

CITY OF LINCOLN
REGULAR COMMITTEE OF THE WHOLE MEETING
AGENDA
DECEMBER 11, 2018
CITY HALL COUNCIL CHAMBERS
7:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Participation**
- 4. Morgan Gleason- Tourism funding agreement**
- 5. Justin Cheger Stone River Group -Commercial Aggregation for the City of Lincoln**
- 6. CMT – Discussion on New Commercial Structure for Sewer Rates**
- 7. Ordinance - Rezoning of 1500 N. Monroe and 518 Yosemite**
- 8. Resolution -- 1984 Aerial Tower Truck surplus equipment**
- 9. Resolution – Abating Property Tax for \$2,285,000.00 GO Bonds (Alt Rev Source), Series 2014 for tax year 2018**
- 10. Resolution - Abating Property Tax for \$5,285,000.00 GO Bonds (Alt Rev Source), Series 2014 for tax year 2018**
- 11. Resolution- Abating Property Tax for \$3,270,000.00 GO Bonds (Alt Rev Source), Series 2018 for tax year 2018**
- 12. Ordinance – Approving Tax Levy for tax year 2018**
- 13. Ordinance – City own street Campus View Drive**
- 14. Ordinance - Residential Sewer rates**
- 15. Ordinance – Changes to Liquor regulations**
- 16. Discussion on New Commercial Structure for Sewer Rates.**
- 17. Announcements**
- 18. Possible Executive Session**
- 19. Adjournment**
- 20. Upcoming Meetings:**
 - City Council: Monday, December 17, 2018 at 7:00pm
 - Committee of the Whole: Tuesday, December 26, 2018 at 7:00pm

MEMORANDUM

TO: Mayor and Alderman of the City of Lincoln
FROM: Tracy Welch, Alderman Ward 1
MEETING DATE: December 11, 2018
RE: Commercial Supply Contract for the City of Lincoln

Background

In February of 2018, Alderman Rick Hoefle prepared and submitted a request for consultant proposals for municipal electric aggregation. The Stone River Group was the low bidder. The company put out a request for proposals from suppliers and received four bids. Nordic Energy Services LLC provided the lowest power rate of \$0.04825/kWh and was awarded the agreement. In March of 2018 the City of Lincoln signed a municipal aggregation agreement with Nordic Energy Services LLC locking in that rate for Lincoln customers from June 2018 to June 2020.

At the request of the Mayor I recently met with Justin Cheger, of The Stone River Group, to discuss commercial supply for Lincoln’s electric and natural gas supplies. Based on the information that Mr. Cheger provided, the City of Lincoln has an opportunity to realize potential savings through a commercial supply agreement. The potential savings are as follows:

ELECTRIC

Number of Accounts: 43
Annual Usage 4,000,000 kWh

	Rate	Annual Usage	Annual Cost
Current Ameren Default Rate	\$0.05600	4,000,000 kWh	\$224,000
Sample Fixed Rate *	\$0.04825	4,000,000 kWh	\$193,000
		Potential Savings	\$31,000

* The sample fixed rate is based on the fixed rate for Municipal Aggregation. A fixed commercial rate will provide a better rate than the sample fixed rate which would result in additional savings.

NATURAL GAS

Number of Accounts: 3
Annual Usage 11070 therms

	Rate	Annual Usage	Annual Cost
Average 12-month Ameren Rate	\$0.40295	11070 therms	\$4,460
Sample 12-month Supply Rate	\$0.34220	11070 therms	\$3,788
		Potential Savings	\$672

Analysis/Discussion

It is recommended that the City Council authorize Alderman Welch to do the following:

- Prepare and send out a request for consultant proposals for commercial supply
- Deliver request for consultant proposal results to the Council for consideration

Fiscal Impact

Potential supply cost savings based on the City of Lincoln's electric and natural gas usage are approximately \$31,672 based on current rates. This amount is an estimate and may change depending on rates that suppliers are able to lock in.

COW Recommendation

Place on the December 17, 2018 Council agenda for approval.

Council Recommendation

Authorize Alderman Welch to prepare and send out a request for consultant proposals for commercial supply. Once the deadline date is set it will be shared with the Council. This is consistent with the process that was followed to identify a consultant for municipal aggregation.

Results of the request for consultant proposal will be shared with the Council for consideration.

MEMORANDUM

TO: Mayor Seth Goodman and Members of the City Council

FROM: Wes Woodhall, Building and Safety Official

DATE: December 11, 2018

RE: PC 2018-01 Rezoning of 1500 N. Monroe and 518 Yosemite

Background: The Building and Safety Department received a request from the owner of the above mentioned property to have this property rezoned from R-2 to a C classification.

Analysis/Discussion: With the closing of this property as previously used (Little Lambs Child Care) potential buyers are not able to get funding for needed repairs under the current R-2 zoning classification. Lenders are viewing it as a commercial type construction type and therefore requiring a commercial loan.

A public plan commission meeting was held on November 29, 2018 in the City Hall Council Chambers. All public notices and certified mailings were completed per state statute by Building and Safety staff. There were 2 members of the public that spoke at the meeting, while they were not against the rezoning classification their concern was any effect on their individual property taxes that might be realized. Staff and the Commission were unable to say with confidence that there would be any effect. Staff recommended a C-1 classification change and the plan commission voted 7-1 to approve this request. Please see attached meeting packet and meeting minutes for more detailed information.

COW Recommendation: Place on Council agenda for approval of zoning change.

Fiscal Impact: There will be no financial impact to the City of Lincoln.

Council Recommendation: Approve zoning change per plan commission recommendation.



CITY OF
LINCOLN, ILLINOIS

CODE ENFORCEMENT OFFICE

Lincoln Municipal Services Building
313 Limit St. Lincoln, IL 62656
(217)732-6318

November 30, 2018

RE: PC 2018-01 Meeting Minutes

Meeting: November 29, 2018 @ 7:00 p.m. Lincoln City Hall Council Chambers

Attendees: David Klug - Plan Commission Chairman
Robert Coombs - Plan Commission Member
Victor Martinek - Plan Commission Member
Clifton Marble - Plan Commission Member
Bruce Huskins – Plan Commission Member
Jim Wessbecher - Plan Commission Member
Dean Colby - Plan Commission Member
Lori Bless - Plan Commission Member
Wes Woodhall – City of Lincoln Building and Safety Officer

The meeting was called to order at 7:08 p.m. by David Klug. Wes Woodhall called the roll.

