Section I of this Agreement.
- B. If, in the opinion of PGAV and the City, a particular assignment (e.g., extra services) requiring specialized expertise not available within the PGAV staff, the accomplishment of such tasks may be achieved through subcontract with firms or individuals subject to prior approval of the City.

VII. TERMINATION OF AGREEMENT

If, for any reason, the City wishes to terminate this Agreement the City shall notify PGAV in writing. The date of said termination shall occur upon receipt of the written notice of termination by PGAV via the U.S. Postal Service or facsimile (followed by receipt of an original signature copy). The City will pay to PGAV an amount representing the percentage complete of the work performed to the date of termination, plus any reimbursable expenses that have been incurred by PGAV to that date.

IN WITNESS WHEREOF, the Parties hereto have caused this Agreement to be executed this _____ day of _____, 2021.

10/28/21

McFarland Road TIF and BD

PGAV PLANNERS

Page • 6

ATTEST:

CITY OF LOVES PARK, ILLINOIS

Bob Burden, City Clerk

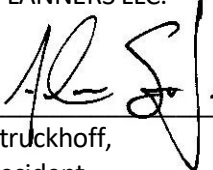
Gregory Jury, Mayor

ATTEST:

PGAV PLANNERS LLC.



Adam Stroud,
Senior Project Manager

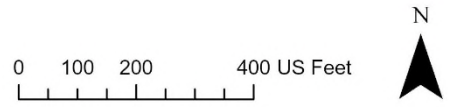


Andy Struckhoff,
Vice President

Attachment: Exhibit A (Proposed TIF District and BD Boundary)



Exhibit A - Proposed TIF and Business District Boundary
Loves Park, Illinois



CITY OF LOVES PARK

ALDERMAN JOHN JACOBSON

RESOLUTION NO.

DATE: NOVEMBER 1, 2021

**DEPARTMENT: FINANCE &
ADMINISTRATION COMMITTEE**

**A RESOLUTION AUTHORIZING THE MAYOR TO SIGN AN
INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF LOVES PARK
AND THE ROCKFORD PARK DISTRICT FOR MARKETING SPORTS TOURISM
AND OVERNIGHT VISITORS TO THE COMMUNITY**

WHEREAS, the City of Loves Park, an Illinois Municipal Corporation (“City”), pursuant to 65 ILCS 5/8-13-14 receives municipal hotel tax revenue to promote tourism and conventions within the municipality or otherwise to attract nonresident overnight visitors to the municipality; and

WHEREAS, the Rockford Park District, an Illinois Municipal Corporation (“RPD”) has a well-established history of drawing tens of thousands of sports tourists to the City who add greatly to the economic health and well-being of the City; and

WHEREAS, maintaining and growing the pool of sports tourists is beneficial to both the City and to RPD.

NOW, THEREFORE, BE IT RESOLVED, that:

1. The above recitals are hereby incorporated into this Resolution as if fully stated herein.
2. The Mayor is authorized to sign, on behalf of the City, the attached Intergovernmental Agreement with the Rockford Park District.
3. Should any provision of this Resolution be declared invalid by a court of competent jurisdiction, the invalidity of such provision shall not affect any of the other provisions of this Resolution.
4. This Resolution shall be in full force and effect from and after its passage and approval.

MOTION:

SECOND:

VOTING:

PASSED AND APPROVED the _____ day of November, 2021.

APPROVED:

Mayor Gregory R. Jury

ATTEST:

City Clerk Robert Burden

PUBLISHED: