**AGENDA-REGULAR COUNCIL MEETING**
Monday, November 2, 2026, 5:00PM
City Hall, 519 Blackhawk Blvd., South Beloit, IL

Join via Zoom Meeting
https://zoom.us/j/7736541955
Meeting ID: 773 654 1955

**REQUEST CELL PHONES BE TURNED OFF OR SILENCED:**

**ROLL CALL:**

**PLEDGE OF ALLEGIANCE:**

**INVOCATION:**

**APPROVAL OF AGENDA:**

**PUBLIC COMMENT:**

**APPROVAL OF MINUTES:**

1. Approval of Minutes of the Regular Council Meeting held on October 29, 2026

**REPORT OF OFFICERS:**

1. **Finance**
   Approval of Claims to be paid October 17, 2026 to October 30, 2026.

2. **Attorney Report:**

3. **Reports:**
   City Administrator Report and Staff Quarterly Report
   Accounts & Finance-Commissioner-Ryan Adleman
   Public Health & Safety-Commissioner-Ken Morse
   Streets & Public Improvements-Commissioner Brian Hedrington
   Public Properties-Commissioner-Courtney Prentice
   Mayor-Tom Fitzgerald

**CORRESPONDENCE:**

1. Discuss/Approve the hiring of Sabrina Belmonte as a Police Officer.
2. Swearing in of Sabrina Belmonte as South Beloit Police Officer.

**NEW BUSINESS:**

1. **Discussion and/or Motion Items:**
   a. Discuss Approve Ordinance Number 2943 Amending Various Sections of Chapter 38 Fire Prevention and Protection, Article I In General, Article II Fire Department, and Article III Fire Prevention Code of the Code of Ordinances
   b. Discuss/Approve Ordinance Number 2944 Approving a Variance in the Required Side Yard Setback from 5' Down to 0' For the Property Commonly Known as 314 Liston Avenue, South Beloit, Illinois, Winnebago County (PIN No. 04-07-210-005)
   c. Discuss/Approve Ordinance Number 2945 Approving a Variance to Increase the Maximum Allowed From 20' Signage Height to 31' in the Commercial Traffic Zoning District
   d. Discuss/Approve Ordinance Number 2946 Approving a Map Amendment to Rezone the Property Commonly Known as 918 Blackhawk Boulevard, South Beloit, Illinois, From the

Commercial Retailing Zoning District (CR) to the One-Family Residential Zoning District R1A)

e. Discuss/Approve Ordinance Number 2947 Approving a Variance in the Required Front Yard Setback from 15 Feet Down to 11 Feet, Width Setback from 50 Feet Down to 48 Feet and 15 Feet, and Side Yard Setback Down to 9 Feet Total for the Property Commonly Known As 918 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County (PIN No. 04-07-234-011)
f. Discuss/Approve Resolution Number 6750 Approving a Proposal for Additional Professional Construction Engineering Services for the 2026 Local Streets Program
g. Discuss/Approve Resolution Number 6751 Approving Estimated Tax Levy Amounts
h. Discuss/Recommendation regarding the Eastern Avenue Reconstruction Project as part of the 2027 Local 1% Streets Project
i. Discuss/Approve the hiring of Tracy Patrick as a Part Time Clerk's Office Position at an hourly rate of $40.00.

**ADJOURN:**

THE CITY OF
# SOUTH BELOIT
ILLINOIS

October 27, 2026

Sabrina Belmonte
[redacted]

VIA Email: [redacted]

***Re: Conditional Offer of Employment – Police Officer, South Beloit Police Department***

Sabrina Belmonte,

Please allow this letter to serve as the City of South Beloit's conditional offer of employment to you to serve as a police officer with the City of South Beloit. This position is represented by a bargaining unit agreement between the City of South Beloit and Illinois Fraternal Order of Police Labor Council. Wages, time off and many other personnel policies are defined in the agreement.

This offer of employment is conditioned upon successful completion of all required background checks, screens, exams, pre-employment physical, drug test and your appointment by the City of South Beloit City Council as Police Officer at the November 2, 2026, City Council Meeting.

It is our understanding that you will be able to join the City on Tuesday, November 3, 2026. Prior to that date, the City will require some employment screening to include a physical and a drug test. Please contact the City Clerk to make arrangements for this as well as to fill out other employment associated paperwork. Please be advised that this offer of employment is at-will and should not be construed to create a contractual relationship.

We are pleased that you have decided to take the position with the City of South Beloit and are looking forward to working with you in the future.

Sincerely,

[redacted]

Sonya Hoppes
City Administrator, City of South Beloit

cc: Ken Morse, Commissioner of Public Safety
Thomas Fitzgerald, Mayor
Adam Truman, Chief of Police
Megan Reff, Human Resources/City Clerk

**ORDINANCE NUMBER: 2943**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS AMENDING VARIOUS SECTIONS OF CHAPTER 38 FIRE PREVENTION AND PROTECTION, ARTICLE I IN GENERAL, ARTICLE II FIRE DEPARTMENT, AND ARTICLE III FIRE PREVENTION CODE OF THE CODE OF ORDINANCES**

**WHEREAS**, the City of South Beloit, Illinois ("City") has a Code of Ordinances ("Code"); and

**WHEREAS**, the Chapter 38 Fire Prevention and Protection outlines various sections regarding staffing, burning and general regulations require updating to more accurately reflect City Fire Department operations; and

**WHEREAS**, the City has determined it is in the best interest of its residents to amend various sections of Article I In General, Article II Fire Department and Article III Fire Prevention Code in an effort to update those sections.

**NOW THEREFORE**, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. Chapter 38 Fire Prevention, Article I In General, Section 38-8, is hereby added to read as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "**Sec. 38-8. – Prairie burns.**
   **Prairie burns shall be conducted in accordance with the requirements of the state of Illinois and Winnebago County. Notification to the City of a prairie burn is required at least five (5) business days prior to the prairie burn.**

   Secs. 38-~~8~~**9** – 38-30. Reserved."

3. Chapter 38 Fire Prevention, Article II Fire Department, Division 1 Generally, Section 38-34 Vacancies, is hereby amended as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "Sec. 38-34. - Vacancies.

   ~~In the case of any vacancy in the fire department, the vacancy shall be filled by the commissioner of the department of public health and safety, subject to the approval of the city council.~~

   **In the case of any vacancy of a full-time position in the fire department, excluding the vacancy of the position of Fire Chief, the vacancy shall be filled by**

**the appointment of the City of South Beloit Board of Fire and Police Commissioners in accordance with 65 ILCS 5/10-2.1-4.**

**In the case of any vacancy of a part-time or paid-on-call position in the fire department, the vacancy shall be filled by the Fire Chief, subject to the approval of the city council.**

**Notwithstanding the foregoing, the City Council may enter into a contract with an outside contracted fire service/ambulance company, licensed to provide service in the State of Illinois, to provide for the staffing needs of the Fire Department, for each position up to and including the Fire Chief."**

4. Chapter 38 Fire Prevention, Article II Fire Department, Division 1 Generally, Section 38-35 Removal of members, is hereby amended as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "Sec. 38-35. - Removal of members.
   Except where otherwise provided in this article, any member of the fire department may be removed by the city council for neglect of duty upon the recommendation of the commissioner of the department of public health and safety, **the City Administrator, or the Fire Chief**."

5. Chapter 38 Fire Prevention, Article II Fire Department, Division 1 Generally, Section 38-38 Members under supervision of chief, is hereby amended as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "Sec. 38-38. - Members under supervision of chief.
   All members of the fire department shall be under the control and management of the chief of the fire department, or his **or her** design**ee**~~ated assistant~~, while in the performance of their duties."

6. Chapter 38 Fire Prevention, Article II Fire Department, Division 2 Fire Chief, Section 38-62 Appointment; term is hereby amended as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "Sec. 38-62. - Appointment; term.

   The fire chief of the fire department shall be appointed by the commissioner of the department of public health and safety, subject to the approval of the city council, and shall hold office until his**/her** successor has been appointed and qualified. **The fire chief of the fire department may also be staffed through a contract with an outside contracted fire service/ambulance company, licensed to provide service in the State of Illinois, subject to the appointment by the commissioner of the department of public health and safety, subject to the approval of the city**

**council and shall hold office until his/her successor has been appointed and qualified.**

7. Chapter 38 Fire Prevention, Article III Fire Prevention Code, Division 2 Fire Department Key Box, Section 38-115 Regulations, is hereby amended as follows (additions shown as bold and underlined; deletions show as strikethroughs):

   "Sec. 38-115. - Regulations.
   Unless otherwise provided in this chapter, any new or existing structure required to obtain a building permit**, a license of any kind from the City,** or the subject of a zoning petition shall be required to install at the owner's **sole** expense an exterior key box, **purchased from Knox Company,** as prescribed by the fire department within which the structure is located."

8. Except as amended in this Ordinance, all other provisions and terms of City Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

9. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2026

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

ATTEST:

| | |
|---|---|
| _____ | _____ |
| CLERK | MAYOR |

**ORDINANCE NUMBER: 2944**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A VARIANCE IN THE REQUIRED SIDE YARD SETBACK FROM 5' DOWN TO 0' FOR THE PROPERTY COMMONLY KNOWN AS 314 LISTON AVENUE, SOUTH BELOIT, ILLINOIS, WINNEBAGO COUNTY (PIN NO. 04-07-210-005)**

WHEREAS, the City of South Beloit, Illinois ("City") has adopted a Zoning Code; and

WHEREAS, the City has received an application for a variance in the required side yard setback from 5' down to 0', for the property located at 314 Liston Avenue, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-210-005 (the "Property"), legally described in Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the variance is necessitated to accommodate a driveway due to the narrow dimensions of the Property (30.5 feet by 130 feet) with very little room for off street parking elsewhere on the Property; and

WHEREAS, the said application for the zoning variance was considered by the City Planning & Zoning Commission ("PZC") at a duly noticed public hearing conducted on October 21, 2026; and

WHEREAS, the PZCa gave a positive recommendation with regards to said application upon making the findings of fact attached hereto as Exhibit A and incorporated herein.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. That a variance from the required side yard setback from 5' down to 0' for the property located at 314 Liston Avenue, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-210-005 and legally described in Exhibit B, attached hereto and incorporated herein, is hereby granted.

3. Except as amended in this Ordinance, all other provisions and terms of City Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

4. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2026

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

ATTEST:

_____ _____

CLERK MAYOR

# EXHIBIT A- FINDINGS OF FACT

# MEMO

**DATE:** August 3, 2026

**TO:** City of South Beloit Planning and Zoning Commission

**FROM:** Shawna Henthorn, City of South Beloit Community Development Director

**SUBJECT:** **Findings of Fact for Variance of a required side yard setback from 5' down to 0' in the One-Family Residential (R1a) Zoning District for the property located at 314 Liston Ave.**

## FINDINGS OF FACTS – VARIANCE 02-07-26

a. **Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.**

*The property owner has proven a hardship according to the objectives of this chapter.*

b. **There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.**

*There are exceptional and extraordinary circumstances or conditions applicable to the property involved as the property lot dimensions are 30.5' by 130'. This is a very narrow lot to accommodate a home and driveway while meeting the required setbacks. The primary structure was built in 1965 which supersedes the City's Code of Ordinances.*

c. **Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of the other properties classified in the same zoning district.**

*The property has never had a designated driveway as others in the same zoning districts have. There are very few lots with the same zoning designation that have the same dimensions as this lot does.*

d. **The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.**

*The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district as other properties in the same zoning district are able to accommodate a driveway and still meet the required setbacks.*

e. **The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.**

*The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity as granting this variance is affording the property owner with the same luxuries that other properties in the same zoning district are enjoying.*

**f. The PZC shall also take into consideration the following LaSalle/Sinclair factors:**

**1. The existing land uses and zoning of the nearby property.**

*The existing land uses and zoning of the nearby properties are all single family residential. This is consistent with the Future Land Use Plan of the City which designates this area as low density residential.*

**2. The extent to which property values are diminished by the restrictions of the ordinance.**

*Granting this variance will not diminish the property values.*

**3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.**

*The ordinance promotes health, safety, morals or general welfare of the public by allowing the property owners to enjoy using their property the same as other property owners in the same zoning district have the luxury of doing.*

**4. The relative gain to the public as compared to the hardship imposed on the individual property owner.**

*The relative gain to the public is by allowing a driveway to keep traffic free flowing and not having vehicles parking on the street due to the property not being afforded off street parking.*

**5. The suitability of the subject property for the zoned purposes.**

*The suitability of the property is the correct zoning designation and for the use.*

**6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property.**

*The property is not vacant.*

**7. The community's need for more of the proposed use.**

*The property has a residential zoning designation and that is what the property use is.*

**8. The care with which the community has planned its land use development.**

*The land use plan is consistent with the zoning designation and use of the property.*

# EXHIBIT B- LEGAL DESCRIPTION

DocId:20168900
Tx:40183153

2025026007
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
10/07/2025 09:55:22 AM
DEED Pages: 2

| | |
|---|---|
| ST STAMP FEE | 94.00 |
| CO STAMP FEE | 47.00 |
| RECORDING FEE | 36.00 |
| RHSP FEE | 18.00 |

AT WW336195AT **WARRANTY DEED TO LLC**

THE GRANTORS, **MIGUEL ANGEL ACOSTA RIVERA** and **ROSA MARIA HERNANDEZ**, husband and wife, for valuable consideration hereby CONVEY and WARRANT to GRANTEE, **SBIL HOLDINGS, LLC**, a limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, the property described as:

**Lot Four Hundred Twenty-eight (428) as designated upon the Plat of Fair Oaks Second Addition to South Beloit, the Plat of which Addition is recorded in Book 11 of Plats on pages 20 & 21 in the Recorder's Office of Winnebago County, Illinois; situated in Winnebago County and State of Illinois**

ADDRESS: **314 Liston Ave., South Beloit, IL 61080**
PIN: **04-07-210-005**

This conveyance is SUBJECT TO: Real estate taxes for tax year 2025 and subsequent, conditions, restrictions, covenants, easements and ordinances of record.

Dated this 6th day of [redacted]

TUA WW336195AT

**ORDINANCE NUMBER: 2945**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A VARIANCE TO INCREASE THE MAXIMUM ALLOWED FROM 20' SIGNAGE HEIGHT TO 31' IN THE COMMERCIAL TRAFFIC ZONING DISTRICT**

WHEREAS, the City of South Beloit, Illinois ("City") has adopted a Zoning Code; and

WHEREAS, the City has received an application for a variance to increase the maximum allowed 20' signage height to 31' in the Commercial Traffic (CT) Zoning District for the property commonly known as 15766 Manchester Road, South Beloit, Illinois, Winnebago County and with PIN No. 04-03-403-003 (the "Property"); and

WHEREAS, the said application for the zoning variance was considered by the City's Planning and Zoning Commission ("PZC") at a duly noticed public hearing conducted on October 21, 2026; and

WHEREAS, the PZC gave a positive recommendation with regards to said application upon making a determination that the findings of fact were met as set forth in Exhibit A attached hereto and incorporated herein.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. That the variance to increase the maximum allowed 20' signage height to 31' in the Commercial Traffic (CT) Zoning District for the property commonly known as 15766 Manchester Road, South Beloit, Illinois, Winnebago County and with PIN No. 04-03-403-003, and legally described in Exhibit B, attached hereto and incorporated herein, is hereby granted.

3. The City Council accepts the findings of fact set forth in Exhibit A, attached hereto and incorporated herein, in support of the granting of said variance.

4. Except as amended in this Ordinance, all other provisions and terms of City Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

5. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2026

AS FOLLOWS:

VOTING “AYE”: _____

_____

VOTING “NAY”: _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

ATTEST:

_____ _____

CLERK MAYOR

# EXHIBIT A- FINDINGS OF FACT

# MEMO

**DATE:** October 15, 2026

**TO:** City of South Beloit Planning and Zoning Commission

**FROM:** Community Development Director Shawna Henthorn

**SUBJECT:** Findings of Fact for a zoning variance in the Commercial Traffic (CT) Zoning District for the maximum height requirement of the 20' to allow a 31' maximum for a commercial advertising sign.

Pursuant to City of South Beloit code of Ordinances Section 118-5 Planning and zoning commission, the criteria for granting a variance are as follows:

(a.) Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.
*The property is just off the interstate and currently has an existing sign that exceeds the maximum height requirement. Due to the property getting a brand-new sign they are required to seek a variance.*

(b.) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.
*There are exceptional or extraordinary circumstances or conditions with the property involved. The sign would not be visible from the surrounding areas if it was held to the maximum 20' requirement.*

(c.) Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privilege inconsistent with the limitations on other properties classified in the same zoning district.
*By enforcing the strict or literal interpretations of the regulation the applicant would be denied privileges that have been utilized by business owners throughout the City.*

(d.) The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
*The granting of the variation will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zoning district since all the neighboring businesses have been awarded variances for the use of signs.*

(e.) The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
*The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity. The other businesses in the area all have signs that have been awarded the ability to be greater than the 20' maximum for advertising.*

(f.) The PZC shall also take into consideration the following LaSalle/Sinclair factors:

1. The existing land uses and zoning of the nearby property.
   *The existing land uses and zoning of the nearby property is Commercial Traffic, and one would expect a commercial business along an interstate to need the ability to have advertising signs built higher in the air than what would be required in town.*

2. The extent to which property values are diminished by the restrictions of the ordinance.
   *The business would not be able to effectively advertise to travelers along the interstate without a proper sign.*

3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.
   *The ordinance promotes the health, safety, morals or general welfare of the public in closer areas throughout the city. The allowance for the variance to exceed the maximum height requirement is acceptable for the zoning designation and location of the property.*

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.
   *The gain for the public is that the advertising of the sign being visible, especially to travelers along I90 has the potential to generate sales tax that benefits the city.*

5. The suitability of the subject property for the zoned purposes.
   *The subject property is properly zoned for Commercial Traffic and has the potential for high rise signage along the I90 corridor without being disruptive to residential living.*

6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property.
   *The property is and has not been vacant.*

7. The community's need for more of the proposed use.
   *The use is not generating an additional use but rather supporting an existing use.*

8. The care with which the community has planned its land use development.
   *The City has taken great care and consideration of the Future Land Use Plan.*

**EXHIBIT A**
**Legal Description**

LOT 1 IN EXIT ONE SUBDIVISION, BEING A SUBDIVISION OF PARTS OF THE FRACTIONAL NORTHWEST 1/4, THE FRACTIONAL NORTHEAST 1/4, THE SOUTHWEST 1/4 AND THE SOUTHEAST 1/4 OF SECTION 3, TOWNSHIP 46 NORTH, RANGE 2 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 43 OF PLATS, PAGE 109 IN THE WINNEBAGO COUNTY RECORDER'S OFFICE, EXCEPTING THEREFROM THAT PORTION CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION FOR ROAD PURPOSES, IN WINNEBAGO COUNTY, ILLINOIS.

APN: 04-03-403-002

Common Address: 15766 Manchester Road, South Beloit IL

Approximately 3.85 acres

Tax Bills Should Continue to Be Sent to the Following Address:

GPM MIDWEST LLC
ATTN: TAX DEPT. SUITE 202
1410 COMMONWEALTH DR.
WILMINGTON, NC 28403

# EXHIBIT B- LEGAL DESCRIPTION

DocId:20050937
Tx:40107307

2023006897
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
04/04/2023 11:26:21 AM
DEED Pages: 2

| | |
|---|---|
| ST STAMP FEE | 40.00 |
| CO STAMP FEE | 20.00 |
| RECORDING FEE | 36.00 |
| RHSP FEE | 9.00 |

# WARRANTY DEED

TUA WW313889COM (Limited Liability Company)

THE GRANTOR, **BRIX HOLDING, LLC**, a limited liability company duly organized and existing under and by virtue of the laws of the State of Wisconsin, for valuable consideration hereby CONVEYS and WARRANTS to **RCRTCR INVESTMENTS LLC**, a Wisconsin Limited Liability Company, GRANTEE,

THE PROPERTY COMMONLY KNOWN AS: Manchester Road, South Beloit, IL 61080
PROPERTY CODE NO. 04-03-451-001 AND LEGALLY DESCRIBED AS:

Part of the Southwest Quarter (1/4) of the Southeast Quarter (1/4) and part of the Northwest Quarter (1/4) of the Southeast Quarter (1/4) of Section 3, Township 46 North, Range 2 East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Southeast Quarter (1/4) of Section 3 aforesaid: thence North 01 degree 5' 29" West along the West line of said Southeast Quarter (1/4), a distance of 662.84 feet to the Point of Beginning; (said point of beginning being on the proposed Northwesterly right-of-way line of Manchester Road); thence North 47 degrees 47' 23" East along said proposed right-of-way line, 150.13 feet; thence North 38 degrees 12' 47" East, 344.53 feet; thence North 23 degrees 31' 28" East, 251.55 feet; thence North 10 degrees 23' 07" East, 319.10 feet; thence North 54 degrees 18' 42" West, 139.08 feet; thence North 87 degrees 13' 36" West, 389.09 feet to the West line of the Southeast Quarter (1/4) of said Section 3; thence South 01 degree 05' 29" East, 1016.23 feet to the Point of Beginning. EXCEPTING any portion of the above-described property falling in Lot One (1) in Exit One Subdivision recorded in Book 43 of Plats on Page 109, in the Winnebago County Recorder's Office, EXCEPT any portion of the above premises conveyed to the State of Illinois for road purposes; Situated in the County of Winnebago and the State of Illinois

Together with all and singular the hereditaments and appurtenances thereto belong, or in anywise appertaining, and the reversion or reversions, remainder or remainders, rents, issues and profits thereof, and all the estate, right, title interest, claim or demand whatsoever, of the

 TUA-WW313889COM

**ORDINANCE NUMBER: 2946**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A MAP AMENDMENT TO REZONE THE PROPERTY COMMONLY KNOWN AS 918 BLACKHAWK BOULEVARD, SOUTH BELOIT, ILLINOIS, FROM THE COMMERCIAL RETAIL ZONING DISTRICT (CR) TO THE ONE-FAMILY RESIDENTIAL ZONING DISTRICT (R1A)**

WHEREAS, the City of South Beloit, Illinois ("City") has adopted a Zoning Code; and

WHEREAS, the property commonly known as 918 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-011 (referred to herein as the "Property") is currently zoned as CR Commercial Retail; and

WHEREAS, the City has filed an application for a zoning map amendment for the Property to change the zoning from the Commercial Retail district (CR) zoning classification to the One-Family Residential (R1A) zoning classification for the Property; and

WHEREAS, the present use of the Property is residential with no commercial interests; and

WHEREAS, any future permit applications from this Property would be prohibited due to the conformity of the Property; and

WHEREAS, the said application for zoning map amendment was considered by the City Planning & Zoning Commission ("PZC") at a duly noticed public hearing conducted on October 21, 2026; and

WHEREAS, the PZC gave a positive recommendation with regards to said application upon making the findings of fact attached hereto as Exhibit A and incorporated herein.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. That the requested zoning map amendment is hereby granted from the CR Commercial Retail district (CR) zoning classification to the One-Family Residential (R1A) zoning classification for the property commonly known as 918 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County, with PIN No. 04-07-234-011, as legally described in Exhibit B, attached hereto and incorporated herein.

3. Except as amended in this Ordinance, all other provisions and terms of City Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

4. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2026

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

ATTEST:

_____ _____

CLERK MAYOR

# EXHIBIT A – FINDINGS OF FACT

# MEMO

**DATE:** October 15, 2026

**TO:** City of South Beloit Planning and Zoning Commission

**FROM:** Community Development Director Shawna Henthorn

**SUBJECT:** Findings of Fact for a zoning MAP Amendment from Commercial Retail (CR) Zoning District to One-Family Residential (R1a) Zoning District.

Pursuant to City of South Beloit code of Ordinances Section 118-5 Planning and zoning commission, the criteria for granting a variance are as follows:

(a.) Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.
*The property is used as residential property with no commercial interest. According to the Future Land Use Plan the appropriate zoning designation is low density residential.*

(b.) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.
*If the Map Amendment isn't granted the lending for the property owner has the potential to be a burden.*

(c.) Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privilege inconsistent with the limitations on other properties classified in the same zoning district.
*If the Map Amendment isn't granted the lending for the property owner has the potential to be a challenge and updating and maintaining the property may be prohibited due to the conformity of the property.*

(d.) The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
*The property use is single family residential and should there be a need to enhance the property the construction would not be approved without granting the map amendment.*

(e.) The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.
*The granting of the map amendment will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity so long as the map amendment is granted the property will be in compliance with the use of the residential zoning district.*

(f.) The PZC shall also take into consideration the following LaSalle/Sinclair factors:

1. The existing land uses and zoning of the nearby property.

*The existing land uses and zoning of the nearby properties are consistent with the Future Land Use Plan.*

2. The extent to which property values are diminished by the restrictions of the ordinance.
   *The property will remain a nonconforming property which could lead to property not being enhanced as repairs and updates are required should the map amendment not be granted.*

3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.
   *The ordinance considers the health, safety, morals or general welfare of the public so not granting the map amendment for this property is detrimental for the property's compliance.*

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.
   *The relative gain to the public is that the property will be in compliance with the ordinances.*

5. The suitability of the subject property for the zoned purposes.
   *The suitability of the subject property for the zoned purposes is adequate as the property's use is residential and will be in compliance once the map amendment has been granted.*

6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property.
   *The property is and has not been vacant.*

7. The community's need for more of the proposed use.
   *The use will be an occupied residential property in compliance.*

8. The care with which the community has planned its land use development.
   *The City has taken great care and consideration of the Future Land Use Plan.*

# EXHIBIT B- LEGAL DESCRIPTION

**EXHIBIT A**

**Parcel One:**

✓ **PTIN: 04-07-234-011**

**Common Address: 918 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Lot 8 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

**Parcel Two:**

✓ **PTIN: 04-07-234-012**

**Common Address: 914 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Lot 7 as designated upon the plat of Forest View, the plat of which subdivision ls recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

**Parcel Three:**

✓ **PTIN: 04-07-234-013**

**Common Address: Lot on Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Pt Lt 6 Lot 6 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the Northwesterly 34.28 feet thereof; situated in the County of Winnebago and State of Illinois.

**Parcel Four:**

✓ **PTIN: 04-07-234-014**

**Common Address: 904 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Pt Lt 5 Lot 5 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the Northwesterly 34.28 feet and the Northeasterly 12.78 feet thereof; situated ln the County of Winnebago and State of Illinois.

**ORDINANCE NUMBER: 2947**

**AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A VARIANCE IN THE REQUIRED FRONT YARD SETBACK FROM 15 FEET DOWN TO 11 FEET, WIDTH SETBACK FROM 50 FEET DOWN TO 48 FEET AND 15 FEET, AND SIDE YARD SETBACK DOWN TO 9 FEET TOTAL FOR THE PROPERTY COMMONLY KNOWN AS 918 BLACKHAWK BOULEVARD, SOUTH BELOIT, ILLINOIS, WINNEBAGO COUNTY (PIN NO. 04-07-234-011)**

WHEREAS, the City of South Beloit, Illinois ("City") has adopted a Zoning Code; and

WHEREAS, the City has received an application for a variance in the required front yard setback from 15' down to 11', width at setback line from 50' down to 48 ' and 15', and side yard down to 9' total for the property located at 918 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-234-011 (the "Property"), legally described in Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the variance is necessitated due to the existing single family residential structure that was built in 1945, supersedes the City's Code of Ordinances and does not meet the required setbacks of the Zoning Code; and

WHEREAS, any future permit applications from this Property would be prohibited due to the conformity of the Property; and

WHEREAS, the said application for the zoning variance was considered by the City Planning & Zoning Commission ("PZC") at a duly noticed public hearing conducted on October 21, 2026; and

WHEREAS, the PZC gave a positive recommendation with regards to said application upon making the findings of fact attached hereto as Exhibit A and incorporated herein.

NOW THEREFORE, be it ordained by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. That a variance from the required front yard setback from 15' down to 11', width at setback line from 50' down to 48' and 15' side yard setback down to 9' total for the property located at 918 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-234-011 and legally described in Exhibit B, attached hereto and incorporated herein, is hereby granted.

3. Except as amended in this Ordinance, all other provisions and terms of City Code of Ordinances shall remain in full force and effect as previously enacted except that those ordinances, or parts thereof, in conflict herewith are hereby repealed to the extent of such conflict.

4. This Ordinance shall be in full force and effect after its approval, passage and publication in pamphlet form as required by law.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS _____ DAY OF _____, 2026

AS FOLLOWS:

VOTING "AYE": _____

_____

VOTING "NAY": _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

ATTEST:

_____ _____

CLERK MAYOR

# EXHIBIT A - FINDINGS OF FACT

# MEMO

**DATE:** October 15, 2026

**TO:** City of South Beloit Planning and Zoning Commission

**FROM:** Community Development Director Shawna Henthorn

**SUBJECT:** Findings of Fact for a zoning variance in the One Family Residential (R1a) Zoning District of the required front yard setback of 15' down to 11', the width at setback line from 50' down to 48' and 15' (5' per side) of the side yard setback down to 9 ft. total (3' at least per side) for the property.

Pursuant to City of South Beloit code of Ordinances Section 118-5 Planning and zoning commission, the criteria for granting a variance are as follows:

(a.) Strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this chapter.
*The property use is for an existing single family residential home that was built in 1945 and supersedes the City's Code of Ordinances. The existing structure does not meet the required setbacks of the Zoning Code which poses an uncontrollable hardship for the property owner.*

(b.) There are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property that do not apply generally to other properties classified in the same zoning district.
*Generally, properties meet the required setbacks. If the variance is not granted the property owner would not be able to improve the property or structure as it would be nonconforming.*

(c.) Strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privilege inconsistent with the limitations on other properties classified in the same zoning district.
*If the variance is not granted the property owner will not be able to enhance the property and will be denied funding for a mortgage as the property would not be insurable as it would be prohibited from being rebuilt should there be a disaster requiring reconstruction.*

(d.) The granting of the variation will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.
*The granting of the variation will not constitute a grant of special privilege inconsistent with the limitation on other properties classified in the same zoning district as the property would be in compliance with the setbacks for the residential zoning district.*

(e.) The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity.

