

CITY OF SOUTH BELOIT
REGULAR COUNCIL MEETING
November 3, 2025

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

ROLL CALL: Present & answering to roll call were Commissioners Adleman, Morse, Prentice, and Mayor Fitzgerald. Commissioner Hedrington was absent.
City Attorney Roxanne Sosnowski was present
City Administrator Sonya Hoppes was present
City Clerk Tracy Patrick recorded the minutes
Department Heads in attendance:
Wastewater Superintendent Jeff Reininger
Police Chief Adam Truman
Street Superintendent Steve Haas
Community Development Director Shawna Henthorn

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

INVOCATION: Finance Director, Don Elliott delivered the invocation.

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

PUBLIC COMMENT: Executive Director of Nature at the Confluence (NATC), Julie Uram spoke regarding the upcoming Hotel/Motel Funding Application that was submitted to the City for assistance with part-time staffing costs at NATC. Ms. Uram reviewed staffs responsibilities, and said Hotel/Motel funds are a fitting use. Ms. Uram said the funding will cover partial staffing costs. NATC offers 100 events throughout the year. The upcoming request is for \$15,000.00.

Mayor Fitzgerald gave accolades to the South Beloit Lady Sobo's and the South Beloit Football team for their accomplishments for each of their successful seasons.

APPROVAL OF MINUTES:

1. Commissioner Prentice made a motion to approve the amended minutes from the Regular Council Meeting held on October 6, 2025. Commissioner Morse second the motion. Voice vote carried the motion.
2. Commissioner Adleman made a motion to approve the minutes of Regular Council Meeting held on October 20, 2025. Commissioner Prentice second the motion. Voice vote carried the motion.
3. Commissioner Morse made a motion to approve the minutes of the Public Hearing held on October 20, 2025. Commissioner Prentice second the motion. Voice vote carried the motion.

REPORT OF OFFICERS:

1. Finance:

Commissioner Adleman made a motion to approve the claims paid from October 18 – 31, 2025 in the amount of \$278,177.61. Commissioner Morse second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.

2. Attorney Report:

3. Reports:

City Administrator Report and Staff Report
Accounts and Finance-Commissioner Ryan Adleman
Health & Public Safety-Commissioner Ken Morse
Streets & Public Improvement-Commissioner Brian Hedrington
Public Properties-Commissioner Courtney Prentice
Mayor-Tom Fitzgerald

NEW BUSINESS:

1. Discussion and/or Motion Items:

- a. From the Planning and Zoning Commission Board meeting held on October 15, 2025 a positive recommendation was given regarding amending Section 10, Base District Intent, Regulations & Uses, of Chapter 118, Zoning, regarding allowance of Auto Related Issues as a Special Use in the Urban Transitional (UT) Zoning District. Commissioner Morse made a motion to approve Ordinance 2876 Amending Section 10, Base District Intent, Regulations & Uses, of Chapter 118, Zoning, regarding allowance of Auto Related Issues as a Special Use in the Urban Transitional (UT) Zoning District. Commissioner Prentice second the motion. Community Development Director, Shawna Henthorn explained the amendment is needed for auto uses as a Special Use Permit. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- b. From the Planning and Zoning Commission Board meeting held on October 15, 2025 a positive recommendation was given regarding approving a Zoning Variance in the required rear yard setback from the required 30' 0" down to 23' 0", and the required rear yard setback from 33' 0" down to 20' 0" for the property commonly known as Lot 33, 15582 & 15586 Sienna Dr., South Beloit, Winnebago County, Illinois, (PIN 04-04-478-015). Commissioner Morse made a motion to approve Ordinance 2877 Approving a Zoning Variance in the required rear yard setback from the required 30' 0" down to 23' 0", and the required rear yard setback from 33' 0" down to 20' 0" for the property commonly known as Lot 33, 15582 & 15586 Sienna Dr., South Beloit, Winnebago County, Illinois, (PIN 04-04-478-015). Commissioner Prentice second the motion. Community Development Director, Shawna Henthorn explained when the original builders submitted plans for the site they looked at the wrong plat and need a variance. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- c. From the Planning and Zoning Commission Board meeting held on October 15, 2025 a positive recommendation was given regarding approving a Variance in the required front yard setback from 33' 0" down to 16' 0" for the properties commonly known as Lot 36, 15602, 15604, 15606, & 15608 Sienna Court; Lot 37, 15612, 15614, 15616, & 15618 Sienna Court; Lot 38, 15622, 15624, 15626 & 15628 Sienna Court & Lot 39, 15632, 15634, 15636, & 15638 Sienna Court, South Beloit, Illinois, Winnebago County (PIN Nos. 04-04-426-036; 04-04-426-035; 04-04-426-034; 04-04-426-033). Commissioner Prentice made a motion to approve Ordinance 2878 approving a Variance in the required front yard setback from 33' 0" down to 16' 0" for the properties commonly known as Lot 36, 15602, 15604, 15606, & 15608 Sienna Court; Lot 37, 15612, 15614, 15616, & 15618 Sienna Court; Lot 38, 15622, 15624, 15626 & 15628 Sienna Court & Lot 39, 15632, 15634, 15636, & 15638 Sienna Court, South Beloit, Illinois, Winnebago County (PIN Nos. 04-04-426-036; 04-04-426-035; 04-04-426-034; 04-04-426-033). Commissioner Morse second the motion. Community Development Director, Shawna Henthorn said the bulk variance

is for the same issue as Ordinance 2877. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.

- d. Commissioner Adleman made a motion to approve Resolution 6646 Approving the Estimated Tax Levy Amounts. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.
- e. Commissioner Morse made a motion to approve Resolution 6647 Approving a Professional Services Agreement proposal from Fehr Graham regarding an assessment of the existing lean-to storage building at 624 Eastern Avenue in the amount of \$2,100.00. Commissioner Prentice second the motion. Roll call vote showed 4 ayes and 1 absent by Commissioner Hedrington.

ADJOURN:

At 5:26 pm on a motion by Commissioner Adleman second by Commissioner Prentice. Voice vote carried the motion.

Mayor

City Clerk

Approved: