



**CITY COUNCIL MEETING**  
*Council Chambers*  
401 E Third Street  
Kewanee, Illinois 61443  
**Closed Session starting at 6:00 p.m.**  
**Open Meeting starting at 7:00 p.m.**  
**Tuesday May 28<sup>th</sup>, 2024**

Posted by 7:00 p.m. May 24th, 2024

1. Roll Call
2. Closed Session to discuss Personnel Section 2(c)(1) and Discussion of Closed Session Minutes section 2(c)(21)
3. Roll Call
4. Consent Agenda
  - a. Approval of Minutes
  - b. Approval of Closed Session Minutes from May 13th
  - c. Payroll
  - d. Staff Reports
  - e. Bock Report
5. Payment of the bills
6. Public Comments
7. New Business
  - a) **Bill 24-45** Ordinance approving and authorizing the execution of a TIF redevelopment agreement by and between the City of Kewanee and The Players Edge.
  - b) **Bill 24-46** Ordinance granting a special use permit to James Hunt DBA PhatBoys BBQ for property located at 300 W Third St.
  - c) **Bill 24-47** Ordinance granting a special use permit to Juan Contreras Jr for property located at 1100 Lake St.
  - d) **Bill 24-48** Ordinance granting a special use permit to HVN Capital, LLC for property located at the Southeast corner of Railroad Ave and Cole St PIN 20-27-427-007.
  - e) **Bill 24-49** Ordinance approving and authorizing the execution of an Intergovernmental Agreement by and between the City of Kewanee and Wethersfield Community School District #230.
  - f) **Bill 24-50** Resolution awarding the Lyle Street/Elm Street Reconstruction Project to Advanced Asphalt Company.
  - g) **Bill 24-51** Resolution to affirm the Mayor's Recommendations for appointments to various commissions and boards.
  - h) **Bill 24-52** Resolution to declare certain vehicles and equipment excess and no longer required in the operations of the City of Kewanee and directing the City Manager to dispose of the same.
8. Council Communications
9. Announcements
10. Adjournment



## MEMORANDUM

**Date:** May 24, 2024  
**From:** Gary Bradley, City Manager  
**To:** Mayor & Council  
**RE:** Council Meeting of **Tuesday, May 28, 2024**

**CLOSED MEETING AT 6:00 P.M.**  
**REGULAR MEETING AT 7:00 P.M.**

1. **Memorial Day**— You are invited to attend the community’s Memorial Day ceremony. Please note that the event will not be held in Veterans Park. The event will be held at the American Legion at 10:00 a.m. on Memorial Day.
2. **IDOT**— As previously noted, the City invited the IDOT Region Two Engineer to visit the community to discuss the condition of state-owned routes in our community. The Mayor and I met with the Region Two Engineer and two other IDOT staff members, as well as a representative of Travis Weaver’s office. The meeting was both informative and productive, and I would suggest that we were able to identify some common ground and agree on an approach that, though not immediate, will accelerate some of the planned improvements to IDOT routes through Kewanee, including Route 78 through Kewanee. The update regarding Route 81 was not as positive, as ROW acquisition and utility relocations were identified as stumbling blocks that could potentially further delay the start of the project.
3. **PRICE Grant**— At the last City Council meeting we held a public hearing regarding a grant application that, if funded, would provide a means for improving the aesthetics, economic viability, and living conditions of the mobile home parks within the City. The Department of Housing and Urban Development subsequently announced that the application deadline has been pushed back from June 5<sup>th</sup> to July 10<sup>th</sup>. We will continue working on the grant, incorporating input that has been provided by the public.
4. **Red Adams Road**— Last week, portions of the roadway surface on Red Adams Road began adhering to vehicle tires and being lifted from the road. The County Engineer was scheduled to come out and view the area, as the highway department completed the work for us. My understanding is that they have had some other areas where this happened, as well. We’ll let you know if we learn anything on this topic.
5. **3<sup>rd</sup> Street Sidewalk**— As time allows, City crews have been installing a new sidewalk along 3<sup>rd</sup> Street. The project should have been required with the development of the Blackhawk College facilities, but for whatever reason it was not. Instead, City crews are completing the work using funds from the Walworth TIF.

6. **KEDC**— KEDC has provided a written report, which is included in your packet. If after reading the report you have questions or things you'd like to discuss, Kathy Albert will come to an upcoming City Council meeting to address them.
7. **Cemeteries**— The Cemeteries are in pretty good shape heading into Memorial Day weekend. Unfortunately, we lost some time earlier this week where we could have been mowing or string trimming, but instead had to remove fallen trees, and any progress that could have been made today was prevented by the rain. We have four employees from the Reentry Center who will be working tomorrow to button things up.
8. **Downtown**— FFA students from KHS were slated to finish the landscaping in a couple of the spots downtown today, but the work was rained out. All of the hanging baskets and the small and large planters downtown have been done. They'll wrap up the other work next week.
9. **Downtown 2**— Our part-time mower has been working downtown, as well, trying to get things spruced up before the Memorial Day weekend. He plans to come in tomorrow to continue the work.
10. **Air Conditioning**— The new air conditioning unit was placed on the roof and put into service. There are a few minor changes that need to be made to the system for it to function properly which are being addressed today, after which we should have an efficient and reliable system that can cool the facility for the next few decades.
11. **Destruction of documents**— The City Clerk is in the midst of reorganizing some of our files and storage areas, including undertaking the process of getting approval for the routine destruction of documents that are no longer required to be kept.
12. **GATA/SAM**—The City's accounts for Illinois' Grant Accountability and Transparency Act (GATA) portal and the federal government's System for Access Management (SAM) were recently renewed, which helps to ensure continued eligibility for future grants.
13. **Fire Department Training**— More than half the department completed training this week through the Henry County Office of Emergency Management to gain certification as an Incident Safety Officer. The certification is required for any of them hoping to become an officer in the future and also ensures that in any situation, we will have trained staff available to perform that role.
14. **Patches**— The contractor is expected to be here Wednesday of next week to provide the large patches, including second street just east of Vine Street and other areas where utility improvements were made.
15. **Citywide Cleanup**— The next citywide cleanup June 1<sup>st</sup>. Please continue to suggest to anyone who might be interested that we will have plenty of opportunities for volunteers to help, both at the site and in the community if possible.

16. **Children's Safety Expo 2024**—Senator Neil Anderson & Representative Travis Weaver are sponsoring a Children's Safety Expo on Saturday, August 17th at Blackhawk College Education Center Parking Lot (404 E. 3rd Street, directly north of City Hall). The event will run from 9:30a.m. to 12:30p.m. and will have equipment from the city on display.
17. **Illinois Works**— The American Job Center will be offering a Pre-Apprenticeship Program July 1 through August 9<sup>th</sup> in Construction and Building Trades. Classes will be held at the Geneseo High School CTE Building. Students will receive a stipend for each hour attended and should exit the program job-ready with industry recognized credentials. Anyone wanting more information may call the American Job Center at (309) 429-6429. A copy of the flyer is included with your packet.
18. **Senior Center**— The Senior Center will be having an open house event on June 15<sup>th</sup> from 12:00 p.m. to 3:00 p.m. to celebrate its 50<sup>th</sup> year. A copy of the flyer is included in your packet.





Illinois Works

# Pre-apprenticeship Program

Are you interested in a career in Construction and the Building Trades?

Illinois Works **Pre-Apprenticeship** program can prepare you to successfully transition to a Department of Labor registered apprenticeship in the trades!!!

Summer 2024 classes:

**July 1, 2024 through August 9, 2024.**

Monday - Thursday 8:00 a.m. - 4:30 p.m.

Geneseo High School CTE Building -  
700 N State St. Geneseo, IL 61254

**For More Information, Contact:**

**AmericanJobCenter®**

500 42nd St. #6 Rock Island, IL 61201

404 E. 3rd St. Kewanee, IL 61443

website: [TheAmericanJobCenter.Org](http://TheAmericanJobCenter.Org)

Phone: 309.429.6429

Email: [Opportunity@AmericanJob.Center](mailto:Opportunity@AmericanJob.Center)

All qualified applicants will receive consideration without regard to race, color, religion, sex, disability, age, sexual orientation, gender identity, national origin, veteran status, or genetic information. Illinois Works is committed to providing access, equal opportunity and reasonable accommodation for individuals with disabilities in its services, programs, and activities.

## Target Audience

- Illinois residents interested in construction and building trades.

## Program Offers

- Classroom Instruction
- Industry Recognized Credentials
- Wrap-Around Services
- Student Support Services
- Stipend of \$14.25/hour

## Eligibility Requirements

- Minimum Age of 18 Years Old
- Possess a High School Diploma/GED
- Illinois Resident



**Illinois  
Department of Commerce  
& Economic Opportunity**

JB Pritzker, Governor

# Illinois Works Pre-Apprenticeship Program Information Sheet

## Program Design & Goal

The Illinois Works Pre-Apprenticeship program is designed to increase the number of qualified construction and building trades apprentices and **prepares them to enter full apprenticeship programs** on their way to careers in the construction and building trades.

## Eligibility Requirements

To enter the program applicants must be/have:

- 18 years old
- Illinois resident
- High school diploma or GED
- Interest in a construction & building trades career
- Able to pass a drug-test

## Additional Criteria

The following criteria are not requirements but will help participants be more successful in the program. If applicants need assistance with any of the following, the program can offer support services.

- Drivers License**
- Reliable Transportation**
- English Proficiency**

## Support Services Offered

Below is just a sample of the services offered. Additional services are available depending on participant's need:

- Transportation Assistance**
- Housing Assistance**
- Math & Reading Tutoring**

## Stipends

Stipends are paid out based on participant performance including attending mandatory sessions and passing module assessments.

## Industry Recognized Certifications/Credentials

- ICCB Certification
- OSHA 10-Hour Construction Certification
- First Aid/CPR Certification

## Job Readiness &

## Registered Apprenticeship Assistance

The program's goal is to help participants enter Registered Apprenticeship Programs. Below are some of the services available:

- Resume Writing & Mock Interviews**
- Apprenticeship Application Assistance**
- Apprenticeship Program Tours**

Module	Required Hours
Orientation	4
Introduction to Construction and Trades	2
Construction Math	40
Basic Employability Skills	32
Basic Safety/OSHA 10	12
CPR/ First Aid	6
Intro to Hand & Power Tools	24
Construction Drawing/Blueprint Reading	12
In-Class Hands on Learning	16
Test Taking	4
Union Tours	12
Work-based Learning	40
	204

**For More Information, Contact:**

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website: [TheAmericanJobCenter.Org](http://TheAmericanJobCenter.Org)

Phone: 309.429.6429

Email: [Opportunity@AmericanJob.Center](mailto:Opportunity@AmericanJob.Center)





# **50 YEAR ANNIVERSARY!**

**You're Invited to Celebrate with Us!**

## **Henry County Senior Citizens**

**50 years of service to Senior Citizens in Henry County**

**JUNE 15, 2024 , OPEN HOUSE 1:00 – 3:00**

**200 E SOUTH ST, KEWANEE IL 61443**

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**Hope you find time in your busy schedule to help us celebrate  
our major mile stone.**

**RSVP TO: 309-853-8831 or E-mail  
[henryseniors@hotmail.com](mailto:henryseniors@hotmail.com)**



**The May 13th, 2024, Council Meeting was called to order at 6:14pm. Councilmembers Colomer, Faber, Baker, and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Justin Raver, and City Clerk Kasey Mitchell.**

A motion to go into Closed Session to discuss Personnel Section 2(c)(1) and Sale or Lease of Real Estate Section 2(c)(6) was made by Councilmember Faber and seconded by Councilmember Colomer. Motion passed 5-0.

A motion to adjourn to Regular Session was made by Councilmember Colomer and seconded by Councilmember Baker. Motion passed 5-0 and Closed Session adjourned at 6:47 pm.

**The May 13<sup>th</sup>, 2024, Council Meeting was called to order at 7:00pm in Council Chambers. Councilmembers Colomer, Faber, Baker, and Komnick were present along with Mayor Moore, City Manager Gary Bradley, City Attorney Justin Raver, and City Clerk Kasey Mitchell.**

The Pledge of Allegiance was recited, followed by a moment of silence for our troops.

**The Consent Agenda was presented with the following items:**

- A. Minutes from the Council Meeting on April 22<sup>nd</sup>
- B. Payroll for the pay period ending April 20<sup>th</sup> in the amount of \$213,838.46 and for the pay period ending May 4<sup>th</sup> in the amount of \$213,847.96.
- C. Staff Reports
- D. Bock Report

**A motion to approve the consent agenda items was made by Councilmember Baker and seconded by Councilmember Komnick. Motion passed 5-0.**

**Bills for the Council Meeting of May 13<sup>th</sup> presented in the amount of \$200,967.20. A motion to approve payment of the bills was made by Councilmember Colomer and seconded by Councilmember Faber. Discussion: None. Motion passed 5-0.**

**Public Comments:** None

Before starting New Business, the Mayor stated that from now on he would be giving a brief explanation of each item before the discussion and vote. This is for those that may not have had the opportunity to read through the materials beforehand.

**New Business:**

**A. Public Hearing: PRICE Application**

The City will be applying for a grant called "Prevention and Re-Investment for Community Enhancement." If awarded, the City would be able to use the funds for infrastructure replacement in Kewanee's mobile home parks and for funding for the purchase of new manufactured homes for placement at the renovated parks. The public hearing is a requirement of the grant application. The City will have a 15-day period in which the public can submit comments or suggestions that will be incorporated into the grant application. No one came forward, but it was stated that anyone may contact the City to participate.

**B. Consideration of Bill 24-37** Ordinance to establish Section 30.18 Citizen Participation of the Kewanee City Code of Ordinances, concerning procedures for public comments at public meetings.

*The City has always had an unwritten rule that limited the length of time residents were allowed to address the council. This ordinance will put into writing this general rule and is being presented in the interest of meetings, and to prevent verbal attacks, as well as abolish foul and abusive language.*

**A motion to approve was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: Councilmember Komnick stated that he was uncomfortable with having groups in agreement designate a spokesperson. It was clarified that these rules are at the discretion of the body conducting the meeting. The body may allow for more time or allow others with the same views to have time to speak. This just gives the governing body a chance to limit things if needed. Motion passed 5-0.**

**C. Consideration of Bill 24-38** Ordinance granting a Special Use Permit to HVN Capital, LLC for property located at 618 Tenney St.

*This is a request from HVN Capital to open a cannabis dispensary at 618 Tenney St, commonly known as the Broken Chimney property. By ordinance, the approval of any such business requires the issuance of a special use permit and the business cannot operate without meeting the requirements that may be placed upon it under that process.*

**A motion to approve was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: Councilmember Faber stated that he did not like the proposed location. Councilmember Komnick talked with many people who support the addition of a dispensary as well as the location as it will be easily seen and found. Councilmember Colomer said he had also talked with many that are for it. He works near a dispensary and did not realize it was that for a long time. The Mayor stated he had talked with parents that lived in a town with a dispensary. They stated they would not have known what the business was they had been told. He reminded the public that the buildings are very secure and if you are not legally allowed to enter, you will not be able to.**

**The Council then heard from those in attendance that wanted to speak on the matter. They hear from residents who are in favor of the facility because cannabis has helped them personally and they would much rather spend their money locally. There were many that stood and spoke in opposition to the facility and the location. They believe that it is too close to Wethersfield school and should not be so easily viewable by children and teens. One attendee spoke about his career with the Illinois State Police and the things he has seen with drugs. He feels as though cannabis is a gateway drug and the City should not encourage or promote its use. Many of those who spoke were against the location more than the business itself and strongly urged the Council to reconsider allowing HVN to operate at this location.**

**Motion passed 3-2 with Councilmembers Faber and Baker voting “No.”**

**D. Consideration of Bill 24-39** Ordinance directing the sale of excess real estate located at 309 N Main St.

*The City may offer for sale properties it. Currently, a local businessman has expressed a desire to purchase this small parking lot. After consideration, the Council has decided to place the parking lot for sale via closed bid.*

**A motion to approve was made by Councilmember Colomer and seconded by Councilmember Faber. Discussion: Local business owner John Cernovich approached the Council and asked if other properties had been sold with a set minimum price and how this price was decided. City Manager Gary Bradley stated that the City often places a minimum price on properties to cover the cost of publication and transfer of the property as well as the value for the property. After looking at an adjacent parking lot that was sold, the price was based on the square footage of the previously sold property and of this one. Motion passed 5-0.**

- E. Consideration of Bill 24-40** Ordinance approving and authorizing the execution of a TIF redevelopment agreement by and between the City of Kewanee and Conè Properties, LLC. *TIF is a tool used to promote new and existing businesses. TIF funds are generated through taxes and these funds can be applied for and distributed by the City Council. This is for 118 W. 2nd Street to help fund interior renovations as well as plumbing and roof repairs.*

**A motion to approve was made by Councilmember Komnick and seconded by Councilmember Colomer. Discussion: None. Motion passed 5-0.**

- F. Consideration of Bill 24-41** Ordinance approving and authorizing the execution of a TIF redevelopment agreement by and between the City of Kewanee and The Players Edge. **There was a request from the applicant to table this consideration until the next City Council meeting. A motion to table was made by Councilmember Colomer and seconded by Councilmember Komnick. Motion to table until the next meeting passed 5-0.**

- G. Consideration of Bill 24-42** Resolution declaring the City's intent to use Tax Increment Financing to finance economic development improvements or a portion there of in the Industrial Park. *The City is in discussion with multiple businesses that have an interest in building within the City's industrial park located on Kentville Road. This resolution expresses the City's intent to use tax increment financing to fund infrastructure improvements that would serve those businesses and allows them to incur costs while retaining the potential that such costs would be reimbursable.*

**A motion to approve was made by Councilmember Baker and seconded by Councilmember Colomer. Discussion: Councilmember Colomer asked if we know what we would be doing and spending for the area. City Manager Bradley stated that per our TIF attorney, this is the first step we need to take to prepare for the upcoming projects so we are not to that step. Motion passed 5-0.**

- H. Consideration of Bill 24-43** Ordinance to amend Section 113.05 Sale of Deleterious Drugs Prohibited of the Kewanee City Code of Ordinances. *Many times, we find our current ordinances are out of date and do not reflect current circumstances. This ordinance change reflects the potential harmful and dangerous illegal drugs that are available.*

**A motion to approve was made by Councilmember Komnick and seconded by Councilmember Baker. Discussion: Councilmember Faber asked for further clarification. Police Chief Kijanowski stated that the current ordinance does not include items such as vapes and drugs that weren't currently listed. Motion passed 5-0.**

- I. Consideration of Bill 24-44** Resolution to affirm the Mayor's recommendation for appointments to various commissions and boards.

*The Mayor assigns people to various boards acting in cooperation with the City Council. These assignments become necessary due to expirations of terms or resignations. This is for reappointment to the airport board.*

**A motion to approve was made by Councilmember Faber and seconded by Councilmember Komnick. Discussion: None. Motion passed 5-0.**

- J. Proclamation** KHS Band and Choir

*Proclamations recognize special events, achievements, or groups of people. This proclamation is in recognition of Kewanee High School's Band and Choir. They recently competed and won the state championship. The Mayor had the privilege of reading this proclamation at their awards banquet earlier this evening.*

- K. Proclamation** Arbor Day

*This proclamation recognizes Arbor Day and all the efforts in preserving plant life.*

- L. Proclamation** National Public Works Week

*A proclamation in honor of National Public Works Week. Public Works is a vital part of every community in existence. We are proud of each and every member of our public works team. Way too often their efforts go unrecognized, and we want to make every effort possible to change that perspective.*

#### **Council Communications:**

**Baker:** Nothing

**Komnick:** With the Arbor Day Proclamation, he wanted to remind the public that they can easily join the Arbor Day Foundation and receive trees to plant.

**Colomer:** He added his congratulations to the Kewanee High School Band and Choir.

**Faber:** He wanted to let the public know that potholes are constantly being worked on. Even if you don't see crews out in your area, doesn't mean they aren't elsewhere.

#### **Mayor's Communications:**

In the Council packet was a flier from American Job Center. They are offering training for a Pre-Apprenticeship in construction and the building trade. See the flier for more details.

He offered condolences to the family of Brock Tumbleson who recently lost his battle with cancer. Brock was an outstanding musician, and you could find him volunteering whenever possible. He will be missed.

He also extended condolences to our City Attorney and his family as his wife Dee recently passed away. Her passing will be felt by many.

He had a request from residents near the intersection of Dodge and W Mill St to have extra patrol or possibly stop signs placed in the area. Kids ride their bikes on the roads and cars constantly speed down those roads. Police Chief Kijanowski stated that he would have the speed trackers placed in that area to investigate.

He then asked what the current procedures are for posting planned roadwork. Chatter and complaints may lessen if the public knows where work is going to be done. City Manager Bradley said that we could post the road program plans but probably wouldn't be able to have updates on pothole filling as that is done whenever time, weather, and crews allow.

He thanked Stever Looney and Dianne Packee for their help in hanging the flower baskets through the Downtown area.

**Announcements:** City Hall and the Transfer Station will be Closed on Monday May 27<sup>th</sup> in observance of Memorial Day. There are no changes to trash or recycling, but there will be no landscape pick up that week.

The City-Wide Clean-Up will be held on Saturday June 1<sup>st</sup> from 7am to Noon at the old hospital site. Residents should bring photo ID and Utility Bill.

**A motion to adjourn was made by Councilmember Faber and seconded by Councilmember Komnick. Motion passed 5-0 and the meeting was adjourned at 8:51pm.**

Prepared by: \_\_\_\_\_  
Kasey Mitchell, City Clerk

DRAFT





*401 East Third Street Kewanee, Illinois 61443-PHONE (309) 853-1911-FAX (309) 204-8113*

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## **End of year DAART Report**

The first year of the DAART program concluded this month. During this year, twenty-seven individuals from the community, dealing with drug and alcohol dependency or mental health issues, joined the DAART program. Out of these, seventeen have remained engaged in the program to varying degrees.

We actively engage with individuals to inform them about our program and encourage participation. Our services include regular check-ins, referrals to other services, transportation to facilities, and crisis counseling. We have established partnerships with the Henry County Health Department and the Henry County Drug Court. Currently, we are piloting a co-responder program with the Health Department to have counselors available to assist officers during crisis situations. Additionally, we are seeking to partner with Bridgeway for similar co-response initiatives and have met with organizations across the state to discuss diversion programs.

Our DAART members also attend the North West Central Illinois Deflection Initiative meetings, hosted by the Illinois Department of Human Resources, Illinois State Police, and Illinois Criminal Justice Information Authority, to help develop or improve deflection initiatives in our area. We have produced two publications or advertisements about the DAART program and conducted nine community presentations.

Overall, the program has proven beneficial to our clients. As expected, clients experience cycles of success and relapse in dealing with their addiction or mental health issues. However, several clients have successfully overcome their addiction. For example, a long-time meth user and known meth dealer sought help from DAART after an arrest for methamphetamine possession. DAART officers and a counselor from the health department helped the individual find local resources. The individual formed strong connections with the DAART team and, during a moment of pressure to use methamphetamine again, chose to walk to the police department to seek help. This individual has since been accepted into the Henry County Drug Court and is progressing well through the program. We look forward to continuing this program into the next fiscal year.

Respectfully,

Stephen Kijanowski  
Chief of Police



*401 East Third Street Kewanee, Illinois 61443-PHONE (309) 853-1911-FAX (309) 204-8113*

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Dear Chief Kijanowski,

This updated analysis of the roadside radar data from May 9 to May 15, 2024, alongside a comparison with the data from May 1 to May 8, 2024, aims to provide insights into vehicle speeds and traffic patterns. It also recommends the effectiveness of officer-led speed enforcement details.

**Overview of Recent Findings (May 9 to May 15, 2024):**

- **Total Vehicles Monitored:** 519
- **Average Speed:** Approximately 26.76 mph
- **Peak Speed Recorded:** 40 mph
- **Violations Recorded:** 6 incidents

**Comparison with Previous Week (May 1 to May 8, 2024):**

- **Total Vehicles Monitored:** 592
- **Average Speed:** Approximately 28.01 mph
- **Peak Speed Recorded:** 41 mph
- **Violations Recorded:** 11 incidents

**Insights and Comparative Analysis:**

1. **Decreased Traffic Volume and Violations:** There was a slight reduction in both vehicle count and violations in the second week, suggesting an adaptation to the monitoring.
2. **Consistency in Peak Speeds:** The peak speeds recorded are similar across both weeks, indicating a few instances of excessive, but no widespread issues.
3. **General Compliance:** The data analysis indicates general compliance with the posted speed limits, reflecting positively on the driving habits observed for this portion of the roadway.



*401 East Third Street Kewanee, Illinois 61443-PHONE (309) 853-1911-FAX (309) 204-8113*

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**Recommendations Based on Data:**

- **Assessing the Need for Officer-Led Enforcement:** The data shows a decrease in both average and peak speeds, as well as reduced violations. This suggests that widespread officer-led speed enforcement details might not be the most efficient use of resources at this time.
- **Targeted Enforcement:** While the overall data does not support the need for widespread directed patrols, focusing officer-led enforcement efforts around historically problematic times could ensure that enforcement is strategic and effective.

**Graphs Included:**

- **Number of Vehicles Detected Over Time**
- **Peak Speeds Over Time**

These graphs provide a clear visual representation of the traffic dynamics and will assist in strategic planning.

**Conclusion:** Given the limited number of violations and the observed general compliance with speed limits, widespread officer-led speed enforcement details may not be necessary at this time. However, a focused approach during identified peak times could enhance road safety and ensure effective use of enforcement resources.

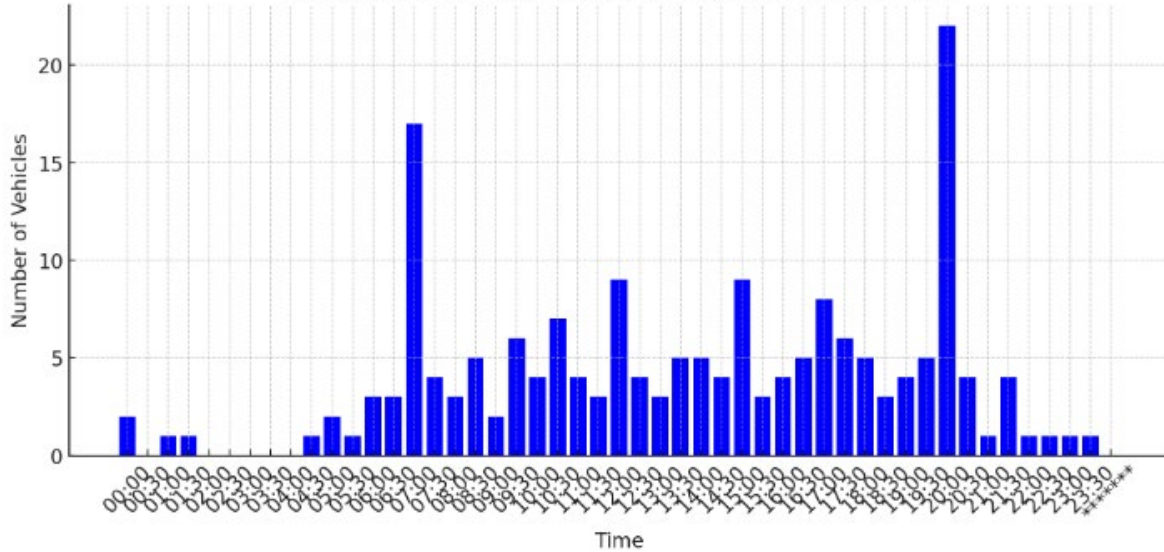
Thank you,  
Sgt. Jason Gibbs

# Kewanee Police Department

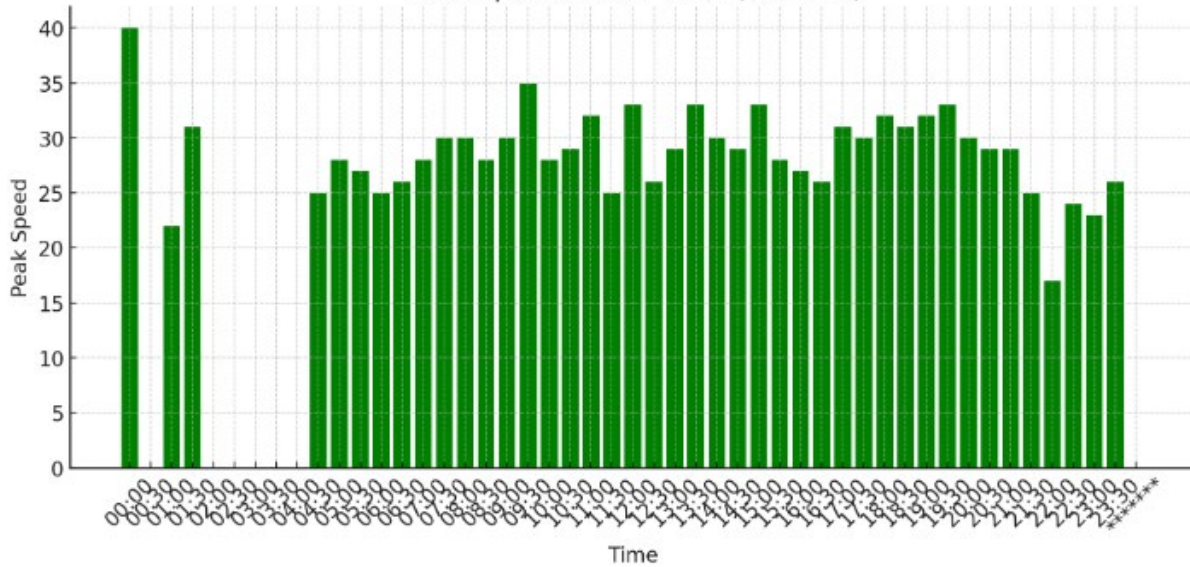
401 East Third Street Kewanee, Illinois 61443-PHONE (309) 853-1911-FAX (309) 204-8113

## Attachments

Number of Vehicles Detected Over Time (Bar Plot)



Peak Speeds Over Time (Bar Plot)



# **K**EWANEE **POLICE DEPARTMENT**

*401 East Third Street Kewanee, Illinois 61443-PHONE (309) 853-1911-FAX (309) 204-8113*

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Kewanee City Council:

On behalf of Kewanee Economic Development Corporation (KEDC), I would like to thank you for your continued support of KEDC's economic development efforts in Kewanee. I appreciate the opportunity to submit the KEDC City Report in writing for May of 2024. It allows for more open communication with the City, as it is never KEDC's intent to ever put any of Kewanee's City Officials 'on the spot' in a public Council Meeting setting. KEDC appreciates the history of having City Officials and Councilmen attend KEDC Meetings, where open dialogue can take place in a closed meeting setting. That transparency and open communication is priceless, and the exchange of ideas helps to move economic development efforts forward in a positive, transparent manner.

#### Kewanee Solar Project Update-

Since I last updated you, Sunpin Solar is now in its second lease year with KEDC, and the State Procurement Application Sunpin submitted to the State last fall, has been awarded!

Sunpin plans for construction to take place this year. Keith Edwards did reach out to me early this year for Sunpin's contact information, so I trust he has gotten any information he needs from them. And, I know that Sam Dionne, project manager, has reached out to Mr. Edwards recently.

I would like to remind you again that the primary benefit of this project is that it will keep tax dollars in Kewanee, which is difficult to do. With the way the State Statute is written, the City of Kewanee will have significant additional dollars put into its TIF fund, each year the project is active. These dollars can then be used to help local business owners with expansion projects, and they they may also be used for City infrastructure improvements.

Without the installation of this utility scale solar project, the City would not garner these additional funds. The statute prescribes that the EAV for the property will increase to \$218,000 per Megawatt of solar that is installed, resulting in the collection and distribution of additional tax dollars that can be used specifically to help the Kewanee economy. Currently, the entire 136 acre parcel's EAV is \$48,469; whereas, after installation of a 24.75 megawatt system, the EAV will be \$5,395,500.

#### Business Expansion Updates-

Great Dane does still need to be working with the City to help with another expansion to continue to help them grow. KEDC has been working to help Great Dane work with the City on what would be a 3<sup>rd</sup> expansion. I have been working for some time with Derek Dunlap, Kewanee Plant Manager, and Mike Bialas, CCI Real Estate Director, and now most recently with Tom Gretz, Corporate Real Estate Manager for CCI Industries.

Great Dane is Kewanee's largest industrial employer, and they currently employ 590 people at the Kewanee facility. Besides the Kewanee facility, Great Dane does have factories in six other states, including Indiana, Pennsylvania, Tennessee, Arkansas, Georgia and Nebraska.

Great Dane will not be acquiring the property between its facility and Midwest Trailer Manufacturing (MTM), which increases the necessity for them to work with the City of Kewanee. According to Gretz, they, “are actively pursuing additional land to boost trailer production for our customers. If successful, we could anticipate an uptick in production, potentially reaching 6,465 trailers—an increase of approximately 700 from last year. Having more land would certainly give us the flexibility to meet any surge in demand over the next few years, which is crucial for our growth. However, without it, we’ll face constraints.” Gretz also added, “This expansion will also drive the need for more skilled labor, highlighting the importance of our request to the city.” Gretz is interested in scheduling an in-person meeting with both the Mayor and City Manager in June 2024.

In other business, it was shocking to learn that Moore Tires’ headquarter facility in Rock Falls, Illinois burnt to the ground in January 2024. Jeff Moore recently told me that they have recently found another building, and he added that they were able to keep all 50 employees employed after the fire, by relocating them to other branches of Moore Tires.

KEDC has also been trying to help Henry County Humane Society with its needs. They are currently planning to utilize their existing location, as opposed to looking for a different location, which was the plan earlier in the year.

#### Business Start-Up Updates-

Things seem to be moving forward in a positive direction now for Wang’s Asian Cuisine, which opened earlier this year.

KEDC has been trying to assist Tony Grilo with partnership ideas to pursue for his two properties on South Street. Grilo indicated to KEDC that he wants to do something ‘community-minded’ with the ten acre parcel. He is now in contact with Wethersfield FFA, who is in contact with Kewanee FFA, to consider a partnership for that property. Grilo is still seeking options for utilizing the 38 acre parcel.

I have spoken with Ben Endress, in regards to Phat Boys’ BBQ, and he did confirm that James Hunt does have the Rib Shack recipe. (I will know, because I’m a Rib Shack girl!) It will be good to see the former Station Restaurant building occupied again.

KEDC has been working with others who have business start-up interests; however, these individuals do not yet have business plans developed and will need to get these put together before moving forward. The more time KEDC spends trying to increase their rate for success, helps to minimize the City’s risk when they do come forward for assistance.

#### Downtown Revitalization Grant Update-

In other business, KEDC is very concerned about the status of the Downtown Revitalization Grant the City was awarded. In my City Report in November 2023, I stated that the beauty of a grant such as this is the fact that once the ‘door is open,’ it tends to stay open, as long as the

municipality follows through on its part. I also mentioned that this grant sets precedent, as these grants are not usually awarded along State routes. This is a big deal.

While I was not included on the last stakeholder meeting invitation list, I learned from multiple sources after the meeting that the meeting completely digressed from what should have taken place. I do have experience working successfully through this process with Hutchison Engineering, and Shane Larson, on Aledo's phased project. I have verified that the information I received concerning the last meeting is true, and I am fearful if these meetings are not brought back on track, that Kewanee will 'close the door' of opportunity on itself, for future phases of this project.

*KEDC's concerns include the following—*

-The grant was awarded based on project priorities that were already determined by the Mayor and the stakeholder group, prior to submission of the application. The priority list that was established, upon which the grant was awarded, should stand.

If there are new ideas brought to the table, that is wonderful, but those should be saved for future applications, or phases of the project.

-The City needs to focus on the project that was approved on the application that was submitted and not digress from it. Digression will create red flags and will give the perception that the City does not have a clear plan or vision for its downtown.

-Even if the State says the application process is not political, it is in fact political. My experience with a similar grant process, working with Hutchison Engineering in Aledo, has been that if the City executes the plan as it was submitted, the door of opportunity tends to stay open. Because of this, Aledo has received additional money multiple times to continue the project. Kewanee can do the same, if the City does not deviate from the project submission as it was awarded for this first phase.

-There are also engineering concerns, if changes are made to the plan. Aside from the fact that the engineering survey is already complete for the four block area that was determined by Mayor and the stakeholder group prior to application submission, the project also needs to be contiguous.

The project needs to be contiguous to be done properly, for infrastructure replacement, as well as to show that there is a clear plan for downtown development. Otherwise, it's like the excited homeowner who starts ten different projects in different parts of the house to complete none.

-Right now, the grant is approved along a State route. The City should not jeopardize that and should keep that door open, and complete the project as it was awarded.

Although I am not aware of all of the proposed improvements, I would strongly encourage the City to consider replacing water and sanitary sewer systems throughout the project limits. The



example I gave at the last KEDC Meeting is that a person doesn't buy a classic car and put a fresh coat of paint on it, if the car needs body work. The same goes for a project like this. Plus, this is an opportunity for the City to complete infrastructure repairs at a fraction of the cost.

-Other communities, like the City of Monmouth, are already seeking bids for their projects, so Kewanee is behind where other projects are in the process right now. In my past experience on grant projects, I understand there is a lot of paperwork that needs to be submitted to the government agency that is administering the grant to keep the project on track. If the City needs assistance with this paperwork, I recommend the City discuss with Hutchison Engineering to see if they would be interested in assisting with filling out and submission this paperwork.

#### Other Activity-

KEDC has been in support of grant funding Black Hawk College (BHC) is pursuing for a Taking Back the Trades Grant.

KEDC continues to be represented at the Emerging Cities of the Quad Cities (ECQC) meetings that take place quarterly. This is still the best economic development networking opportunity KEDC participates in.

KEDC does still review all Requests for Information (RFI's) and Requests for Proposals (RFP's) that come through. Very few are applicable to Kewanee right now.

KEDC continues to work with the Small Business Development Center (SBDC), which is another invaluable resource for those looking at business start-up, business expansion, or succession planning.

In closing, this highlights recent activity in Kewanee, and I would just like to thank the City of Kewanee for its continued support and for the long-standing partnership it has with KEDC.

Kathy Albert  
Executive Director

***BOCK INC.***  
***MONTHLY REPORT FOR***  
***APRIL, 2024***

***SUBMITTED BY: \_\_\_\_\_SB\_\_\_\_\_***

## **IEPA SUMMARY**

No communications with the IEPA for the month of April.

## **MAINTENANCE SUMMARY**

BOCK INC. generated 33 preventive work orders for the month. All 33 work orders were completed. In addition to the preventive work orders, there was 6 corrective maintenance work orders performed.

## **SAFETY SUMMARY**

Because safety is an important part of our daily practice, we have been without a loss time injury at the plant for 111 months.

## **OPERATIONS SUMMARY**

Flow for the month averaged 6.257 MGD with the rainfall totaling 4.35 inches.

Total KWH used for the month was 195,600.

All permit limits on the effluent were met for the month.

Sludge applied to the field totaled 0 gallons for the month.

EPA may make all the information submitted through this form (including all attachments) available to the public without further notice to you. Do not use this online form to submit personal information (e.g., non-business cell phone number or non-business email address), confidential business information (CBI), or if you intend to assert a CBI claim on any of the submitted information. Pursuant to 40 CFR 2.203(a), EPA is providing you with notice that all CBI claims must be asserted at the time of submission. EPA cannot accommodate a late CBI claim to cover previously submitted information because efforts to protect the information are not administratively practicable since it may already be disclosed to the public. Although we do not foresee a need for persons to assert a claim of CBI based on the types of information requested in this form, if persons wish to assert a CBI claim we direct submitters to contact the [NPDES eReporting Help Desk](#) for further guidance. Please note that EPA may contact you after you submit this report for more information.

This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0004). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations 40 CFR 122.41(l)(4)(i). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information are estimated to average 2 hours per outfall. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

<b>Permit</b>																					
<b>Permit #:</b>		IL0029343				<b>Permittee:</b>		KEWANEE, CITY OF				<b>Facility:</b>		KEWANEE STP							
<b>Major:</b>		Yes				<b>Permittee Address:</b>		401 EAST THIRD STREET KEWANEE, IL 61443				<b>Facility Location:</b>		194 FISCHER AVENUE KEWANEE, IL 61413							
<b>Permitted Feature:</b>		001 External Outfall				<b>Discharge:</b>		001-0 STP OUTFALL													
<b>Report Dates &amp; Status</b>																					
<b>Monitoring Period:</b>		From 04/01/24 to 04/30/24				<b>DMR Due Date:</b>		05/25/24				<b>Status:</b>		NetDMR Validated							
<b>Considerations for Form Completion</b>																					
W0730650010 ; DMF LOAD LIMITS DISPLAYED																					
<b>Principal Executive Officer</b>																					
<b>First Name:</b>		Stanley				<b>Title:</b>		Chief Operator				<b>Telephone:</b>		309-852-2789							
<b>Last Name:</b>		Bockewitz																			
<b>No Data Indicator (NODI)</b>																					
<b>Form NODI:</b>		--																			
Code	Parameter		Monitoring Location	Season #	Param. NODI	Quantity or Loading					Quality or Concentration					# of Ex.	Frequency of Analysis	Sample Type			
	Name					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3				Value 3	Units	
00300	Oxygen, dissolved [DO]	1 - Effluent Gross	0	--	Sample							=	8.3	=	7.87	19 - mg/L	0	01/07 - Weekly	GR - GRAB		
					Permit Req.							>=	6.0 MN WK AV	>=	5.0 DAILY MN	19 - mg/L					
					Value NODI																
00400	pH	1 - Effluent Gross	0	--	Sample						=	7.41		=	7.59	12 - SU	0	01/07 - Weekly	GR - GRAB		
					Permit Req.						>=	6.0 MINIMUM		<=	9.0 MAXIMUM	12 - SU					
					Value NODI																
00530	Solids, total suspended	1 - Effluent Gross	0	--	Sample	=	234.1	=	411.5	26 - lb/d		=	5.9	=	8.5	19 - mg/L	0	01/07 - Weekly	CP - COMPOS		
					Permit Req.	<=	500.0 MO AVG	<=	1001.0 DAILY MX	26 - lb/d		<=	12.0 MO AVG	<=	24.0 DAILY MX	19 - mg/L					
					Value NODI																
00600	Nitrogen, total [as N]	1 - Effluent Gross	0	--	Sample									=	7.0	19 - mg/L	0	01/30 - Monthly	CP - COMPOS		
					Permit Req.															Req Mon DAILY MX	19 - mg/L
					Value NODI																
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	1	--	Sample	=	1.7	=	2.5	26 - lb/d		=	0.043	=	0.076	19 - mg/L	0	01/07 - Weekly	CP - COMPOS		
					Permit Req.	<=	54.0 MO AVG	<=	183.0 DAILY MX	26 - lb/d		<=	1.3 MO AVG	<=	4.4 DAILY MX	19 - mg/L					
					Value NODI																
00610	Nitrogen, ammonia total [as N]	8 - Other Treatment, Process Complete	1	--	Sample			=	1.7	26 - lb/d				=	0.043	19 - mg/L	0	01/07 - Weekly	CP - COMPOS		
					Permit Req.			<=	146.0 WKLY AVG	26 - lb/d				<=	3.5 WKLY AVG	19 - mg/L					
					Value NODI																
00665	Phosphorus, total [as P]	1 - Effluent Gross	0	--	Sample									=	1.3	19 - mg/L	0	01/30 - Monthly	CP - COMPOS		
					Permit Req.															Req Mon DAILY MX	19 - mg/L

					Value NODI													
00940	Chloride [as Cl]	1 - Effluent Gross	0	--	Sample	=	1404.0	=	26 - lb/d	=	33.0	19 - mg/L	0	01/07 - Weekly	CP - COMPOS			
					Permit Req.	<=	20850.0 DAILY MX	<=	500.0 DAILY MX	19 - mg/L	01/07 - Weekly	CP - COMPOS						
					Value NODI													
50050	Flow, in conduit or thru treatment plant	1 - Effluent Gross	0	--	Sample	=	5.280951	=	7.682063				0	99/99 - Continuous				
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX		03 - MGD	03 - MGD						
					Value NODI													
50060	Chlorine, total residual	1 - Effluent Gross	0	--	Sample									CL/OC - Chlorination/Occurances	GR - GRAB			
					Permit Req.					<=	0.038 DAILY MX	19 - mg/L						
					Value NODI							9 - Conditional Monitoring - Not Required This Period						
80082	BOD, carbonaceous [5 day, 20 C]	1 - Effluent Gross	0	--	Sample	=	68.5	=	84.6	=	1.629	=	2.08	19 - mg/L	01/07 - Weekly	CP - COMPOS		
					Permit Req.	<=	417.0 MO AVG	<=	834.0 DAILY MX	<=	10.0 MO AVG	<=	20.0 DAILY MX	19 - mg/L	01/07 - Weekly	CP - COMPOS		
					Value NODI													

**Submission Note**

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

**Edit Check Errors**

No errors.

**Comments**

Chlorination did not occur during this monitoring period.

**Attachments**

No attachments.

**Report Last Saved By**

**KEWANEE, CITY OF**

User: bockinc1992  
 Name: Stanley Bockewitz  
 E-Mail: stanb@bockinc.net  
 Date/Time: 2024-05-13 14:50 (Time Zone: -05:00)

**Report Last Signed By**

User: bockinc1992  
 Name: Stanley Bockewitz  
 E-Mail: stanb@bockinc.net  
 Date/Time: 2024-05-13 15:08 (Time Zone: -05:00)

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<b>Permit</b>			
<b>Permit #:</b>	IL0029343	<b>Permittee:</b>	KEWANEE, CITY OF
<b>Major:</b>	Yes	<b>Permittee Address:</b>	401 EAST THIRD STREET KEWANEE, IL 61443
<b>Permitted Feature:</b>	003 External Outfall	<b>Discharge:</b>	003-0 EMERGENCY HIGH LEVEL OVERFLOW
<b>Facility:</b>		<b>Facility Location:</b>	KEWANEE STP 194 FISCHER AVENUE KEWANEE, IL 61413

<b>Report Dates &amp; Status</b>			
<b>Monitoring Period:</b>	From 04/01/24 to 04/30/24	<b>DMR Due Date:</b>	05/25/24
<b>Status:</b>	NetDMR Validated		

**Considerations for Form Completion**  
W0730650010

<b>Principal Executive Officer</b>			
<b>First Name:</b>	Stanley	<b>Title:</b>	Chief Operator
<b>Last Name:</b>	Bockewitz	<b>Telephone:</b>	309-852-2789

**No Data Indicator (NODI)**  
Form NODI: --

Code	Parameter Name	Monitoring Location	Season #	Param. NODI	Quantity or Loading					Quality or Concentration					# of Ex.	Frequency of Analysis	Sample Type		
					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3				Value 3	Units
00310	BOD, 5-day, 20 deg. C	1 - Effluent Gross	0	--	Sample											Opt Mon DAILY MX	19 - mg/L	DL/DS - Daily When Discharging	GR - GRAB
					Permit Req.											C - No Discharge			
					Value NODI														
00530	Solids, total suspended	1 - Effluent Gross	0	--	Sample											Opt Mon DAILY MX	19 - mg/L	DL/DS - Daily When Discharging	GR - GRAB
					Permit Req.											C - No Discharge			
					Value NODI														
74055	Coliform, fecal general	1 - Effluent Gross	0	--	Sample											Opt Mon DAILY MX	13 - #/100mL	DL/DS - Daily When Discharging	GR - GRAB
					Permit Req.											C - No Discharge			
					Value NODI														
74071	Flow	1 - Effluent Gross	0	--	Sample											Opt Mon MO TOTAL	4K - #/mo	DL/DS - Daily When Discharging	
					Permit Req.											C - No Discharge			
					Value NODI														

**Submission Note**  
If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

**Edit Check Errors**  
No errors.

**Comments**

**Attachments**  
No attachments.

**Report Last Saved By**  
KEWANEE, CITY OF

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 14:51 (Time Zone: -05:00)

**Report Last Signed By**  
User: bockinc1992

Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 15:08 (Time Zone: -05:00)

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<b>Permit</b>		<b>Permit #:</b> IL0029343		<b>Permittee:</b> KEWANEE, CITY OF		<b>Facility:</b> KEWANEE STP													
<b>Major:</b> Yes		<b>Permittee Address:</b> 401 EAST THIRD STREET KEWANEE, IL 61443		<b>Facility Location:</b> 194 FISCHER AVENUE KEWANEE, IL 61413															
<b>Permitted Feature:</b> 004 External Outfall		<b>Discharge:</b> 004-0 EXCESS FLOW LAGOON OUTFALL- EAST LAGOON																	
<b>Report Dates &amp; Status</b>																			
<b>Monitoring Period:</b> From 04/01/24 to 04/30/24		<b>DMR Due Date:</b> 05/25/24		<b>Status:</b> NetDMR Validated															
<b>Considerations for Form Completion</b>																			
W0730650010 ; NUMBER OF DAYS OF DISCHARGE:																			
<b>Principal Executive Officer</b>																			
<b>First Name:</b> Stanley		<b>Title:</b> Chief Operator		<b>Telephone:</b> 309-852-2789															
<b>Last Name:</b> Bockewitz																			
<b>No Data Indicator (NODI)</b>																			
<b>Form NODI:</b> --																			
Code	Parameter Name	Monitoring Location	Season #	Param. NODI	Quantity or Loading					Quality or Concentration					# of Ex.	Frequency of Analysis	Sample Type		
					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3				Value 3	Units
00300	Oxygen, dissolved [DO]	1 - Effluent Gross	0	--	Sample														
					Permit Req.						Req Mon MO AV MN		Req Mon MN WK AV		Req Mon DAILY MN	19 - mg/L		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI						C - No Discharge		C - No Discharge		C - No Discharge				
00310	BOD, 5-day, 20 deg. C	1 - Effluent Gross	0	--	Sample														
					Permit Req.						<=	30.0 MO AVG	<=	45.0 WKLY AVG	19 - mg/L		DL/DS - Daily When Discharging	GR - GRAB	
					Value NODI							C - No Discharge		C - No Discharge					
00400	pH	1 - Effluent Gross	0	--	Sample														
					Permit Req.						>=	6.0 MINIMUM		<=	9.0 MAXIMUM	12 - SU		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI							C - No Discharge			C - No Discharge				
00530	Solids, total suspended	1 - Effluent Gross	0	--	Sample														
					Permit Req.								<=	30.0 MO AVG	<=	45.0 WKLY AVG	19 - mg/L	DL/DS - Daily When Discharging	GR - GRAB
					Value NODI									C - No Discharge		C - No Discharge			
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	--	Sample														
					Permit Req.										Req Mon DAILY MX	19 - mg/L		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI										C - No Discharge				
00665	Phosphorus, total [as P]	1 - Effluent Gross	0	--	Sample														
					Permit Req.										Req Mon DAILY MX	19 - mg/L		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI										C - No Discharge				
50060	Chlorine, total residual	1 - Effluent Gross	0	--	Sample														
					Permit Req.									<=	0.75 DAILY MX	19 - mg/L		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI										C - No Discharge				
74055	Coliform, fecal general	1 - Effluent Gross	0	--	Sample														
					Permit Req.									<=	400.0 DAILY MX	13 - #/100mL		DL/DS - Daily When Discharging	GR - GRAB
					Value NODI										C - No Discharge				
82220	Flow, total	1 - Effluent Gross	0	--	Sample														
					Permit Req.						Req Mon MO TOTAL	03 - MGD						DL/DS - Daily When Discharging	CN - CONTIN
					Value NODI										C - No Discharge				

**Submission Note**

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**Edit Check Errors**

No errors.

**Comments**

**Attachments**

No attachments.

**Report Last Saved By**

**KEWANEE, CITY OF**

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 14:52 (Time Zone: -05:00)

**Report Last Signed By**

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 15:09 (Time Zone: -05:00)

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This collection of information is approved by OMB under the Paperwork Reduction Act, 44 U.S.C. 3501 et seq. (OMB Control No. 2040-0004). Responses to this collection of information are mandatory in accordance with this permit and EPA NPDES regulations 40 CFR 122.41(l)(4)(i). An agency may not conduct or sponsor, and a person is not required to respond to, a collection of information unless it displays a currently valid OMB control number. The public reporting and recordkeeping burden for this collection of information are estimated to average 2 hours per outfall. Send comments on the Agency's need for this information, the accuracy of the provided burden estimates and any suggested methods for minimizing respondent burden to the Regulatory Support Division Director, U.S. Environmental Protection Agency (2821T), 1200 Pennsylvania Ave., NW, Washington, D.C. 20460. Include the OMB control number in any correspondence. Do not send the completed form to this address.

<b>Permit #:</b> IL0029343		<b>Permittee:</b> KEWANEE, CITY OF		<b>Facility:</b> KEWANEE STP																						
<b>Major:</b> Yes		<b>Permittee Address:</b> 401 EAST THIRD STREET KEWANEE, IL 61443		<b>Facility Location:</b> 194 FISCHER AVENUE KEWANEE, IL 61413																						
<b>Permitted Feature:</b> 005 External Outfall		<b>Discharge:</b> 005-0 EXCESS FLOW LAGOON OUTFALL-WEST LAGOON																								
<b>Report Dates &amp; Status</b>																										
<b>Monitoring Period:</b> From 04/01/24 to 04/30/24		<b>DMR Due Date:</b> 05/25/24		<b>Status:</b> NetDMR Validated																						
<b>Considerations for Form Completion</b>																										
W0730650010 ; NUMBER OF DAYS OF DISCHARGE:																										
<b>Principal Executive Officer</b>																										
<b>First Name:</b> Stanley		<b>Title:</b> Chief Operator		<b>Telephone:</b> 309-852-2789																						
<b>Last Name:</b> Bockewitz																										
<b>No Data Indicator (NODI)</b>																										
<b>Form NODI:</b> --																										
Code	Parameter Name	Monitoring Location	Season #	Param. NODI	Quantity or Loading					Quality or Concentration					# of Ex.	Frequency of Analysis	Sample Type									
					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3				Value 3	Units							
00300	Oxygen, dissolved [DO]	1 - Effluent Gross	0	--	Sample					=	10.54	=	10.18	=	10.18	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.													Req Mon MO AV MN		Req Mon MN WK AV		Req Mon DAILY MN	19 - mg/L	DL/DS - Daily When Discharging	GR - GRAB	
					Value NODI																					
00310	BOD, 5-day, 20 deg. C	1 - Effluent Gross	0	--	Sample							=	3.47	=	3.47	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																			DL/DS - Daily When Discharging	GR - GRAB	
					Value NODI																					
00400	pH	1 - Effluent Gross	0	--	Sample					=	8.11			=	8.21	12 - SU	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
00530	Solids, total suspended	1 - Effluent Gross	0	--	Sample							=	19.2	=	19.2	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
00610	Nitrogen, ammonia total [as N]	1 - Effluent Gross	0	--	Sample									=	2.2	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
00665	Phosphorus, total [as P]	1 - Effluent Gross	0	--	Sample									=	1.3	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
50060	Chlorine, total residual	1 - Effluent Gross	0	--	Sample									=	0.28	19 - mg/L	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
74055	Coliform, fecal general	1 - Effluent Gross	0	--	Sample									=	340.0	13 - #/100mL	0	DL/DS - Daily When Discharging	GR - GRAB							
					Permit Req.																				DL/DS - Daily When Discharging	GR - GRAB
					Value NODI																					
82220	Flow, total	1 - Effluent Gross	0	--	Sample			=	3.775	03 - MGD							0	DL/DS - Daily When Discharging	CN - CONTIN							
					Permit Req.																			DL/DS - Daily When Discharging	CN - CONTIN	
					Value NODI																					

**Submission Note**

If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

**Edit Check Errors**

No errors.

**Comments**

**Attachments**

No attachments.

**Report Last Saved By**

**KEWANEE, CITY OF**

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 15:06 (Time Zone: -05:00)

**Report Last Signed By**

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 15:09 (Time Zone: -05:00)

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<b>Permit #:</b> IL0029343		<b>Permittee:</b> KEWANEE, CITY OF		<b>Facility:</b> KEWANEE STP	
<b>Major:</b> Yes		<b>Permittee Address:</b> 401 EAST THIRD STREET KEWANEE, IL 61443		<b>Facility Location:</b> 194 FISCHER AVENUE KEWANEE, IL 61413	
<b>Permitted Feature:</b> INF Internal Outfall		<b>Discharge:</b> INF-L INFLUENT MONITORING			

<b>Report Dates &amp; Status</b>		<b>Monitoring Period:</b> From 04/01/24 to 04/30/24		<b>DMR Due Date:</b> 05/25/24		<b>Status:</b> NetDMR Validated	
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**Considerations for Form Completion**  
W0730650010

<b>Principal Executive Officer</b>		<b>Title:</b> Chief Operator		<b>Telephone:</b> 309-852-2789	
<b>First Name:</b> Stanley					
<b>Last Name:</b> Bockewitz					

**No Data Indicator (NODI)**  
Form NODI: --

Code	Parameter Name	Monitoring Location	Season #	Param. NODI	Quantity or Loading					Quality or Concentration						# of Ex.	Frequency of Analysis	Sample Type		
					Qualifier 1	Value 1	Qualifier 2	Value 2	Units	Qualifier 1	Value 1	Qualifier 2	Value 2	Qualifier 3	Value 3				Units	
00310	BOD, 5-day, 20 deg. C	G - Raw Sewage Influent	0	--	Sample						=	17.6				19 - mg/L	0	01/07 - Weekly	CP - COMPOS	
					Permit Req.											19 - mg/L		01/07 - Weekly	CP - COMPOS	
					Value NODI															
00530	Solids, total suspended	G - Raw Sewage Influent	0	--	Sample						=	54.5				19 - mg/L	0	01/07 - Weekly	CP - COMPOS	
					Permit Req.											19 - mg/L		01/07 - Weekly	CP - COMPOS	
					Value NODI															
50050	Flow, in conduit or thru treatment plant	G - Raw Sewage Influent	0	--	Sample	=	6.257206	=	8.691886	03 - MGD							0	99/99 - Continuous		
					Permit Req.		Req Mon MO AVG		Req Mon DAILY MX	03 - MGD									99/99 - Continuous	
					Value NODI															

**Submission Note**  
If a parameter row does not contain any values for the Sample nor Effluent Trading, then none of the following fields will be submitted for that row: Units, Number of Excursions, Frequency of Analysis, and Sample Type.

**Edit Check Errors**  
No errors.

**Comments**

**Attachments**  
No attachments.

**Report Last Saved By**  
KEWANEE, CITY OF

User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net  
Date/Time: 2024-05-13 15:08 (Time Zone: -05:00)

**Report Last Signed By**  
User: bockinc1992  
Name: Stanley Bockewitz  
E-Mail: stanb@bockinc.net

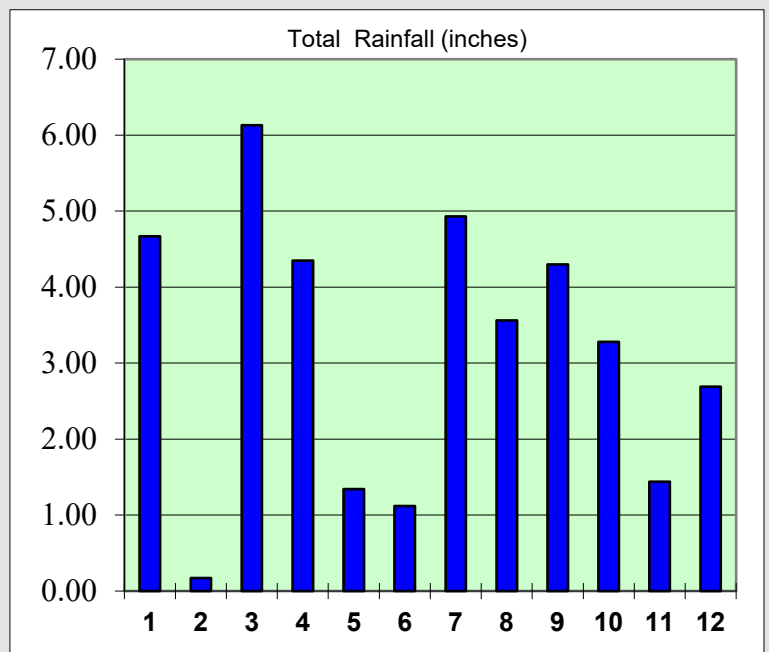
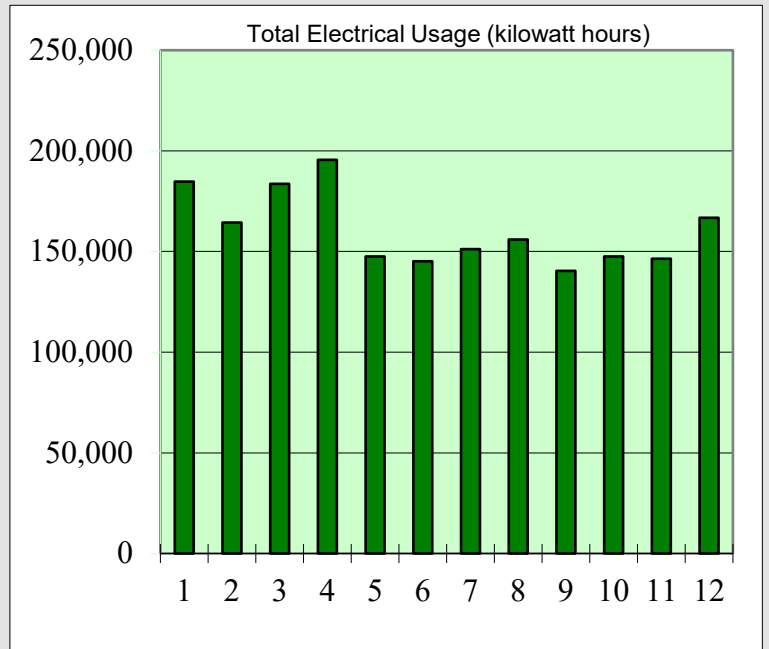
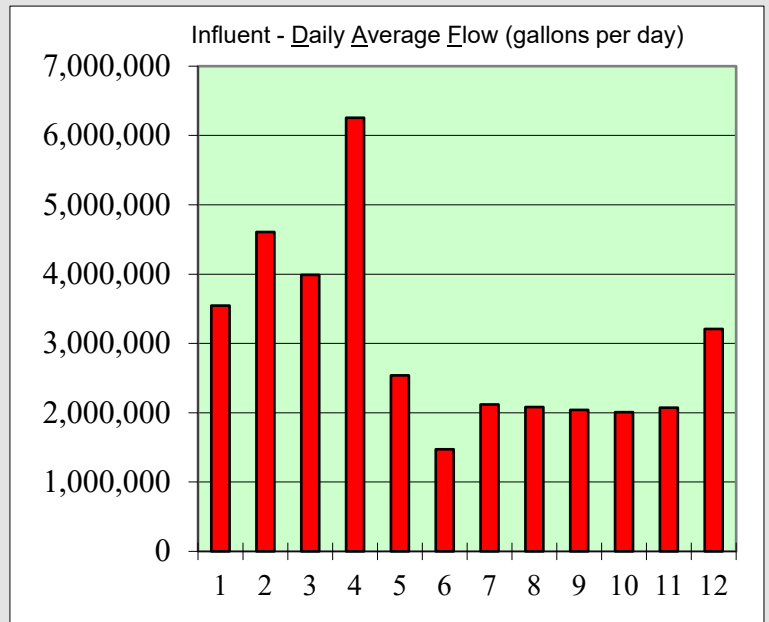


Kewanee, Illinois  
Wastewater Treatment Plant  
Twelve Month Moving Average Report  
Submitted by  
Bock Inc.