*The granting of the variation will not be detrimental to the public health, safety or welfare, or materially injurious to properties or improvements in the vicinity so long as the variance is granted the property will be in compliance with the setbacks of the residential zoning district.*

(f.) The PZC shall also take into consideration the following LaSalle/Sinclair factors:

1. The existing land uses and zoning of the nearby property.
   *The existing land uses and zoning of the nearby properties are consistent with the Future Land Use Plan.*

2. The extent to which property values are diminished by the restrictions of the ordinance.
   *The property will remain a nonconforming property which could lead to property not being enhanced as repairs and updates are required should the variance not be granted.*

3. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.
   *The ordinance considers the health, safety, morals or general welfare of the public so not granting the variance for this property is detrimental for the property's compliance.*

4. The relative gain to the public as compared to the hardship imposed on the individual property owner.
   *The relative gain to the public is that the property will be in compliance with the ordinances.*

5. The suitability of the subject property for the zoned purposes.
   *The suitability of the subject property for the zoned purposes is adequate as the property's use is residential and will be in compliance once the variance has been granted.*

6. The length of time the property has been vacant as zoned, considered in the context of land development in the vicinity of the subject property.
   *The property is and has not been vacant.*

7. The community's need for more of the proposed use.
   *The use will be an occupied residential property in compliance.*

8. The care with which the community has planned its land use development.
   *The City has taken great care and consideration of the Future Land Use Plan.*

# EXHIBIT B - LEGAL DESCRIPTION

**EXHIBIT A**

**Parcel One:**

✓ **PTIN: 04-07-234-011**

**Common Address: 918 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Lot 8 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

**Parcel Two:**

✓ **PTIN: 04-07-234-012**

**Common Address: 914 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Lot 7 as designated upon the plat of Forest View, the plat of which subdivision ls recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois; situated in the County of Winnebago and State of Illinois.

**Parcel Three:**

✓ **PTIN: 04-07-234-013**

**Common Address: Lot on Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Pt Lt 6 Lot 6 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the Northwesterly 34.28 feet thereof; situated in the County of Winnebago and State of Illinois.

**Parcel Four:**

✓ **PTIN: 04-07-234-014**

**Common Address: 904 Blackhawk Boulevard**
**South Beloit, IL 61080**

**Legal Description:**

Pt Lt 5 Lot 5 as designated upon the plat of Forest View, the plat of which subdivision is recorded in Book 13 of Plats on Page 38 in the Recorder's Office of Winnebago County, Illinois, EXCEPTING THEREFROM the Northwesterly 34.28 feet and the Northeasterly 12.78 feet thereof; situated ln the County of Winnebago and State of Illinois.

**RESOLUTION NUMBER: 6750**

**A RESOLUTION OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A PROPOSAL FOR ADDITIONAL PROFESSIONAL CONSTRUCTION ENGINEERING SERVICES FOR THE 2026 LOCAL STREETS PROGRAM**

WHEREAS, the City of South Beloit ("City") is in need of additional construction engineering services for its 2026 Streets Program (local funds portion); and

WHEREAS, Fehr Grahm is the engineering firm that provided engineering services for the existing 2026 Local Streets Program; and

WHEREAS, the City desires to include additional streets to the 2026 Local Streets Program, which would include service areas on Illinois Street, Center Street, and South 8th Street; and

WHEREAS, the City has received a Proposal and Agreement for Additional Professional Services from Fehr Graham to provide construction observation services and subcontracted material testing services for the additional streets within the 2026 Streets Program, a copy of the proposed Agreement for Additional Professional Services from Fehr Graham is attached hereto as Exhibit A, and incorporated herein (the "Agreement"); and

WHEREAS, such engineering services require a high degree of professional skill and Fehr Graham has in-depth knowledge of the City's existing infrastructure and future needs; and

WHEREAS, the total cost for the Agreement is Sixteen Thousand Five Hundred and 0/100 Dollars ($16,500.00) payable for up to 114 man-hours, to be submitted to the City via a monthly invoice; and

WHEREAS, the City Council has determined that it is in the best interest of the City and its citizens to approve said Agreement.

NOW THEREFORE, BE IT RESOLVED by the Mayor and City Council of the City of South Beloit, Illinois as follows:

1. The above recitals are incorporated herein and made a part hereof.

2. The City hereby accepts and approves the Agreement with Fehr Graham, attached hereto as Exhibit A, and incorporated herein.

3. The Mayor, City Administrator, and the City Clerk are hereby authorized to execute, and attest said Agreement and any other documents necessary to effectuate the same.

PASSED UPON MOTION BY _____

SECONDED BY _____

BY ROLL CALL VOTE THIS ____ DAY OF _____, 2026

AS FOLLOWS:

VOTING “AYE”: _____

_____

VOTING “NAY”: _____

_____

ABSENT, ABSTAIN, OTHER _____

_____

APPROVED_____, 2026

_____
MAYOR

ATTEST:

_____
CITY CLERK

# EXHIBIT A – AGREEMENT

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

October 6th, 2026

Mayor Tom Fitzgerald
City of South Beloit
519 Blackhawk Boulevard, Suite 2
South Beloit, Illinois 61080

**RE: Proposal for Additional Construction Engineering Services**
**2026 Local Streets Program, South Beloit, Illinois**

Dear Mayor Fitzgerald:

Please accept this proposal for additional engineering services for the above-referenced project. This project is for the additional construction engineering services required for the additional streets that the City would like to be improved under the existing 2026 Local Streets project contract. The additional streets to be added are shown in the attached exhibit and itemized below:

- Illinois Street (South 8th Street to South Bluff Street)
- Center Street (Goodhue Street to South Bluff Street, excluding the intersection with South 8th Street)
- South 8th Street (South Bluff Street to Center Street)

Please see the following scope for these additional engineering services.

## SCOPE OF SERVICES

**Construction Engineering Services**

Fehr Graham will provide part-time construction observation services on a time and materials basis, with an assumed 114 man-hours for the entire project scope. Construction observation services will consist of locating and marking project limits prior to construction, on-site observation to track quantities through field measurements, documentation of completed work, and obtaining necessary material certifications from the contractor. Contract management is provided as part of construction administration services, which include preparation of pay estimates with necessary accompanying documents, change order documentation, site progress meetings and project closeout documentation.

We have estimated our observation services will require 10 working days for the contractor to complete the extra scope that is being requested via change order. The fee shown below reflects that assumption, and Fehr Graham will monitor the construction schedule and budget throughout the duration of this change order and will inform the City if construction is expected to exceed 10 working days.

## FEES

Based on the information currently available, we are prepared to provide these services per the following fee schedule on a time and materials basis:

| | |
|---|---|
| Construction Administration & Observation | $16,500 |

## AUTHORIZATION

I trust that the information we have provided meets your expectations. Please sign the authorization line below to include this scope and fee as proposed in the existing contract (Fehr Graham project 2600246) in accordance with the associated terms and conditions for this project.

Please feel free to contact me at any time if you have any questions.

[redacted]
Branch Manager

TN:lar

| | | | |
|---|---|---|---|
| **CLIENT:** | | **CON** | [redacted] |
| **Signature** | _____ | **By** | _____ |
| **Name** | _____ | **Nam** | _____ |
| **Title** | _____ | **Title** | Branch Manager |
| **Date Accepted** | _____ | **Date Proposed** | October 6, 2026 |

F:\BD\Proposals\2026\Brandon Boggs\South Beloit, City of\2026 Local Streets CE\Additional Streets Contract\South Beloit 2026 Additional Local Streets Construction Admin Services Proposal.docx

# 2026 South Beloit Streets Addition




9/30/2026

ADA RAMP RECONSTRUCTION

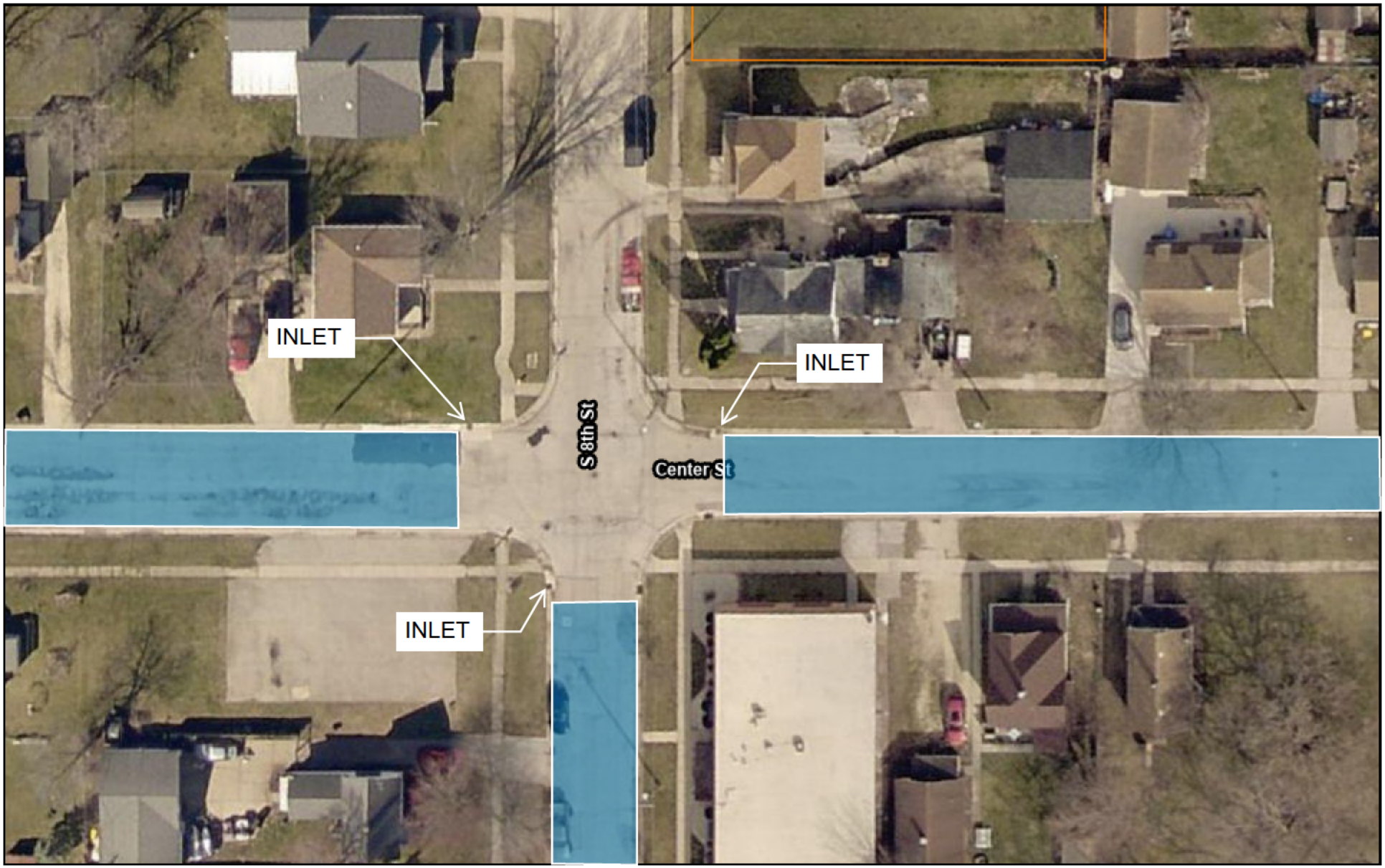
PROJECT AREA

1:3,348

0 0.02 0.04 0.08 mi

0 0.03 0.07 0.13 km

# 2026 South Beloit Streets Addition S. 8th St and Center St Intersection




9/30/2026

PROJECT AREA

1:723

0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

# RESOLUTION No 6751

WHEREAS, because the property tax revenues for the calendar year January 1, 2026 through December 31, 2026 were based upon the 2025 taxes that were levied in December 2025 to be extended and collected during the calendar year 2026, and

WHEREAS, the City has prepared its budget for calendar year January 1, 2027 through December 31, 2027, and

WHEREAS, the Truth in Taxation Law requires that at least 20 days before adoption of the tax levy the City shall estimate the amount of taxes to be levied and, if said estimated taxes to be raised by taxation would exceed the aggregate extended 2025 real estate taxes by 5% or more, a public hearing on said levy is required before the adoption of said levy. Also, a notice of said hearing is to be published in a newspaper of general circulation not more than 14 days and not less than 7 days prior to the date of the public hearing.

NOW, THEREFORE, BE IT RESOLVED, that the City hereby estimates that the total aggregate levy for tax year 2026 (taxes to be extended and collected during 2027 is $1,990,000 with said amount being comprised of the following general levy amounts:

| | |
|---|---|
| City of South Beloit | $1,672,000.00 |
| City of South Beloit Library | 318,000.00 |
| Total aggregate levy | $1,990,000.00 |

BE IT FURTHER RESOLVED that no public hearing is required because the 2026 estimated tax levy will not exceed the 2025 extended taxes by more than 5%.

BE IT FURTHER RESOLVED, that this resolution is effective immediately upon adoption.

