

AGENDA-REGULAR COUNCIL MEETING

Monday, October 5, 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 September 21, 2026

REPORT OF OFFICERS:

1. **Finance**
Approval of Claims to be paid September 19, 2026 to October 2, 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. Presentation by Nature at the Confluence

NEW BUSINESS:

1. **Discussion and/or Motion Items:**
 - a. Discuss/Approve Resolution Number 6743 Approving a Hotel/Motel Funding Grant Application to the Nature at the Confluence
 - b. Discuss/Approve Ordinance Number 2938 Approving an Amendment to the Special Use Permit to Allow for the Sale and Distribution of Medical Cannabis Licensing Under a Special Use Permit for 7000 First Ranger Drive, South Beloit, Illinois and Authorizing the Mayor of the City of South Beloit, Illinois to Execute the Same
 - c. Discuss/Approve Ordinance Number 2939 Approving a Variance in the Required Front Yard Setback from 10' Down to 0' for the Property Commonly Known as 1912 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County (PIN No. 04-07-306-019)
 - d. Discuss/Approve Ordinance Number 2940 Amending Various Sections of Chapter 102 Traffic and Vehicles of the City of South Beloit Code of Ordinances to Regulate the Use

of Electric Micromobility Devices, Low-Speed Electric Bicycles, and Motor Driven Cycles, in the City

- e. Discuss Approve Resolution Number 6744 Approving a Service Quote from In-Situ, Inc. for an Annual Onsite Maintenance Visit of the Wastewater Treatment Plant
- f. Discuss/Approve Resolution Number 6745 Authorizing the Appointment of Members to the City of South Beloit Planning and Zoning Commission
- g. Discuss/Approve Resolution Number 6746 Accepting the Public Improvements of the Kwik Trip Development
- h. Discuss/Approve Proposed Meeting Budget Schedule
- i. Discuss Striping Project Bid Results and Recommendation from Fehr Graham
- j. Discuss Doner Drive Parking Lot Project Closeout and Final Pay Application

EXECUTIVE SESSION:

- 1. Discuss the purchase or lease of real property as provided by 5 ILCS 120/2 (c) (5) of the Illinois Open Meetings Act.

RECONVENE TO OPEN SESSION:

ROLL CALL:

ORDER OF BUSINESS:

ADJOURN:

RESOLUTION NUMBER: 6743

**A RESOLUTION OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A
HOTEL/MOTEL FUNDING GRANT APPLICATION TO THE NATURE AT THE
CONFLUENCE**

WHEREAS, the City of South Beloit, Illinois ("City"), maintains a hotel/motel tax fund and has established applications for funding grant requests; and

WHEREAS, the Nature at the Confluence has submitted a Hotel/Motel Funding Grant Application, a copy of which is attached hereto as Exhibit A and incorporated herein; and

WHEREAS, the Hotel/Motel Review Committee reviewed the application on September 29, 2026 and recommend a funding grant in the amount of \$1,500.00 subject to the requirements and conditions set forth in Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the City desires to provide the funding grant to the Nature at the Confluence as recommended by the Hotel/Motel Review Committee.

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 funding grant to the Nature at the Confluence in the amount of \$1,500.00 subject to the recommendations and conditions of the Hotel/Motel Review Committee as described in Exhibit B.
3. The Mayor is hereby authorized to execute said agreement and any other documents necessary to effectuate the same and the City Clerk to attest the signature of the Mayor.

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 –
NATURE AT THE CONFLUENCE APPLICATION



**CITY OF SOUTH BELOIT HOTEL/MOTEL TAX FUNDING
GRANT**

Applicant Packet

CITY OF SOUTH BELOIT HOTEL/MOTEL TAX GRANT FUNDING POLICY

Policy:

It is the express intent of the City Council that residual taxes collected and available from the Hotel/Motel Tax Fund are to be used to promote tourism and conventions or for community cultural events which attract overnight guests to the City of South Beloit. The Hotel/Motel tax funds should be used to develop the culture and heritage of the community that helps define the community and make it attractive to visits by non-residents, and in all other respects nurtures our community as a point of destination for the traveling public and increasing the appeal for new businesses and quality of life for the residents of the City of South Beloit. The overall goal is to increase the number of hotel stays in our community and to extend the stays of travelers and thereby increasing taxes for funds available to the City.

Procedural Guidelines:

1. Grant application requests shall be in writing.
2. The City Council shall approve grants by resolution upon review of the application and taking into consideration budget restrictions and conformance with policy and procedure guidelines established herein.
3. The "Hotel/Motel Tax Funding Agreement" shall be executed by the Mayor of the City of South Beloit and the receiving organization.
4. The "Grant Waiver and Release" shall be executed by the receiving organization.
5. Funds shall be disbursed in the following manner:
 - a. One-half of the grant will be awarded immediately after executed agreement is signed by both parties; and
 - b. One-half of the grant will be awarded 10 days prior to the actual event.
6. In the event an applicant who received a grant fails to fully execute the event the organization may be required to return the grant and not be eligible for future grant awards until the amount is repaid.
7. Changes in the use of grant funds (as stated in the application) after funds have been awarded must be requested to and approved by the City Council in writing.

CITY OF SOUTH BELOT EVALUATION CHECKLIST

APPLICANT: Nature At The Confluence

☒ Grant Application is completed and signed.

☒ One paper copy and one electronic copy is submitted to the City.

FOR CITY USE ONLY

City Council Review:

_____ Funding Denied _____ Funding Approved \$ _____ Funding Amount

Post Award Requirements:

_____ Exhibit "A" (Hotel/Motel Tax Funding Agreement) has been completed by both parties.

_____ Exhibit "B" (Waiver and Release) has been completed and signed by organization.

_____ All applicable permits / licenses have been acquired by the Organization. _____ Not Applicable

_____ Staff Review / Initials

_____ Funds Distributed

CITY OF SOUTH BELOIT HOTEL/MOTEL FUNDING GRANT APPLICATION

Organization Name and Address: Nature At The Confluence
306 Dickop St. South Beloit IL 61080

Contact Person: Julie Uram

Phone/Email: 815-200-6910 Julie@NatureAtTheConfluence.com

Is this a Non-Profit Organization? Yes ☒ No ☐

Event Information

Name of the Event: Organization Support
Date(s) of the Event: 2027
Location of the Event: Nature At The Confluence
Description of the Event: NATC staff are responsible for the cleaning, upkeep,
and basic maintenance of the indoor facilities,
outdoor grounds, community garden, prairie, and
woodland trails which add value to the
City of South Beloit property ☒

Is this a new event or repeat event? New Event ☐ Repeat Event ☐

How many people do you expect to attend and/or participate in the event?

Estimated 6,000+ visitors annually

Amount of funds requested (Note: The City of South Beloit will normally contribute not more than \$_____ for a single event):

\$15,000

Estimated cost of the event (Note: The City of South Beloit will normally contribute not more than 10% of the total cost of an event):

Annual expenses estimated \$140,000

Describe how the requested funds will be used. Please be specific. (Note: Funding is intended to primarily assist with advertising, marketing, and promotional expenses.)

Funds will be used to pay a portion of the hourly wage for
our Stewardship and Facilities Manager.

Provide an actual or estimated number of room nights (one hotel/motel room occupied for one night) that the event produced last year, if applicable, in hotels/motels located within the City of South Beloit.

N/A

Provide an actual or estimated number of room nights (one hotel/motel room occupied for one night) that the event is expected to produce this year, if applicable, in hotels/motels located within the City of South Beloit.

N/A

Describe how the event is expected to promote tourism or conventions within the City of South Beloit or how the event is expected to attract overnight visitors to the City of South Beloit. Describe how contributing to this event will benefit the City of South Beloit. Please be specific.

Native At The Confluence is a key destination and visitor attraction in South Beloit. Our staff and volunteers maintain welcoming indoor and outdoor spaces and provide educational programming for residents and visitors, including on-going partnerships with the South Beloit Boys+Girls Club, SB Public Library, SB School District, and beyond

Julie Vram

Applicant

Signature of Representative/Officer

Executive Director, Native at the Confluence

Title

9/22/26

Date

The City Council of South Beloit Will Approve Applications

**EXHIBIT A:
HOTEL/MOTEL TAX FUNDING AGREEMENT**

This sets forth the agreement ("Agreement") between the City of South Beloit ("City") and Nature AT The Confluence (the "Organization"), with its principal place of business at 306 Dickop St., relating to the use of Hotel/Motel Tax Funds.

1. Use of Funds. The Organization agrees to use the funds for the event/project described in the Hotel/Motel Tax Funding Application. The Application is attached as Exhibit A to this Agreement and incorporated herein by reference. The Organization agrees that any Hotel/Motel Tax funds received can only be used to directly promote tourism and the convention and hotel industry, in accordance with State statutes.
2. General Terms.
 - a. Location: The Organization agrees the Event must be located in the City of South Beloit corporate limits or in sufficiently close proximity as to reasonably attract tourists to the City of South Beloit.
 - b. Status of Organization: The Organization must be in good standing with the State of Illinois and must be in good financial standing and have financial safeguards in place to protect public funds.
 - c. Promotional Materials and Sponsorship: The Organization agrees that any promotional material must contain the City of South Beloit logo, which can be supplied by the City upon request. The Organization also agrees the City must be listed as a sponsor/partner of the event or project. The Organization agrees to provide a copy of all advertisements for the Event/Project.
 - d. Notification Requirements: The Organization agrees to notify overnight lodging establishments in writing of the upcoming event and provide the City with proof of that notification.
3. Permits & Licenses. If applicable, the Organization agrees to comply with all permits and license requirements of the event, and acknowledges the receipt of the Hotel/Motel Tax Grant is contingent upon a review and granting of the necessary permits.
4. Termination. Either party may terminate this Agreement if the other commits a material breach of this Agreement; provided, however, that the terminating party has given the

other written notice and the other party has failed to remedy or cure the breach within ten (10) days of such notice.

5. Remedies. If the City terminates this Agreement as result of the Organization's breach, then in addition to any other remedies to which the City may be entitled by reason of such breach, the City shall have the right to recover all Hotel/Motel Occupancy Tax revenues distributed to the Organization upon request. In addition, the City shall have the right to any attorneys' fees incurred in the recovery of the funds given to the Organization.
6. Venue. Venue for any dispute arising out of this Agreement shall be in Winnebago County, Illinois.

City of South Beloit

By: _____
Name: _____
Title: Mayor
Date: _____

Applicant/Recipient

By: _____
Name: Julie Uram
Title: Executive Director
Date: 9/22/26

EXHIBIT B:
HOTEL / MOTEL GRANT WAIVER AND RELEASE OF ALL CLAIMS

Whereas, _____ ("Organization") has applied for and been approved by the City of South Beloit ("City") for a grant of Hotel / Motel Tax funds for _____.

NOW, THEREFORE, in consideration of the grant of Hotel / Motel Tax funds from the City, Organization hereby agrees that in the event that, or as a result of the program or event sponsored by the Organization, the City is made a party defendant in any litigation or any claim or demand is made against the City, the Organization shall defend, indemnify, and hold harmless the City, its officers, agent, commissioners, and employee, individually and collectively, from and against any and all suits, claims, demands, set offs, or other actions, including but not limited to judgments arising therefrom. The obligation of the Organization shall include and extend to payment of reasonable attorneys' fees for the representation of the City and its said officers, agents, commissioners, or employees in any litigation or investigation and includes expenses, court costs, and all other fees associated with any litigation, claim, or demand, or appeal.