Date		Influent - <u>D</u> aily <u>A</u> verage <u>F</u> low (gallons per day)	Total <u>E</u> lectrical <u>U</u> sage (kilowatt hours)	Total <u>R</u> ainfall (inches)
1	January 2024	3,544,218	184,800	4.67
2	February 2023	4,607,430	164,400	0.17
3	March 2024	3,990,306	183,600	6.13
4	April 2024	6,257,206	195,600	4.35
5	May 2023	2,537,261	147,600	1.34
6	June 2023	1,471,953	145,200	1.12
7	July 2023	2,118,757	151,200	4.93
8	August 2023	2,080,738	156,000	3.56
9	September 2023	2,039,444	140,400	4.30
10	October 2023	2,009,725	147,600	3.28
11	November 2023	2,071,645	146,400	1.44
12	December 2023	3,210,589	166,800	2.69
Total		35,939,272	1,929,600	37.98
Average		2,994,939	160,800	3.17

The Plant Design Average Flow is  
2,000,000 Gallons per Day.

The Plant Design Maximum Flow is  
5,000,000 Gallons per Day.





**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Registered Payments Between 5/14/2024 to 5/28/2024 - Reg Between 1 to 99999

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>36554928</b>	<b>ACC04</b>	<b>ACCESS SYSTEMS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$1,797.36</b>
-Payment ID- 90000273	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,797.36	
	01-21-537	Hardware Lease		\$449.52		
	01-22-537	Hardware Lease		\$99.75		
	01-11-537	Hardware Lease		\$99.93		
	01-65-537	Hardware Lease		\$99.75		
	58-36-537	Hardware Lease		\$99.93		
	51-42-537	Hardware Lease		\$49.97		
	52-43-537	Hardware Lease		\$249.66		
	01-41-537	Hardware Lease		\$199.69		
	57-44-537	Hardware Lease		\$149.72		
	51-42-537.4	Hardware Lease		\$199.69		
	52-43-537.4	Hardware Lease		\$33.25		
	01-41-537.4	Hardware Lease		\$33.25		
	02-61-537	Hardware Lease		\$33.25		
				\$1,797.36	\$1,797.36	
<b>36554929</b>	<b>ACC04</b>	<b>ACCESS SYSTEMS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$865.74</b>
-Payment ID- 90000273	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$865.74	
	01-21-512	Police Copiers		\$216.44		
	01-11-512	Admin Copiers		\$649.30		
				\$865.74	\$865.74	
<b>36554930</b>	<b>ACC04</b>	<b>ACCESS SYSTEMS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$161.95</b>
-Payment ID- 90000273	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$161.95	
	01-22-537	Fire Copier		\$80.98		
	01-21-512	Police Copier		\$80.97		
				\$161.95	\$161.95	
<b>INV1574569</b>	<b>ACC04</b>	<b>ACCESS SYSTEMS</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$3,985.86</b>
-Payment ID- 90000273	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3,985.86	
	01-21-537	It Maintenance		\$1,037.33		
	01-22-537	It Maintenance		\$216.42		
	01-11-537	It Maintenance		\$216.85		
	01-65-537	It Maintenance		\$216.42		
	58-36-537	It Maintenance		\$100.39		
	51-42-537	It Maintenance		\$565.75		
	52-43-537	It Maintenance		\$449.30		
	57-44-537	It Maintenance		\$449.30		
	51-42-537.4	It Maintenance		\$61.47		
	52-43-537.4	It Maintenance		\$61.47		
	01-41-537.4	It Maintenance		\$61.47		
	02-61-537	It Maintenance		\$216.85		
	01-41-537	It Maintenance		\$332.84		
				\$3,985.86	\$3,985.86	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>9149506260</b> -Payment ID- 2546	<b>AIR02</b>	<b>AIRGAS MID AMERICA</b>	<b>BI</b>	<b>05/02/24</b>	<b>05/28/24</b>	<b>\$127.89</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$127.89	
	01-22-612	Oxygen		\$127.89	\$127.89	
<b>0077838-IN</b> -Payment ID- 2547	<b>ALE00</b>	<b>ALEXIS FIRE EQUIP CO</b>	<b>BI</b>	<b>05/10/24</b>	<b>05/28/24</b>	<b>\$454.19</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$454.19	
	01-22-513	Ladder I		\$454.19	\$454.19	
<b>3191</b> -Payment ID- 2548	<b>AMC01</b>	<b>AM CONSTRUCTION SUPPLY INC</b>	<b>BI</b>	<b>04/25/24</b>	<b>05/28/24</b>	<b>\$349.99</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$349.99	
	01-22-512	Saw Blade		\$349.99	\$349.99	
<b>D05092024</b> -Payment ID- 2549	<b>AME29</b>	<b>AMEREN ILLINOIS</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$9,143.39</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$9,143.39	
	01-11-571	Street Lights		\$9,055.84		
	01-52-571	Parks		\$34.20		
	52-93-571	Wwtp		\$1.72		
	58-36-571	Cemetery		\$51.63		
			\$9,143.39	\$9,143.39		
<b>114</b> -Payment ID- 2552	<b>BAR06</b>	<b>BARASH &amp; EVERETT, LLC</b>	<b>BI</b>	<b>05/07/24</b>	<b>05/28/24</b>	<b>\$7,545.50</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7,545.50	
	21-11-533	April Retainer		\$6,250.00		
21-11-533	Additional Fees		\$1,295.50			
			\$7,545.50	\$7,545.50		
<b>2250026</b> -Payment ID- 90000274	<b>BEA07</b>	<b>BEA OF ILLINOIS</b>	<b>BI</b>	<b>04/16/24</b>	<b>05/28/24</b>	<b>\$599.33</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$599.33	
	51-93-512	Overload Replacement		\$599.33	\$599.33	
<b>6849</b> -Payment ID- 2553	<b>BI-03</b>	<b>BI-STATE LIGHTING MAINTENANCE</b>	<b>BI</b>	<b>05/01/24</b>	<b>05/28/24</b>	<b>\$1,025.99</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,025.99	
	38-71-549	Train StatiIn Neon Repair		\$1,025.99	\$1,025.99	
<b>7637348211</b> -Payment ID- 80000077	<b>BLU01</b>	<b>BLUE CROSS BLUE SHIELD OF ILLINOIS</b>	<b>BI</b>	<b>04/30/24</b>	<b>05/14/24</b>	<b>\$211,533.90</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$211,533.90	
	74-14-451	Claim Charges		\$176,279.68		
	74-14-451	Admin Fees		\$47,010.86		
74-14-451	Prior Period Correction Claims		\$3,449.73			







**City Of Keweenaw**

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>954991</b>	<b>COL14</b>	<b>COLWELL, BRENT</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
<b>954992</b>	<b>COL14</b>	<b>COLWELL, BRENT</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	02-61-549	Ez Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
<b>954993</b>	<b>COL14</b>	<b>COLWELL, BRENT</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
<b>954994</b>	<b>COL14</b>	<b>COLWELL, BRENT</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
<b>954995</b>	<b>COL14</b>	<b>COLWELL, BRENT</b>	<b>BI</b>	<b>05/20/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-65-549	Electrical Inspection		\$50.00		
				\$50.00	\$50.00	
<b>T2423971</b>	<b>COM06</b>	<b>IDOIT - COMMUNICATIONS REVOLVING FUND</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$316.70</b>
-Payment ID-2569	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$316.70	
	01-21-552	Leads Line		\$316.70		
				\$316.70	\$316.70	
<b>NWP 051524</b>	<b>COM10</b>	<b>COMCAST CABLE</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$119.85</b>
-Payment ID-80000148	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$119.85	
	51-93-552	Internet Vpn-Nwtp		\$119.85		
				\$119.85	\$119.85	
<b>WP 051524</b>	<b>COM10</b>	<b>COMCAST CABLE</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$94.90</b>
-Payment ID-80000148	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$94.90	
	51-93-571	Internet Vpn-Swtp		\$94.90		
				\$94.90	\$94.90	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>234554</b>	<b>CRA03</b>	<b>CRAWFORD, MURPHY &amp; TILLY</b>	<b>BI</b>	<b>04/10/24</b>	<b>05/28/24</b>	<b>\$720.00</b>
-Payment ID-2559	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$720.00	
	51-42-532	Engineer Services		\$720.00		
				\$720.00	\$720.00	
<b>234556</b>	<b>CRA03</b>	<b>CRAWFORD, MURPHY &amp; TILLY</b>	<b>BI</b>	<b>04/10/24</b>	<b>05/28/24</b>	<b>\$720.00</b>
-Payment ID-2559	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$720.00	
	23-64-549	Watermain Improvement		\$720.00		
				\$720.00	\$720.00	
<b>234570</b>	<b>CRA03</b>	<b>CRAWFORD, MURPHY &amp; TILLY</b>	<b>BI</b>	<b>04/10/24</b>	<b>05/28/24</b>	<b>\$10,090.00</b>
-Payment ID-2559	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$10,090.00	
	23-64-850	Flushing Program		\$10,090.00		
				\$10,090.00	\$10,090.00	
<b>3240</b>	<b>DO000</b>	<b>DOOLEY BROS PLUMBING</b>	<b>BI</b>	<b>04/29/24</b>	<b>05/28/24</b>	<b>\$43.84</b>
-Payment ID-2560	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$43.84	
	52-93-619	Wwtp		\$43.84		
				\$43.84	\$43.84	
<b>2137</b>	<b>ECO04</b>	<b>ECOLOGY SOLUTIONS</b>	<b>BI</b>	<b>04/30/24</b>	<b>05/28/24</b>	<b>\$17,481.10</b>
-Payment ID-90000276	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$17,481.10	
	57-44-573	Solid Waste Disposal		\$17,481.10		
				\$17,481.10	\$17,481.10	
<b>2167</b>	<b>ECO04</b>	<b>ECOLOGY SOLUTIONS</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$18,856.06</b>
-Payment ID-90000276	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$18,856.06	
	57-44-573	Solid Waste Disposal		\$18,856.06		
				\$18,856.06	\$18,856.06	
<b>7544963-00</b>	<b>ELE01</b>	<b>CONSOLIDATED ELECTRICAL DISTRIBUTOR</b>	<b>BI</b>	<b>05/06/24</b>	<b>05/28/24</b>	<b>\$1,000.00</b>
-Payment ID-2558	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,000.00	
	52-93-512.6	Lift Station Generator Repair		\$1,000.00		
				\$1,000.00	\$1,000.00	
<b>SIN054388</b>	<b>ENT01</b>	<b>ENTEC SERVICES INC</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$350.00</b>
-Payment ID-90000277	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$350.00	
	38-71-549	City Hall Hvac Repair		\$350.00		
				\$350.00	\$350.00	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>D05092024</b>	<b>FRE04</b>	<b>FREEDOM HOUSE</b>	<b>BI</b>	<b>05/20/24</b>	<b>05/28/24</b>	<b>\$50.00</b>
-Payment ID-2545	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$50.00	
	01-11-929	Dee Raver Memorial Donation		\$50.00		
				\$50.00	\$50.00	
<b>D05032024</b>	<b>FRO00</b>	<b>FRONTIER COMMUNICATIONS CORPORATION</b>	<b>BI</b>	<b>05/03/24</b>	<b>05/28/24</b>	<b>\$92.23</b>
-Payment ID-2561	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$92.23	
	38-71-999	Elevator Phone		\$92.23		
				\$92.23	\$92.23	
<b>FL28886</b>	<b>FRO01</b>	<b>FRONTLINE PUBLIC SAFETY SOLUTIONS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$3,937.50</b>
-Payment ID-2562	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3,937.50	
	01-21-537	Frontline Annual Payment		\$3,937.50		
				\$3,937.50	\$3,937.50	
<b>9101463652</b>	<b>GRA01</b>	<b>GRAINGER</b>	<b>BI</b>	<b>04/29/24</b>	<b>05/28/24</b>	<b>\$476.20</b>
-Payment ID-2564	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$476.20	
	01-41-652	Pw Supplies		\$158.73		
	51-42-652	Pw Supplies		\$158.73		
	52-43-652	Pw Supplies		\$158.74		
				\$476.20	\$476.20	
<b>17209</b>	<b>GUS02</b>	<b>GUSTAFSON FORD</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$182.99</b>
-Payment ID-2565	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$182.99	
	01-22-513	Fleet		\$182.99		
				\$182.99	\$182.99	
<b>17216</b>	<b>GUS02</b>	<b>GUSTAFSON FORD</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$86.88</b>
-Payment ID-2565	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$86.88	
	01-21-513	Sensor Scu Car		\$86.88		
				\$86.88	\$86.88	
<b>6750548</b>	<b>HAW04</b>	<b>HAWKINS INC</b>	<b>BI</b>	<b>05/07/24</b>	<b>05/28/24</b>	<b>\$6,865.34</b>
-Payment ID-90000278	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$6,865.34	
	51-93-656	Nwtp Chemicals		\$6,865.34		
				\$6,865.34	\$6,865.34	
<b>6758931</b>	<b>HAW04</b>	<b>HAWKINS INC</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$90.00</b>
-Payment ID-90000278	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$90.00	
	51-93-656	Nwtp Chemicals		\$90.00		
				\$90.00	\$90.00	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
6511 -Payment ID-2566	HAY00	HAYES, RAY JR	BI	05/10/24	05/28/24	\$525.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$525.00	
	51-42-515	Pushed Spoils		\$525.00	\$525.00	
65232 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/13/24	05/28/24	\$72.36
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$72.36	
	57-44-513	Sani 49		\$72.36	\$72.36	
65241 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/21/24	05/28/24	\$108.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$108.00	
	57-44-513	A13		\$108.00	\$108.00	
65247 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/15/24	05/28/24	\$72.36
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$72.36	
	01-41-513	St 211		\$72.36	\$72.36	
65249 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/15/24	05/28/24	\$108.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$108.00	
	01-41-513	St 801		\$108.00	\$108.00	
65253 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/15/24	05/28/24	\$72.36
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$72.36	
	01-41-513	St 13		\$72.36	\$72.36	
65257 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/16/24	05/28/24	\$72.36
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$72.36	
	51-42-513	Water 22		\$72.36	\$72.36	
65265 -Payment ID-2567	HOD00	HODGE'S 66 INC	BI	05/17/24	05/28/24	\$108.00
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$108.00	
	57-44-513	A14		\$108.00	\$108.00	
18 -Payment ID-2568	HUT02	HUTCHISON ENGINEERING, INC.	BI	05/07/24	05/28/24	\$3,250.50
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$3,250.50	
	01-41-532	Srts Engineering		\$3,250.50	\$3,250.50	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>7266</b>	<b>ILL00</b>	<b>ILLINOIS FIRE CHIEFS ASSOCIATION</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$110.00</b>
-Payment ID-2570	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$110.00	
	01-22-563	Chief'S Symposium		\$110.00		
				\$110.00	\$110.00	
<b>10151694</b>	<b>INT02</b>	<b>INTERSTATE BATTERY SYSTEMS OF CENTRAL IL</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$151.95</b>
-Payment ID-2571	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$151.95	
	01-41-513	St 16		\$151.95		
				\$151.95	\$151.95	
<b>10151695</b>	<b>INT02</b>	<b>INTERSTATE BATTERY SYSTEMS OF CENTRAL IL</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$116.95</b>
-Payment ID-2571	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$116.95	
	01-41-513	Patch Trailer		\$116.95		
				\$116.95	\$116.95	
<b>10151696</b>	<b>INT02</b>	<b>INTERSTATE BATTERY SYSTEMS OF CENTRAL IL</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$154.95</b>
-Payment ID-2571	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$154.95	
	01-21-513	Car 1 Battery		\$154.95		
				\$154.95	\$154.95	
<b>33916</b>	<b>KEW16</b>	<b>KEWANEE POOL &amp; SPA</b>	<b>BI</b>	<b>04/04/24</b>	<b>05/28/24</b>	<b>\$632.60</b>
-Payment ID-2573	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$632.60	
	52-93-652	Basic Tabs		\$632.60		
				\$632.60	\$632.60	
<b>D04302024</b>	<b>KEW60</b>	<b>KEWANEE ROTARY CLUB FOUNDATION</b>	<b>BI</b>	<b>04/30/24</b>	<b>05/28/24</b>	<b>\$232.50</b>
-Payment ID-2574	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$232.50	
	01-11-562	Meals		\$52.50		
	01-11-561	Dues		\$180.00		
				\$232.50	\$232.50	
<b>6391906</b>	<b>KEW65</b>	<b>GATEHOUSE MEDIA ILLINOIS HOLDINGS INC</b>	<b>BI</b>	<b>04/30/24</b>	<b>05/28/24</b>	<b>\$133.30</b>
-Payment ID-2563	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$133.30	
	01-11-541	Plan Commision And Zoning Meeting		\$133.30		
				\$133.30	\$133.30	
<b>D05282024</b>	<b>KEW66</b>	<b>KEWANEE FFA</b>	<b>BI</b>	<b>05/28/24</b>	<b>05/28/24</b>	<b>\$5,200.00</b>
-Payment ID-2572	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$5,200.00	
	01-65-518	Downtown Enhancements		\$5,200.00		
				\$5,200.00	\$5,200.00	