Present: David Klug, Robert Coombs, Victor Martinek, Clifton Marble, Bruce Huskins, Jim Wessbecher,
Dean Colby, Lori Bless

Absent: Leo Logan, Angie Osborne

Discussion:

Agenda item #1: Approval of meeting minutes from PC 2017-02 LCU.

Clifton Marble made the motion to approve the minutes as written, Victor Martinek seconded the motion.

Ayes: (8) David Klug, Robert Coombs, Victor Martinek, Clifton Marble, Bruce Huskins, Jim Wessbecher,
Dean Colby, Lori Bless

Nays: (0)

Absent: (2) Leo Logan, Angie Osborne

Agenda Item #2: PC 2018-01; Request to rezone 1500 N. McLean and 518 Yosemite from R-2 to C zoning classification.

Wes Woodhall read through the request from Neighbors to Nations Community Church to rezone the property from its current R-2 classification to a C classification and staff findings. Wes Woodhall further explained that the property has recently become vacant and was put up for sale. As potential buyers showed interest in the property all found themselves unable to secure funding for needed repairs due to its classification as R-2. Banks and lenders are requiring a commercial type maintenance/construction loan and appraisers are not considering it a commercial property due to the R-2 designation. Although



previous uses i.e. school and daycare are allowable uses within the R-2 District the physical construction type would be deemed as commercial. In order for a potential sale to proceed and to accommodate continued usage the property owner is requesting a re-classification of this property to from R-2 to C.

The application requests a "C" classification which could be construed to mean C-1 or C-2. After review, staff recommends a C-1 classification which limits the allowable usage to steer it away from more industrial type possibilities such as service and processing facilities, including dairy, food and seed processing, as well as large machinery sales or service or trucking facilities.

Per the original application, mention of rehabbing the building into office space and possibly utilizing the gym space as an exercise area was included. Bruce Huskins asked if the proposed exercise area would be similar to those in town that allow 24-hour access and if it would then be burdensome to the nearby property owners. Wes Woodhall stated that he did not have that information and at this point there is no confirmation of what exactly the property would be used for if ownership changed hands, only that the uses as dictated per city code would be allowable. Victor Martinek asked if the city had the ability to restrict the property usage. Wes Woodhall indicated that restrictions would be based on the allowable uses per the Lincoln City Code.

Robert Coombs questioned the verbiage "a maximum of 50" when referring to parking spot requirements in the supplied packet. Wes Woodhall indicated that this was a typo and should have read "minimum". He then further explained that after visiting the site and measuring current appropriate surfaces that 40+ parking spots would be available. Depending on the use of the building more or less required parking spaces would be required. With that in mind Wes Woodhall used the most stringent of 1 parking spot for every 300 sf of building, equating to 50 required spaces.

Public Participation:

There were two (2) interested parties from the public that chose to speak.

-Judy O'Donoghue of 621 Denver St. questioned how this would affect their property taxes. Victor Martinek stated that he did not believe it would have an effect. Wes Woodhall stated that the plan commission has no way of knowing and/or controlling the potential tax assessment. The property is currently under tax exempt status and the proposed uses would in turn provide a new source of tax revenue to the city. Ms. O'Donoghue also question the definition of a C-1 classification and Wes Woodhall further explained per the usages outlined in the Lincoln City Code.

-Greg Wooten of 215 Mayfair Dr. had a question with regards to a sidewalk that extends from Mayfair Dr. to the back corner of the property in question and what would happen to it and liability involved. It was found on the Logan County GIS to be owned by the Lincoln School District 27. This was most likely put in place in the mid 1960's when the structure was first used as a school. As such, any maintenance and liability would fall on the owner of record. A potential owner would have the right to deny access to their property if they see fit. Bruce Huskins questioned that if the Lincoln School District 27 formally abandoned the sidewalk, would others be able to make claim to it or possibly acquire ownership, that information was unknown.



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Clifton Marble question what the applicant was requesting as the application states a "C" request. Wes Woodhall questioned whether the property owner was aware that there were 2 separate classifications under the "C" umbrella. For this reason and reasons listed above staffed recommends a C-1 classification limit. Wes Woodhall further explained that the public notice went out indicating a C-2 classification request and that this was a misrepresentation by staff.

There was discussion of where signage could be placed if this was turned into a business usage. It was explained that any allowable signage would only be able to be placed on the property in question and not North Kickapoo as mentioned. Again signage would be restricted or governed by Lincoln City Code.

Clifton Marble questioned the possible uses for this property if rezoned. He questioned if it could be used for car sales. Wes Woodhall indicated that yes it could be used for all allowable uses that fall under the C-1 classification, noting that all applicable zoning rules and codes would be enforced i.e. setbacks, parking spaces required, and again confinement to uses allowed.

Robert Coombs mentioned that regardless of the future usage of the building if a sale and possible continued use was to be prevented then this would become another derelict property. Having been abandoned the property would certainly fall into a state of disrepair, become eyesore and provide for a source of blight for neighboring properties.

Robert Coombs made the motion to approve the re-zoning request to C-1, Victor Martinek seconded the motion.

Ayes: (7) David Klug, Robert Coombs, Victor Martinek, Bruce Huskins, Jim Wessbecher,
Dean Colby, Lori Bleess

Nays: (1) Clifton Marble

Absent: (2) Leo Logan, Angie Osborne

Adjournment:

Robert Coombs made the motion to adjourn the meeting, Bruce Huskins seconded the motion.

All in Favor:

Ayes: (8) David Klug, Robert Coombs, Victor Martinek, Clifton Marble, Bruce Huskins, Jim Wessbecher,
Dean Colby, Lori Bleess

Nays: (0)

Absent: (2) Leo Logan, Angie Osborne

The meeting adjourned at 7:39

Upcoming Meetings:

There are no scheduled meetings at this time.



MEMORANDUM

TO: City of Lincoln Planning Commission
FROM: Wes Woodhall, Building Safety Official
DATE: November 29, 2018
RE: PC 2018-01, Rezoning of 1500 N. McLean and 518 Yosemite from R-2 to C-1

PART A. BACKGROUND:

1) **PUBLIC HEARING:** The Planning Commission of the City of Lincoln will conduct a public hearing on Thursday, November 29, 2018 at 7:00 p.m. in the City Council Chambers, City Hall, 700 Broadway Street, Lincoln, Illinois for Case No. PC 2018-01. The appropriate Public Hearing notice was published on November 10, 2018, in accordance with State Law. In addition, 39 adjoining property owners within 150 of the subject property were notified by Registered Mail.

2) **REQUESTED ACTION:** Rezoning of the property formerly known as Little Lambs Learning Center from R-2 to C-1

3) APPLICANT: Neighbors to Nations Community Church 1500 N. McLean St. Lincoln, IL 62656	OWNER: Same
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4) **APPLICABLE ZONING REGULATIONS:**

11-4-2: USES PERMITTED, ALL RESIDENCE DISTRICTS:

The following uses are permitted in all residential zones subject to the following conditions:

Boarding houses. The taking of boarders or leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed four (4) in any one-family or two-family dwelling, or two (2) per dwelling unit in any multiple-dwelling.

Cemeteries, provided the location thereof is approved by resolution of the city council after public hearing held and recommendation made by the planning commission.

Churches or similar places of worship, parish house, convents, where the principal building is located at least fifty feet (50') from any other lot in any RR or R-1 residential district or twenty five feet (25') from any lot in any R-2 residence district.

Daycare homes and foster family homes.

Existing railroad rights of way, providing that there is no switching, storage, freight yards or sidings.

Home occupations as defined in section 11-2-1 of this title.

Municipal, state or federal administrative or service buildings, and hospitals, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Nurseries, truck gardening and the raising of farm crops, but not the raising of poultry, commercial pet or livestock raising, and provided further that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.

Permanent type swimming pools with a water depth of three feet (3') or more; provided they meet the requirements of setbacks for accessory buildings and provided they are adequately protected by a fence and gate at least three feet (3') in height.

Public libraries, public museums and public art galleries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Public parks, playgrounds and community centers, provided that any buildings shall be located at least twenty five feet (25') from any other lot in any residence district.

Public, parochial and private schools, daycare centers and nurseries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Signs:

Unlighted real estate sign advertising the sale or rent of the land or buildings upon which it is located. Such sign shall not exceed ten (10) square feet in area, and shall be distant from the street line not less than one-half ($1/2$) of the front yard depth.

One sign or bulletin board not exceeding sixteen (16) square feet in area in connection with churches or public buildings.

Nonconforming business use signs constructed after the passage of this title shall not exceed six (6) square feet in area.

Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Accessory buildings shall not be constructed before the principal building. Accessory buildings may be located on the same lot with the principal building; provided, not nearer than three feet (3') to any wall thereof; and provided, not violating the location limitations of chapter 7 of this title. No part of any accessory building may be used for residence purposes, except that domestic employees of the owner, lessee or occupants of the principal building, and the family of the employee may have quarters in such accessory building. No accessory building shall exceed eighteen feet (18') in height. No required front yard shall be used for the open air parking or storage of motor vehicles, trailers, boats or other personal property.

Any building used as a residence shall contain on the ground floor at least six hundred (600) square feet of livable floor space. (1960 Code § 12.08.041; amd. 1975 Code; Ord. 116, 2-2-1981; Ord. 164, 4-2-1984; Ord. 199, 3-18-1985; Ord. 709, 3-1-2010)

11-5-2: C-1 DISTRICT, USES:

The following uses shall be permitted in all C-1 districts:

Any use permitted in a residential district; individual mobile homes when located in an approved trailer park.

Accessory uses or buildings.

Automotive and related uses: new and used car sales, service and repair (providing such repairs are of a minor nature and totally contained within buildings), gasoline filling stations, motorcycle and bicycle shops, cab and bus stands and depots.

Business and advertising signs pertaining to the business on the property on which the sign is located; providing that:

(A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public ways, and

(B) That any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green or amber illumination.

Business and professional offices: medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility companies.

Community residential alternatives and community living facilities providing the following requirements are met:

(A) The minimum lot area shall be seven hundred fifty (750) square feet per resident.

(B) The required off street parking shall be provided only in the rear and side yards.

(C) The facility shall be licensed or approved by the state agency.

Food, drug and beverage: grocery stores, supermarkets, meat markets, drugstores and liquor stores, bakery in conjunction with retail sales, restaurants, tea rooms and taverns.

Major retail outlets: furniture, department, clothing, shoe and variety stores; hardware, appliance, paint and wallpaper stores.

Nursing homes.

Service and recreation: motels and hotels; laundromats; dry cleaning and laundry pick up stations; barber and beauty shops; shoe repair and tailor shops; mortuaries, newspaper publishing, printing shops, with not more than ten (10) full time regular employees; storage and transfer establishments; places of amusement and assembly; commercial recreation.

Specialty shops: gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods. (1960 Code § 12.08.051; amd. Ord. 199, 3-18-1985; Ord. 317, 10-15-1990)

11-5-3: C-2 DISTRICT, USES:

The following uses shall apply in all C-2 districts:

Any use permitted in the residential districts including mobile homes and trailer parks as permitted in the C-1 district.

Any other use permitted in the C-1 district.

Accessory uses or buildings.

Building trades or equipment: building, concrete, electrical, masonry, sheet metal, plumbing and heating shops, building material establishments (providing no assembly, construction, millwork or concrete block manufacture is done on premises).

Business and advertising signs pertaining to the business on the property on which the sign is located providing that:

(A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the direct line of vision of any traffic control signal, and

(B) Signs shall not have flashing intermittent red, green or amber illumination.

Heavy service and processing facilities: laundry and dry cleaning plants; linens, towel, diaper and similar supply services; animal pounds, kennels, and veterinary establishments; frozen food lockers; seed and food processing plants; dairies.

Medical cannabis dispensing organization.

Vehicle drive-in and heavy vehicle service: drive-in theaters, drive-in restaurants and refreshment stands; express, cartage and trucking facilities; large item machinery or bulk sales and storage not including outdoor unfenced storage. (1960 Code § 12.08.052; amd. Ord. 2014-820, 9-2-2014)

PART B. ISSUE:

In conjunction with the recent closing of the Little Lambs Learning Center at 1500 N. McLean St., the owner has put the property up for sale. Due to the construction type and potential usage of the structure the owner is requesting to have it rezoned to a commercial use.