Organization / Grantee: _____

Signer: _____

Title: _____

Date: _____

EXHIBIT B –
HOTEL/MOTEL REVIEW COMMITTEE RECOMMENDATIONS/CONDITIONS

THE CITY OF
SOUTH BELOIT
ILLINOIS



MEMO

To: Council Members
From: Hotel/Motel Review Board
Date: September 30, 2026
Re: Hotel/Motel Fund Request from Nature at the Confluence

Council Members-

The Hotel Motel Review Board met on September 29, 2026 to review the application that was submitted by Nature at the Confluence for a Funding Grant from the Hotel/Motel Fund.

The Review Board recognizes that Nature at the Confluence has many events throughout the year that bring in visitors from well beyond the limits of South Beloit and the surrounding area.

The Review Board determined that the application was complete. The request for funding is for the payroll hourly wage for a Stewardship and Facilities Manager for 2027. The application includes a description of duties this position is responsible for. The amount requested is \$15,000.00. The estimated annual expenses for Nature at the Confluence is \$140,000.00.

The Review Board and Nature at the Confluence are unable to determine the number of overnight stays the Nature at the Confluence's numerous events create, however, the Review Board has determined that the is reasonable and necessary for the upkeep of the facility, trails, and grounds.

The Review Board's recommendation is that the request meets the requirements for funding. Per the City's policy the Review Board would recommend 10% (\$1,500.00) (at a minimum) be granted and approved for this request.

Thank you,

Don Elliott
Melody Cruz
Megan Reff
Hotel/Motel Board

"AN EQUAL OPPORTUNITY EMPLOYER"



ORDINANCE NO. 2938

AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING AN AMENDMENT TO THE SPECIAL USE PERMIT TO ALLOW FOR THE SALE AND DISTRIBUTION OF MEDICAL CANNABIS LICENSING UNDER A SPECIAL USE PERMIT FOR 7000 FIRST RANGER DRIVE, SOUTH BELOIT, ILLINOIS AND AUTHORIZING THE MAYOR OF THE CITY OF SOUTH BELOIT, ILLINOIS TO EXECUTE THE SAME

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

WHEREAS, the City has received an application for a an amendment to the Special Use Permit to allow for the sale and distribution of medical cannabis licensing in an adult use cannabis dispensary in the Commercial Traffic (CT) Zoning District for the property commonly known as 7000 First Ranger Drive, South Beloit, Illinois, Winnebago County, with PIN Nos. 04-03-300-019 & 04-03-300-023 (referred to herein as the "Property"); and

WHEREAS, the said application for amended special use permit was considered by the City Planning & Zoning Commission ("PZC") at a duly noticed public hearing conducted on September 16, 2026; and

WHEREAS, the PZC gave a positive recommendation with regards to said application, making the findings of fact attached hereto as Exhibit B 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 amendment to the Special Use Permit to allow for the sale and distribution of medical cannabis licensing in an adult use cannabis dispensary in the Commercial Traffic (CT) Zoning District for the property commonly known as 7000 First Ranger Drive, South Beloit, Illinois, Winnebago County, with PIN No. 04-03-300-019 & 04-03-300-023, and legally described in Exhibit A, attached hereto and incorporated herein, is hereby granted subject to the following conditions:
 - A. Compliance will all other applicable codes and ordinances.
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

Legal Description

This Instrument Prepared by:
Marvin L. Keys
6801 Spring Creek Rd.
Rockford, Illinois 61114

Future Taxes and Return To:

7000 First Ranger Drive, L.L.C.
c/o First Midwest Group
6801 Spring Creek Rd.
Rockford, IL 61114

ERECORDING
2024032105
Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
12/31/2024 08:55:39 AM
DEED Pages: 2
RECORDING FEE 36.00
RHSP FEE 18.00

QUIT CLAIM DEED

THE GRANTOR, Sunil Puri, of 6801 Spring Creek Road, Rockford, Illinois 61114, for and in consideration of One Dollar, and other good and valuable considerations in hand paid, CONVEYS and QUIT CLAIMS to the GRANTEE, 7000 First Ranger Drive, L.L.C., of 6801 Spring Creek Road, Rockford, Illinois, 61114, all interest in the following described real estate situated in Winnebago County, Illinois, to wit:

THE PROPERTY COMMONLY KNOWN AS: 7000 First Ranger Dr., South Beloit, IL;

Permanent Index Number: 04-03-300-019

LOT 4 IN THE FINAL PLAT OF ARNOLD-PURI STATELINE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 NORTH, RANGE 32 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WINNEBAGO COUNTY, ILLINOIS, RECORDED OCTOBER 8, 2002, IN BOOK 44 ON PAGE 32B ON THE RECORDS OF THE WINNEBAGO COUNTY RECORDER OF DEEDS.

hereby releasing and waiving all rights under and by virtue of the homestead exemption laws of the State of Illinois.

This deed is exempt under the provisions of 35 ILCS 200/31-45(e). the foregoing information is true and
[REDACTED] knowledge and belief.

8/31/24
Date

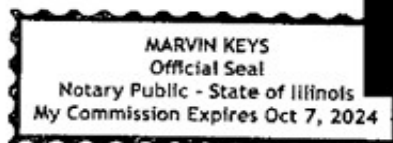
Dated this 31st day of August, 2024

By [REDACTED]

STATE OF ILLINOIS)
) SS
COUNTY OF WINNEBAGO)

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Sunil Puri personally known to me to be the person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed and delivered said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notarial s



67
This Instrument Prepared by
and Return to:
PaTricia E. Gibbs
6801 Spring Creek Road
Rockford, Illinois 61114

Future Taxes and Return To:
First Ranger 205, L.L.C.
4930 E. State St.
P.O. Box 4745
Rockford, IL 61110-4745

003 -
New

REC'D OCT 21 2002

10thmms

PROPERTY CODE: 04-03-300-008 and 04-03-300-010

QUIT CLAIM DEED

THIS INDENTURE WITNESSETH, That the **GRANTORS: FIRST RANGER PETROLEUM, L.L.C.**, an Illinois limited liability company, of 4930 E. State St.; Rockford, IL 61110-4745, and **SUNIL PURI**, a married man, of 6801 Spring Creek Rd., Rockford, IL 61114, for and in consideration of the sum of One Dollar and other good and valuable consideration in hand paid,

CONVEYS and QUIT CLAIMS to: First Ranger 205, L.L.C., an Illinois Limited Liability Company,

WHOSE ADDRESS IS: 4930 E. State St., P.O. Box 4745, Rockford, IL 61110-4745;

THE PROPERTY COMMONLY KNOWN AS: Gardner Street, South Beloit, IL 61080;

AND LEGALLY DESCRIBED AS: LOTS 1 AND 2 IN THE FINAL PLAT OF ARNOLD-PURI STATELINE SUBDIVISION, A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 46 NORTH, RANGE 32 EAST OF THE THIRD PRINCIPAL MERIDIAN IN WINNEBAGO COUNTY, ILLINOIS, RECORDED OCTOBER 8, 2002, IN BOOK 44 ON PAGE 32B ON THE RECORDS OF THE WINNEBAGO COUNTY RECORDER OF DEEDS;

situated in Winnebago County Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This is not homestead property.

This Deed is exempt from the provisions of the Real Estate Transfer Tax Law pursuant to 35 ILCS 200/31-45(e).

Date: 16 October 2002

[Redacted Signature]

Page 1 of 2

0275402 10/21/2002 12:50P 1 o
Ken Staaf, Winnebago County Recorder

[Redacted Signature]

Dated this 16th day of October, 2002.

FIRST RANGER PETROLEUM, L.L.C., an Illinois limited liability company

By: [REDACTED]
Sunil Puri, Member

and
By: [REDACTED]

STATE OF ILLINOIS)
WINNEBAGO COUNTY) ss

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT SUNIL PURI and DANIEL J. ARNOLD who are each personally known to me to be members of First Ranger Petroleum, L.L.C., an Illinois limited liability company and the same persons whose names are subscribed to the foregoing instrument, as having executed the same, appeared before me this day in person and acknowledged that he signed and delivered said instrument as his own free and voluntary act and that of the partnership, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and Notarial Seal this 16th day October, 2002.



[REDACTED]



State of Illinois
County of Winnebago

) SS
)

AFFIDAVIT OF EXCEPTION TO THE PLAT ACT -765 ILCS 205

Richard J. McMahon
Print Name

being duly sworn on oath, states that he/she

resides at 4430 East State St, Rockford
Street City

IL 61102
State Zip Code

and the attached deed represents:

Review and Initial the Exemption Which is Applicable to the Attached Deed:

☒ The attached deed does not represent any type of division of an existing parcel of land.

☐ The division or subdivision of land into parcels or tracts of five (5) acres or more in size which does not involve any new streets or easements of access.

☐ The division of lots or blocks of less than one (1) acre in any recorded subdivision which does not involve any new streets or easements of access.

☐ The sale or exchange of parcels of land between owners of adjoining and contiguous land.

☐ The conveyance of parcels of land or interests therein for use as a right of way for railroads or other public utility facilities and other pipe lines, which does not involve any new streets or easements of access.

☐ The conveyance of land owned by a railroad or other public utility which does not involve any new streets or easements of access.

☐ The conveyance of land for highway or other public purpose or grants or conveyances relating to the dedication of land for public use or instruments relating to the vacation of land impressed with a public use.

☐ The conveyance is made to correct descriptions in prior conveyances.

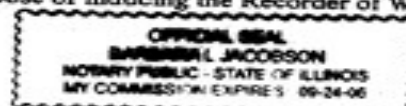
☐ The sale or exchange of parcels or tracts of land following the division into no more than two (2) parts of a particular parcel or tract of land existing on July 17, 1959, and not involving any new streets or easements of access.

☐ The sale of a single lot of less than five (5) acres from a larger tract when a survey is made by an Illinois Registered Land Surveyor; provided, that this exemption shall not apply to the sale of any subsequent lots from the same larger tract of land, as determined by the dimensions and configuration of the larger tract on October 1, 1973, and provided also that this exemption does not invalidate any local requirements applicable to the subdivision of land.

Note: Winnebago County's zoning ordinance states that newly created agriculture parcels with less than six (6) acres or frontage of less than 250 ft. requires a Special Use Permit. See the Regional Planning & Economic Development Department, Zoning Division, Room 301, for details.

Section 765 ILCS 205/5 of the Illinois Compiled Statutes states that whoever knowingly submits a false affidavit is in violation and may be prosecuted. This non-compliance may also result in your revision not being processed.

Affiant further states that this affidavit is made and submitted for the purpose of inducing the Recorder of Winnebago County to record the attached deed for recording.



Subscribed:

Day of October, 2002

Notary:

Notary's Signature

(Notary seal)

This affidavit only ensures the Recorder's Office compliance with the State Plat Act. If the property is located within a municipality or within 1 1/2 miles of a municipality, local ordinances may apply. For your protection, it is recommended that you have this land division reviewed and approved by the municipality.

Name of Municipality Where Property is Located: _____

Municipal Planning Official's Signature

Print Name

Date

*Municipal Addressing Official's Signature
(may be same as Planning Official)*

Print Name

Date

Property Address(es) is (are) attached:

☐ Yes ☐ No

Winnebago County Recorder's Office, Kenneth W. Staaf, Recorder
404 Elm Street, Room 405, Rockford, IL 61101; Phone: 815-987-3100; FAX: 815-961-3261

This form provided by:
Form effective date: August 1, 2002

EXHIBIT B

Findings of Facts

MEMO

DATE: August 26, 2026
TO: City of South Beloit Planning and Zoning Commission
FROM: Community Development Director Shawna Henthorn
SUBJECT: Findings of Fact for an Amended Special Use Permit to allow for the licensing, sale and distribution of medical cannabis under the Compassionate Use of Medical Cannabis Act.

Pursuant to City of South Beloit code of Ordinances Section 118-13 Special Uses, the criteria for granting a Special Use Permit as follows:

The PZC in making its recommendations for a special use permit shall give consideration and satisfy themselves as to the following requirements:

- (1) The proposed location of the special use is in accord with the objectives of this chapter and the purpose of the district in which the site is located.
The proposed property is under an existing SUP for the operation of a recreational cannabis dispensary.
- (2) The proposed location for the special use and the conditions under which it would be operated or maintained will not be detrimental to the public health, safety or improvements in the vicinity.
The proposed location is operating under an existing SUP for the operation of a recreational cannabis dispensary, so adding the amendment to the SUP will not be detrimental to the public health, safety or improvements in the vicinity.
- (3) The proposed special use will comply with each of the applicable provisions of this chapter.
The Amended SUP will comply with each of the applicable provisions of this chapter as it is an existing SUP that is in full compliance with the conditions that have been set forth by the Planning and Zoning Commission along with the City of South Beloit Code of Ordinances.
- (4) The PZC shall also take into consideration the following LaSalle/Sinclair factors:
 - a. The existing land uses and zoning of the nearby property.
The applicant's property is zoned CT, Commercial Traffic as is required to operate a cannabis dispensary. The surrounding properties are commercial in nature.

- b. The extent to which property values are diminished by the restrictions of the ordinance.
There are no restrictions that would hinder the property values as there is an existing SUP for this property that is in existence.
- c. The extent to which the ordinance promotes the health, safety, morals or general welfare of the public.
The property has an existing SUP and the property owner is in full compliance of all the City of South Beloit Code of Ordinances.
- d. The relative gain to the public as compared to the hardship imposed on the individual property owner.
The gain to the public is that the property is in use with a profitable business in the community and the building is not vacant or abandoned. There isn't a noted hardship.
- e. The suitability of the subject property for the zoned purposes.
The zoning for this property is appropriate for the use and in accordance with the Zoning Code of Ordinances.
- f. 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 has not been vacant.
- g. The community's need for more of the proposed use.
There is a cap on cannabis dispensaries in the city. There are two that have been permitted and the City Council is not interested at this time in increasing that number.
- h. The care with which the community has planned its land use development.
There has been a significant amount of care and planning that has gone into the Land Use Plan for the city.

ORDINANCE NUMBER: 2939

AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A VARIANCE IN THE REQUIRED FRONT YARD SETBACK FROM 10' DOWN TO 0' FOR THE PROPERTY COMMONLY KNOWN AS 1912 BLACKHAWK BOULEVARD, SOUTH BELOIT, ILLINOIS, WINNEBAGO COUNTY (PIN NO. 04-07-306-019)

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 10' down to 0', for the property located at 1912 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-306-019 (the "Property"), legally described in Exhibit B, attached hereto and incorporated herein; and

WHEREAS, the variance is necessitated for the construction of an identification to allow individuals to identify the name and addresses of the apartment complex; 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 September 16, 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 10' down to 0' for the property located at 1912 Blackhawk Boulevard, South Beloit, Illinois, Winnebago County and with PIN No. 04-07-306-019 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 26, 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 10' front yard setback down to 0' for a sign in the Multi Family (RM) Zoning District for the property located at 1912 Blackhawk Blvd., South Beloit, Illinois, Winnebago County, 61080 with PIN No. 04-07-306-019.**

FINDINGS OF FACTS – VARIANCE 03-08-26

- 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 hardship in this case is that there isn't an area for the sign to be placed that would be visible from the street.
- 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.**
The exceptional or extraordinary circumstances or conditions applicable to the property is that the property is a multi family apartment complex that does not have a space for the sign with the 10' setback. The sign would not be visible from the street with the way the buildings are positioned and the sign would take out multiple parking stalls.
- 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 owner was looking to beautify the property by placing a sign that identified the addresses of each of the buildings but if the sign is required to be within the 10' setback it would be difficult to see from the road.
- 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.**
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 having a sign identifying the property and without sacrificing needed parking stalls.
- 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 the ability to have a sign identifying the property.

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 residential in nature. 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 have a sign identifying the apartment complex.

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 sign identifying the apartment complex.

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:20175703

Tx:40187591

2025030919

Filed for Record in
WINNEBAGO COUNTY IL
LORI GUMMOW, CLERK & RECORDER
11/25/2025 11:25:56 AM

DEED Pages: 2

ST STAMP FEE	2,303.00
CO STAMP FEE	1,151.50
RECORDING FEE	36.00
RHSP FEE	18.00

WARRANTY DEED

TUA WW334600

(Limited Liability Company)

THE GRANTOR, **TIMBER GROVE APARTMENTS, 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 **EMERALD INVESTMENT GROUP, LLC**, a limited liability company duly organized and existing under and by virtue of the laws of the State of Illinois, GRANTEE, the following described property:

PARCEL I:

Lots One (1), Two (2), and Three (3) of Herm-Kut Subdivision being a resubdivision of part of Lots 18 and 19 of Timber Grove, a Subdivision of Lots One (1) and Two (2) of a subdivision of Gayton Farm, all being situated in the Southwest Quarter (1/4) of Section 7, Township 46 North, Range 2 East of the Third Principal Meridian, City of South Beloit, Winnebago County, Illinois, as resubdivision is recorded February 8, 1974 in Book 35 of Plats on page 252 as Document No. 1331507; situated in the County of Winnebago and the State of Illinois.

ADDRESS: 1912 Blackhawk Blvd., South Beloit, IL 61080**PIN: 04-07-306-019**

hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. This conveyance is SUBJECT TO: Real estate taxes for 2025 and subsequent years, conditions, restrictions, covenants, easements and ordinances of record.

TUA WW 334600

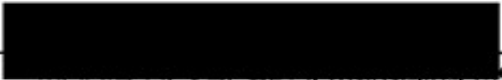
Dated this 21 day of November, 2025.

TIMBER GROVE APARTMENTS, LLC

By:


MIGUEL A. CEPEDA, Managing Member

By:


_____, Managing Member

State of Illinois

)

)ss

Winnebago County

)

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY that **MIGUEL A. CEPEDA** and **MARIE R. CEPEDA**, being the members of the above mentioned limited liability company and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that such members have caused this instrument to be signed.

Given under my hand and Notarial Seal _____, 2025.



Drafted by: David L. Davitt/da, 6072 Brynwood Dr., Suite 206, Rockford, IL 61114

Return to & future taxes to: EMERALD INVESTMENT GROUP, LLC, 8643 Grandview Place, Roscoe, IL 61073 ^{drive}





SOSNOWSKI | SZETO LLP

MEMORANDUM

CONFIDENTIAL – ATTORNEY CLIENT PRIVILEGE COMMUNICATION

To: The City of South Beloit

From: Sosnowski Szeto LLP

Date: 9/30/2026

Re: New State Statute Regulating E-Bikes and E-Scooters

The Illinois General Assembly passed SB3484 in 2026 which amends several sections of the Illinois Vehicle Code. The amendments focused on regulations of electronic bicycles, electronic scooters, and motor driven cycles and takes effect on January 1, 2027. In anticipation of these changes, our office has amended applicable sections of Chapter 102 in the City of South Beloit's Code of Ordinances.

Overall, the State is regulating these devices and municipalities are not authorized to regulate outside of what is allowed in the new law. Violations that must be reported to the Secretary of State (i.e. driver's license issues, vehicle registration, and insurance requirements) must be cited under the state statute. The other violations of this Section are petty offenses and could be cited under state statute or city ordinance. The penalty and fines for these ordinance violations can be set by the municipality.

The City should consider posting additional signs in the City to indicate what devices are now allowed on streets, bike lanes, bike paths, etc., and what devices are prohibited on sidewalks. Doing so will provide notice to the residents and distinguish which areas are intended to be used by which device. Another consideration is how bike lanes, paths, and sidewalks are incorporated into city planning. Any plan for the city should take into consideration which devices are allowed on roadways, on bike lanes, and on bike paths. Since these devices operate differently than the traditional motor vehicle and bicycle, additional consideration for the condition of the bike lanes and bike paths should be made as e-scooters will now be an intended use for such lanes and paths.

There are four general categories of devices which are now regulated at different levels – please see the chart on the following page.

1.Low-speed electric bike.	Low-Speed E-bike (Class 1 or 2) equipped with a motor less than 750 watts that ceases to provide assistance when the bicycle reaches 20 mph	Allowed on streets, bike lanes, bike paths, and shared-use trails; prohibited on sidewalks
	Low-Speed E-bike (Class 3) equipped with a motor less than 750 watts that ceases to provide assistance when the bicycle reaches 28 mph	Allowed on streets, bike lanes, bike paths, and shared-use trails; prohibited on sidewalks
2.Motor driven cycle.	High-Speed E-bike (equipped with electric motor of 750+ watts that can travel faster than 28 miles per hour; regulated as a motor-driven cycle)	Prohibited on sidewalks, bike lanes, and bike paths. Must comply with license, registration and insurance requirements.
	E-moto (equipped with a 750+ watt motor that can travel faster than 28 miles per hour)	Prohibited on sidewalks, bike lanes, and bike paths. Must comply with license, registration and insurance requirements.
3.Electric micromobility device.	Electric unicycle (Self-balancing one-wheeled device with an electric propulsion system.)	Operators must be 16; prohibited from operating over 28 miles per hour; prohibited from operating on sidewalks; allowed on bike lanes, bike paths, and roads with speed limits up to 35 miles per hour; allowed on roads with speed limits over 35 miles per hour if a bike lane is present.
	Electric Skateboard (powered by an electric motor that can travel 15-40 miles per hour)	Operator must be 16; prohibited from operating over 28 miles per hour; prohibited from operation on sidewalks; allowed on bike lanes, bike paths, and roads with speed limits up to 35 miles per hour; allowed on roads with speed limits over 35 miles per hour if a bike lane is present.
	Low-Speed Electric Scooter (A device with 2–3 wheels, handlebars, and a floorboard that can be stood upon while riding, powered by an electric motor and human power; includes scooters up to 15 miles per hour.)	Operator must be 16; prohibited from operating on sidewalks; allowed on bike lanes, bike paths, and roads with speed limits up to 35 miles per hour; allowed on roads with speed limits over 35 miles per hour if a bike lane is present.
	High-Speed Electric Scooter (A device with 2–3 wheels, handlebars, and a floorboard that can be stood upon while riding, powered by an electric motor and human power with a maximum speed over 20 mph.)	Operator must be 16; prohibited from operating over 28 miles per hour; prohibited from operating on sidewalks; allowed on bike lanes, bike paths, and roads with speed limits up to 35 miles per hour; allowed on roads with speed limits over 35 miles per hour if a bike lane is present.
4.Toy vehicle.	Toy Vehicles (battery-powered toy devices operating up to 10 miles per hour)	Allowed on sidewalks and bike paths UNLESS PROHIBITED LOCALLY