**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>2272</b>	<b>LAM06</b>	<b>LAMCO OUTDOOR SERVICES</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$250.00</b>
-Payment ID-2575	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$250.00	
	01-41-581	125 N Chestnut		\$250.00		
				\$250.00	\$250.00	
<b>2276</b>	<b>LAM06</b>	<b>LAMCO OUTDOOR SERVICES</b>	<b>BI</b>	<b>05/17/24</b>	<b>05/28/24</b>	<b>\$5,750.00</b>
-Payment ID-2575	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$5,750.00	
	01-41-581	116 Maple Ave		\$5,750.00		
				\$5,750.00	\$5,750.00	
<b>1646</b>	<b>MAR20</b>	<b>MARTIN BROS COMPANIES INC</b>	<b>BI</b>	<b>05/06/24</b>	<b>05/28/24</b>	<b>\$10,940.67</b>
-Payment ID-2576	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$10,940.67	
	01-41-582	Hauling		\$440.00		
	58-36-820	Ca6		\$1,387.47		
	51-42-615	Brock And Ca6		\$4,556.60		
	52-43-615	Brock And Ca6		\$4,556.60		
				\$10,940.67	\$10,940.67	
<b>22096339</b>	<b>MCK00</b>	<b>MCKESSON MEDICAL SURGICAL</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$249.11</b>
-Payment ID-2577	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$249.11	
	01-22-612	Ems Supply		\$249.11		
				\$249.11	\$249.11	
<b>22143754</b>	<b>MCK00</b>	<b>MCKESSON MEDICAL SURGICAL</b>	<b>BI</b>	<b>05/23/24</b>	<b>05/28/24</b>	<b>\$49.07</b>
-Payment ID-2577	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$49.07	
	01-22-612	Ems Supply		\$49.07		
				\$49.07	\$49.07	
<b>148206</b>	<b>MED04</b>	<b>MED-TECH RESOURCE LLC</b>	<b>BI</b>	<b>05/20/24</b>	<b>05/28/24</b>	<b>\$197.36</b>
-Payment ID-2578	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$197.36	
	01-22-612	Medication		\$197.36		
				\$197.36	\$197.36	
<b>15951</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$20.98</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$20.98	
	52-93-619	Tapcon Sd		\$20.98		
				\$20.98	\$20.98	
<b>16003</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/10/24</b>	<b>05/28/24</b>	<b>\$89.00</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$89.00	
	62-45-830	Fleet Tools		\$89.00		
				\$89.00	\$89.00	



**City Of Kewanee**

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>16187</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$26.04</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$26.04	
	01-41-653	Street Div		\$26.04		
				\$26.04	\$26.04	
<b>16248</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$28.70</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$28.70	
	54-54-652	Francis Park Supplies		\$28.70		
				\$28.70	\$28.70	
<b>16382</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$35.98</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$35.98	
	01-41-652	Street Div Supplies		\$35.98		
				\$35.98	\$35.98	
<b>16386</b>	<b>MEN00</b>	<b>MENARD'S</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$2.49</b>
-Payment ID-2579	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2.49	
	58-36-652	Kitchen Sink		\$2.49		
				\$2.49	\$2.49	
<b>15044</b>	<b>MIS03</b>	<b>MISSISSIPPI VALLEY PUMP INC</b>	<b>BI</b>	<b>04/26/24</b>	<b>05/28/24</b>	<b>\$2,250.80</b>
-Payment ID-2580	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2,250.80	
	52-93-512	Wwtp Pump Repairs		\$2,250.80		
				\$2,250.80	\$2,250.80	
<b>1199</b>	<b>MOB00</b>	<b>MOBILE TEAM TRAINING UNIT IV</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$2,125.00</b>
-Payment ID-2581	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$2,125.00	
	01-21-563	Mtuiv Annual Payment		\$2,125.00		
				\$2,125.00	\$2,125.00	
<b>8403620240403</b>	<b>MOT04</b>	<b>MOTOROLA - STARCOM21 NETWORK</b>	<b>BI</b>	<b>05/01/24</b>	<b>05/28/24</b>	<b>\$943.00</b>
-Payment ID-90000279	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$943.00	
	01-21-556	Starcom Usage May		\$943.00		
				\$943.00	\$943.00	
<b>067635</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/08/24</b>	<b>05/28/24</b>	<b>\$349.90</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$349.90	
	01-21-513	Car 3 Brake Kit		\$349.90		
				\$349.90	\$349.90	





**City Of Keweenaw**

401 East Third Street - Keweenaw IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>067679</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$7.95</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$7.95	
	01-22-513	Fleet		\$7.95		
				\$7.95	\$7.95	
<b>067765</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$9.30</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$9.30	
	01-21-513	Heat Shrink Connector Car 1		\$9.30		
				\$9.30	\$9.30	
<b>067891</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/16/24</b>	<b>05/28/24</b>	<b>\$11.15</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$11.15	
	01-21-513	Cabin Air Filter Car 4		\$11.15		
				\$11.15	\$11.15	
<b>67644</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/08/24</b>	<b>05/28/24</b>	<b>\$24.27</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$24.27	
	01-41-513	St 16		\$24.27		
				\$24.27	\$24.27	
<b>67648</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/08/24</b>	<b>05/28/24</b>	<b>\$6.99</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$6.99	
	62-45-652	Fleet Supplies		\$6.99		
				\$6.99	\$6.99	
<b>67672</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$189.07</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$189.07	
	62-45-652	Fleet Stock		\$189.07		
				\$189.07	\$189.07	
<b>67690</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/09/24</b>	<b>05/28/24</b>	<b>\$24.32</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$24.32	
	62-45-652	Fleet Supplies		\$24.32		
				\$24.32	\$24.32	
<b>67708</b>	<b>NAP00</b>	<b>NAPA KEWANEE</b>	<b>BI</b>	<b>05/10/24</b>	<b>05/28/24</b>	<b>\$12.91</b>
-Payment ID-2582	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$12.91	
	01-41-513	St 16		\$12.91		
				\$12.91	\$12.91	
<b>1160902-1C</b>	<b>OFF00</b>	<b>OFFICE SPECIALISTS INC</b>	<b>CM</b>	<b>05/08/24</b>	<b>05/28/24</b>	<b>-\$67.79</b>
-Payment ID-90000281	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			-\$67.79	
	57-44-651	Credit		-\$67.79		
				-\$67.79	-\$67.79	



**City Of Kewanee**

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>1160909-0</b> -Payment ID- 90000281	<b>OFF00</b>	<b>OFFICE SPECIALISTS INC</b>	<b>BI</b>	<b>05/06/24</b>	<b>05/28/24</b>	<b>\$789.96</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$789.96	
	38-71-611	City Hall Supplies		\$789.96	\$789.96	
<b>1161365-0</b> -Payment ID- 90000281	<b>OFF00</b>	<b>OFFICE SPECIALISTS INC</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$26.98</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$26.98	
	01-11-651	Office Supplies		\$26.98	\$26.98	
<b>201828-00</b> -Payment ID- 90000282	<b>OSF03</b>	<b>OSF MEDICAL GROUP</b>	<b>BI</b>	<b>04/30/24</b>	<b>05/28/24</b>	<b>\$40.00</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$40.00	
	52-43-455	Alcohol Screening		\$40.00	\$40.00	
<b>40228236</b> -Payment ID- 2583	<b>QUA20</b>	<b>QUADIANT, INC.</b>	<b>BI</b>	<b>05/11/24</b>	<b>05/28/24</b>	<b>\$19.20</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$19.20	
	01-11-929	Lost Equipment		\$19.20	\$19.20	
<b>17165</b> -Payment ID- 2584	<b>RAT00</b>	<b>RATLIFF BROS &amp; CO</b>	<b>BI</b>	<b>05/14/24</b>	<b>05/28/24</b>	<b>\$720.00</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$720.00	
	51-42-515	Watermain Test		\$720.00	\$720.00	
<b>5132472381</b> -Payment ID- 2586	<b>SNA07</b>	<b>SNAP-ON TOOLS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$127.25</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$127.25	
	62-45-830	Fleet Tools		\$127.25	\$127.25	
<b>5132472382</b> -Payment ID- 2586	<b>SNA07</b>	<b>SNAP-ON TOOLS</b>	<b>BI</b>	<b>05/13/24</b>	<b>05/28/24</b>	<b>\$451.75</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$451.75	
	51-42-830	Water Dept Tools		\$451.75	\$451.75	
<b>D05262024</b> -Payment ID- 80000149	<b>STA20</b>	<b>STATE BANK OF TOULON</b>	<b>BI</b>	<b>05/26/24</b>	<b>05/28/24</b>	<b>\$1,895.35</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$1,895.35	
	58-36-710	Principal Payment		\$1,579.99		
	58-36-720	Interest Payment		\$315.36		
			\$1,895.35	\$1,895.35		



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>89891</b>	<b>SUL00</b>	<b>SULLIVAN DOOR COMPANY</b>	<b>BI</b>	<b>03/12/24</b>	<b>05/28/24</b>	<b>\$130.00</b>
-Payment ID-2587	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$130.00	
	38-71-549	Door Repair		\$130.00		
				\$130.00	\$130.00	
<b>90682</b>	<b>SUL00</b>	<b>SULLIVAN DOOR COMPANY</b>	<b>BI</b>	<b>05/02/24</b>	<b>05/28/24</b>	<b>\$218.00</b>
-Payment ID-2587	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$218.00	
	01-22-511	Station 2 Maintenance		\$218.00		
				\$218.00	\$218.00	
<b>90683</b>	<b>SUL00</b>	<b>SULLIVAN DOOR COMPANY</b>	<b>BI</b>	<b>05/02/24</b>	<b>05/28/24</b>	<b>\$246.50</b>
-Payment ID-2587	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$246.50	
	38-71-549	Door Repair		\$246.50		
				\$246.50	\$246.50	
<b>90684</b>	<b>SUL00</b>	<b>SULLIVAN DOOR COMPANY</b>	<b>BI</b>	<b>05/02/24</b>	<b>05/28/24</b>	<b>\$109.00</b>
-Payment ID-2587	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$109.00	
	01-22-511	Station 3 Maintenance		\$109.00		
				\$109.00	\$109.00	
<b>90785</b>	<b>SUL00</b>	<b>SULLIVAN DOOR COMPANY</b>	<b>BI</b>	<b>05/10/24</b>	<b>05/28/24</b>	<b>\$813.75</b>
-Payment ID-2587	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$813.75	
	57-44-511	Transfer Station Door Repair		\$813.75		
				\$813.75	\$813.75	
<b>MAY 2024</b>	<b>YMC00</b>	<b>YMCA</b>	<b>BI</b>	<b>05/03/24</b>	<b>05/28/24</b>	<b>\$120.90</b>
-Payment ID-1557	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$120.90	
	74-14-451	May Membership %		\$120.90		
				\$120.90	\$120.90	
<b>28951</b>	<b>BandB00</b>	<b>B &amp; B PRINTING</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$24.00</b>
-Payment ID-2551	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$24.00	
	01-21-980	Labels For Com Pol Letters		\$24.00		
				\$24.00	\$24.00	
<b>349716</b>	<b>BandB01</b>	<b>B &amp; B LAWN EQUIPMENT &amp; CYCLERY</b>	<b>BI</b>	<b>05/02/24</b>	<b>05/28/24</b>	<b>\$97.77</b>
-Payment ID-2550	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$97.77	
	01-52-612	Parks Mower Parts		\$97.77		
				\$97.77	\$97.77	



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Invoice #	Vendor #	Name	Trans Code	Trans Date	Due Date	Amount
<b>1143-205225</b> -Payment ID- 90000280	<b>OREILLY</b>	<b>O'REILLY AUTOMOTIVE STORES, INC</b>	<b>BI</b>	<b>05/23/24</b>	<b>05/23/24</b>	<b>\$31.72</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$31.72	
	01-21-513	4 Oil Filters		\$31.72		
				\$31.72	\$31.72	
<b>1143-206543</b> -Payment ID- 90000280	<b>OREILLY</b>	<b>O'REILLY AUTOMOTIVE STORES, INC</b>	<b>BI</b>	<b>05/17/24</b>	<b>05/28/24</b>	<b>\$59.95</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$59.95	
	01-22-652	Supply		\$59.95		
				\$59.95	\$59.95	
<b>5660474RI</b> -Payment ID- 2585	<b>SandS01</b>	<b>S&amp;S INDUSTRIAL SUPPLY</b>	<b>BI</b>	<b>05/15/24</b>	<b>05/28/24</b>	<b>\$98.81</b>
	G/L Account	G/L Description		Debit	Credit	
		Invoice Amount			\$98.81	
	62-45-652	Fleet Supplies		\$98.81		
				\$98.81	\$98.81	
					<b>Total</b>	<b>\$382,711.43</b>



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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Cash Requirement Totals	
Total Invoices:	103
Total Transactions:	2
Total Vendors:	57
Total Amount:	\$382,711.43

Account	Amount	Fund	Amount
01-11-512 MAINT EQUIPMENT	\$649.30	01	\$81,699.85
01-11-537 COMPUTER SERVICES	\$500.28	02	\$300.10
01-11-541 SERVICES TO BOARDS & COMMISSIONS	\$133.30	21	\$7,545.50
01-11-561 DUES & PUBLICATIONS	\$180.00	23	\$10,810.00
01-11-562 TRAVEL EXPENSE	\$52.50	38	\$2,634.68
01-11-571 UTILITIES	\$9,055.84	51	\$15,850.74
01-11-651 OFFICE SUPPLIES	\$26.98	52	\$9,498.96
01-11-929 MISC. EXP./REFUNDS	\$69.20	54	\$28.70
01-21-512 MAINT. SERVICE EQUIPMENT	\$297.41	57	\$37,970.50
01-21-513 MAINT. SERVICE VEHICLE	\$643.90	58	\$3,960.88
01-21-537 COMPUTER SERVICES	\$5,424.35	62	\$756.72
01-21-552 TELEPHONE	\$316.70	74	\$211,654.80
01-21-556 RADIO SERVICE	\$943.00		\$382,711.43
01-21-563 TRAINING	\$2,125.00		
01-21-980 Community Policing Expense	\$24.00		
01-22-511 MAINT-SERVICE BUILDING	\$327.00		
01-22-512 MAINT-SERVICE EQUIPMENT	\$349.99		
01-22-513 MAINT. SERVICE-VEHICLE	\$645.13		
01-22-537 COMPUTER SERVICES	\$397.15		
01-22-563 TRAINING	\$110.00		
01-22-612 MAINT SUPPLY-EQUIP EMS	\$623.43		
01-22-652 OPERATING SUPPLIES	\$59.95		
01-41-513 MAINT-SERVICE-VEHICLE	\$558.80		
01-41-532 ENGINEERING SERVICE	\$3,250.50		
01-41-537 COMPUTER SERVICE	\$532.53		
01-41-537.4 COMPUTER SERVICES (ENGINEER)	\$94.72		
01-41-581 TREE REMOVAL	\$6,000.00		
01-41-582 HAULING EXPENSE	\$440.00		
01-41-652 OPERATING SUPPLIES	\$194.71		
01-41-653 SMALL TOOLS	\$26.04		
01-52-571 UTILITIES	\$34.20		
01-52-612 MAINT SUPPLIES-EQUIP	\$97.77		
01-65-159.7 PRE-PAID RECOVERY	\$3,800.00		
01-65-518 DOWNTOWN ENHANCEMENTS	\$5,200.00		
01-65-537 COMPUTER SERVICE	\$316.17		
01-65-549 OTHER PROFESSIONAL SERVICES	\$200.00		
01-65-595 DEMOLITION OF STRUCTURES	\$38,000.00		
02-61-537 COMPUTER SERVICES	\$250.10		
02-61-549 OTHER PROFESSIONAL SERVICES	\$50.00		
21-11-533 LEGAL SERVICE	\$7,545.50		
23-64-549 OTHER PROF SERVICES	\$720.00		
23-64-850 UTILITY SYSTEM	\$10,090.00		
38-71-549 OTHER PROFESSIONAL SERVICES	\$1,752.49		
38-71-611 MAINT. SUPPLIES BUILDING	\$789.96		
38-71-999 INTERFUND TRANSFER	\$92.23		
51-42-513 MAINT SERVICE-VEHICLE	\$72.36		
51-42-515 MAINT. SERVICE-UTILITY SYSTEM	\$1,245.00		
51-42-532 ENGINEERING SERVICE	\$720.00		
51-42-537 COMPUTER SERVICE/FEES	\$615.72		
51-42-537.4 COMPUTER SERVICES	\$261.16		



**City Of Kewanee**

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Account	Amount
51-42-615 MAINT SUPPLIES-UTILITY SYSTEM	\$4,556.60
51-42-652 OPERATING SUPPLIES	\$158.73
51-42-830 EQUIPMENT PURCHASE	\$451.75
51-93-512 MAINT. SERVICE EQUIP.	\$599.33
51-93-552 TELEPHONE	\$119.85
51-93-571 UTILITIES	\$94.90
51-93-656 CHEMICALS	\$6,955.34
52-43-455 PRE-EMPLOYMENT/TESTING	\$40.00
52-43-537 COMPUTER SERVICES	\$698.96
52-43-537.4 COMPUTER SERVICES	\$94.72
52-43-615 MAINT. SUPPLIES-UTILITY SYSTEM	\$4,556.60
52-43-652 OPERATING SUPPLIES	\$158.74
52-93-512 MAINT SERVICE EQUIP	\$2,250.80
52-93-512.6 MAINT. SERVICE-EQUIPMENT LIFT ST	\$1,000.00
52-93-571 UTILITIES	\$1.72
52-93-619 MAINT SUPPLIES WWTP	\$64.82
52-93-652 OPERATING SUPPLIES	\$632.60
54-54-652 OPERATING SUPPLIES	\$28.70
57-44-511 MAINT. SERVICE - BUILDING	\$813.75
57-44-513 MAINT-SERVICE-VEHICLE	\$288.36
57-44-537 COMPUTER SERVICES	\$599.02
57-44-573 GARBAGE DISPOSAL	\$36,337.16
57-44-651 OFFICE SUPPLIES	(\$67.79)
58-36-537 COMPUTER SERVICES	\$200.32
58-36-571 UTILITIES	\$51.63
58-36-612 MAINT-SUPPLIES-EQUIP	\$423.62
58-36-652 OPERATING SUPPLIES	\$2.49
58-36-710 PRINCIPAL PAYMENT	\$1,579.99
58-36-720 INTEREST PAYMENT	\$315.36
58-36-820 BUILDING	\$1,387.47
62-45-471 UNIFORM ALLOWANCE	\$221.28
62-45-652 OPERATING SUPPLIES	\$319.19
62-45-830 EQUIPMENT	\$216.25
74-14-451 HEALTH INSURANCE	\$211,654.80
	<u>\$382,711.43</u>

Paying Account	Payment Method	Count	Amount
01-00-115.0	Check	43	\$115,886.47
74-00-114	Check	1	\$120.90
74-00-114	Web/Telephone	1	\$211,533.90
01-00-115.0	Web/Telephone	2	\$2,110.10
01-00-115.0	Nacha	10	\$53,060.06
			<u>\$382,711.43</u>

Vendor	Amount
ACC04	\$6,810.91
AIR02	\$127.89
ALE00	\$454.19
AMC01	\$349.99
AME29	\$9,143.39
BOE01	\$41,800.00
CAM07	\$183.50
COL14	\$250.00
COM06	\$316.70
FRE04	\$50.00
FRO01	\$3,937.50
GRA01	\$476.20
GUS02	\$269.87
HOD00	\$613.44
HUT02	\$3,250.50



**City Of Kewanee**

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AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	Amount
ILL00	\$110.00
INT02	\$423.85
KEW60	\$232.50
KEW65	\$133.30
KEW66	\$5,200.00
LAM06	\$6,000.00
MAR20	\$10,940.67
MCK00	\$298.18
MED04	\$197.36
MEN00	\$203.19
MOB00	\$2,125.00
MOT04	\$943.00
NAP00	\$635.86
OFF00	\$749.15
QUA20	\$19.20
SUL00	\$1,517.25
BandB00	\$24.00
BandB01	\$97.77
OREILLY	\$91.67
BAR06	\$7,545.50
CRA03	\$11,530.00
BI-03	\$1,025.99
ENT01	\$350.00
FRO00	\$92.23
BEA07	\$599.33
COM10	\$214.75
HAW04	\$6,955.34
HAY00	\$525.00
RAT00	\$720.00
SNA07	\$579.00
DOOOO	\$43.84
ELE01	\$1,000.00
KEW16	\$632.60
MIS03	\$2,250.80
OSF03	\$40.00
ECO04	\$36,337.16
BOB02	\$423.62
STA20	\$1,895.35
CIN00	\$221.28
SandS01	\$98.81
BLU01	\$211,533.90
YMC00	\$120.90
	\$382,711.43

Vendor	C/Y 2024 Invoices	C/Y 2024 Payments	F/Y 2025 Invoices	F/Y 2025 Payments
ACC04	(37) 57097.98	(9) 57658.16	(6) 19276.17	(2) 19662.96
AFS00	(5) 6500.48	(5) 6500.48	(1) 1276.88	(1) 1276.88
AIR02	(6) 1298.18	(5) 1315.25	(1) 127.89	(2) 255.78
ALE00	(2) 745.59	(1) 291.40	(1) 454.19	(1) 454.19
AMC01	(1) 349.99	(0) 0.00	(0) 0.00	(1) 349.99



**City Of Kewanee**

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**AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc**