PART C. ANALYSIS:

Although both of the previous uses (daycare and school) are allowable uses in the current R-2 districts both would fall more appropriately into a commercial designation. Secondly, potential buyers would find that funding for purchase, construction and rehabilitation fees would be subject to commercial funding, only approvable if the property itself is zoned commercial.

The property in question as well as an adjoining parcel abut up to properties that are currently zoned R-2 to the north and south, C-2 to the west and unincorporated farm ground to the east. The structure is currently 78' from the closest R-2 property line and 160' from the closest residential structure. Staff has been in contact with a potential buyer and has made it clear that any additional parking would need to be addressed depending on the intended usage. At this point the buyer has indicated that the building is to be remodeled for individual office space and potential exercise facilities in the existing gym portion. The same requirements would be made to any potential buyer if this particular one failed to purchase the property.

PART D. STAFF RECOMMENDATION:

Staff recommends the Planning Commission hold the Public Hearing on Case No. 2018-01 and recommends approval of the rezoning of 1500 N. McLean and 518 Yosemite to a C-1 classification.

- 1) Although abutting to a C-2 district to the west, staff would recommend the C-1 designation due to the fact of allowable uses found under the C-2 umbrella begin to lean more towards an industrial type usage that would be inappropriate with regards to the properties proximity to R-2 districts.
- 2) All requirements with regards to additional parking would be reviewed and implemented by city staff at the time of plan review for permitting purposes. There appears to be room for approximately 40+ off street parking spaces available. Per Lincoln City Code under the proposed usage the maximum spaces that would be required would be approximately 50, which would be dependent on actual property use. The large majority of these spaces are located to the side and rear of the structure.

ATTACHMENTS:

Rezoning Application, Public Notice, Location Map, Zoning Map and Applicable Resident List

SETH A. GOODMAN
MAYOR

ELIZABETH KAVELMAN
CITY ADMINISTRATOR

PEGGY S. BATEMAN
CITY CLERK

CHARLES N. CONZO
CITY TREASURER

JOHN A. HOBLIT
CITY ATTORNEY



CITY OF LINCOLN, ILLINOIS

700 Broadway St., P.O. Box 509, Lincoln, IL 62656

Named for and Chartersed by Abraham Lincoln, 1853—Incorporated February 16, 1865
CITY COUNCIL MEETS FIRST AND THIRD MONDAY NIGHTS EACH MONTH

November 15, 2018

RE: PC 2018-01 (Zoning reclassification for 1500 N. McLean and 518 Yosemite from R-2 to C-2).

Dear Property Owner:

You are being provided a courtesy notice of a Public Hearing before the Plan Commission of the City of Lincoln regarding properties located at 1500 N. McLean and 518 Yosemite. This notice was sent to all property owners within 150 feet of the above mentioned property. More detailed information on the request is provided on the enclosed Public Hearing Notice.

If you should have any questions or comments, please feel free to contact me at (217) 732-6318.

Sincerely,

A handwritten signature in black ink, appearing to read "Wes Woodhall".

Wes Woodhall
Building & Safety Official

CITY COUNCIL

FIRST WARD
STEVE PARROTT
TRACY WELCH

SECOND WARD
MICHELLE BAUER
RON FLESHMAN

THIRD WARD
HEIDI BROWNE
RON KELLER

FOURTH WARD
JEFF HOINACKI
DAYNE DALPOAS

NOTICIE OF PUBLIC HEARING

The Plan Commission of the City of Lincoln will conduct a public hearing on Thursday, November 29th at 7:00 p.m. in the City Council Chambers, City Hall, 700 Broadway Street, Lincoln, Illinois regarding the following petition:

The property owner of what was formerly known as Little Lambs daycare has filed a request to have this property rezoned from its current R-2 status to C-2.

These parcels are commonly known as 1500 N. McLean and 518 Yosemite and more particularly described as:

East Lincoln Township:

8-361B S29 T20 R2 8 A N 590 FT OF W 590.6 FT NW SW.

8-3062 LOT 6 BLOCK 10 NORTH LINCOLN ADDN TO LINCOLN.

The petition shall be on file at Lincoln City Hall at 700 Broadway and at the Building Safety Office located at 313 Limit Street, Lincoln, Illinois for public inspection. All interested persons are invited to attend the public hearing and provide oral or written testimony.

PC 2018-01

**Peggy Bateman
City Clerk**



REZONING PETITION

Date: 11-3-18
Applicant Name: Little Lambs Learning Center / Neighbors to NATIONS
Address: 1500 N. Mclew All Land Assc. with
State: IL Zip Code: 62656 Telephone No.: 691-6681
Legal Description of Property to be Rezoned: see Attached -

Property Tax ID (PIN) Number: 08 320 005 00 08-029-032-00 see Attached -

Current Zoning Classification: R2 Proposed Zoning Classification: C
Current Use of Property: DAYCARE Proposed Use of Property: EXERCISE FACILITY

Common Address: 1500 N. Mclew
State: IL Zip Code: 62656

Names and Addresses of Property Owners to be Notified: (Whenever owners of fifty percent (50%) or more of the street frontage in any block shall present to the City Council a petition, duly signed and acknowledged, requesting such amendment or reclassification, it shall be the duty of the City Council to refer the petition to the Planning Commission to hold a hearing thereon, as provided by statute.)

See Attached

Brief Summary of Request: Specify existing and proposed classification and purpose for rezoning.

CURRENTLY DAYCARE (FOR 30 YRS.)
WANTING TO SELL TO A MAN LOOKING
TO PUT AN EXERCISE FACILITY THERE

Relationship of Petitioner to Property: (Sole owner, owner of 50% of street frontage in the block, contract purchaser, etc.)

CEO / OWNER

Clearly Explain the Nature and Purpose of this Rezoning Request: (Provide quantitative details, when applicable. Discuss adjacent uses, trend of development in the area, lot dimensions, parking resources, impact upon public facilities, and other appropriate information. Sketches, photos, and visual evidence may be attached. Attach additional pages of data as necessary.)

