

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
April 6, 2026

CALL TO ORDER: 5:00 pm, Council Chambers, City Hall by Mayor Fitzgerald

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Hedrington, Morse, Prentice, and Mayor Fitzgerald.
City Attorney Roxanne Sosnowski was present
City Administrator Sonya Hoppes was present
City Clerk Megan Reff recorded the minutes
Department Heads in attendance:
Police Sgt. Dan Roggenbuck
Fire Chief Brian Kunce
Waste Water Superintendent Jeff Reiningger
Street Superintendent Steve Haas
Community Development Director Shawna Henthorn

PLEDGE OF ALLEGIANCE: Led by Mayor Fitzgerald and recited by all members present.

INVOCATION: Pastor Dan Herman delivered the invocation.

APPROVE AGENDA: Commissioner Prentice made a motion to approve the agenda. Commissioner Adleman second the motion. Voice vote carried the motion.

PUBLIC COMMENT: Jeanne Nichols made a comment to the Council regarding the proposal for the fertilizer facility on Elmwood. She and her husband are opposed to the facility because they think that people are being disingenuous when they say that there is not going to be any odor involved in this. She does not feel like this is the place for it because there are lots of residents, schools, and churches in the area even though it is a commercial area. If it is in an industrial area or rural area she thinks it would be a good idea, but she does not think it belongs in a small community and no other community would even consider it to be in their community.

Samantha Harrison of the South Beloit Zoning Board made a comment to the Council regarding the Special Use Permit for processing and manufacturing and advised that the process that would be used is lactic acid and the smells that come from Axium far supersede anything that would come from that facility. With it being lactic acid it is so much easier to control where the smell would be coming from. It would be more of a sweet fish smell than anything because it is process fresh.

Mayor Fitzgerald made a comment and advised that he understands that when you run for council you open yourself up for criticism no matter what level of government you are at. The Council Members would not do anything that was detrimental to the City and one of the reason they ran for office was to give back to make it better. There is a small group on Facebook that are residents and non-residents that are very critical of every decision that has been made that is controversial and they have every right to do that. Before any item is brought to this Council it is brought to the Zoning Board first and they go through it and pick everything that the business owner says and make sure that it fits into our business narrative and that is in line with our code and then it comes to the Council and then it is Council's job to do our due diligence and find out what is best for the City.

APPROVAL OF MINUTES:

1. Commissioner Morse made a motion to approve the Minutes of the Regular Council Meeting held on March 23, 2026. Commissioner Prentice second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance
Commissioner Adleman made a motion to approve the claims paid from March 13 – April 3, 2026, in the amount of \$300,936.52. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.
2. Attorney Report: None.
3. Reports:
City Administrator Report and Staff Quarterly Report
 - Sonya Hoppes advised the Council that Infosend billing the first set of utility invoices to residents. Bills will look a little bit different. We are working on getting a community survey for our Strategic Plan has been sent out to the Community and has been posted on the City’s website.
 - Chief Brian Kunce provided a quarterly update to City Council regarding the Fire Department.

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. Mayor Fitzgerald made a Proclamation declaring April 15, 2026, as “Purple Up Day” to honor and support military children.

NEW BUSINESS:

1. Discussion and/or Motion Items:
 - a. Discuss/Approve Ordinance Number 2907 Amending Section 10, Base District Intent, Regulations & Uses, of Chapter 118, Zoning, Regarding the Production, Processing, Servicing, Testing Repair or Storage of Materials, Goods, or Products as a Special Use in the Commercial Retail (CR) Zoning District. Commissioner Prentice made a motion to discuss/approve Ordinance 2907 amending Section 10, Chapter 118, Zoning, regarding the production, processing, servicing, testing repair or storage of materials, goods, or products as a special use in the Commercial Retail Zoning District. Commissioner Morse seconded the motion. Shawna Henthorn presented the text amendment to the Council. Roll call vote showed 4 ayes and 1 nay by Commissioner Hedrington.
 - b. Discuss/Approve Ordinance Number 2908 Approving A Special Use Permit to Allow for the Production of Soil Additives and Amendments and Wholesale Distribution Thereof in the Commercial Retail (CR) Zoning District, 290 Elmwood Avenue, South Beloit, Illinois. Commissioner Prentice made a motion to discuss/approve Ordinance 2908 Approving a Special Permit to Allow for the Production of Soil Additives and Amendments and Wholesale Distribution Thereof in the Commercial Retail (CR) Zoning District, 290 Elmwood Avenue, South Beloit, Illinois. Commissioner Adleman seconded the motion. Shawna Henthorn advised the Council that the Special Use Permit would allow for soil additives amendments at the property. Shawna Henthorn further advised that this Special Use Permit had a positive recommendation from the Planning and Zoning Commission. Attorney Sosnowski advised that all Special Use Permits are conditioned and those conditions of the Special Use Permit need to be met in order for the operation of the

business to occur in the City of South Beloit. Shawna Henthorn advised that this Special Use Permit does not permit the business in that space the business still has to go through the permitting process. Roll call vote showed 2 ayes and 3 nays by Commissioner Adleman, Commissioner Hedrington, and Commissioner Morse. Attorney Sosnowski advised that when a special use permit is denied the Council needs to identify which findings of fact are not met. Commissioner Adleman advised that the residential use even though it is zoning light industrial, there are other residents in the area that will have to smell that, will have a hard time selling a house if there is a fish smell and will affect property values. Commissioners Morse and Hedrington concurred with Commissioner Adleman's assessment.

- c. Discuss/Approve Ordinance Number 2909 Approving a Map Amendment to Rezone the Property known as 620 Blackhawk Boulevard (Catholic Diocese), South Beloit, Illinois, from the CR Commercial Retail Zoning District (CR) to the Public Lands and Institutional (PLI) Zoning District. Commissioner Adleman made a motion to discuss/approve Ordinance 2909 Approving a Map Amendment to Rezone the Property known as 620 Blackhawk Boulevard (Catholic Diocese), South Beloit, Illinois, from the CR Commercial Retail Zoning District (CR) to the Public Lands and Institutional (PLI) Zoning District. Commissioner Hedrington seconded the motion. Shawna Henthorn presented the Map Amendment to the Council for St. Peters Church. The Church was zoned commercial retail and the zoning is not accurate and needs to be rezoned to public lands in order to make the additions it needed to make. Roll call vote showed 5 ayes.
- d. Discuss/Approve Ordinance Number 2910 Approving a Map Amendment to Rezone the Property Known as 620 Blackhawk Boulevard (St. Peters), South Beloit, Illinois, From the CR Commercial Retail Zoning District (CR) to the Public Lands and Institutional (PLI) Zoning District. Commissioner Morse made a motion to discuss/approve Ordinance 2910 Approving a Map Amendment to Rezone the Property Known as 620 Blackhawk Boulevard (St. Peters), South Beloit, Illinois, From the CR Commercial Retail Zoning District (CR) to the Public Lands and Institutional (PLI) Zoning District. Commissioner Hedrington seconded the motion. Shawna Henthorn presented the Map Amendment to Council. Roll call vote showed 5 ayes.
- e. Discuss/Approve Ordinance 2911 Authorizing the Sale of Certain Personal Property Owned by the City of South Beloit. Commissioner Morse made a motion to discuss/approve Ordinance 2911 Authorizing the Sale of Certain Personal Property Owned by the City of South Beloit. Commissioner Prentice second the motion. Sonya Hoppes advised that this Ordinance would allow for an employee to purchase a cell phone from the City for \$50.00. Roll call vote showed 5 ayes.
- f. Discuss/Approve Resolution Number 6692 Approving a Grant Agreement with the State of Illinois Department of Natural Resources for the FY2026 Open Space Land Acquisition Development Award. Commissioner Morse made a motion to approve Resolution 6692 Approving a Grant Agreement with the State of Illinois Department of Natural Resources for the FY2026 Open Space Land Acquisition Development Award. Commissioner Prentice seconded the motion. Brandon Boggs presented this agreement to the Council. Roll call vote showed 5 ayes.
- g. Discuss/Approve Resolution Number 6693 Approving Agreement with Background Check Express. Commissioner Adleman made a motion to approve Resolution 6693 Approving Agreement with Background Check Express. Commissioner Hedrington seconded the motion. Sonya Hoppes advised the Council that this agreement would allow for the City to preform background checks with the live fingerprint results do not come back in a timely manner to prevent a delay in start date. Roll call vote showed 5 ayes.
- h. Discuss/Approve Resolution Number 6694 Approving Agreement with Fehr Graham for Professional Services Pertaining to General Wastewater Engineering Services. Commissioner Prentice made a motion to approve Resolution 6694 Approving Agreement with Fehr Graham for Professional Services Pertaining to General Wastewater Engineering Services. Commissioner Adleman seconded the motion. Jeff Reininger presented the agreement to City Council and advised that funds for this agreement would come out of the sewer budget. Roll call vote showed 5 ayes.

- i. Discuss/Approve Resolution Number 6695 Approving an Inspection Agreement with Flow-Technics, Inc. for Preventative Maintenance Inspections on a Sulzer (3) HST 2500 Turbocompressor. Commissioner Adleman made a motion to approve Resolution 6695 Approving an Inspection Agreement with Flow-Technics, Inc. for Preventative Maintenance Inspections on a Sulzer (3) HST 2500 Turbocompressor. Commissioner Morse seconded the motion. Jeff Reininger presented the agreement to City Council. Roll call vote showed 5 ayes.
- j. Discuss/Approve Resolution Number 6696 Retro Approval of Renewal of Partnership with the Bruce Nichols Boys & Girls Club for the Teen REACH Program and the South Beloit Police Department. Commissioner Morse made a motion to approve Resolution 6696 Retro Approval of Renewal of Partnership with the Bruce Nichols Boys & Girls Club for the Teen REACH Program and the South Beloit Police Department. Commissioner Hedrington seconded the motion. Sonya Hoppes advised the Council that she conducted a call around for pre-approval and that this agreement has the support of the Police Department and would require retro approval. Roll call vote showed 5 ayes.
- k. Discuss/Approve Resolution Number 6697 Appointing Member to the Board of Police and Fire Commission. Commissioner Adleman made a motion to approve Resolution 6697 Appointing Tracy Patrick to the Board of Police and Fire Commission. Commissioner Prentice seconded the motion. Roll call vote showed 5 ayes.
- l. Discuss/Approve Resolution Number 6698 Appointing Megan Reff as the Illinois Municipal Retirement Fund Agent for the City of South Beloit. Commissioner Adleman made a motion to approve Resolution 6698 Appointing Megan Reff as the Illinois Municipal Retirement Fund Agent for the City of South Beloit. Commissioner Prentice second the motion. Roll call vote showed 5 ayes.

ADJOURN:

At 6:05 P.M. on a motion by Commissioner Adleman second by Commissioner Prentice. Voice vote carried the motion.