ORDINANCE NUMBER 2940

AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS AMENDING VARIOUS SECTIONS OF CHAPTER 102 TRAFFIC AND VEHICLES OF THE CITY OF SOUTH BELOIT CODE OF ORDINANCES TO REGULATE THE USE OF ELECTRIC MICROMOBILITY DEVICES, LOW-SPEED ELECTRIC BICYCLES, AND MOTOR DRIVEN CYCLES, IN THE CITY

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

WHEREAS, the Illinois General Assembly passed SB 3484 which was signed into law as Public Act 104-0854 on August 26, 2026, and take effect on January 1, 2027, and

WHEREAS, Public Act 104-0854 amend several sections of the Illinois Vehicle Code including the implementation of new definitions, regulations, and authority municipalities have; and

WHEREAS, certain provisions of the City's Code will be superseded by Public Act 104-0854 and new technology and devices utilized in the City has prompted a review of the City's Code; and

WHEREAS, Chapter 102 of the Code "Traffic and Vehicles" regulates traffic and vehicles within the City; and

WHEREAS, Article IV "Bicycles and Toy Vehicles" regulates bicycles and toy vehicles on City roads; and

WHEREAS, the City desires to make amendments such sections of the Code of Ordinances; and

WHEREAS, the City has determined it is in the best interest of the City and its citizens to make such text amendments.

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. Section 102-18 Minibikes, of Article I In General, of Chapter 102 Traffic and Vehicles, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

"Sec. 102-18. – ~~Repealed. Minibikes.~~

~~Operation on private ways. No person shall drive or operate any minibike on private property, without written consent of the owner or lessee of such property.~~

~~Operation on public ways. No person shall operate, nor shall an owner knowingly permit to be operated, upon any alley, terrace, sidewalk, roadway, street or highway within the city any minibike.~~

~~Accident reports. The operators of any minibike involved in a collision, accident or other casualty shall notify the police department immediately for a proper investigation report.~~

~~Penalty for violation of section. Any person violating any provisions of this section shall be subject to punishment as provided in section 1-8."~~

3. Article IV Bicycles and Toy Vehicles, of Chapter 102 Traffic and Vehicles, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

"ARTICLE IV. – BICYCLES; ~~ELECTRIC BICYCLES; ELECTRIC MICROMOBILITY DEVICES; HIGH-SPEED ELECTRIC BICYCLES AND MOTOR DRIVEN CYCLES;~~
AND TOY VEHICLES"

4. Section 102-131 Defined, of Division I Generally, of Article IV Bicycles and Toy Vehicles, of Chapter 102 Traffic and Vehicles, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

"Sec. 102-131. - Defined.

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

Bicycle means every device propelled by human power upon which any person may ride, having two tandem wheels either of which is more than 16 inches in diameter, **and which does not fit the definition of low-speed electric bicycle, high-speed electric bicycle, or motor driven cycle.**

Electric micromobility device. **A light-weight, low-speed, electric-powered device primarily used for personal transportation and operated at speeds up to 28 miles per hour. This includes, but is not limited to, electric skateboards, electric unicycles, and high-speed electric scooters. For the purposes of this Code, an electric micromobility device shall be considered a motor vehicle. An electric personal assistive mobility device or toy vehicle shall not be considered an electric mobility device for the purpose of this Section.**

(a) *Electric skateboard.* A skateboard powered by an electric motor.

Operators must be at least 16 years of age. Regulated as an electric micromobility device.

- (b) *Electric unicycle.* A self-balancing one-wheeled device designed to transport only one person with an electric propulsion system. Operators must be at least 16 years of age. Regulated as an electric micromobility device.
- (c) *Low-speed electric scooter.* A device weighing less than 100 pounds, with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or without human propulsion, is no more than 15 miles per hour. "Low-speed electric scooter" does not include a moped or motor driven cycle.
- (d) *High-speed electric scooter.* A device with 2 or 3 wheels, handlebars, and a floorboard that can be stood upon while riding, that is solely powered by an electric motor and human power, and whose maximum speed, with or without human propulsion, is more than 15 miles per hour. "High-speed electric scooter" does not include a moped or motor driven cycle. Regulated as an electric micromobility device.

Low-speed electric bicycle. A bicycle equipped with fully operable pedals and an electric motor of less than 750 watts that meets the requirements of one of the following classes:

- (a) *Class 1 low-speed electric bicycle* means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bike reaches a speed of 20 miles per hour. Operator must be at least 15 years of age.
- (b) *Class 2 low-speed electric bicycle* means a low-speed electric bicycle equipped with a motor that may be used exclusively to propel the bike and that is not capable of providing assistance when the bike reaches a speed of 20 miles per hour. Operator must be at least 15 years of age.
- (c) *Class 3 low-speed electric bicycle* means a low-speed electric bicycle equipped with a motor that provides assistance only when the rider is pedaling and that ceases to provide assistance when the bicycle reaches a speed of 28 miles per hour. Operator must be at least 16 years of age, and operator must be 18 years of age to have a passenger.

A Low-speed electric bicycle is not a moped or a motor driven cycle. Any electric bicycle that is not a low-speed electric bicycle or Low-speed gas bicycle shall be considered a motor driven cycle for purposes of this Code.

Low-speed gas bicycle. A 2-wheeled or 3-wheeled device with fully operable pedals and

a gasoline motor of less than one horsepower or 15 cubic centimeter displacement that is operated at speeds up to 28 miles per hour. Any gas-powered bicycle that is not a low-speed gas bicycle shall be considered a motor driven cycle for purposes of this Code.

Motor driven cycle. Every motorcycle, moped, and motor scooter with an internal combustion engine of less than 150 cubic centimeter piston displacement, or an electric motor with a nominal power rating of greater than 750 watts but less than or equal to 8,000 watts, including motorized pedalcycles and every electric bicycle or gas-powered bicycle that is not a low-speed electric bicycle or low-speed gas bicycle. Every motor driven cycle must be equipped required in 625 ILCS 5/11-1403.4(g).

(a) *E-Moto.* An electric motor bike with a 750+ watt motor that can travel faster than 28 miles per hour. Regulated as a motor driven cycle.

(b) *E-Moto.* An electric motor bike with a 750+ watt motor that can travel faster than 28 miles per hour. Regulated as a motor driven cycle.

(c) *High-speed Electric Bicycle.* A pedal bicycle with an electric motor of 750+ watts that can travel faster than 28 miles per hour.

Toy vehicle. A battery-powered toy device operating up to 10 miles per hour, specifically designed for children under the age of 8."

Secs. 102-139—102-155. - Reserved.

5. Division 2 License and Registration, of Article IV Bicycles and Toy Vehicles, of Chapter 102 Traffic and Vehicles, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

"Sec. 102-156. - License, registration card, and license plate required.

Owners of motor driven cycles powered by electric motors exceeding 750 watts and less than 8,000 watts and gas-powered bicycles capable of speeds greater than 28 miles per hour and purchased on and after January 1, 2027, must obtain and maintain certificate of title and registration under the Illinois Vehicle Code. Operators of such motor driven cycles must display proof of such registration upon request by any law enforcement personnel.

~~It shall be unlawful for any person to operate a bicycle upon any street or sidewalk of the city unless a license, registration card and a license plate is first obtained therefor from the city.~~

Sec. 102-157. - Driver's license required.~~-Application for license.~~

Owners and operators of motor driven cycles powered by electric motors exceeding 750 watts and less than 8,000 watts and gas-powered bicycles capable of speeds greater than 28 miles per hour must obtain and maintain a valid driver's license under the Illinois Vehicle Code. Operators of such motor driven cycles must display proof of such license

upon request by any law enforcement personnel. ~~All applications for the license required by this article shall be made to the city clerk upon blank forms provided by the city, which shall be signed in duplicate by the applicant, and shall contain the name, date of birth and address of the owner, together with a complete description of the bicycle.~~

Sec. 102-158. - Insurance required. ~~Issuance of license; license entitles licensee to registration card and license plate.~~

Owners and operators of motor driven cycles powered by electric motors exceeding 750 watts and less than 8,000 watts and gas-powered bicycles capable of speeds greater than 28 miles per hour and purchased on and after January 1, 2027, must obtain and maintain adequate liability insurance under the Illinois Vehicle Code. Operators of such motor driven cycles must display proof of such proof of insurance upon request by any law enforcement personnel. ~~Upon payment of the license fee required by this article, the city clerk shall issue a bicycle license, which shall entitle the licensee to a registration card and a license plate.~~

Sec. 102-159. - Inspection; placement of serial number.

Every bicycle in the city shall be produced for inspection at any location designated by the chief of police. If such bicycle upon such examination is found to have no serial number, a serial number shall be stamped upon the frame of such bicycle by any qualified mechanic.

Sec. 102-160. - License fee.

The license fee for each bicycle shall be \$1.00, payable to the city clerk.

Sec. 102-161. - Display of registration cards.

Any registration card issued pursuant to this article shall be shown to any police officer on demand or when the holder of such registration card is ordered to appear for any violation of this article.

Sec. 102-162. - Issuance and display of license plate.

Upon payment of the license fee required by this article, the city clerk shall issue a license plate which shall be affixed by the licensee to the rear of the frame of the bicycle in a conspicuous place and shall remain so affixed until such license is removed, for cause, by the police department.

Sec. 102-163. - Duplicate plates.

If any license plate is lost or stolen, a duplicate plate shall be issued by the city clerk upon payment of a fee of \$1.00.

Sec. 102-164. - Sales, transfers of bicycles to be reported to clerk; transfer of registration.

(a) It shall be the duty of every person who sells or transfers ownership of any bicycle to report such sale or transfer within seven days by returning to the office of the city clerk the registration card issued to such person pursuant to this chapter, together with the name and address of the person to whom such bicycle was sold or transferred.

- (b) It shall be the duty of the purchaser or transferee of any bicycle to apply to the city clerk for a transfer of the registration of the bicycle within seven days of the sale or transfer. Before such registration is transferred, however, a fee of \$0.25 shall be paid to the city clerk by such purchaser or transferee.

Sec. 102-165. – Removal or alteration of license plate or registration card.

It shall be unlawful for any person to remove, destroy, mutilate or alter any license plate or registration card during the time it is in force.

Sec. 102-166. – Records.

The city clerk shall keep a record of the date of issuance of each bicycle license, to whom issued, and the number of such licenses. Registrations shall be serially numbered and kept on file at the city clerk's office, and duplicate copies showing all the information contained in the originals shall be furnished to the police department.

Sec. 102-167. – Disposition of fees.

All fees collected pursuant to this article shall be paid into the general fund of the city.

Sec. 102-168. – Suspension of registration; removal of license plate.

The chief of police shall have the authority to suspend the registration of any bicycle and remove the license plate from any bicycle operated contrary to this article or state law for a period not to exceed ten days.

Sec. 102-169. – Additional equipment required.

(a) Every electric micromobility device shall:

- 1) be equipped with a functioning brake or mechanism that allows for the deceleration of the device when in use that will adequately control movement of the device and allow the device to be stopped.**
- 2) be equipped when in use at nighttime, shall also be equipped with a lamp on the front that emits a white light visible from a distance of at least 500 feet to the front and with a red reflector on the rear that is visible from all distances from 100 feet to 600 feet to the rear when directly in front of lawful lower beams of headlamps on a motor vehicle, except that a lamp emitting a steady or flashing red light visible from a distance of 500 feet to the rear may be used in addition to or instead of the red reflector. A person operating an electric micromobility device at nighttime may also use a headlamp equipped with lighting sufficient to meet the visibility requirements of this subsection.**
- 3) not be equipped with a siren nor shall any person use any siren upon such device unless the device is used by the police or fire department.**

(b) Each low-speed electric bicycle shall comply with equipment and manufacturing requirements adopted by the United States Consumer Product Safety Commission under 16 CFR 1512. Additionally, each Class

- 3 low-speed electric bicycle shall be equipped with a speedometer that displays the speed at which the bicycle is traveling in miles per hour.
- (c) Each motor driven cycle shall be equipped with a speedometer that displays the speed of travel in miles per hour. Each motor driven cycle shall also be equipped with or display a vehicle identification number and conform with all federal vehicle safety standards as well as meet all applicable equipment requirements specified in this Article and Chapter 12. No person shall knowingly tamper with or modify the speed capability or engagement of a motor driven cycle beyond its originally intended capability.

Sec. 102-171. Penalty

A violation of Section 102-156; 102-157; or 102-158 of Division 2 shall be a violation of the Illinois Vehicle Code.

A violation of any other Section in this Division 2 shall be an ordinance violation and the penalty shall follow Schedule A of the City's Code of Ordinances.

Secs. 102-~~170~~69—102-180. - Reserved.”

6. Division 3 Operation, of Article IV Bicycles and Toy Vehicles, of Chapter 102 Traffic and Vehicles, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

“Division 3. – OPERATION

Sec. 102-181. - Applicability of traffic code.

Every person operating a bicycle upon a public street or highway shall be subject at all times to the provisions of the city traffic code applicable to the operator of a bicycle, except those provisions which by their nature have no application.

Sec. 102-182. - Obedience to traffic code.

Every person operating a bicycle upon a public street or highway shall obey all traffic signs, rules and regulations contained in the city traffic code which are applicable to the operator of a bicycle.

Sec. 102-183. - Number of riders.

No bicycle shall be used to carry more persons at one time than the number for which it is designed and equipped, except that an adult rider may carry a child securely attached to his person in a backpack or sling.

No electronic micromobility device shall be used to carry a passenger unless the device was originally designed to carry more than one person at a time.

No motor driven cycle or low-speed gas bicycle shall be used to carry a passenger unless that motor driven cycle was manufactured to carry a passenger. In such motor driven cycle

manufactured to carry a passenger, the operator must be at least eighteen (18) years of age unless the passenger is a sibling, stepsibling, child, or stepchild of the operator.

State Law reference—Similar provisions, ~~625 ILCS 5/11-1503(b).~~

Sec. 102-184. – **Age of operators. Riding abreast.**

Operators of Electric micromobility devices must be at least sixteen (16) years of age. ~~Persons riding bicycles or motorized pedal cycles upon a roadway shall not ride more than two abreast, except on paths or parts of roadways set aside for their exclusive use. Persons riding two abreast shall not impede the normal and reasonable movement of traffic and, on a laned roadway, shall ride within a single lane, subject to the provisions of 625 ILCS 5/11-1505.~~

State Law reference—Similar provisions, ~~625 ILCS 5/11-1505.1.~~

Operators of Class 1 or Class 2 Low-speed electric bicycle must be at least fifteen (15) years of age.

Operators of Class 3 Low-speed electric bicycle must be at least sixteen (16) years of age.

Sec. 102-185. - Position of bicycles ~~and motorized pedal cycles~~ on roadways; riding on roadways and bicycle paths.

(a) Any person operating a bicycle ~~or motorized pedal cycle~~ upon a roadway at less than the normal speed of traffic at the time and place and under the conditions then existing shall ride as close as practicable to the righthand curb or edge of the roadway except under the following situations:

(1) When overtaking and passing another bicycle, ~~motorized pedal cycle~~ or vehicle proceeding in the same direction;

(2) When preparing for a left turn at an intersection or into a private road or driveway; or

(3) When reasonably necessary to avoid conditions including, but not limited to, fixed or moving objects, parked or moving vehicles, bicycles, ~~motorized pedal cycles~~, pedestrians, animals, surface hazards, or substandard width lanes that make it unsafe to continue along the righthand curb or edge. For purposes of this subsection, a substandard width lane means a lane that is too narrow for a bicycle ~~or motorized pedal cycle~~ and a vehicle to travel safely side by side within the lane.

(b) Any person operating a bicycle ~~or motorized pedal cycle~~ upon a one-way highway with two or more marked traffic lanes may ride as near the lefthand curb or edge of such roadway as practicable.

State Law reference—Similar provisions, ~~625 ILCS 5/11-1505.~~

Sec. 102-186. - Children under ten years not to ride in street or highway.

Every child under ten years of age is prohibited from riding or operating a bicycle upon any street or highway designed and used for motor vehicle travel.

Sec. 102-187. - Racing and speeding contests.

No person operating a bicycle upon a public street or highway shall participate in any race or speed or endurance contests with any other vehicle.

Sec. 102-188. - Acrobatic riding.

No rider of a bicycle shall remove both hands from the handlebars, or feet from the pedals, or practice any acrobatic or fancy riding on any public street or highway.

Sec. 102-189. - Clinging to vehicles.

No person riding upon any bicycle, electric micromobility device, coaster, roller skates, sled or toy vehicle shall attach the same or himself to any vehicle upon a roadway.

State Law reference— Similar provisions, 625 ILCS 5/11-1504.

Sec. 102-190. - Towing persons or vehicles.

It shall be unlawful for the operator of any bicycle to tow or draw any coaster, sled, person on roller skates, toy vehicle or other attached vehicle or object upon any public street, highway or sidewalk.

Sec. 102-191. - Riding on sidewalks.

(a) Any person is permitted to ride and operate a bicycle upon the sidewalks within the city, except as provided in subsection (b) of this section, and further providing that at all times and under all circumstances the rider of such bicycle shall yield the right-of-way to pedestrians using the sidewalk and further that such rider shall at all times exercise that degree of care and caution to provide for the safety of small children and other users of the sidewalk.

(b) No bicycle shall be operated upon any public sidewalk where such operation has been prohibited by the express action of the city council, and such prohibition is evidenced by the posting at the beginning of such prohibited area and any necessary interim points, a sign so stating that the operation of a bicycle is prohibited.

(c) Electric micromobility devices, Low-speed electric bicycles, and Low-speed gas bicycles shall not be operated upon any sidewalk.

(d) Toy vehicles may only be operated on sidewalks and walking paths.

Sec. 102-192. - Riding over terraces or between sidewalk and street.

It shall be unlawful for any person within the city limits to ride any bicycle over the terraces or between the sidewalk and the street proper.

Sec. 102-193. – Position of Electric micromobility devices, low-speed electric bicycles, low-speed gas bicycles, and motor driven cycles on roadways; riding on roadways and bicycle paths.

- 1. Electric micromobility devices may be operated upon any highway, street, roadway, bicycle lane, or bicycle path so long as the device is not capable of operating over 28 miles per hour and the operator does not otherwise impede or obstruct vehicular traffic. Electric micromobility devices shall not be operated upon a sidewalk, a highway with a speed in excess of 35 miles per hour unless such highway contains a designated bicycle lane, or**

an interstate highway. Any Electric micromobility device capable of operating in excess of 28 miles per hour shall not be operated in excess of 28 miles per hour upon any public highway, regardless of speed limit, and shall not be operated upon any bicycle lanes or bicycle paths.

2. Low-speed electric bicycles may be operated upon any highway, street, or roadway authorized for use by bicycles, including but not limited, to bicycle lanes. Such devices may be operated on bicycle paths unless prohibited by a State agency, park district, forest preserve district, conservation district, or transit district with jurisdiction over said bicycle path. Such devices shall not be operated upon a sidewalk.
3. Low-speed gas bicycles may be operated upon any highway, street, or roadway authorized for use by bicycles, including, but not limited to, bicycle lanes. Such devices may be operated on bicycle paths unless prohibited by a State agency, park district, forest preserve district, conservation district, or transit district with jurisdiction over said bicycle path. A person shall not operate such device at a speed greater than twenty-eight (28) miles per hour.
4. Motor driven cycles may be operated upon any public highway, street, or roadway. Such devices shall not be operated on any sidewalk, bicycle lane, bicycle path, shared-use path, off-road bicycle trail or natural surface trail designated to bicycle use, or any other bicycle-specific facility. Shared-use path shall have the same meaning as 625 ILCS 5/11-1403.4(b). Motor driven cycles shall not be operated upon interstate highways or upon any public land where expressly prohibited.

Such devices may be operated on roadways of speed limits of 35 miles per hour or less and on high-speed roadways where bicycle lanes are present. Such devices may not be operated on sidewalks.

Sec. 102-194. – Operating while under the influence alcohol or drug

No person shall operate an electric micromobility device or a motor driven cycle while under the influence of alcohol or any drug.

Sec. 102-195. – Confiscation and Impoundment.

Any electric micromobility device or a motor driven cycle operated in violation of or found to be in violation of this Section may, in the discretion of the City's Police Department, be subject to confiscation and impoundment. A properly impounded vehicle may be released upon the payment of \$ _____, as an administrative fee related to its confiscation and impounding. The administrative fee shall be waived upon verifiable proof that the vehicle was stolen or hijacked at the time the vehicle was impounded.

Sec. 102-196. – Consumer Fraud and Deceptive Business Practices.

No retailer, wholesaler, distributor, or manufacturer shall market, advertise, label, or otherwise offer for sale a motor driven cycle in any manner that would reasonably cause a consumer to believe that the vehicle is a device that is not subject to the requirements of this Section. Any violation of this subsection constitutes an unlawful practice under the Consumer Fraud and Deceptive Business Practices Act, and is enforceable by the Attorney General or State's Attorneys under the Consumer Fraud and Deceptive Business Practices Act. The City's Police Department is authorized to seize or impound vehicles marketed or sold in violation of this subsection, pending resolution of proceedings initiated pursuant to the Consumer Fraud and Deceptive Business Practices Act. In addition to any penalty authorized under this subsection, the City's Police Department may provide for the release of properly impounded vehicles upon the payment of \$ _____, as an administrative fee related to its confiscation and impounding. A retailer, wholesaler, distributor, or manufacturer that violates this subsection is subject to a civil penalty not exceeding \$10,000 for each violation. Each mislabeled or falsely marketed vehicle constitutes a separate violation.

Secs. 102-197~~3~~—102-215. – Reserved.”

7. Appendix A regarding fines, of the Code of Ordinances is hereby amended to modify the existing language as follows (additions shown as bold and underlined; deletions shown as strikethroughs):

Appendix A as amended is attached hereto as Exhibit A and incorporated here.

8. All other ordinances of the City shall remain in effect as previously enacted except that those ordinances, or parts thereof, in conflict are hereby repealed to the extent of such conflict.
9. This Ordinance shall be in full force and effect from after its passage, approval, and publication in pamphlet form as provided 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

ATTEST:

APPROVED _____, 2026

CLERK

MAYOR

RESOLUTION NUMBER: 6744

A RESOLUTION OF THE CITY OF SOUTH BELOIT, ILLINOIS APPROVING A SERVICE QUOTE FROM IN-SITU, INC. FOR AN ANNUAL ONSITE MAINTENANCE VISIT OF THE WASTEWATER TREATMENT PLANT

WHEREAS, the City of South Beloit, Illinois ("City"), operates its own wastewater treatment plant; and

WHEREAS, the City requires annual onsite maintenance to properly care for and maintain the equipment in the wastewater treatment plant; and

WHEREAS, the City received a Service Quote from In-Situ, Inc. ("In-Situ") to provide such services to the City total estimated cost to the City not to exceed \$13,172.00, attached hereto as Exhibit A, and incorporated herein (the "Service Quote"); and

WHEREAS, In-Situ has listed the services to be provided in this annual onsite maintenance visit, attached hereto as Exhibit B, and incorporated herein; and

WHEREAS, the City has determined it necessary to approve the Service Quote to enter into a professional services agreement with In-Situ to provide such services for the wastewater treatment plant at an estimated cost not to exceed \$13,172.00; and

WHEREAS, the City has reached an accord with In-Situ as to the terms and conditions of said Service Quote and the City desires to now approve said Service Quote; and

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

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 Service Quote from In-Situ, Inc., attached hereto and incorporated herein as Exhibit A, for annual onsite maintenance services related to the equipment at the wastewater treatment plant, of which the services provided are attached hereto as Exhibit B, and incorporated herein by reference.
3. The Mayor and City Administrator are hereby authorized to execute the Service Quote from In-Situ, Inc. and any other documents necessary to effectuate the same, and the City Clerk is hereby authorized to attest said Service Quote 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 – SERVICE QUOTE

Service Quote

SVQ000422

Quote Date: 08/14/26

Quote valid for 30 days



water
simplified.

Billing Address

City of South Beloit
519 Blackhawk Blvd.
SOUTH BELOIT, IL 61080
United States

Ship-to Address

City of South Beloit
519 Blackhawk Blvd.
SOUTH BELOIT, IL 61080
United States

In-Situ, Inc.
221 E Lincoln Ave
Fort Collins, CO 80524-2533

Fed ID: 83-0245889

Contact Name

Phone No. 815-3893023
Email t.patrick@southbeloit.org

Customer No.

C023043

Payment Terms

Net 30 days

Equipment

Description	Item No.	Serial No.
ChemScan UV 4100	300297	10013198
ChemScan mini oP Analyzer, Methods 1003-1006, VMO Method	100011	10013193
ChemScan mini LowAm Analyzer, Total Ammonia (NH3-N + NH4-N). Method 1066 (0.01-10.0 mg/L)	100013	10013194

Service Quote Lines

Line No.	Description	Item No.	Quantity	Unit Price Exl. Tax	Disc %	Amount
10000	In-Situ Custom Service Agreement UV Filter or Remote locations	S200020	1	5,072.00	0	5,072.00
30000	Additional Mini Analyzer Same trip	S200300	1	1,050.00	0	1,050.00
40000	Additional Mini Analyzer Same trip	S200300	1	1,050.00	0	1,050.00
50000	Spare Parts Allowance Not to Exceed (Invoice will reflect parts used)	S200005	1	6,000.00	0	6,000.00

Total USD 13,172.00

Terms and Conditions: <https://in-situ.com/us/terms-conditions>

Warranty: <https://in-situ.com/us/warranty>

Home Page
www.in-situ.com

Phone No.
800-4IN-SITU

Email
service@in-situ.com
fieldservice@in-situ.com

'Annual Onsite Maintenance Visit'

The annual onsite, preventive maintenance visit includes labor and travel cost to perform the following services. The cost of the parts required to perform this service are not included. A separate parts allowance will need to be setup prior to the onsite visit to cover all analyzer parts used during the visit.

1. Inspect instrument electrical, plumbing and communication connections.
 - a. Identify issues or problems observed.
 - b. Repair issues internal to the analyzer.
2. Retrieve and evaluate the instrument internal data log, auto zero/clean log, and DI indicator values to identify operational problems or issues. Revise settings for flush intervals, sample intervals, zero/clean intervals, and recommended cleaning solution mixture if necessary.
3. Test the basic instrument functions and sequences to verify proper valve and pump operations and to assure adequate flow of sample, zeroing solution and cleaning solution.
4. Remove, inspect, clean, and reinstall the flow cell assembly.
5. Replace if applicable and necessary:
 - c. Lithium battery
 - d. Valve Diaphragm Replacement
 - e. Sample Filter Rotation (Replacement of disposable filter Plastic Containers)
 - f. Sample and Reagent Tubing
 - g. Inlet Strainer
 - h. UV Fiber Optics
 - i. UV Flash Lamp Assembly
 - j. Peristaltic or Diaphragm Pump
 - k. Reagent Injector Pumps
 - l. Inlet Assembly
 - m. Manifold Valve(s)
 - n. Cleaner box diaphragm pump
 - o. Cleaner box manifold
6. Check wavelength calibration and adjust if necessary.
7. Check the lamp light output and adjust the lamp intensity/position if necessary.
8. Perform a manual zero and record DI indicator values. Review customer indicator value records.
9. Update or replace the backup software storage that contains instrument setup and data files, log retrieval software, and slope/intercept adjustment software.
10. Test the instrument detection response to spiked samples and/or standards. Establish a data collection plan for calibration, adjustment, or slope/intercept changes by site personnel if an adjustment is found to be necessary based on COMPANY evaluation of test samples and customer records.
11. Training for operators and instrument technicians
12. Provide a detailed service visit report.

RESOLUTION NO. 6745

RESOLUTION AUTHORIZING THE APPOINTMENT OF A MEMBERS TO THE CITY OF SOUTH BELOIT PLANNING AND ZONING COMMISSION

WHEREAS, the City of South Beloit, Illinois ("City") has the authority to appoint members to the Planning and Zoning Commission of the City pursuant to the Illinois Municipal Code; and

WHEREAS, pursuant to 65 ILCS 5/11-13-3, the Planning and Zoning Commission ("PZC") shall consist of seven (7) members to serve respectively for the following terms: one for one year, one for two years, one for three years, one for four years, one for five years, one for six years, and one for seven years, the successor to each member so appointed to serve for a term of five years; and

WHEREAS, two Planning and Zoning Commission Members' terms on the PZC have expired; and

WHEREAS, Glenn Lineman and Patrick O'Gorman would like to be re-appointed to their positions on the PZC; and

WHEREAS, the City Council now finds it to be in the best interest of the City to retro-approve Patrick O'Gorman to a start date of September 1, 2026, and an end date of September 1, 2031; and

WHEREAS, the City Council now finds it to be in the best interest of the City to retro-approve the appointment of Glenn Lineman to a start date of December 7, 2025, and an end date of October 5, 2026;

WHEREAS, the City Council now finds it to be in the best interest of the City to approve Mallory Combs to the Planning and Zoning Commission to start on October 5, 2026, and serve the remaining term of Glenn Lineman which ends on September 1, 2030; and

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

Section 1. Recitals. The recitals set forth above are incorporated herein as part of this Resolution.

Section 2. Appointment of Members.

- a. Patrick O'Gorman is hereby appointed as a Member of the Planning and Zoning Commission to serve a five-year term, with said term set to expire in September 2031.
- b. Glen Lineman is hereby appointed as a Member of the Planning and Zoning Commission to serve a five-year term, with an end date of October 5, 2026.
- c. Mallory Combs is hereby appointed as a Member of the Planning and Zoning Commission to fill the unexpired five- year term of Glen Lineman with said term to expire in September 2030.

Section 3. Effective Date. This Resolution shall be in full force and effect immediately upon its passage and approval.

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

September 23, 2026
Mr. Seth Waddell
Development Manager
Kwik Trip
16040 Oakfield Parkway
South Beloit, IL 61080

Dear Mrs. Hoppes,

On behalf of the City of South Beloit, Fehr Graham has reviewed the submitted request and supporting documentation for the City's acceptance of the roadway, utility infrastructure, and associated public improvements for the above-referenced project. These improvements include approximately 1,023 feet of roadway extension, 386 feet of 12-inch PVC sanitary sewer main, 343 feet of 8-inch PVC water main, and various stormwater management improvements. We also inspected the completed work for compliance with the City of South Beloit Code of Ordinances. The items identified in the punch list provided to Mr. Waddell on June 22, 2026, have been addressed.

In our professional opinion, Fehr Graham considers that the public improvements on Oakfield Parkway have been substantially completed and shall be accepted into the City of South Beloit. The City can initiate the formal acceptance of these public improvements at the next regularly scheduled Board meeting.

If you have any questions or concerns, please feel free to contact me at your earliest convenience at engineering@southbeloit.org.

Sincerely,



Braiden Soltow

CC: Sonya Hoppes, City Administrator
Steven Haas, Street Superintendent

RESOLUTION NO. 6746

A RESOLUTION OF THE CITY OF SOUTH BELOIT, ILLINOIS ACCEPTING THE PUBLIC IMPROVEMENTS OF THE KWIK TRIP DEVELOPMENT

WHEREAS, Kwik Trip, (the "Developer") has submitted and developed plans which have been approved by the City Council, for property located at 16040 Oakfield Parkway, in South Beloit, Illinois; and

WHEREAS, the Developer has requested that the City accept the Roads and Drainage of said development pursuant to City Ordinance and Statute; and

WHEREAS, Fehr-Graham & Associates, serving as City Engineer, has recommended acceptance of these public improvements and has determined that all public improvements are complete and built within substantial compliance to the approved public improvement plans approved by the City; and

WHEREAS, the City finds that the roads and drainage, and public improvements of Kwik Trip meet the City's criteria for acceptance; and

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

- 1) The Developer hereby dedicates the municipal public improvements constructed as a part of the Kwik Trip development located at 16040 Oakfield Parkway, South Beloit, Illinois.
- 2) The City hereby accepts those municipal public improvements constructed as part of the Kwik Trip development located at 16040 Oakfield Parkway, South Beloit, Illinois, in accordance with the approved plans and specifications, and as shown upon the final approved plat, into the City of South Beloit, Illinois.
- 3) This Resolution shall be in full force and effect from and after its passage as provided 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

MAYOR

ATTEST:

CITY CLERK

City of South Beloit
2027 Budget Time Table

	Proposed Dates	Day of Week	Time	Budget Function
1.	<u>10/5/26</u>	Mon	5:00 PM	Establish budget time table (Meeting Agenda Item)
2.	<u>10/26/26</u>	Mon	4:15 PM	Review proposed revenues
3.	<u>11/02/26</u>	Mon	5:00 PM	Approve Tax Levy Amounts (must be done 20 days before tax Levy is adopted). Agenda Item
4.	<u>11/09/26</u>	Mon	4:15 PM	Review Proposed Operating budget and special requests
5.	<u>11/12/26</u>	Thurs		Publish notice of public hearing on Budget Ordinance (must be done at least 10 days before public hearing).
	<u>11/13/26</u>	Fri		Make tentative budget available for public inspection (must be done at least 10 days before public hearing).
6.	<u>11/23/26</u>	Mon	4:15 PM	Hold Hearing on Budget Ordinance
7.	<u>11/23/26</u>	Mon	4:20 PM	Finalize Budget
8.	<u>12/07/26</u>	Mon	5:00 PM	Adopt Annual Budget Ordinance (Agenda Item)
9.	<u>12/07/26</u>	Mon	5:00 PM	Adopt 2026 Tax Levy (Agenda Item)

OR 11/30/26

September 15, 2026

City Council
City of South Beloit
519 Blackhawk Blvd.
South Beloit, IL 61080

**RE: City of South Beloit
2026 City-Wide Pavement Striping Bid Recommendation**

City Council,

Bids were opened on Monday, September 15, 2026 at 10:00 a.m. at South Beloit City Hall for the above referenced project. Two bids were received, and a tabulation of the bid is enclosed for your reference.