Passed Upon Motion By _____

Seconded by _____

By Roll Call Vote this November 02, 2026

AYES: _____

NAYS: _____

ATTEST: APPROVED:

_____ _____

Megan Reff, City Clerk Thomas Fitzgerald, Mayor

FEHR GRAHAM
ENGINEERING & ENVIRONMENTAL

**Engineer's Opinion of Probable Cost**
**2027 Eastern Avenue Reconstruction, South Beloit, IL**

| No. | Description | Quantity | Unit | Unit Price | Total Price |
|---|---|---|---|---|---|
| 20200100 | EARTH EXCAVATION | 75 | CY | $ 75.00 | $ 5,625 |
| 28000500 | INLET PROTECTION | 12 | EA | $ 250.00 | $ 3,000 |
| 3110810 | SUBBASE GRANULAR MATERIAL, TYPE B, 12" | 275 | SY | $ 40.00 | $ 11,000 |
| 35102400 | AGGREGATE BASE COURSE, TYPE B, 12" (CA-6) | 8,000 | SY | $ 15.00 | $ 120,000 |
| 40603080 | HOT-MIX ASPHALT BINDER COURSE, IL-19.0, N50, 6" | 2,300 | TON | $ 90.00 | $ 207,000 |
| 40604060 | HOT-MIX ASPHALT SURFACE COURSE, IL-9.5, MIX "D", N50, 2" | 800 | TON | $ 100.00 | $ 80,000 |
| 42000101 | PORTLAND CEMENT CONCRETE PAVEMENT 6" (JOINTED) | 1,200 | SY | $ 75.00 | $ 90,000 |
| 42300200 | PORTLAND CEMENT CONCRETE DRIVEWAY PAVEMENT, 6" | 1,200 | SY | $ 60.00 | $ 72,000 |
| 42400100 | PORTLAND CEMENT CONCRETE SIDEWALK 4" | 3,500 | SF | $ 12.00 | $ 42,000 |
| 42400800 | DETECTABLE WARNINGS | 40 | SF | $ 50.00 | $ 2,000 |
| 44000100 | PCC PAVEMENT REMOVAL | 2,100 | SY | $ 30.00 | $ 63,000 |
| 44000100 | HMA PAVEMENT REMOVAL | 6,000 | SY | $ 15.00 | $ 90,000 |
| 44000200 | DRIVEWAY PAVEMENT REMOVAL | 1,500 | SY | $ 10.00 | $ 15,000 |
| 44000500 | COMBINATION CURB AND GUTTER REMOVAL | 4,200 | LF | $ 8.00 | $ 33,600 |
| 44000600 | SIDEWALK REMOVAL | 300 | SF | $ 5.00 | $ 1,500 |
| 60255500 | MANHOLES TO BE ADJUSTED | 11 | EA | $ 2,750.00 | $ 30,250 |
| 60262700 | INLET TO BE RECONSTRUCTED | 12 | EA | $ 3,500.00 | $ 42,000 |
| 60266600 | VALVE TO BE ADJUSTED | 3 | EA | $ 1,000.00 | $ 3,000 |
| 60610400 | COMBINATION CONCRETE CURB AND GUTTER, TYPE M-6.24 | 4,200 | LF | $ 40.00 | $ 168,000 |
| 67100100 | MOBILIZATION | 1 | LS | $ 40,000.00 | $ 40,000 |
| 66900200 | NON-SPECIAL WASTE DISPOSAL | 50 | CY | $ 125.00 | $ 6,250 |
| 66900205 | SPECIAL WASTE DISPOSAL | 50 | CY | $ 100.00 | $ 5,000 |
| 66900450 | SPECIAL WASTE PLANS AND REPORTS | 1 | LS | $ 15.00 | $ 15 |
| 66900450 | SOIL DISPOSAL ANALYSIS | 1 | LS | $ 3,500.00 | $ 3,500 |
| 78000100 | THERMOPLASTIC PAVEMENT MARKING - LETTERS & SYMBOLS | 60 | SF | $ 45.00 | $ 2,700 |
| 78000200 | THERMOPLASTIC PAVEMENT MARKING - LINE 4" | 1,400 | LF | $ 5.50 | $ 7,700 |
| 78000400 | THERMOPLASTIC PAVEMENT MARKING - LINE 6" | 150 | LF | $ 5.00 | $ 750 |
| 78000650 | THERMOPLASTIC PAVEMENT MARKING - LINE 24" | 40 | LF | $ 15.00 | $ 600 |
| X0326806 | WASHOUT BASIN / CONCRETE TRUCK WASHOUT | 1 | LS | $ 500.00 | $ 500 |
| X7010216 | TRAFFIC CONTROL AND PROTECTION, (SPECIAL) | 1 | LS | $ 20,000.00 | $ 20,000 |
| Z0013798 | CONSTRUCTION LAYOUT | 1 | LS | $ 10,000.00 | $ 10,000 |
| SP-1 | TURF RESTORATION | 1 | LS | $ 30,000.00 | $ 30,000 |

| | |
|---|---|
| **CONSTRUCTION TOTAL** | $ 1,200,365.00 |
| **CONTINGENCY (10%)** | $ 122,635.00 |
| **DESIGN ENGINEERING (7%)** | $ 96,700.00 |
| **CONSTRUCTION ENGINEERING (8%)** | $ 105,000.00 |
| **ESTIMATED PROJECT TOTAL COST** | $ 1,524,700.00 |

THE CITY OF
SOUTH BELOIT
ILLINOIS

October 27, 2026
SENT VIA EMAIL ONLY

Tracy Patrick
Email: [redacted]

Re: Offer of Employment - Part Time Clerk's Office Position, City of South Beloit

Dear Tracy Patrick:

Please allow this letter to serve as the City of South Beloit's conditional offer of employment to you to serve as a Part Time Clerk's Employee with the City of South Beloit. The offer of employment includes an hourly pay rate of $40.00 effective November 3, 2026. This position is not eligible for health insurance. This position is eligible for paid time off, please see the City of South Beloit Employee Handbook for more information.

This offer of employment is conditioned upon your appointment by the City of South Beloit City Council as a Part Time Clerk's Employee at the November 2, 2026, City Council meeting.

Please be advised that this offer of employment is at-will and should not be construed to create a contractual relationship.

We are pleased to offer you this position and look forward to working with you in the future.

Sincerely,

[redacted]

City Administrator, City of South Beloit

cc:
Thomas Fitzgerald, Mayor, City of South Beloit
Ryan Adleman, Commissioner of Accounts & Finance, City of South Beloit
Don Elliott, Finance Director, City of South Beloit
Megan Reff, City Clerk/HR Director, City of South Beloit