Vendor	C/Y 2024 Invoices	C/Y 2024 Payments	F/Y 2025 Invoices	F/Y 2025 Payments
AME01	(10) 10449.18	(11) 11518.83	(2) 2057.58	(2) 2057.58
AME29	(9) 98781.76	(7) 114272.00	(1) 9143.39	(2) 9568.47
BandB00	(13) 1246.26	(6) 1482.85	(3) 63.43	(2) 83.81
BandB01	(8) 1180.73	(4) 1632.46	(2) 144.35	(2) 394.04
BAR06	(5) 34523.71	(4) 26978.21	(1) 7545.50	(1) 7545.50
BEA07	(8) 10270.84	(5) 11914.81	(0) 0.00	(1) 599.33
BI-03	(1) 1025.99	(0) 0.00	(1) 1025.99	(1) 1025.99
BLI00	(7) 4023.55	(7) 4023.55	(2) 1029.35	(2) 1029.35
BLU01	(4) 707162.05	(6) 1208237.08	(0) 0.00	(2) 243582.96
BOB02	(2) 630.79	(1) 207.17	(1) 423.62	(1) 423.62
BOE01	(7) 46810.00	(2) 5010.00	(4) 43710.00	(2) 43710.00
CAM07	(5) 922.50	(4) 739.00	(1) 183.50	(1) 183.50
CIN00	(21) 1151.52	(9) 1144.72	(3) 165.96	(2) 387.24
CIT04	(10) 90703.91	(11) 99723.34	(2) 18590.09	(2) 18590.09
CIT33	(10) 13035.91	(10) 13035.91	(2) 2593.40	(2) 2593.40
COL14	(64) 3175.00	(9) 4200.00	(12) 600.00	(2) 850.00
COM06	(5) 1583.50	(5) 1583.50	(1) 316.70	(2) 633.40
COM10	(10) 1063.75	(5) 940.90	(2) 214.75	(2) 429.50
CRA03	(6) 15946.63	(4) 4646.63	(0) 0.00	(2) 11760.00
DOOOO	(7) 1330.62	(5) 2594.10	(0) 0.00	(2) 168.84
ECO04	(9) 132224.43	(6) 119596.27	(1) 18856.06	(1) 36337.16
EFTPS	(30) 390327.70	(30) 430726.38	(10) 77484.19	(12) 80157.49
ELE01	(8) 6180.00	(3) 5180.00	(1) 1000.00	(1) 1000.00
ENT01	(7) 147675.52	(5) 147325.52	(1) 350.00	(2) 3200.00
FOP00	(5) 7280.00	(5) 7280.00	(1) 1456.00	(1) 1456.00
FRE04	(1) 50.00	(1) 50.00	(1) 50.00	(1) 50.00
FRO00	(9) 1369.25	(9) 1503.23	(1) 92.23	(2) 365.17
FRO01	(1) 3937.50	(0) 0.00	(1) 3937.50	(1) 3937.50
GRA01	(2) 1551.43	(1) 1075.23	(0) 0.00	(1) 476.20
GUS02	(12) 1803.49	(5) 1533.62	(2) 269.87	(2) 405.56
HAW04	(10) 36624.19	(7) 37018.34	(2) 6955.34	(1) 6955.34
HAY00	(14) 7725.00	(6) 7462.50	(2) 1275.00	(2) 2100.00
HOD00	(18) 1544.51	(4) 931.07	(7) 613.44	(1) 613.44
HUT02	(9) 112726.50	(7) 115781.18	(1) 3250.50	(2) 21420.50
IDOR	(15) 99881.95	(15) 109967.14	(5) 20354.28	(6) 21135.98
ILL00	(2) 485.00	(1) 375.00	(1) 110.00	(1) 110.00
ILL22	(8) 3069.17	(8) 3069.17	(2) 782.62	(2) 782.62





**City Of Kewanee**

401 East Third Street - Kewanee IL 61443-2365

AP Invoices - Warrant List V1 (No Payroll) - where methodofpayment = '2' and payment\_type = 'a' and senttopayee = '0' order by paymentid asc, assetaccount asc

Vendor	C/Y 2024 Invoices	C/Y 2024 Payments	F/Y 2025 Invoices	F/Y 2025 Payments
IMR00	(7) 688.00	(7) 688.00	(1) 128.00	(1) 128.00
IMRF	(20) 193522.64	(22) 213068.01	(4) 38142.22	(4) 38142.22
INT02	(8) 1422.18	(4) 1051.28	(3) 423.85	(1) 423.85
KEW02	(10) 63054.22	(11) 69070.24	(2) 12848.58	(2) 12848.58
KEW06	(10) 48314.92	(11) 53856.92	(2) 9561.76	(2) 9561.76
KEW07	(10) 7200.00	(11) 7920.00	(2) 1440.00	(2) 1440.00
KEW16	(5) 996.89	(3) 364.29	(0) 0.00	(2) 735.15
KEW60	(1) 232.50	(2) 313.50	(0) 0.00	(1) 232.50
KEW65	(3) 1161.05	(3) 1176.80	(0) 0.00	(2) 803.10
KEW66	(1) 5200.00	(0) 0.00	(1) 5200.00	(1) 5200.00
LAM06	(4) 9200.00	(3) 4700.00	(2) 6000.00	(2) 8400.00
LPL00	(10) 2000.00	(11) 2200.00	(2) 400.00	(2) 400.00
MAR20	(6) 25610.48	(5) 14669.81	(1) 10940.67	(2) 12360.67
MCK00	(21) 3678.87	(8) 4459.08	(4) 697.23	(2) 1024.40
MED04	(18) 7249.01	(6) 7051.65	(4) 2230.75	(2) 3812.43
MEN00	(105) 8551.97	(9) 10115.53	(10) 478.93	(2) 749.06
MIS03	(5) 32230.80	(2) 29980.00	(0) 0.00	(1) 2250.80
MOB00	(1) 2125.00	(0) 0.00	(1) 2125.00	(1) 2125.00
MOT04	(8) 7348.00	(5) 6405.00	(2) 1837.00	(2) 1837.00
MUT03	(11) 13619.49	(10) 13619.49	(1) 1914.52	(1) 1914.52
NAC00	(10) 40222.82	(11) 44414.18	(2) 8865.48	(2) 8865.48
NAP00	(50) 3622.11	(9) 3193.31	(11) 681.55	(2) 1555.98
OFF00	(29) 5870.62	(8) 6814.45	(5) 1809.37	(2) 1809.37
OREILLY	(31) 1245.52	(9) 1304.09	(3) 108.65	(2) 108.65
OSF03	(3) 240.00	(3) 300.00	(0) 0.00	(1) 40.00
QUA20	(3) 139.20	(2) 120.00	(1) 19.20	(2) 79.20
RAT00	(2) 1560.00	(1) 840.00	(1) 720.00	(1) 720.00
SandS01	(7) 686.89	(6) 663.68	(1) 98.81	(2) 233.57
SNA07	(2) 579.00	(0) 0.00	(2) 579.00	(1) 579.00
STA09	(10) 15250.80	(11) 16775.88	(2) 3050.16	(2) 3050.16
STA20	(8) 20755.62	(5) 18860.27	(1) 1895.35	(1) 1895.35
SUL00	(11) 7348.15	(5) 5830.90	(4) 1387.25	(2) 3492.25
UNI05	(10) 1194.00	(11) 1318.00	(2) 242.00	(2) 242.00
YMC00	(10) 3495.38	(10) 3495.38	(2) 685.10	(2) 685.10

STATE OF ILLINOIS        )

COUNTY OF HENRY        )

**CERTIFICATE**

I, KASEY MITCHELL, CERTIFY THAT I AM A DULY APPOINTED AND QUALIFIED MUNICIPAL CLERK OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT ON MAY 28, 2024, THE CORPORATE AUTHORITY OF THE CITY OF KEWNEE PASSED AND APPROVED ORDINANCE NO. \_\_\_\_\_ WHICH PROVIDED BY ITS TERMS THAT IT SHOULD BE PUBLISHED IN PAMPHLET FORM. THE PAMPHLET FORM OF ORDINANCE NO. \_\_\_\_\_, INCLUDING ORDINANCE AND A COVER SHEET THEREOF WAS PREPARED, AND COPY OF SUCH ORDINANCE WAS POSTED IN THE MUNICIPAL BUILDING, COMMENCING ON MAY 28, 2024 AND CONTINUING FOR AT LEAST TEN DAYS THEREAFTER. COPIES OF SUCH ORDINANCE ARE ALSO AVAILABLE FOR PUBLIC INSPECTION UPON REQUEST IN THE OFFICE OF THE MUNICIPAL CLERK.

GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF MAY, 2024.

(SEAL)

\_\_\_\_\_  
KASEY MITCHELL  
CITY CLERK

**CITY OF KEWANEE, ILLINOIS**

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**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A TIF  
REDEVELOPMENT AGREEMENT BY AND BETWEEN THE CITY OF KEWANEE  
AND THE PLAYERS EDGE USA**

---

PASSED BY THE MAYOR AND CITY COUNCIL  
OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,  
ON THE 28TH DAY OF MAY, 2024.

---

PUBLISHED IN PAMPHLET FORM BY AUTHORITY OF THE CITY  
COUNCIL OF THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS,  
THIS 28TH DAY OF MAY, 2024.

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EFFECTIVE: MAY 28, 2024

**KEWANEE DOWNTOWN TAX INCREMENT FINANCING DISTRICT**

**CITY OF KEWANEE, ILLINOIS: ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF A  
TIF REDEVELOPMENT AGREEMENT BY AND BETWEEN:  
THE CITY OF KEWANEE & THE PLAYERS EDGE USA**

The Mayor and City Council has determined that this TIF Redevelopment Agreement is in the best interest of the citizens of the City of Kewanee; therefore, be it ordained by the Mayor and City Council of the City of Kewanee, Henry County, Illinois as follows:

**SECTION ONE:** The TIF Redevelopment Agreement with The Players Edge USA, the Developer, (*Exhibit A*) attached hereto is hereby approved.

**SECTION TWO:** The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said TIF Redevelopment Agreement and the City Clerk of the City of Kewanee is hereby authorized and directed to attest such execution.

**SECTION THREE:** The TIF Redevelopment Agreement shall be effective the date of its approval on the 28th day of May, 2024.

**SECTION FOUR:** This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED, APPROVED and ADOPTED** by the Corporate Authorities of the City of Kewanee this 28th day of May, 2024 and filed in the office of the City Clerk of said City on that date.

<b>MAYOR AND COMMISSIONERS</b>	<b>AYE VOTE</b>	<b>NAY VOTE</b>	<b>ABSTAIN / ABSENT</b>
Chris Colomer			
Steve Faber			
Tyrone Baker			
Mike Komnick			
Gary Moore, Mayor			
<b>TOTAL VOTES:</b>			

**APPROVED:** \_\_\_\_\_, Date \_\_\_\_/ \_\_\_\_ / 2024  
Mayor, City of Kewanee

**ATTEST:** \_\_\_\_\_, Date: \_\_\_\_/ \_\_\_\_ / 2024  
City Clerk, City of Kewanee

**TIF REDEVELOPMENT AGREEMENT**

for the

**KEWANEE DOWNTOWN  
TAX INCREMENT FINANCING (TIF) DISTRICT**

by and between

**CITY OF KEWANEE, HENRY COUNTY, ILLINOIS**

and

**THE PLAYERS EDGE USA**

**May 28, 2024**

**TIF REDEVELOPMENT AGREEMENT**  
for the  
**KEWANEE DOWNTOWN TAX INCREMENT FINANCING (TIF) DISTRICT**  
by and between  
**CITY OF KEWANEE, HENRY COUNTY, ILLINOIS**  
and  
**THE PLAYERS EDGE USA**

**THIS AGREEMENT** (including Exhibits) is entered into this 28th day of May, 2024, by and between the **CITY OF KEWANEE** (City), an Illinois Municipal Corporation, Henry County, Illinois; and **THE PLAYERS EDGE USA**, an Illinois Corporation (the “Developer”).

**PREAMBLE**

**WHEREAS**, the City has the authority to promote the health, safety and welfare of the City and its citizens, and to prevent the spread of blight and deterioration and inadequate public facilities by promoting the development of private investment in the marketability of property thereby increasing the tax base of the City and providing employment for its citizens; and

**WHEREAS**, it is the intent of the City to encourage economic development which will increase the real estate tax base as well as other revenue sources of the City, which increased tax base will be used, in part, to finance incentives to assist development within the Redevelopment Project Area; and

**WHEREAS**, Illinois statute (65 ILCS 5/8-1-2.5) allows a municipality to appropriate and expend funds for economic development purposes, including, without limitation, the making of grants for commercial enterprises that are deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4 *et seq.*, as amended (the “TIF Act”), the City has the authority to provide incentives to owners or prospective owners of real property to acquire, redevelop, rehabilitate and/or upgrade such property by reimbursing such owner(s) for certain costs incurred in connection with the acquisition, redevelopment, rehab and/or upgrades from increases in real estate tax revenues (“Tax Increment”) resulting therefrom or from other City revenues to the extent specified and agreed herein; and

**WHEREAS**, on January 12, 2015 the City established the **Kewanee Downtown Tax Increment Financing (TIF) District** (the “TIF District”), pursuant to the TIF Act by approving a Tax Increment Financing Plan and Projects, designating a Redevelopment Project Area, and adopting Tax Increment Financing for the TIF District; and

**WHEREAS**, pursuant to Section 5/11-74.4-4 (b) of the TIF Act, the City may make and enter into all contracts with property owners, developers, tenants, overlapping taxing bodies, and others necessary or incidental to the implementation and furtherance of the Redevelopment Project Area; and

**WHEREAS**, the TIF District includes property owned by the Developer located at 1516 Burlington Avenue, Kewanee, Illinois (PIN# 20-323-380-021) (the “Property”); and

**WHEREAS**, the Developer plans to rehabilitate and replace the roof and the north and west exterior walls, along with the replacement of damaged portions of wall along the south and east sides and demolition of interior walls of the commercial building on the Property and is doing so based upon the expected availability of TIF real estate tax increment incentives offered by the City (the “Project”); and

**WHEREAS**, the Project is consistent with the TIF District Redevelopment Plan and Projects (the “TIF Plan”) and shall further conform to land use ordinances of the City; and

**WHEREAS**, pursuant to Section 5/11-74.4-4 (j) and Section 5/11-74.4-3 (q) of the TIF Act, the City may incur project redevelopment costs and reimburse developers who incur redevelopment project costs authorized by a redevelopment agreement, including those estimated TIF Eligible Project Costs as herein listed in the attached **Exhibit 1** of this Redevelopment Agreement; and

**WHEREAS**, the City has determined that the Project requires the incentives set forth herein and the Project will, as a part of the TIF District, promote the health, safety and welfare of the City and its citizens by attracting private investment to prevent blight and deterioration and to provide employment for its citizens and generally to enhance the economy of the City; and

**WHEREAS**, the City has determined that the Project is desirable for economic development in the City; and

**WHEREAS**, the City has reviewed the conditions of the Property and has reason to believe that the costs of the necessary public and private improvements, including but not limited to the costs listed in **Exhibit 1** to be incurred by the Developer in furtherance of the Project are eligible projects costs under the TIF Act and are consistent with the TIF Plan of the City; and

**WHEREAS**, the parties have agreed that the City shall reimburse the Developer for its TIF eligible project costs as set forth in **Section C** below, up to a total amount not to exceed **Two-Hundred Forty-Eight Thousand and 00/100 Dollars (\$248,000.00)** from the TIF District Special Tax Allocation Fund (the, “TIF Fund”); and

**WHEREAS**, in consideration of the execution of this Agreement, the Developer will, subject to the terms of this Agreement, complete the Project; and

**NOW, THEREFORE**, the Parties, for good and valuable consideration, the receipt of which is acknowledged, agree as follows:

**A. STATEMENTS AND INCENTIVES**



1. The City represents that the matters set forth in the recitals above are true and correct and are incorporated into this Agreement.
2. Any terms which are not defined in this Agreement shall have the same meaning as they do in the TIF Act, unless indicated to the contrary. For purposes of this Agreement, **“TIF Eligible Project Costs”** shall mean those costs which are eligible for reimbursement under the TIF Act, 65 ILCS 5/11-74.4 *et. seq.*, as amended, and are further described in **Exhibit 1** attached hereto.
3. The parties acknowledge and agree that:
  - a. The Developer requested that TIF incentives for the Project be provided by the City from the City’s TIF Funds, and the City has agreed to such TIF incentives.
  - b. The Parties have agreed that the total cumulative reimbursements paid by the City to the Developer from the TIF Fund for the Project shall not, in any event, exceed **Two-Hundred Forty-Eight Thousand and 00/100 Dollars (\$248,000.00)** as set forth herein, and shall be paid to the order of **The Players Edge USA** unless otherwise directed in writing to the City by the Developer or assignee pursuant to **Section N** as herein provided.
  - c. The Developer shall remain in compliance with all municipal ordinances relating to property development, property condition, zoning, subdivision and building codes (collectively, the “City Codes”). Failure to cure the violation of any such ordinance within thirty (30) days upon being provided written notice of the same by the City shall be cause for the City to declare the Developer in Default and unilaterally terminate this Agreement, except where such failure is not reasonably susceptible to cure within such 30-day period, in which case the Developer shall have such additional time to cure as is reasonably necessary, provided that the Developer has commenced such cure within such 30-day period and continues to diligently prosecute the same to completion.
  - d. The Developer shall complete the Project within twelve (12) months from the date of the Agreement, subject to extension due to Force Majeure (defined below).
  - e. Each of the parties represents that it has taken all actions necessary to authorize its representatives to execute this Agreement.

## **B. ADOPTION OF TAX INCREMENT FINANCING**

The City has created the TIF District which includes the Property and has approved certain TIF Eligible Project Costs, including those set forth in **Exhibit 1**, for the Project.

## **C. INCENTIVES**

In consideration for the Developer completing the Project, the City agrees to extend to Developer the following incentives to assist the Developer with the Project:

1. The City agrees to reimburse to the Developer Fifty Percent (50%) of the annual “net” real estate tax increment generated by the Project for reimbursement of the Developer’s TIF eligible project costs, commencing with tax year 2025 payable 2026 and continuing for the current remaining life of the TIF District or until the Developer has received a total cumulative amount of Two-Hundred Forty-Eight Thousand Dollars (\$248,000), whichever comes first.
  - a. “Net” real estate tax increment is defined as the real estate tax increment generated by the Project after payment for a proportionate amount of TIF administrative fees and costs and payments pursuant to any Intergovernmental Agreements.
2. The Parties agree that if any one of the following events takes place during the term of the Agreement, the Developer shall be found in default of the Agreement:
  - a. The Developer does not complete the Project.
  - b. Upon completion of the Project the Developer fails to continuously operate the commercial business for the term of the Agreement.
  - c. The Developer fails to annually provide verification of the payment of real estate taxes for the Property.
  - d. The Developer fails to provide verification of TIF Eligible Project Costs for which reimbursement is sought pursuant to **Section E** below.
  - e. The Developer files for bankruptcy or otherwise becomes insolvent.
  - f. The Property becomes the subject of foreclosure proceedings.
  - g. The Developer sells or otherwise transfers the Property at any point prior to the expiration of this Agreement.
3. In order to continue receiving the incentives set forth herein, the Developer agrees to provide any information to the City upon written request of the City regarding the number of jobs created and/or retained by the Project as may be required by the Act and/or by the Illinois Comptroller. Failure to provide such information within 30 days of the date of City’s request shall be cause for City, at its sole discretion, to declare the Developer in default and/or for the City to withhold any payments due Developer until such time as the City’s request is satisfied.
4. **Effect of Default:**
  - a. If the Developer fails to complete the project within twelve (12) months from the date of execution of the Agreement, the Agreement shall automatically be terminated, and any amounts paid to the Developer hereunder shall be due to the City upon written demand of the same from the City.
  - b. At any time during the term of this Agreement, if the Developer is found in default of any of the terms set forth herein after applicable notice and cure periods, any remaining

payments due to the Developer hereunder shall cease and the Agreement shall automatically be terminated.

#### **D. LIMITATION OF INCENTIVES TO DEVELOPER**

1. The Developer shall not be entitled to any other reimbursement by the City for other TIF Eligible Project Costs beyond the maximum cumulative reimbursement of **Two-hundred forty-eight Thousand and 00/100 Dollars (\$248,000.00)** as set forth herein.
2. The City is not obligated to use any of its proportionate share (i.e., the balance of real estate tax increment available after the reimbursement of Developer as required by the terms stated herein) of the monies for any of Developer's Eligible Project Costs but, rather, the City shall use its sums for any purpose under the Act as it may in its sole discretion determine.
3. The Developer agrees to substantially complete the Project, which includes renovations to the existing commercial building for the commercial business, subject to Force Majeure, as defined below.