The low bidder was Countryman Inc. of Rockford, Illinois. After further consideration with City staff, it is our recommendation that due to funding constraints and bids coming in higher than estimated and previously quoted costs, the award of this contract is not approved and the project is re-bid in the spring of 2027.

Please feel free to contact me should you have any further questions.

Sincerely,



Braiden Soltow
Village Engineer

Enc.

CONTRACTOR AND ADDRESS:				Engineer's Estimate		Countryman Inc.		Marking Specialists Corporation	
						1222 Buchanan Street		P.O. Box 745	
						Rockford, IL 61101		Arlington Heights, IL 60006	
Item No.	Description	Unit	Total	Unit	Total	Unit	Total	Unit	Total
	BASE								
1	THPL PVT MK LTR & SYM	1,384	SQ FT	\$3.00	\$4,152.00	\$6.60	\$9,134.40	\$5.50	\$7,612.00
2	THPL PVT MK LINE 4 (YELLOW)	22,286	FOOT	\$1.00	\$22,286.00	\$1.10	\$24,514.60	\$1.65	\$36,771.90
3	THPL PVT MK LINE 4 (WHITE)	20,235	FOOT	\$1.00	\$20,235.00	\$1.10	\$22,258.50	\$1.65	\$33,387.75
4	THPL PVT MK LINE 6 (WHITE)	3,225	FOOT	\$1.50	\$4,837.50	\$1.65	\$5,321.25	\$2.64	\$8,514.00
5	THPL PVT MK LINE 8 (WHITE)	480	FOOT	\$1.75	\$840.00	\$2.20	\$1,056.00	\$3.51	\$1,684.80
6	THPL PVT MK LINE 12 (WHITE)	300	FOOT	\$3.00	\$900.00	\$3.30	\$990.00	\$7.50	\$2,250.00
7	THPL PVT MK LINE 24 (WHITE)	167	FOOT	\$6.00	\$1,002.00	\$6.60	\$1,102.20	\$15.00	\$2,505.00
8	PVT MKG REM WTR BLAST	17,979	SQ FT	\$1.50	\$26,968.50	\$2.50	\$44,947.50	\$3.15	\$56,633.85
12	TRAF CONT & PROT SPL	1	L SUM	\$10,000.00	\$10,000.00	\$12,500.00	\$12,500.00	\$10,500.00	\$10,500.00
TOTAL BID PRICE (As-Read)				\$91,221.00		\$121,824.45		\$159,859.30	
TOTAL BID PRICE (As-Calculated)				\$91,221.00		\$121,824.45		\$159,859.30	
Local Public Agency Formal Contract Proposal (BLR 12200)						x		x	
Schedule of Prices (BLR 12201)						x		x	
Local Public Agency Proposal Bid Bond (BLR 12230)						x		x	
Apprenticeship and Training Program Certification (BLR 12325)						x		x	
Affidavit of Illinois Business Office (BLR 12326)						x		x	
Affidavit of Availability (BC 57)									

CONTRACTOR AND ADDRESS:				Countryman Inc.		Marking Specialists Corporation	
				Engineer's Estimate		P.O. Box 745	
				1222 Buchanan Street		Arlington Heights, IL 60006	
				Rockford, IL 61101			
Item No.	Description	Unit	Total	Unit	Total	Unit	Total
	ALTERNATE BID 1						
1	THPL PVT MK LTR & SYM	240	SQ FT	\$3.00	\$720.00	\$6.00	\$1,440.00
2	THPL PVT MK LINE 4 (YELLOW)	6,324	FOOT	\$1.00	\$6,324.00	\$1.00	\$6,324.00
3	THPL PVT MK LINE 4 (WHITE)	7,510	FOOT	\$1.00	\$7,510.00	\$1.00	\$7,510.00
4	THPL PVT MK LINE 6 (WHITE)	670	FOOT	\$1.50	\$1,005.00	\$1.50	\$1,005.00
6	THPL PVT MK LINE 12 (WHITE)	300	FOOT	\$3.00	\$900.00	\$3.00	\$900.00
7	THPL PVT MK LINE 24 (WHITE)	140	FOOT	\$6.00	\$840.00	\$6.00	\$840.00
8	PVT MKG REM WTR BLAST	5,720	SQ FT	\$1.50	\$8,580.00	\$2.50	\$14,300.00
12	TRAF CONT & PROT SPL	1	L SUM	\$10,000.00	\$10,000.00	\$5,500.00	\$5,500.00
TOTAL BID PRICE (As-Read)				\$35,879.00		\$37,819.00	
TOTAL BID PRICE (As-Calculated)				\$35,879.00		\$37,819.00	
Local Public Agency Formal Contract Proposal (BLR 12200)						x	
Schedule of Prices (BLR 12201)						x	
Local Public Agency Proposal Bid Bond (BLR 12230)						x	
Apprenticeship and Training Program Certification (BLR 12325)						x	
Affidavit of Illinois Business Office (BLR 12326)						x	
Affidavit of Availability (BC 57)							

CONTRACTOR AND ADDRESS:				Engineer's Estimate		Countryman Inc.		Marking Specialists Corporation	
						1222 Buchanan Street		P.O. Box 745	
						Rockford, IL 61101		Arlington Heights, IL 60006	
Item No.	Description	Unit	Total	Unit	Total	Unit	Total	Unit	Total
	ALTERNATE BID 2								
1	THPL PVT MK LTR & SYM	150	SQ FT	\$3.00	\$450.00	\$6.00	\$900.00	\$5.50	\$825.00
2	THPL PVT MK LINE 4 (YELLOW)	12,396	FOOT	\$1.00	\$12,396.00	\$1.00	\$12,396.00	\$1.65	\$20,453.40
3	THPL PVT MK LINE 4 (WHITE)	12,732	FOOT	\$1.00	\$12,732.00	\$1.00	\$12,732.00	\$1.65	\$21,007.80
4	THPL PVT MK LINE 6 (WHITE)	279	FOOT	\$1.50	\$418.50	\$1.50	\$418.50	\$2.64	\$736.56
5	PVT MKG REM WTR BLAST	8,582	SQ FT	\$1.75	\$15,018.50	\$2.50	\$21,455.00	\$3.15	\$27,033.30
6	TRAF CONT & PROT SPL	1	L SUM	\$3,000.00	\$3,000.00	\$7,500.00	\$7,500.00	\$5,000.00	\$5,000.00
TOTAL BID PRICE (As-Read)				\$43,565.00		\$55,401.50		\$74,231.06	
TOTAL BID PRICE (As-Calculated)				\$43,565.00		\$55,401.50		\$75,056.06	
Local Public Agency Formal Contract Proposal (BLR 12200)						x		x	
Schedule of Prices (BLR 12201)						x		x	
Local Public Agency Proposal Bid Bond (BLR 12230)						x		x	
Apprenticeship and Training Program Certification (BLR 12325)						x		x	
Affidavit of Illinois Business Office (BLR 12326)						x		x	
Affidavit of Availability (BC 57)									

**Engineer's Payment Estimate**

Local Public Agency

County

Route(s) (Street/Road)

Section Number

Estimate 2

City of South Beloit

Winnebago

Doner Drive

☒ Final

Payable to Name

O'Brien Civil Works, Inc.

Address

Date From

Date To

2963 W Mud Creek Rd, Mt. Morris IL 61054

11/13/25

09/22/26

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
TREE REMOVAL	LS	1	\$1,500.00			1	\$1,500.0000	\$1,500.0000
EARTH EXCAVATION	LS	1	\$17,000.00			1	\$17,000.0000	\$17,000.0000
GEO FAB GR STAB	SY	365	\$730.00			365	\$2.0000	\$730.0000
TOP EX & PLACE 6"	SY	503	\$3,269.50			503	\$6.5000	\$3,269.5000
SEEDING, CLASS 1A	LS	1	\$2,000.00			1	\$2,000.0000	\$2,000.0000
EROS CONT BLANKET	SY	525	\$1,050.00			525	\$2.0000	\$1,050.0000
PERIMETER EROS BARR	FT	190	\$950.00			190	\$5.0000	\$950.0000
INLET & PIPE PROTECT	EA	3	\$600.00			3	\$200.0000	\$600.0000
SUB GRAN MAT, TY B 6"	CY	61	\$3,050.00			61	\$50.0000	\$3,050.0000
AGG BASE COU TY B, CA2	SY	1461	\$16,801.50			1461	\$11.5000	\$16,801.5000
AGG BASE COU TY B,CA6	SY	1461	\$12,418.50			1461	\$8.5000	\$12,418.5000
HMA BC IL-19.0 N50 2.5"	TON	204	\$31,722.00			198.81	\$155.5000	\$30,914.9550
HMA SC IL9.5, "D" N50 1.5"	TON	123	\$14,981.40			125.23	\$121.8000	\$15,253.0140
BIT MAT (PRIME COAT)	LB	3287	\$1,643.50			3287	\$0.5000	\$1,643.5000
BIT MAT (TACK COAT)	LB	329	\$329.00			329	\$1.0000	\$329.0000
PAVEMENT REMOVAL	SY	816	\$8,160.00			816	\$10.0000	\$8,160.0000
STORM SW CL A TY 1 12"	FT	234	\$19,890.00			234	\$85.0000	\$19,890.0000
MANH TY A 4" DIA, TY 1 FRAME, OPEN LID	EA	1	\$3,500.00			1	\$3,500.0000	\$3,500.0000
CC&G TY M-6.18 (MOD)	FT	457	\$23,764.00			457	\$52.0000	\$23,764.0000