Explain how the Proposed Classification and Use Relates to the City's Comprehensive Plan.

to provide continued use of an existing facility

I (We) certify that all the above statements and the statements contained in any papers or plans submitted herewith are true to the best of my (our) knowledge and belief.

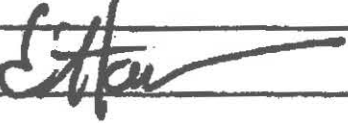
Signature of Applicant:



Date:

11-3-18

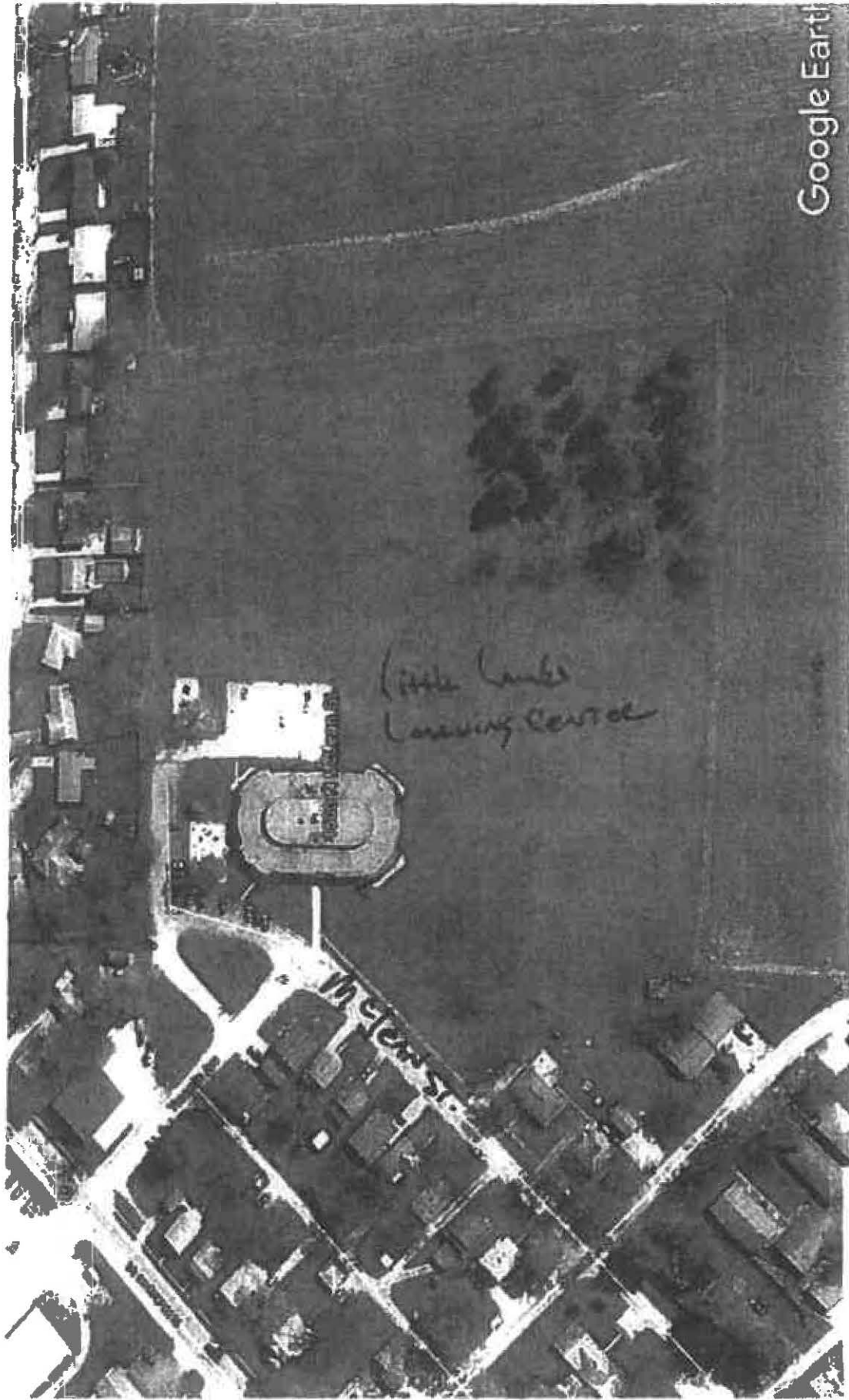
Signature of Owner:



Date:

11-3-18

Date:



