

Tuesday, July 6, 2021
City Council Meeting

CITY COUNCIL MEETING AGENDA

Council Chambers - First Floor

212 Third Avenue

Main Governing Board

Pursuant to Governor Pritzker's Executive Order No. 2020-07 (COVID-19 Executive Order No. 5), Governor Pritzker has suspended certain rules of the Open Meetings Act specifically the Executive Order permits remote public meetings. In light of the current COVID-19 public health emergency, the City Council has chosen to conduct the board meeting remotely.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/84708045077>

Or One tap mobile :

US: +13126266799,,84708045077# or +19292056099,,84708045077#

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Webinar ID: 847 0804 5077

International numbers available: <https://us02web.zoom.us/j/84708045077>

1. Meeting Opening

Subject :	A. Call to Order
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Procedural

1. Meeting Opening

Subject :	B. Roll Call
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Procedural

2. Communication from Visitors

Subject :	A. Public Comment
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Information

File Attachments

[public comment policy.pdf \(75 KB\)](#)

3. Consent Agenda

Subject :	A. Approval of Minutes
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Approval of Minutes as presented

File Attachments

[cc06212021.pdf \(122 KB\)](#)

Consent

Our adopted rules of Parliamentary Procedure, Robert's Rules, provide for a consent agenda listing several items for approval of the Board by a single motion. Most of the items listed under the consent agenda have gone through Board subcommittee review and recommendation. Documentation concerning these items has been provided to all Board members and the public in advance to assure an extensive and thorough review. Items may be removed from the consent agenda at the request of any board member.

3. Consent Agenda

Subject :	B. Approval of Bills and Payroll
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Approval of Bills and Payroll as presented

Public Content

File Attachments

[admin_20210630_150750.pdf \(1.008 KB\)](#)

[Accounts Payable by G_L Distribution Report 06_30_2021 3_21_16 PM_Mary McCormick_3D407W4C.pdf \(343 KB\)](#)

Consent

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3. Consent Agenda

Subject :	C. Pay Request #1 for Former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$25,648.20
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Staff recommends Approval of Pay Request #1 for Former National Training Building Demolition Renovation to Gehrke Construction in the amount of \$25,648.20

Public Content

Pay Request #1 to Gehrke Construction covers the initial demolition and excavating work at the former National training building that began prior to the temporary halt to the work. The staff has been working with environmental consultants on a plan to resume work. Work on the project stopped after an odor was discovered beneath a concrete slab.

File Attachments

[National Training Building Demolition and Renovation Project Pay Request.pdf \(977 KB\)](#)

Consent

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3. Consent Agenda

Subject :	D. Close 500 block of Second Avenue for a Fall Fest Celebration by Amazing Grace Church from 6:00 am to 6:00 pm
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action (Consent)
Recommended Action :	Staff recommends approval of closing 500 block of Second Avenue for a Fall Fest Celebration by Amazing Grace Church from 6:00 am to 6:00 pm on September 19th.

Public Content

Amazing Grace Church of Sterling has hosted a public Fourth of July celebration over the last few years. Due to COVID-19 they have decided to move the event from July to September 19, 2021, and create a Fall Fest Celebration.

The event runs from noon to 4:00 pm. The church honors those people that serve and protect our community and nation. Emergency personnel who attend will be offered free food and drinks.

File Attachments

[admin_20210701_150158.pdf \(64 KB\)](#)

Consent

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8. Business Items

Subject :	A. Ordinance No 2021-07-18 Fixing a Time and Place for Public Hearing with Respect to the Lincoln Highway Business Development District
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action

Recommended Action :

Staff recommends adoption of the Ordinance 2021-07-18 Fixing a Time and Place for Public Hearing with respect to the Lincoln Highway Business Development District. The public hearing will be held at 6:35 pm on August 16, 2021, at City Hall.

Public Content

In early 2014, the Kmart store on Lincolnway closed permanently. Since that time, the property has sat vacant. A developer acquired the property in 2020 after discussing potential development incentives with the City, including a Business Development District (BDD). The City has worked with Attorney Rob Lesage of WMPJ and SB Friedman to establish a Business Development District within the proposed Lincolnway TIF. The boundary of the BDD is smaller than the proposed TIF and only includes the formal Kmart property and associated out lots.

A BDD allows for a higher sales tax within the area to be used to reimburse redevelopment costs. By reimbursing the developer through sales taxes generated in the area, the developer can offer more attractive lease terms to attract new retail tenants to the site. The BDD does not impose a new sales tax on any property outside of the BDD area, which in this case, is the former Kmart and its out lots. This does not include nor affect the former Beef-a-Roo site or former Moore Machine Shop.

The establishment of a BDD requires the adoption of the ordinance setting the time and place for a public hearing, a report finding the area to be blighted, two public notices of the hearing, the hearing, and the adoption of the ordinance. The schedule is as follows:

- (July 6) Adoption of Ordinance setting time and place of a public hearing
- (week of July 19) 1st publication of notice for the public hearing
- (week of July 26) 2nd publication of notice for the public hearing
- (August 16) Public Hearing
- (September 6) Adoption of BDD Ordinance

File Attachments

[City of Sterling - Lincoln Highway Business District Eligibility Study and Plan - 2021_04_21.pdf \(749 KB\)](#)
[STERLING Lincoln Highway BDD Ordinance 2021-07-18 Setting Public Hearing and Notices.pdf \(110 KB\)](#)

8. Business Items

Subject :

B. Resolution No. 2021-07-18 Accepting a grant from the Illinois Housing Development Authority's Abandoned Residential Property Municipal Relief Program in the amount of \$20,000.

Meeting :

Jul 6, 2021 - City Council Meeting

Type :

Action

Recommended Action :

Staff recommends approval of Resolution No. 2021-07-18 Accepting a grant from the Illinois Housing Development Authority's Abandoned Residential Property Municipal Relief Program in the amount of \$20,000.

Public Content

In February staff applied for the 5th round of the Abandoned Residential Property Municipality Relief Program Grant. On May 21st, 2021, the City was awarded \$20,000. This grant will be used in conjunction with the Strong Communities Program award of \$246,400 to assist with the renovation and demolition of certain residential properties.

File Attachments

[Resolution No 2021-07-08 Abandoned Residential Property.pdf \(78 KB\)](#)

8. Business Items

Subject :	C. Ordinance No. 2021-07-19 Amending chapter 6, Article I and Article II (alcoholic beverages) of the code of ordinances of the city of sterling To create additional license classifications for Brew pub, craft distiller, and winery
Meeting :	Jul 6, 2021 - City Council Meeting
Type :	Action
Recommended Action :	Staff recommends approval of Ordinance No. 2021-07-19 Amending chapter 6, Article I and Article II (alcoholic beverages) of the code of ordinances of the city of sterling To create additional license classifications for Brewpub, craft distiller, and winery

Public Content

To assist the City's community development partners, including Sterling Today, the City Staff is recommending consideration of an ordinance creating additional classifications of liquor licenses. These classifications, which are an expansion of the City Liquor Code, include craft brewery, craft distillery, and winery. The draft ordinance was prepared by the City Attorney and discussed at the Liquor Commissions last meeting.

File Attachments

[Ordinance 2021-07-19 Amending Various Provisions of Chapter 6 Craft Distiller 6-3-21 vh.pdf \(351 KB\)](#)