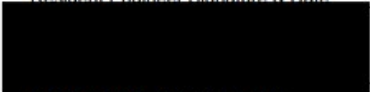
Local Public Agency	County	Route(s) (Street/Road)	Section Number
City of South Beloit	Winnebago	Doner Drive	

Pay Items	Meas.	Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
PT PAVE MARK - L&S	SF	6.5	\$208.00			6.5	\$32.0000	\$208.0000
PT PAVE MARK - LINE 4"	FT	1568	\$2,038.40			1568	\$1.3000	\$2,038.4000
TRAF CONT & PROT (SPE)	LS	1	\$1,200.00			1	\$1,200.0000	\$1,200.0000
STAB CONSTRUCT ENTR	SY	280	\$2,800.00			280	\$10.0000	\$2,800.0000
ADA PARKING SIGNS	EA	2	\$950.00			2	\$475.0000	\$950.0000
CONCRETE TRCK WASH	LS	1	\$600.00			1	\$600.0000	\$600.0000
INLETS, SPECIAL	EA	1	\$3,000.00			1	\$3,000.0000	\$3,000.0000
CONSTRUCTION LAYOUT	LS	1	\$3,500.00			1	\$3,500.0000	\$3,500.0000
Total			\$177,655.80	Total				\$177,120.37

Miscellaneous Extras and Credits	Values
7" Concrete Removal and Replacement (48 SY * \$128/SY =)	\$6,144.00
Total Miscellaneous Extras and Credits	\$6,144.00
Total Value of Completed Work	\$183,264.37
Deduct Retainage	
Balance Due of Completed Work	\$183,264.37
Miscellaneous Debits	Values
Total Miscellaneous Debits	
Net Cost of Section	\$183,264.37
Previous Payments	\$172,676.15
Net Amount Due	\$10,588.22

- ☒ The Local Public Agency (LPA) certifies that the above pay estimate quantities do not require submission to the Department of Transportation of a Change in Plans (BLR 13210).
- ☐ The LPA certifies that a Change in Plans (BLR 13210) has been submitted to, and approved by the Department of Transportation as required for the above quantities.
- ☐ The LPA is under agreements of understanding and has completed the required paperwork and documentation, with submissions made per the agreement.

Local Public Agency	County	Route(s) (Street/Road)	Section Number
City of South Beloit	Winnebago	Doner Drive	

Resident Engineer Signature & Date


Prepared by	Title
Brandon Boggs	Project Manager

Local Agency Signature & Date

IDOT Department Use Only

Received Location	Received Date	Additional Location?
		☐
WMFT Entry By	Entry Date	

☐ District Materials Bureau Chief Approval Signature

Regional Engineer Signature & Date

**Engineer's Payment Estimate**

Local Public Agency

County

Route(s) (Street/Road)

Section Number

Estimate 2

City of South Beloit

Winnebago

Doner Drive

☒ Final

Payable to Name

O'Brien Civil Works, Inc.

Address

Date From

Date To

2963 W Mud Creek Rd, Mt. Morris IL 61054

11/13/25

09/22/26

Pay Items	Unit of Meas.	Awarded		Approved Change in Plans		Completed to Date		
		Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
TREE REMOVAL	LS	1	\$1,500.00			1	\$1,500.0000	\$1,500.0000
EARTH EXCAVATION	LS	1	\$17,000.00			1	\$17,000.0000	\$17,000.0000
GEO FAB GR STAB	SY	365	\$730.00			365	\$2.0000	\$730.0000
TOP EX & PLACE 6"	SY	503	\$3,269.50			503	\$6.5000	\$3,269.5000
SEEDING, CLASS 1A	LS	1	\$2,000.00			1	\$2,000.0000	\$2,000.0000
EROS CONT BLANKET	SY	525	\$1,050.00			525	\$2.0000	\$1,050.0000
PERIMETER EROS BARR	FT	190	\$950.00			190	\$5.0000	\$950.0000
INLET & PIPE PROTECT	EA	3	\$600.00			3	\$200.0000	\$600.0000
SUB GRAN MAT, TY B 6"	CY	61	\$3,050.00			61	\$50.0000	\$3,050.0000
AGG BASE COU TY B, CA2	SY	1461	\$16,801.50			1461	\$11.5000	\$16,801.5000
AGG BASE COU TY B,CA6	SY	1461	\$12,418.50			1461	\$8.5000	\$12,418.5000
HMA BC IL-19.0 N50 2.5"	TON	204	\$31,722.00			198.81	\$155.5000	\$30,914.9550
HMA SC IL9.5, "D" N50 1.5"	TON	123	\$14,981.40			125.23	\$121.8000	\$15,253.0140
BIT MAT (PRIME COAT)	LB	3287	\$1,643.50			3287	\$0.5000	\$1,643.5000
BIT MAT (TACK COAT)	LB	329	\$329.00			329	\$1.0000	\$329.0000
PAVEMENT REMOVAL	SY	816	\$8,160.00			816	\$10.0000	\$8,160.0000
STORM SW CL A TY 1 12"	FT	234	\$19,890.00			234	\$85.0000	\$19,890.0000
MANH TY A 4" DIA, TY 1 FRAME, OPEN LID	EA	1	\$3,500.00			1	\$3,500.0000	\$3,500.0000
CC&G TY M-6.18 (MOD)	FT	457	\$23,764.00			457	\$52.0000	\$23,764.0000

Local Public Agency	County	Route(s) (Street/Road)	Section Number
City of South Beloit	Winnebago	Doner Drive	

Pay Items	Meas.	Quantity	Values	Added	Deducted	Quantity	Unit Price	Value
PT PAVE MARK - L&S	SF	6.5	\$208.00			6.5	\$32.0000	\$208.0000
PT PAVE MARK - LINE 4"	FT	1568	\$2,038.40			1568	\$1.3000	\$2,038.4000
TRAF CONT & PROT (SPE)	LS	1	\$1,200.00			1	\$1,200.0000	\$1,200.0000
STAB CONSTRUCT ENTR	SY	280	\$2,800.00			280	\$10.0000	\$2,800.0000
ADA PARKING SIGNS	EA	2	\$950.00			2	\$475.0000	\$950.0000
CONCRETE TRCK WASH	LS	1	\$600.00			1	\$600.0000	\$600.0000
INLETS, SPECIAL	EA	1	\$3,000.00			1	\$3,000.0000	\$3,000.0000
CONSTRUCTION LAYOUT	LS	1	\$3,500.00			1	\$3,500.0000	\$3,500.0000
Total			\$177,655.80	Total				\$177,120.37

Miscellaneous Extras and Credits		Values	
7" Concrete Removal and Replacement (48 SY * \$128/SY =)		\$6,144.00	
		Total Miscellaneous Extras and Credits	\$6,144.00
		Total Value of Completed Work	\$183,264.37
		Deduct Retainage	
		Balance Due of Completed Work	\$183,264.37
Miscellaneous Debits		Values	
		Total Miscellaneous Debits	
		Net Cost of Section	\$183,264.37
		Previous Payments	\$172,676.15
		Net Amount Due	\$10,588.22

- ☒ The Local Public Agency (LPA) certifies that the above pay estimate quantities do not require submission to the Department of Transportation of a Change in Plans (BLR 13210).
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Local Public Agency	County	Route(s) (Street/Road)	Section Number
City of South Beloit	Winnebago	Doner Drive	

Prepared by	Title
Brandon Boggs	Project Manager

Local Agency Signature & Date

IDOT Department Use Only

Received Location	Received Date	Additional Location?
		☐
WMFT Entry By	Entry Date	

☐ District Materials Bureau Chief Approval Signature

Regional Engineer Signature & Date

O'Brien Civil Works Inc.

2963 W. Mud Creek Rd.

Mt. Morris IL 61054

Ph: 815-734-7722

Invoice

Date	Invoice #
9/24/2026	SBeloit02

Bill To
City of South Beloit 519 Blackhawk Blvd. South Beloit, IL 61080

Project
Doner Drive Parking Lot Expansion 2025

Description	U/M	Est Qty	Completed Qty	Unit Price	Completed Amt.
Tree Removal	LS	1	1	1,500.00	1,500.00
Earth Excavation	LS	1	1	17,000.00	17,000.00
Geotextile Fabric for Ground Stabilization	SY	365	365	2.00	730.00
Topsoil Excavation & Place 6"	SY	503	503	6.50	3,269.50
Seeding, Class 1A	LS	1	1	2,000.00	2,000.00
Erosion Control	SY	525	525	2.00	1,050.00
Perimeter Erosion Barrier	LF	190	190	5.00	950.00
Inlet & Pipe Protection	EA	3	3	200.00	600.00
Subbase Granular Material, Type B, 6"	CY	61	61	50.00	3,050.00
Aggregate Base Course Type B, CA-2	SY	1,461	1,461	11.50	16,801.50
Aggregate Base Course Type B, CA-6	SY	1,461	1,461	8.50	12,418.50
Hot-Mix Asphalt Binder Course IL-19.0, N50, 2.5"	TN	204	198.81	155.50	30,914.96
Hot-Mix Asphalt Surface Course IL9.5 Mix "D" N50 1.5"	TN	123	125.23	121.80	15,253.01
Bituminous Materials (Prime Coat)	LB	3,287	3,287	0.50	1,643.50
Bituminous Materials (Tack Coat)	LB	329	329	1.00	329.00
Pavement Removal	SY	816	816	10.00	8,160.00
Storm Sewer Class A Type 1 12"	LF	234	234	85.00	19,890.00
Manhole Type A 4" Diameter Type 1 Frame, Open Lid	EA	1	1	3,500.00	3,500.00
Combination Curb & Gutter Type M-6.18 (Modified)	LF	457	457	52.00	23,764.00
Paint Pavement Marking - Letters & Symbols	SF	6.5	6.5	32.00	208.00
Paint Pavement Markings - Line 4"	LF	1,568	1,568	1.30	2,038.40
Traffic Control & Protection Special	LS	1	1	1,200.00	1,200.00
Stabilized Construction Entrance	SY	280	280	10.00	2,800.00
ADA Parking Signs	EA	2	2	475.00	950.00
Concrete Truck Washout	LS	1	1	600.00	600.00
Inlets, Special	EA	1	1	3,000.00	3,000.00
Construction Layout	LS	1	1	3,500.00	3,500.00
7" Concrete Removal and Replacement	SY	48	48	128.00	6,144.00

Total

Payments/Credits

Balance Due

O'Brien Civil Works Inc.

2963 W. Mud Creek Rd.

Mt. Morris IL 61054

Ph: 815-734-7722

Invoice

Date	Invoice #
9/24/2026	SBeloit02

Bill To
City of South Beloit 519 Blackhawk Blvd. South Beloit, IL 61080

Project
Doner Drive Parking Lot Expansion 2025

Description	U/M	Est Qty	Completed Qty	Unit Price	Completed Amt.
~~~~~ CHANGE ORDER ~~~~~ October 17, 2025 > Added 48 Extra. (+\$6,144.00) Total change to estimate +\$6,144.00 ~~~~~					
Payment #1				-181,764.37	-181,764.37
Retainage withheld				9,088.22	9,088.22
			<b>Total</b>		
			\$10,588.22		
			<b>Payments/Credits</b>		
			\$0.00		
			<b>Balance Due</b>		
			\$10,588.22		