Google Earth

Little Lamb Learning Center

Wheeler St

Logan County Illinois Map Viewer



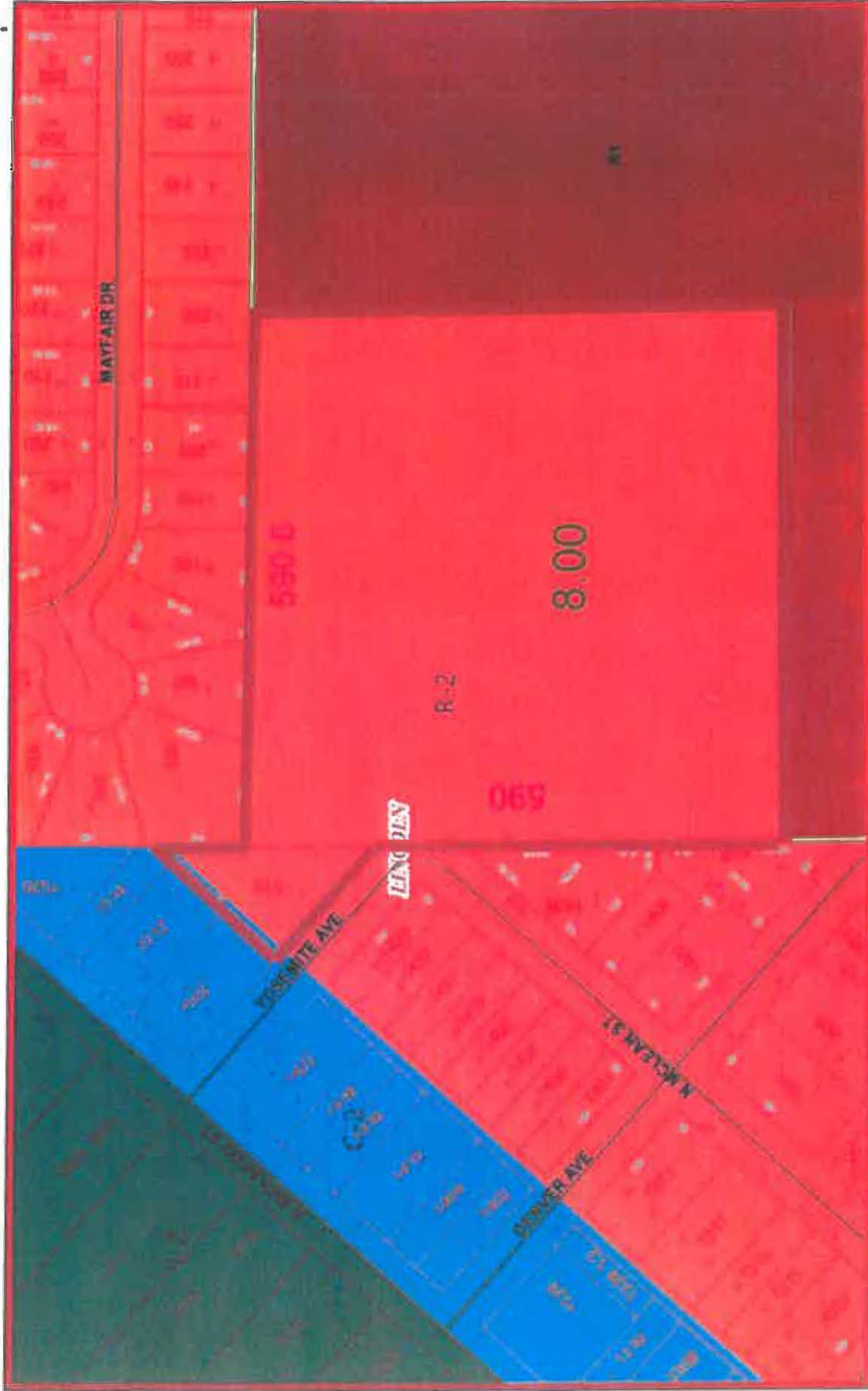
November 6, 2016

County Highway Map
 Road Centerlines
Roads Overview
 Interstates
 Old Routes

The Data is provided "as is" without warranty or any representation of accuracy, timeliness or completeness. The User is responsible for verifying the accuracy, timeliness, and completeness of the data. The User is responsible for any use of the data. Logan County makes no warranty, express or implied, as to the use of the Data. There are no guarantees of any kind. The User is responsible for any use of the Data. There are no guarantees of any kind. The User is responsible for any use of the Data. There are no guarantees of any kind.

Logan County, IL 62450
 Logan County, IL 62450

Logan County Illinois Map Viewer



November 6, 2016

- County Highway Map
- Roads Overview
- Road Centerlines
- Interstates
- Old Routes
- State Highways
- U.S. Highways
- Water Features
- Rivers & Streams
- City Villages
- Parcels
- CenterLines



The data is provided "as is" without warranty of any representation of accuracy, timeliness or completeness. The user is responsible for verifying the accuracy, timeliness, completeness, and reliability of the data. The user is not liable for any damages, including consequential damages, arising from the use of the data. The user is not liable for any damages, including consequential damages, arising from the use of the data.

PC-2016-01
 Zoning Change Request for 1500 N. McLean
 from R-2 to C-2 for Commercial Usage

Resident List

Address	Property Owner	Additional Mailing Address
135 Mayfair Dr.	Ryan and Charissa Aue	
140 Mayfair Dr.	Shawn Pettit	
145 Mayfair Dr.	Ryan and Lisa Huff	
155 Mayfair Dr.	Delmar and Donna Turner	
165 Mayfair Dr.	Mathew and Makenzie Dodson	
175 Mayfair Dr.	Galen and Brenda Wickline	
180 Mayfair Dr.	Charles Fried	
185 Mayfair Dr.	Jeffery Last	
195 Mayfair Dr.	Cornie Höfer	
200 Mayfair Dr.	Raymond Steffens	
205 Mayfair Dr.	Michael Buchanan	
210 Mayfair Dr.	Nancy Correll	
215 Mayfair Dr.	Gregory and Luann Wooten	
220 Mayfair Dr.	Jeanne Scheweiser	
225 Mayfair Dr.	Chad and Tammy Hustine	
230 Mayfair Dr.	Jodiha Werrelghn	
235 Mayfair Dr.	Phillip and Gloria Logan	
245 Mayfair Dr.	Robert and Jennifer Bailey	1552 Forest Hills Dr., Lincoln
1402 N. McLean	Howard Fulten	Marinda Fulten, 409 N. Kickapoo, Lincoln
1406 N. McLean	Howard Fulten	Same Address, C/O of Howie and Medchle Fulten
1407 N. McLean	Dale Missed	30754 Oakford Rd. Oakford, IL 62573
1408 N. McLean	Howard Fulten	Marinda Fulten, 409 N. Kickapoo, Lincoln
1409 N. McLean	ETC CUST FBO L JUSTICE IRA 37659	PIP-West LLC, 20 Towne Dr., Suite 129, Bluffton SC 29910
1419 N. McLean	Eric and Teresa Baker	Eric and Teresa Baker, C/O Habitat for Humanity, PO Box 714, Lincoln
1421 N. McLean	Charles and Mary Lou Geary	
1427 N. McLean	George Paulos	
1429 N. McLean	Thomas and Erica Miller	
1418 N. Kickapoo	Rodney and James White	C/O Justin Metello
1422 N. Kickapoo	James Moody	1502 N. Kickapoo, Lincoln
1502 N. Kickapoo	James Moody	
1512 N. Kickapoo	James Moody	1502 N. Kickapoo, Lincoln
1516 N. Kickapoo	Brian Cash	
1520 N. Kickapoo	Gerald Palmer	20 Kankak, Lincoln
604 Denver Ave.	Jay Cook	
609 Denver Ave.	Donald and Sandra Shull	456 1100th St, Madisown, 62666
617 Denver Ave.	Timothy Hernandez	
621 Denver Ave.	Patrick Okonoghue	
1317 N. Hamilton	Stuart and Kimberly Fitey	535 E. Idlewood St, Morton, IL 61550