#### **E. PAYMENT OF TIF ELIGIBLE PROJECT COSTS**

1. Payment to the Developer for TIF Eligible Project Costs as set forth by each respective Act shall be made by a Requisition for Payment of Private Development Redevelopment Costs (**Exhibit 2**, "Requisition") submitted by Developer to the City's TIF Administrator, Jacob & Klein, Ltd., with a copy to The Economic Development Group, Ltd. (collectively the "Administrator"), and subject to the Administrator's approval of the costs. The Developer may submit verification of costs and request reimbursement at one time, or as Eligible Project Costs, as listed in **Exhibit 1**, are incurred.
2. All Requisitions must be accompanied by verified bills or statements of suppliers, contractors, or professionals together with mechanic's lien waivers (whether partial or full) from each of the parties entitled to a payment that is the subject of the Requisition as required by the City. **DEVELOPER MUST VERIFY SUFFICIENT ELIGIBLE PROJECT COSTS NO LATER THAN MARCH 31<sup>ST</sup> OF EACH YEAR FOR THE CITY TO PROVIDE THE INCENTIVES SET FORTH IN SECTION C RELATING TO REAL ESTATE TAX INCREMENT RECEIVED BY THE CITY IN THE PRIOR YEAR.** If there are no accumulated outstanding costs previously submitted and approved by the City and if the Developer does not submit such proposed eligible costs by this deadline, the Developer will forfeit reimbursement of such costs from the prior year's Net Real Estate Tax Increment to be paid in the current year. Any approved Requisitions submitted after this deadline will be eligible for reimbursement from next year's TIF Real Estate Tax Increment.
3. The Developer shall use such sums as reimbursement for eligible expenses only to the extent permitted by law and the TIF Act and may allocate such funds for any purpose during the

term of this Agreement or the terms of the respective TIF District Redevelopment Project Area, whichever is longer.

4. The Administrator shall approve or disapprove a Requisition by written receipt to the Developer within thirty (30) business days after receipt of the Requisition. Approval of the Requisition will not be unreasonably withheld. If a Requisition is disapproved by the Administrator, the reasons for disapproval will be set forth in writing and the Developer may resubmit the Requisition with such additional information as may be reasonably required and the same procedures set forth herein shall apply to such re-submittals.
5. All TIF Eligible Project Costs approved shall then be paid by the City to the Developer, or to others as directed by the Developer, pursuant to the TIF Redevelopment Plan and as allowed by Illinois law. The City shall pay such approved eligible costs annually, provided the Developer has satisfied the terms of this Agreement and costs which exceed the amount available to pay Developer shall carry forward, until paid, without further action of Developer. Payment shall be made within forty-five (45) days after approval subject to the terms of this Agreement and after receipt of the Real Estate Tax Increment generated by the Project from the County.
6. The Parties acknowledge that the determination of TIF Eligible Project Costs and, therefore, qualification for reimbursement hereunder, are subject to changes or interpretation made by amendments to the TIF Act, administrative rules, or judicial interpretation during the term of this Agreement. The City has no obligation to the Developer to attempt to modify those decisions, however it will assist the Developer in every respect as to obtaining approval of TIF Eligible Project Costs.
7. The Developer may submit for prior approval of estimated TIF Eligible Project Costs by the City before they are incurred subject to later confirmation by actual bills.

#### **F. VERIFICATION OF REAL ESTATE TAX INCREMENT**

1. It shall be the sole responsibility of the Developer or its designee to provide to the City, as requested in writing, copies of all PAID real estate tax bills, annually, for the Property.
2. The failure of Developer to provide any information required herein after written notice from the City, and the continued failure to provide such information within thirty (30) days after such notice, shall be considered a material breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer, which payments are conditional upon receipt of the foregoing information.

#### **G. REIMBURSEMENT OF THE DEVELOPER'S SHARE OF TAX OBJECTION REFUNDS.**

1. If a refund of tax increment (including any accrued statutory interest thereon) is potentially due from the City's TIF Fund as the result of any tax objection, assessment challenge, filing

for a property tax exemption under Section 200/15-86 of the Illinois Property Tax Code or appeal to the Illinois Property Tax Appeal Board (PTAB), issuance of a certificate of error or other such action, including any appeals therefrom, concerning the potential reduction of assessed value of the Property, the City may at its sole discretion withhold the Developer's share of any such possible refund (including any accrued statutory interest thereon) from future reimbursements calculated to be paid to the Developer under this Agreement. Furthermore, the Developer is hereby obligated to provide written notice to the City within five (5) business days of its filing any such objection, assessment challenge or formal appeal to the PTAB or other such action, including any appeals therefrom, that could potentially reduce the assessed value of the Property. Failure to provide such notice shall be considered a breach of this Agreement and shall be cause for the City to deny payments hereunder to the Developer.

2. Any funds withheld by the City under this *Section G* shall be deposited by it into a separate interest-bearing bank account. Upon final determination of the assessed value of the Property, the City shall pay to the Developer the principal amount due under this Agreement as recalculated. The City shall be entitled to retain any interest earned on the account as partial payment for the administration of the account due to the delay of the determination of the final evaluation and recalculation of the benefits due the Developer under this Agreement.
3. If it appears to the City that it will be unable to recover the Developer's share of any such refund (including any accrued statutory interest thereon) from the remaining future reimbursements due the Developer under this Agreement, the Developer shall reimburse the City for the Developer's remaining unpaid share of such refund within thirty (30) days upon receiving written demand of the same from the City.
4. Notwithstanding anything contained in this Agreement to the contrary, the obligations contained in this *Section G* shall remain in effect for the term of the Agreement or the remaining life of the TIF District, if the City passes an ordinance terminating the TIF District prior to the expiration of the Agreement. Furthermore, the obligations set forth in this *Section G* shall survive the expiration of the TIF District if a tax objection or other such action taken by the Developer is pending prior to the expiration of the TIF District and shall continue until final disposition of such action.

## **H. LIMITED OBLIGATION**

The City's obligation hereunder to pay Developer for TIF Eligible Project Costs is a limited obligation to be paid solely from the TIF Special Tax Allocation Fund. Said obligation does not now and shall never constitute an indebtedness of the City within the meaning of any State of Illinois constitutional or statutory provision and shall not constitute or give rise to a pecuniary liability of the City or a charge or lien against the City's general credit or taxing power.

## **I. CITY PUBLIC PROJECTS**

The City intends to use part or all of the City's share of the Real Estate Tax Increment for other public projects within the respective TIF Redevelopment Project Area. The City shall be eligible

for reimbursement of the costs of doing so, as well as other eligible costs incurred by the City for the TIF District.

#### **J. LIMITED LIABILITY OF CITY TO OTHERS FOR DEVELOPER'S EXPENSES**

There shall be no obligation by the City to make any payments to any person other than the Developer, or its authorized designee, nor shall the City be obligated to make direct payments to any other contractor, subcontractor, mechanic or materialman providing services or materials to Developer for the Project.

#### **K. COOPERATION OF THE PARTIES**

1. The City and the Developer shall reasonably cooperate with each other when requested to do so concerning the development of the Project. This includes without limitation the City assisting or sponsoring the Developer, or agreeing to jointly apply with the Developer, for any grant, award, subsidy or additional funding which may be available from other governmental sources as the result of the Developer's or City's activities. This also includes without limitation the Developer assisting or sponsoring the City, or agreeing to jointly apply with the City, for any grant, award, or subsidy which may be available as the result of the City's or Developer's activities.
2. The Parties agree to take such actions, including the execution and delivery of such documents, instruments, petitions, and certifications (and, in the City's case, the adoption of such ordinances and resolutions), as may be necessary or appropriate, from time to time, to carry out the terms, provisions, and intent of this Agreement and to aid and assist each other in carrying out said terms, provisions, and intent.
3. The Parties shall reasonably cooperate with each other in seeking from any or all appropriate governmental bodies all approvals (whether federal, state, county, or local) required or useful for the construction or improvement of property and facilities in and on the Property or for the provision of services to the Property, including, without limitation, wetland mitigation, gas, telephone, and electric utility services, roads, highways, and rights-of-way, water and sanitary sewage facilities, and storm water disposal facilities.

#### **L. DEFAULT; CURE; REMEDIES**

In the event of a default under this Redevelopment Agreement by any party hereto (the "Defaulting Party"), which default is not cured within the cure period provided for below, then the other party (the "Non-defaulting Party"), shall have an action for damages, or, in the event damages would not fairly compensate the Non-defaulting Party for the Defaulting Party's breach of this Redevelopment Agreement, the Non-defaulting Party shall have such other equity rights and remedies as are available to them at law or in equity. Any damages payable by the City hereunder shall be limited to the Real Estate Tax Increment payable to the Developer under the terms of this Agreement.

In the event a Defaulting Party shall fail to perform a monetary covenant which it is required to perform under this Redevelopment Agreement, it shall not be deemed to be in default under this Redevelopment Agreement unless it shall have failed to perform such monetary covenant within thirty (30) days of its receipt of a notice from a Non-defaulting Party specifying that it has failed to perform such monetary covenant. In the event a Defaulting Party fails to perform any nonmonetary covenant as and when it is required to under this Redevelopment Agreement, it shall not be deemed to be in default if it shall have cured such default within thirty (30) days of its receipt of a notice from a Non-defaulting party specifying the nature of the default, provided, however, with respect to those nonmonetary defaults which are not capable of being cured within such thirty (30) day period, a Defaulting Party shall not be deemed to be in default if it commences curing within such thirty (30) day period, and thereafter diligently and continuously prosecutes the cure of such default until the same has been cured.

#### **M. TIME; FORCE MAJEURE**

For this Agreement, time is of the essence. The Developer agrees to complete the Project as set forth in Section A(3)(d) on within twelve (12) months from the date of the Agreement; provided, however, the Developer and City shall not be deemed in default with respect to any obligations of this Agreement on its part to be performed if Developer or City fails to timely perform the same and such failure is due in whole, or in part, to any strike, lock-out, civil disorder, inability to procure materials, weather conditions, wet soil conditions, failure or interruptions of power, condemnation, riots, insurrections, war, fuel shortages, pandemic or other public health disaster if declared by a State or Federal official with legal authority for such declaration, Acts of God, acts caused directly or indirectly by the City (or City's agents, employees or invitees) when applicable to Developer or third parties, or any other cause beyond the reasonable control of Developer or City.

#### **N. ASSIGNMENT**

The rights (including, but not limited to, the right to payments contemplated by **Section C** of this Agreement) and obligations (or either of them) of the Developer under this Agreement shall be fully assignable by the Developer provided written notice is provided to the City and City's consent is obtained prior to such assignment. The City's consent shall not be unreasonably withheld provided that the nature of the Project is not substantially changed, and further provided the assignee is financially capable of fulfilling the obligations of the assignor. Further, no such assignment shall be deemed to release the assignor of its obligations to the City under this Agreement unless the consent of the City to the release of the assignor's obligations is first obtained, and the nature of the Developer's Redevelopment Project shall not be substantially changed.

#### **O. WAIVER**

Any party to this Agreement may elect to waive any remedy it may enjoy hereunder, provided that no such waiver shall be deemed to exist unless the party waiving such right of remedy does so in writing. No such waiver shall obligate such party to waive any right of remedy hereunder or shall be



deemed to constitute a waiver of other rights and remedies provided by said party pursuant to this Agreement.

**P. SEVERABILITY**

If any section, subsection, term or provision of this Agreement or the application thereof to any party or circumstance shall, to any extent, be invalid or unenforceable, the remainder of said section, subsection, term or provision of this Agreement or the application of same to parties or circumstances other than those to which it is held invalid or unenforceable, shall not be affected thereby.

**Q. NOTICES**

All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3<sup>rd</sup>) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

**TO CITY:**

**City of Kewanee**

% City Clerk  
401 E. Third St.  
Kewanee, IL 61443  
Telephone: (309) 852-2611 Ext. 226

*With copy to:*

Jacob & Klein, Ltd.  
The Economic Development Group, Ltd.  
1701 Clearwater Avenue  
Bloomington, IL 61704  
Telephone: (309) 664-7777  
Fax: (309) 664-7878

**TO DEVELOPER:**

**THE PLAYERS EDGE  
USA**

% James Anderson  
154 Briarwood Place  
Dahinda, IL 61428  
Telephone: (309) 525-3436

*With copy to:*

**R. SUCCESSORS IN INTEREST**

Subject to the provisions of *Paragraph N*, above, this Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

**S. NO JOINT VENTURE, AGENCY, OR PARTNERSHIP CREATED**

Neither anything in this Agreement nor any acts of the parties to this Agreement shall be construed by the parties or any third person to create the relationship of a partnership, agency, or joint venture between or among such parties.

## **T. TERM OF THE AGREEMENTS**

Notwithstanding anything contained herein to the contrary, this Agreement shall terminate upon the first to occur of the current termination of the TIF District in tax year 2038 payable 2039 or upon full payment to the Developer for all eligible project costs set forth herein. The Agreement shall expire sooner if the Developer files for bankruptcy or otherwise becomes insolvent, the Property becomes the subject of foreclosure proceedings, or upon default by the Developer of this Agreement.

## **U. WARRANTY OF SIGNATORIES**

The signatories of Developer warrant full authority to both execute this Agreement and to bind the entity in which they are signing on behalf of.

## **V. INDEMNIFICATION OF CITY**

All fixed works constructed or demolished by any public body or paid for wholly or in part out of public funds are subject to the Prevailing Wage Act (the "PWA Act" 820 ILCS 130/0.01 *et. Seq.*). However, it is the understanding of the Parties that the position of the Illinois Department of Labor is that "funds received from Tax Increment Financing do not qualify as "public funds." A private project that is funded by means of TIF financing...is not covered by the Prevailing Wage Act unless it also receives funding from another source which does qualify as public funds." This position of the Department of Labor is stated as an answer to a FAQ on its website. The Developer shall indemnify and hold harmless the City, and all City elected or appointed officials, officers, employees, agents, representatives, engineers, consultants, and attorneys (collectively, the Indemnified Parties), from any and all claims that may be asserted against the Indemnified Parties or one or more of them, in connection with the applicability, determination, and/or payments made under the Illinois Prevailing Wage Act (820 ILCS 130/0.01 *et. seq.*), the Illinois Procurement Code, and/or any similar State or Federal law or regulation. In addition, the Developer agrees to indemnify and hold harmless the City for any claim asserted against the City arising from the Developer's Project and/or this Agreement or any challenge to the eligibility of project costs reimbursed to Developer hereunder. This obligation to indemnify and hold harmless obligates Developer to defend any such claim and/or action, pay any liabilities and/or penalties imposed, and pay all defense costs of the City, including but not limited to the reasonable attorney fees of the City. Notwithstanding anything to the contrary set forth herein, the Developer shall be entitled to select defense counsel of its choosing in connection with the defense of any such claim and/or action.

## **W. COUNTERPARTS**

This Agreement may be executed in counterparts, which when taken together shall constitute a single signed original as though all Parties had executed the same page.

EACH PARTY ACKNOWLEDGES THAT, IN EXECUTING THIS AGREEMENT, SUCH PARTY HAS HAD THE OPPORTUNITY TO SEEK THE ADVICE OF INDEPENDENT LEGAL COUNSEL AND HAS READ AND UNDERSTOOD ALL OF THE TERMS AND PROVISIONS OF THIS AGREEMENT. THIS AGREEMENT SHALL NOT BE CONSTRUED AGAINST ANY PARTY BY REASON OF THE DRAFTING OR PREPARATION HEREOF AND THE SIGNATORIES OF THE PARTIES HEREBY WARRANT FULL AUTHORITY TO BOTH EXECUTE THIS AGREEMENT AND TO BIND THE ENTITY IN WHICH THEY ARE SIGNING ON BEHALF OF.

**IN WITNESS WHEREOF**, the parties hereto have caused this Agreement to be executed by their duly authorized officers on the above date at Kewanee, Illinois.

**CITY OF KEWANEE,**  
an Illinois Municipal Corporation

BY:

\_\_\_\_\_  
Mayor

ATTEST:

\_\_\_\_\_  
City Clerk

**THE PLAYERS EDGE USA,**  
an Illinois Corporation

BY: \_\_\_\_\_

\_\_\_\_\_  
Printed Name

Date: \_\_\_\_\_

**EXHIBIT 1**

**SUMMARY OF ESTIMATED ELIGIBLE PROJECT COSTS**

**THE PLAYERS EDGE USA Kewanee Downtown TIF District in the City of Kewanee,  
Henry County, Illinois**

**Project Description:** The Developer owns the Property and plans to rehabilitate and replace the roof and walls, or portions thereof, along with the demolition of interior walls for the commercial building.

**Location:** 1516 Burlington Avenue

**PIN:** 20-323-380-021

**Estimated TIF Eligible Project Costs:**

Rehabilitation / Renovation Costs .....  
\$248,000

**Total Estimated TIF Eligible Project Costs\* .....  
\$248,000**

---

\*Note: The total reimbursements paid to the Developer shall not exceed **\$248,000.00** as set forth in **Section C.**

**EXHIBIT 2**

**PRIVATE PROJECT REQUEST FOR VERIFICATION OF TIF ELIGIBLE PROJECT COSTS BY THE PLAYERS EDGE USA**

Date: \_\_\_\_\_

Attention: City of Kewanee, IL TIF District Administrator

Re: Redevelopment Agreement dated May 28, 2024 by and between the City of Kewanee and THE PLAYERS EDGE USA (the “Developer”).

The City of Kewanee is hereby requested to disburse funds from the TIF District Special Tax Allocation Fund pursuant to the above referenced Redevelopment Agreement in the following amount(s) to the Developer and for the purpose(s) set forth in this Request for Verification of the Developer’s TIF Eligible Project Costs. The terms used herein shall have the same meanings as those terms in the Redevelopment Agreement.

1. Request No. \_\_\_\_\_
2. Reimbursement payable to: THE PLAYERS EDGE USA
3. Amounts requested to be reimbursed (*attach additional pages, if necessary*):

Description of Developer’s Eligible Project Cost	Amount
<b>TOTAL:</b>	

4. The amount requested to be disbursed pursuant to this Request for Reimbursement will be used to reimburse the Developer for TIF Eligible Project Costs for the Project detailed in **Exhibit “1”** of the Redevelopment Agreement.
5. The undersigned hereby certifies and swears under oath that the following statements are true and correct:

- a. the amounts included in (3) above were made or incurred or financed and were necessary for the Project and were made or incurred in accordance with the City Codes; and
  - b. the amounts paid or to be paid, as set forth in this Request for Reimbursement, represent a part of the funds due and payable for Developer's TIF Eligible Project Costs; and
  - c. the expenditures for which amounts are requested represent proper redevelopment project costs as identified in the "Limitation of Incentives to Developer" described in **Section D** of the Redevelopment Agreement: have not been included in any previous Request for Reimbursement; have been properly recorded on the Developer's books; are set forth with invoices attached for all sums for which reimbursement is requested; and proof of payment of the invoices; and
  - d. the amounts requested are not greater than those necessary to meet obligations due and payable or to reimburse the Developer for its funds actually advanced for redevelopment project costs; and
  - e. the Developer is not in default under the Redevelopment Agreement, and nothing has occurred to the knowledge of the Developer that would prevent the performance of its obligations under the Redevelopment Agreement.
  - f. Any violation of this oath shall constitute a default of the Redevelopment Agreement and shall be cause for the City to unilaterally terminate the Redevelopment Agreement.
6. Attached hereto is a copy of **Exhibit "1"** of the Redevelopment Agreement, together with copies of **invoices and proof of payment** of such invoices, including cancelled checks and/or any lien waivers (to the extent applicable) relating to all items for which reimbursement is being requested.

BY: \_\_\_\_\_ (Developer)

Title: \_\_\_\_\_

**REVIEWED BY KEWANEE TIF DISTRICT ADMINISTRATOR**

BY: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

**APPROVED BY CITY OF KEWANEE, ILLINOIS**

BY: \_\_\_\_\_

Title: \_\_\_\_\_ Date: \_\_\_\_\_

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May 3, 2024

MEMORANDUM

To: Plan Commission Members  
From: Keith Edwards, HBZ Officer  
RE: Agenda for May 22, 2024 Meeting.

Dear Commission Member,

The Plan Commission will meet in City Council Chambers, at 401 E Third Street at 5:30 PM, Wednesday, May 22, 2024. On the agenda is one petition for consideration.

