

ORDINANCE NO. 2646

AN ORDINANCE OF THE CITY OF SOUTH BELOIT, ILLINOIS CREATING  
ARTICLE X ESTBALISHING THE CITY OF SOUTH BELOIT REVITALIZATION  
ACCOUNT IN CHAPTER 2 ADMINISTRATION OF THE CITY OF SOUTH BELOIT  
CODE OF ORDINANCES

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

WHEREAS, the City desires to establish the City of South Beloit Revitalization Account in order to provide assistance to property owners for the redevelopment of property located within the City; and

WHEREAS, the City is amending the Code to establish Article X to be entitled "The City of South Beloit Revitalization Account" as set forth herein; and

WHEREAS, the City has determined it is in the best interest of the City and its citizens to make such 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. That Article X entitled "The City of South Beloit Revitalization Account" is hereby created to read as follows (additions shown as **bold and underlined** and deletions as ~~strike throughs~~) (all other sections not amended shall remain as written):

**Article X – The City of South Beloit Revitalization Account**

**Section 2-560 – Purpose.**

**(a) The City can develop public/private sector cooperation by providing leadership through planning and funding of needed public improvements. The City can also develop incentive programs to motivate property owners to accomplish community goals, such as repairing or rehabilitating property.**

**Section 2-561 – Revitalization Account**

**(a) The City hereby establishes a Revitalization Account which shall be funded from the City's general account. The account shall be initially funded in the amount of one million dollars. Additional funds may be added only upon approval of Council.**

## **Section 2-562 – Grant Program**

**(a) The City hereby establishes the Revitalization Grant Program which shall provide opportunities and funding to property owners to assist in the revitalization of property located within the City of South Beloit. The grant program aligns with the City's Comprehensive Plan and the City's desire to beautify the City. The Grant Program specifically excludes new construction or newly constructed property within the City.**

**(b) The grant will authorize a reimbursement not to exceed 30% of the total cost of renovations, up to \$30,000 in funds for property owners to use for the following upgrades:**

- 1. Signage and awning improvements**
- 2. Wall façade repairs and improvements**
- 3. Siding repair and replacement**
- 4. Brick cleaning**
- 5. Original architecture features repair and replacement**
- 6. Landscaping improvements**
- 7. Parking lot/stall improvements**
- 8. Roofing improvements**
- 9. Window, window frame, door and entrance improvements**
- 10. Shutter improvements**
- 11. Stair, porch and railing improvements**
- 12. Lighting improvements**
- 13. Exterior improvements for ADA compliance**
- 14. Driveway and sidewalk improvements**
- 15. Mailbox improvements**
- 16. Fence improvements**

**(c) In order to apply for the grant, the property shall not have any delinquent payments owed to the City. Further, the property shall not have any current zoning, building or property maintenance code violations; the property owner must be current with property taxes and the property must have no liens with the City; and if the property owner has an RLF Loan, all payments must be current.**

**(d) Prior to submitting an application, property owners shall meet with the City Administrator, the City Zoning Officer, and the Economic Development Coordinator to determine if the property/building and the proposed improvements are eligible for the program and review application requirements.**

**(e) Property owners interested in the grant shall provide a completed application with the following information:**

- 1. Name and contact information,**
- 2. A written description of the scope of the proposed updates,**
- 3. A detailed site plan of the property,**
- 4. Preliminary estimate of cost for all proposed improvements, and**

5. Current photographs of the property to be improved.
6. Proof of property insurance.

**Section 2-563 – Grant Review Committee**

**(a) Establishment. There is hereby established a Revitalization Review Committee. The Revitalization Review Committee will review and make recommendations on all submitted Revitalization Program Grant Applications (“Applications”) to the City Council. The Revitalization Review Committee shall be an advisory body only.**

**(b) Composition. The Revitalization Review Committee shall be comprised of the Director of Finance, the City Administrator and one member of the general public. The members of the Committee shall be appointed by the Mayor with the advice and consent of the City Council.**

**(c) Term. Each committee member shall be appointed for a two (2) year term. Members may serve more than one term. The Mayor may remove a committee member at any time.**

**(d) Meetings. The Revitalization Review Committee shall meet upon the call of the City Clerk when Applications are submitted.**

**(e) Duties and Responsibilities. The Revitalization Review Committee shall be responsible for reviewing and making recommendations to the City Council on the Applications.**

**(f) Selection Criteria. The criteria that will be considered includes, but is not limited to:**

1. Condition of the building and need for renovation.
  2. Extent to which the proposed improvements align with the vision outlined in the City of South Beloit Comprehensive Plan and Future Land Use Plan adopted in 2014.
  3. Extent to which the proposed improvements restore, maintain or enhance the character of the building and surrounding area.
  4. Priority will be given to properties located along Gardner Road and Blackhawk Boulevard.
  5. Residential properties that will be considered must have a fair market value of \$100,000 or less.
3. If any provision of this Ordinance or application thereof to any person or circumstances is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Ordinance that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Ordinance is severable.

4. 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.
5. 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 Morse

SECONDED BY Fitzgerald

BY ROLL CALL VOTE THIS 7<sup>th</sup> DAY OF September, 2021

AS FOLLOWS:

VOTING "AYE": Adleman, Fitzgerald, Hedrington,  
Morse, Rehl

VOTING "NAY": \_\_\_\_\_  
\_\_\_\_\_

ABSENT, ABSTAIN, OTHER \_\_\_\_\_  
\_\_\_\_\_

APPROVED September 7, 2021

ATTEST:

Tracy L. Patrick  
CLERK

Paul Bell  
MAYOR