RESOLUTION NO. _____

**RESOLUTION ABATING THE TAX HERETOFORE
FOR THE YEAR 2018 TO PAY DEBT SERVICE ON
\$2,285,000.00 GENERAL OBLIGATION BONDS
(ALTERNATIVE REVENUE SOURCE) OF THE CITY OF
LINCOLN, LOGAN COUNTY, ILLINOIS**

THIS RESOLUTION is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the ____ day of _____, 2018, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the CITY OF LINCOLN is a non-home rule municipality; and

WHEREAS, the CITY COUNCIL (hereinafter "City Council") for the CITY OF LINCOLN, Logan County, Illinois (hereinafter "the City"), adopted an Ordinance, (hereinafter "the Ordinance") which did provide for the issuance of \$2,285,000.00 general obligations bonds (alternative revenue source)(hereinafter "the Bonds"), and the levy of a direct annual tax sufficient to pay the debt service on the Bonds; and

WHEREAS, such Bonds were issued in the month of September 2014, in the amount of \$2,285,000.00; and

WHEREAS, the City Council has determined and does hereby determine that there are funds available, on hand and irrevocably set aside sufficient to provide not less than an amount equal to debt service due on the Bonds in the succeeding year; and

WHEREAS, such Pledged Revenues are hereby directed to be used for the purpose of paying debt service on the Bonds; and

WHEREAS, the City Council of the CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, feels that it is necessary and in the best interest of the City that the tax heretofore levied for the year 2018 to pay the Bonds be abated;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. Abatement of Tax. The tax heretofore levied for the year 2018 in the Resolution is hereby abated in its entirety.

2. Filing of Resolution. Forthwith upon adoption of this Resolution the City Clerk of the CITY OF LINCOLN, upon passage, shall file a certified copy hereof with the County Clerk of Logan County, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

3. Effective Date. That this Resolution is effective immediately upon passage of the same.

The vote on the adoption of his Resolution was as follows:

Alderman Parrott	_____	Alderman Keller	_____
Alderman Bauer	_____	Alderman Welch	_____
Alderman Hoinacki	_____	Alderman Browne	_____
Alderman Fleshman	_____	Alderman Dalpoas	_____

Ayes: _____

Nays: _____

Absent: _____

Absent: _____

Passed and approved this ____ day of _____, 2018.

CITY OF LINCOLN,

BY: _____

Seth Goodman, Mayor
City of Lincoln, Logan County, Illinois

ATTEST: _____ (SEAL)

City Clerk, City of Lincoln,
Logan County, Illinois

RESOLUTION NO. _____

RESOLUTION ABATING THE TAX HERETOFORE
FOR THE YEAR 2018 TO PAY DEBT SERVICE ON
\$5,285,000.00 GENERAL OBLIGATION BONDS
(ALTERNATIVE REVENUE SOURCE) OF THE CITY OF
LINCOLN, LOGAN COUNTY, ILLINOIS

THIS RESOLUTION is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the ____ day of _____, 2018, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the CITY OF LINCOLN is a non-home rule municipality; and

WHEREAS, the CITY COUNCIL (hereinafter "City Council") for the CITY OF LINCOLN, Logan County, Illinois (hereinafter "the City"), adopted an Ordinance, (hereinafter "the Ordinance") which did provide for the issuance of \$5,285,000.00 general obligations bonds (alternative revenue source)(hereinafter "the Bonds"), and the levy of a direct annual tax sufficient to pay the debt service on the Bonds; and

WHEREAS, such Bonds were issued in the month of October 2014, in the amount of \$5,285,000.00; and

WHEREAS, the City Council has determined and does hereby determine that there are funds available, on hand and irrevocably set aside sufficient to provide not less than an amount equal to debt service due on the Bonds in the succeeding year; and

WHEREAS, such Pledged Revenues are hereby directed to be used for the purpose of paying debt service on the Bonds; and

WHEREAS, the City Council of the CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, feels that it is necessary and in the best interest of the City that the tax heretofore levied for the year 2018 to pay the Bonds be abated;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. Abatement of Tax. The tax heretofore levied for the year 2018 in the Resolution is hereby abated in its entirety.
2. Filing of Resolution. Forthwith upon adoption of this Resolution the City Clerk of the CITY OF LINCOLN, upon passage, shall file a certified copy hereof with the County Clerk of Logan County, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.
3. Effective Date. That this Resolution is effective immediately upon passage of the same.

The vote on the adoption of his Resolution was as follows:

Alderman Parrott	_____	Alderman Keller	_____
Alderman Bauer	_____	Alderman Welch	_____
Alderman Hoinacki	_____	Alderman Browne	_____
Alderman Fleshman	_____	Alderman Dalpoas	_____

Ayes: _____

Nays: _____

Absent: _____

Absent: _____

Passed and approved this ____ day of _____, 2018.

CITY OF LINCOLN,

BY: _____

Seth Goodman, Mayor
City of Lincoln, Logan County, Illinois

ATTEST: _____ (SEAL)

City Clerk, City of Lincoln,
Logan County, Illinois

RESOLUTION NO. _____

RESOLUTION ABATING THE TAX HERETOFORE
FOR THE YEAR 2018 TO PAY DEBT SERVICE ON
\$3,270,000.00 GENERAL OBLIGATION BONDS
(ALTERNATIVE REVENUE SOURCE) OF THE CITY OF
LINCOLN, LOGAN COUNTY, ILLINOIS

THIS RESOLUTION is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the ____ day of _____, 2018, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the CITY OF LINCOLN is a non-home rule municipality; and

WHEREAS, the CITY COUNCIL (hereinafter "City Council") for the CITY OF LINCOLN, Logan County, Illinois (hereinafter "the City"), adopted an Ordinance, (hereinafter "the Ordinance") which did provide for the issuance of \$3,270,000.00 general obligations bonds (alternative revenue source)(hereinafter "the Bonds"), and the levy of a direct annual tax sufficient to pay the debt service on the Bonds; and

WHEREAS, such Bonds were issued in the month of February 2018, in the amount of \$3,270,000.00; and

WHEREAS, the City Council has determined and does hereby determine that there are funds available, on hand and irrevocably set aside sufficient to provide not less than an amount equal to debt service due on the Bonds in the succeeding year; and

WHEREAS, such Pledged Revenues are hereby directed to be used for the purpose of paying debt service on the Bonds; and

WHEREAS, the City Council of the CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, feels that it is necessary and in the best interest of the City that the tax heretofore levied for the year 2018 to pay the Bonds be abated;

NOW, THEREFORE, IT IS HEREBY RESOLVED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. Abatement of Tax. The tax heretofore levied for the year 2018 in the Resolution is hereby abated in its entirety.

2. Filing of Resolution. Forthwith upon adoption of this Resolution the City Clerk of the CITY OF LINCOLN, upon passage, shall file a certified copy hereof with the County Clerk of Logan County, Illinois, and it shall be the duty of said County Clerk to abate said tax levied for the year 2018 in accordance with the provisions hereof.

3. Effective Date. That this Resolution is effective immediately upon passage of the same.

The vote on the adoption of his Resolution was as follows:

Alderman Parrott	_____	Alderman Keller	_____
Alderwoman Bauer	_____	Alderman Welch	_____
Alderman Hoinacki	_____	Alderwoman Browne	_____
Alderman Fleshman	_____	Alderman Dalpoas	_____

Ayes: _____

Nays: _____

Absent: _____

Absent: _____

Passed and approved this ____ day of _____, 2018.

CITY OF LINCOLN,

BY: _____

Seth Goodman, Mayor
City of Lincoln, Logan County, Illinois

ATTEST: _____ (SEAL)

City Clerk, City of Lincoln,
Logan County, Illinois

Comparative Tax Levies/Tax Years 2012-2017

<u>Tax Year</u>	<u>*Tax Levy</u>	<u>Bond Levy</u>	<u>Total Tax Levy</u>	<u>* % Inc.</u>	<u>Total % Inc.</u>	<u>Fire Pension</u>	<u>Police Pension</u>
2012	\$ 1,564,112	\$ 178,806	\$ 1,742,918			\$ 418,011	\$ 464,250
2013	\$ 1,598,541	\$ 178,143	\$ 1,776,684			\$ 418,011	\$ 464,250
2014	\$ 1,598,247	\$ 178,455	\$ 1,776,702			\$ 418,032	\$ 464,257
2015	\$ 1,611,257	\$ 165,445	\$ 1,776,702			\$ 425,188	\$ 470,112
2016	\$ 1,561,257	\$ 172,500	\$ 1,733,757			\$ 425,188	\$ 470,112
2017	\$ 1,595,285	\$ 182,988	\$ 1,778,273			\$ 444,442	\$ 484,886

2018A	\$ 1,600,793	\$ 177,480	\$ 1,778,273	0.00345	Flat	\$ 447,471	\$ 487,365
2018B	\$ 1,628,786	\$ 177,480	\$ 1,806,266	**2.10	1.574	\$ 462,868	\$ 499,941
2018C	\$ 1,619,215	\$ 177,480	\$ 1,796,695	1.50	1.030	\$ 457,604	\$ 495,655
2018D	\$ 1,611,237	\$ 177,480	\$ 1,788,717	1.00	0.056	\$ 453,215	\$ 492,364

Firefighter's Pension Fund and Police Pension Fund portions equal 55% and 45% of proposed Tax Levies, respectively, including increases, but not incl .G.O. Bond Levy.

*Not Including Bond Levy.

**CPI for Tax Year 2018.

Revised 12/7/18.

New Residential Sewer Rates for the City of Lincoln

Tier One – January 1, 2019

Usage (Gallons)	Residents	Assumed Residents	Monthly Payments	Annual Income
Level 1 <1000	151	900	\$25	\$315,300
Level 2 1,001 – 4,000	1771	800	\$35	\$1,082,340
Level 3 4,001 – 8,000	875		\$45	\$472,500
Level 4 >8,000	162		\$55	\$106,920
	2965	1700		\$1,977,060

Tier Two – January 1, 2020

Usage (Gallons)	Residents	Assumed Residents	Monthly Payments	Annual Income
Level 1 <1000	151	900	\$30	\$378,360
Level 2 1,001 – 4,000	1771	800	\$40	\$1,236,960
Level 3 4,001 – 8,000	875		\$50	\$525,000
Level 4 >8,000	162		\$60	\$116,640
	2965	1700		\$2,256,960

Tier Three – January 1, 2021

Usage (Gallons)	Residents	Assumed Residents	Monthly Payments	Annual Income
Level 1 <1000	151	900	\$35	\$441,420
Level 2 1,001 – 4,000	1771	800	\$45	\$1,391,580
Level 3 4,001 – 8,000	875		\$55	\$577,500
Level 4 >8,000	162		\$65	\$126,360
	2965	1700		\$2,536,860

NEW COMMERCIAL STRUCTURE

Usage	Base Rate	Usage	Usage Rate
			Tier 2
Up to 6,000	\$35.00	-	
6,001- 100,000	\$35.00	\$0.40	
>100,000	\$35.00		\$0.29

New Institutional Structure

Usage	Base Rate	Usage Rate	Usage Rate
		Tier 1	Tier 2
Up to 4,000 gallons	\$35.00	-	
4,001 – 1,000,000	\$35.00	\$0.40	
>1,000,000	\$35.00		\$0.34

Both structures have 2 tiers.

Commercial has a base rate of \$35 up 6,000 used. Any usage between 6,000 and 100,000 gallons gets charged at \$0.40/100 gallons (or per unit). Any usage above 100,000 gallons gets charged at \$0.29/100 gallons (or per unit).

Example: if a business uses 200,000 gallons per month, the charge would be:

\$35 for the first 6,000 gallons= \$35

\$0.40/100 gallons for 6,000-100,000 (or 94,000 gallons) = $940 \times .4 = \$376$

\$0.29/100 gallons for 100,000-200,000 (or 100,000 gallons) = $100 \times .29 = \$290$

Total bill of = $\$35 + \$376 + \$290 = \701 for the month

Institutional rates are basically the same, with different brackets. The base rate is \$35 and includes 4,000 gallons. Any usage between 4,000 and 1,000,000 get charged at \$0.40/100 gallons (or per unit). Any usage above 1,000,000 gallons gets charged at \$0.34/100 gallons (or per unit).