***Please call my office upon receiving this memorandum and advise if you will be present at the meeting. 309-852-2611 extension 267.***

May 22, 2024, 5:30 p.m.  
Plan Commission Meeting Agenda

1. Roll Call
2. Case #1, 300 W. 3rd St., James Hunt, dba Phatboys BBQ, requesting a special use permit to allow a beer garden.
3. Case #2, 1100 Lake St., Juan Contreras Jr, requesting a special use permit to allow a multiple-family dwelling within a one-family dwelling district.
4. Case #3, 20-27-427-007., HVN Capital, LLC requesting a special use permit to allow a cannabis craft grower.
5. Adjournment.

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**Special Use Permit Criteria (155.157 C)**

- (1) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community;
- (2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity, and
- (3) That the proposed use will comply with the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the Council.

**Case Number 1:**

**Parcel 20-33-175-006 Located at 300 W. 3<sup>rd</sup> St., Request for a Special Use Permit to allow a beer garden.**

**Property Owner:** Ben Endress, 8119 600 N. Ave., Buda, IL. 61314.

**Address:** 300 W. 3<sup>rd</sup> St.

**Legal Description:** LOT 2 STATION HOUSE SUB. CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** On the North side of the 300 block of E. 3<sup>rd</sup> St.

**Dimensions:** Parcel is irregular in shape and is roughly 251 feet East to West, 206 feet North to South

**Area:** 0.94 Acres.

**Existing buildings or uses:** Large building that was most recently The Station House restaurant.

**Current Zoning District:** M-2 Manufacturing District, General.

**Surrounding Zoning:** Surrounding Zoning consists of a mix of Business & Manufacturing Districts.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Commercial/Industrial.

**Background Information:**

James Hunt is in the process of renovating the existing building to create a new restaurant called Phatboys BBQ. Hunt wishes to utilize the yard space behind the building as an outdoor eating area, beer garden and entertainment space.

The city has no objections to the special use application.

Below are some suggested stipulations.



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1. The Special Use Permit for a beer garden/outdoor eating area is granted to James Hunt and his assigns, only after inspection and approval by the City of Kewanee Building Official and City Manager.
2. The configuration and uses of various parts of the beer garden/outdoor eating area shall remain in substantial compliance with the floor plan submitted along with the petition for the Special Use Permit.
3. No package sale of liquor, or carryout sale of liquor is allowed.
4. All activities associated with this Special Use Permit for the proposed beer garden/outdoor eating area shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois
5. Any violation of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.
6. The beer garden/outdoor eating area shall close at 11:00 pm Sunday through Thursday and at midnight Friday and Saturday.

**Case Number 2:**

**Parcel 20-27-380-026 Located at 1100 Lake St., Request for a Special Use Permit to allow a multiple-family dwelling within a one-family dwelling district.**

***Property Owner:*** Juan Contreras, 221 W. Hubbard St., Chicago, IL. 60654.

***Address:*** 1100 Lake St.

***Legal Description:*** LOT 1 SUB OF LOT 1 OF LOT 7 & 20 FT STRIP E & ADJ & S & ADJ BLK 2 TIBBETTS 2ND ADD CITY OF KEWANEE, Henry County, Illinois.

***Location:*** On the North side of the 1100 block of Lake St.

***Dimensions:*** Parcel is irregular in shape and is roughly 288 feet North to South and 342 feet East to West at the North lot line.

***Area:*** 1.61 Acres.

***Existing buildings or uses:*** Large one-family dwelling and detached garage.

***Current Zoning District:*** R-2 One-Family Dwelling District.

***Surrounding Zoning:*** R-2 One-Family Dwelling District.

***Existing Land Use:*** Low density residential.

***Proposed Land Use Map:*** Low density residential.

**Background Information:**

Juan Contreras recently purchased the property at 1100 Lake St. Contreras contacted me to verify if the zoning would allow the dwelling to be converted to a two-family dwelling. He was advised, because the property is zoned R-2 one-family dwelling district, that a special use permit would need to be applied for and granted by the Plan Commission and City Council. Contreras submitted his application and floor plan concept.

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The city has no objections to the special use application.

Directly below is a set of stipulations that might be placed on a Special Use Permit for a Multiple-Family dwelling:

1. The Special Use Permit to allow a multiple family dwelling is granted to Juan Contreras and his assigns.
2. Off-street parking shall be maintained as an improved parking surface with sufficient parking spaces for all tenants.
3. All building, electrical and plumbing permits and inspections must be acquired and performed to the satisfaction of the City of Kewanee's building department.
4. All electrical work must be performed by a licensed electrician registered with the City of Kewanee.
5. All plumbing work must be performed by a state licensed plumber.
6. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
7. All activities associated with this Special Use Permit for a multiple family dwelling shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

**Case Number 3:**

**Parcel 20-27-427-007., HVN Capital, LLC requesting a special use permit to allow a cannabis craft grower.**

**Property Owner:** City of Kewanee, 401 E. 3<sup>rd</sup> St., Kewanee, IL. 61443.

**Address:** The parcel is located at the Southeast corner of Railroad Ave and Cole St.

**Legal Description:** LTS 10,11,12,13 & PT LT 2 BLK 1 MCMULLENS 3RD ADD & PT SE, EX HWY, SEC 27 T15N R5E LANDS INCORP. CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** Southeast corner of Railroad Ave and Cole St.

**Dimensions:** TBD. Parcel to be subdivided once approved and sold.

**Area:** TBD.

**Existing buildings or uses:** None.

**Current Zoning District:** M-2 Manufacturing District, General.

**Surrounding Zoning:** M-2 Manufacturing District, General to the East. B-3 Business Services & Wholesale District to the West. R-1 One-Family Dwelling District to the South.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Heavy Industrial.

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**Background Information:**

HVN Capital, LLC, of Kewanee, IL. has been in conversations with city staff for several months about the potential use for the subject property as a Cannabis Craft Grower facility. Included in this packet is a thorough written narrative which includes information about their business plan, building and site plans. Included at the end of this memorandum is a copy of the city ordinance sections pertaining to the Cannabis Craft Grower use.

The city has no objections to the special use application.

I would encourage all Plan Commission members to read the enclosed information and write down any questions you may have in advance.

I have no recommendations for stipulations on this application as the state laws pertaining to dispensaries and how they shall operate are strict enough on their own. Plan Commission members are welcome to bring their suggestions, if any, to the meeting for consideration.

As always, please feel free to call me if you have any questions prior to the meeting at 309-761-1013.

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§ 155.071 M-2 MANUFACTURING DISTRICT, GENERAL.

(B) Special uses. The following uses may be allowed by special use permit per the provisions of §§ 155.155 through 155.157.

(8) Cannabis craft grower. Cannabis craft growers shall not be located within 750 feet of the property line of a school, church, licensed daycare center, nursery school, park, sheltered care or board and care facility, penal or correctional institutions, hospitals or sanitariums, public or private, municipal or privately owned recreation building, or any other use deemed necessary by the Planning Commission and City Council. The hours of operation shall be determined as a part of the conditions under which the special use is granted. The consumption of all cannabis and cannabis infused products, on the cannabis craft grower site, shall be prohibited. Cannabis craft growers shall comply with all other city and state laws. (Ord. 4066, passed 8-9-21)

§ 155.003 DEFINITIONS.

**CANNABIS BUSINESS ESTABLISHMENT.** An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

**CANNABIS CRAFT GROWER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS CULTIVATION CENTER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS DISPENSARY.** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS INFUSER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into

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a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS PROCESSOR.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS TRANSPORTER.** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Case #1

300 W. 3rd St.

James Hunt, dba Phatboys BBQ,  
Requesting a special use permit to  
allow a beer garden.

# City of Kewanee - Plan Commission

401 E. Third Street, Kewanee, Illinois 61443  
 phone 309-852-2611 ext 267 fax 309-259-6333

## APPLICATION FOR REZONING - SPECIAL USE - TEXT AMENDMENT

1. Type of Request (Check all that apply)

a) Rezoning Current Zoning: \_\_\_\_\_ Proposed Zoning: \_\_\_\_\_

b) Special Use Proposed Special Use: Outdoor dining / Beer Garden

c) Text Amendment Section Proposed: \_\_\_\_\_

2. Property Information a) Address(es): 300 West 3rd St. Kewanee IL 61443

b) Tax ID Number(s): \_\_\_\_\_

*Attach additional sheets if necessary*

3. Land Owner Information

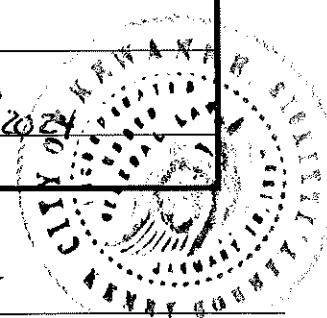
Ben Endress

Name	Company
<u>8119 600 N Ave Buda</u>	<u>IL</u>
Address	State
<u>309-525-2030</u>	<u>61314</u>
Phone	ZIP+4
Fax	Email
	<u>ben@mtmbuilt.com</u>
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.	
Signature of Owner	
<u>[Signature]</u>	
Date	
<u>4/19/24</u>	

4. Applicant Information (if different from owner)

James A Hunt

Name	Company
<u>300 West 3rd St. Kewanee</u>	<u>Phat Boys BBQ LLC</u>
Address	State
<u>309-883-0394</u>	<u>IL</u>
Phone	ZIP+4
Fax	Email
	<u>James.hunt.3218@gmail.com</u>
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.	
Signature of Applicant	
<u>[Signature]</u>	
Date	
<u>4/19/2024</u>	



(Do not Write Below This Line - For Official Use Only)

Filed with the HBZ Officer on 5/1/24 Filed with the City Clerk on 5-1-24

Signature of HBZ Officer [Signature] Signature/Seal of City Clerk [Signature]

Legal Notice Published on 5/8/27 Post Card notices mailed on 5/3/24

### Case Disposition

Plan Commission hearing held on \_\_\_\_\_ . The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was RECOMMENDED/NOT RECOMMENDED to the City Council.

City Council Action on \_\_\_\_\_ . The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was GRANTED / DENIED by the City Council. Ordinance # \_\_\_\_\_, passed \_\_\_\_\_.







DocId:8147496

Tx:4130112

20-2400706

**PREPARED BY:**

Barash & Everett, LLC  
211 West 2nd Street  
Kewanee, IL 61443

BARBARA M. LINK  
HENRY COUNTY CLERK AND RECORDER

RECORDED ON:  
02/22/2024 08:13 AM

RECORDING FEE	59.00
RHSPS FEE	18.00
STATE TAX FEE	135.00
COUNTY TAX FEE	67.50
PAGES: 2	

**MAIL TAX BILL TO:**

Benjamin Endress  
8119 600 N Avenue  
Buda, IL 61314

**MAIL RECORDED DEED TO:**

Barash & Everett, LLC  
211 West 2nd Street  
Kewanee, IL 61443

**WARRANTY DEED**

Statutory (Illinois)

THE GRANTOR(S), Andrew Speck and Rita Speck, husband and wife, each in his or her own right, and as the spouse of the other respectively, of Peoria, Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to Benjamin Endress, of 8119 600 North Avenue, Buda, IL 61314, all right, title, and interest in the following described real estate situated in the County of Henry, State of Illinois, to wit:

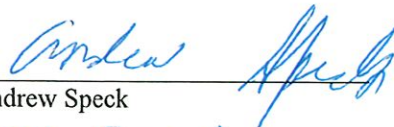
Parcel 1: Lot Two (2) of Station House Subdivision to the City of Kewanee, Henry County, Illinois.

PERMANENT INDEX NUMBER(S): 20-33-175-006  
PROPERTY ADDRESS(ES): 300 West 3rd Street, Kewanee, IL 61443

Subject, however, to the general taxes for the year of 2023 and thereafter, and all instruments, covenants, restrictions, conditions, applicable zoning laws, ordinances, and regulations of record.

Hereby releasing and waiving all rights under and by virtue of the Homestead Exemptions Laws of the State of Illinois.

Dated this FEB 21, 2024.


  
\_\_\_\_\_  
Andrew Speck

  
\_\_\_\_\_  
Rita Speck

STATE OF Illinois )  
 ) SS.  
COUNTY OF Henry )

I, the undersigned, a Notary Public in and for said County, in the State aforesaid, do hereby certify that **Andrew Speck and Ri Speck** personally known to me to be the same person(s) whose name(s) is/are subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he/she/they signed, sealed and delivered the said instrument, as his/her/their 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 seal, this 21ST Day of FEBRUARY 2025

  
\_\_\_\_\_  
Notary Public  
My commission expires: 2/19/25

Exempt under the provisions of paragraph \_\_\_\_\_



# Phatboys BBQ

Ben Endress (owner)

8119 600 N. Ave.

Buda, IL, 61314

James A. Hunt

309-883-0394

317 S. Elm. St.

Kewanee, IL, 61443 (owner)

Dave Verecke 309-945-6859

243 W. McClure St.

Kewanee IL, 61443

Business Operator

(General Manager)

name

Phat Boys BBQ LLC.

Restaurant

Outdoor Seating & Bar, activities, live music

Hours

Sunday - Tues. Wed. Thurs. - 11am - 10 pm

Friday - Saturday - 11am - 11 pm

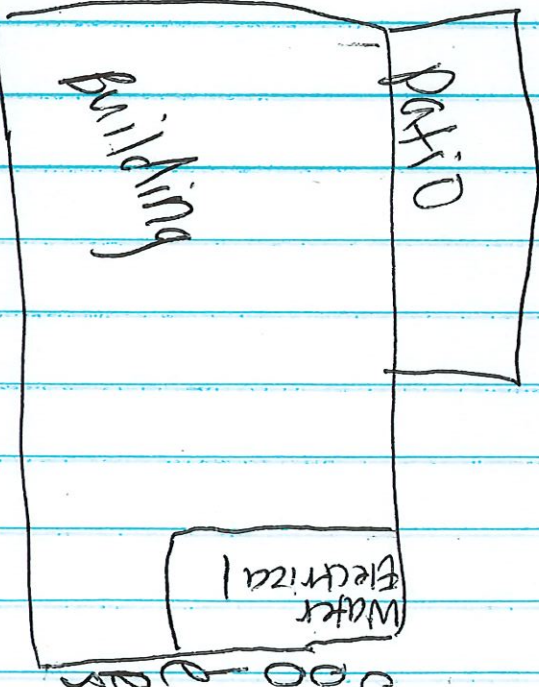


Fencing

Fencing

Fencing

Third Street



sign

Fencing

ENTRANCE  
A

Parking lot

Trash





Enter Map Title...  
Web Print: 05/03/2024



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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Case #2

1100 Lake St.

Juan Contreras Jr

Requesting a special use permit to  
allow a multiple-family dwelling within  
a one-family dwelling district.

# City of Kewanee – Plan Commission

401 E. Third Street, Kewanee, Illinois 61443  
phone 309-852-2371 fax 309-856-6001

## APPLICATION FOR REZONING – SPECIAL USE – TEXT AMENDMENT

<b>1. Type of Request (Check all that apply)</b>			
<input type="checkbox"/> a) Rezoning	Current Zoning: _____	Proposed Zoning: _____	
<input checked="" type="checkbox"/> b) Special Use	Proposed Special Use: <u>Mults-Family</u>		
<input type="checkbox"/> c) Text Amendment	Section Proposed: _____		

<b>2. Property Information</b>	
a) Address(es): <u>1100 Lake St</u>	
b) Parcel ID Number(s): _____	Attach additional sheets if necessary

<b>3. Land Owner Information</b>			
<u>Juan Contreras Jr</u>			
Name	Company		
<u>221 W Hubbard St Chicago IL 60654</u>			
Address	City	State	ZIP+4
<u>309-714-1037</u>		<u>Juan Contreras Jr 30@gmail.com</u>	
Phone	Fax	Email	
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.		<u>[Signature]</u>	<u>4-24-24</u>
		Signature of Owner	Date

<b>4. Applicant Information (if different from owner)</b>			
Name	Company		
Address	City	State	ZIP+4
Phone	Fax	Email	
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.		Signature of Applicant	Date

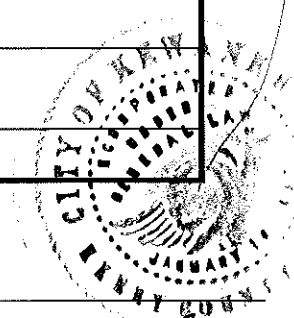
(Do not Write Below This Line - For Official Use Only)

Filed with the HBZ Officer on 5/1/24  
Signature of HBZ Officer [Signature]  
Legal Notice Published on 5/8/24

Filed with the City Clerk on 5-1-24  
Signature/Seal of City Clerk [Signature]  
Post Card notices mailed on 5/3/24

**Case Disposition**

Plan Commission hearing held on \_\_\_\_\_. The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was RECOMMENDED/NOT RECOMMENDED to the City Council.  
City Council Action on \_\_\_\_\_. The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was GRANTED / DENIED by the City Council. Ordinance # \_\_\_\_\_, passed \_\_\_\_\_.



City of Kewanee  
401 East Third St  
Kewanee, IL 61443  
309-852-2611  
www.cityofkewanee.com

\*\*\*\*\*

\*\* Thank you! \*\*

Item	Qty	Amount
MISC. INCOME/GEN	1	\$200.00
Total Amount Due:		\$200.00
Total Cash Received:		\$200.00

No Change Due

Wednesday May 1, 2024 at 10:50 AM

Register Receipt

ZONING VARIANCE FOR 110 LAKE STR  
T - JUAN CONTRERAS

Oper: RSR Seq: 122005014 Drwr: 5



BARASH & EVERETT, LLC  
Attorneys at Law

Barry M. Barash (1938-2021)  
Reynolds M. Everett, Jr.  
Keith A. Luymes  
Justin M. Raver  
John M. Blachinsky  
Paul L. Mangieri  
Zachary L. Lessard  
Robert Lindstrom  
John Robertson

211 West Second Street  
Kewanee, IL 61443

Telephone: 309-852-5555  
Facsimile: 309-853-8135  
E-mail: [justin@barashlaw.com](mailto:justin@barashlaw.com)

April 3, 2024

Juan Contreras Jr.  
221 West Hubbard St.  
# 1807  
Chicago, IL 60654

Re: Purchase of 1100 Lake St. Kewanee, IL 61443

Dear Juan:

Enclosed are copies of the closing documents for the above referenced sale. You will receive the original deed and title policy in the near future.

Very truly yours,



Justin M. Raver  
For the Firm

JMR/jb  
Enclosure(s)

Offices in Galesburg, Galva, and Kewanee

Galesburg 5 E Simmons Street, Galesburg, IL 61401 Tel. 309.341.6010 Fax. 309.341.1945  
Galva 110 N. Exchange Street, PO Box 165, Galva, IL 61434 Tel. 309.932.2001 Fax. 309.932.3151  
Kewanee 211 W. 2nd St., Kewanee, IL 61443 Tel. 309.852.5555 Fax. 309.853.8135

**ATTORNEY-TITLE AGENT DISCLOSURE  
(ILLINOIS)**

Property: 1100 Lake Street  
Street Address  
Kewanee Illinois 61443  
City State Zip Code

Please be advised that Justin M. Raver (Agent) is authorized to issue title insurance  
Name of Attorney

as an agent for Advocus National Title Insurance Company (Advocus™) and plans to issue title insurance as part of his/her/their representation on your real estate transaction. Agent has a financial interest in the title insurance portion of the transaction and will be paid a fee for providing services as a title insurance agent.

You are also receiving a DS-1 Disclosure Statement setting forth the estimated total title fees in this transaction. Final title insurance charges will be set forth on the Closing Disclosure Form, ALTA Settlement Statement, or HUD-1 Settlement Statement you will receive at the closing of the transaction.

You are not required to use Advocus as a condition for settlement of your transaction. There are other settlement service providers available with similar services. You are free to shop around to determine that you are receiving the best services and the best rate for these services.

In the event you have any questions with respect to Agent's representation or with respect to Agent's role as a title agent, please contact Agent. You may also, if you desire, seek an opinion from another attorney regarding the provision of these services.

**ACKNOWLEDGMENT AND APPROVAL:**

I/we understand and approve the foregoing and that Agent will provide title insurance through Advocus.

Justin Contreras Jr  
Name of Client (print)

\_\_\_\_\_  
Name of Client (print)

[Signature]  
Signature of Client

\_\_\_\_\_  
Signature of Client

4-2-24  
Date

\_\_\_\_\_  
Date

1100 Lake St Kewanee IL

\* Planning on turning this single family home into a Duplex.

\* Would need to remodel the 1<sup>st</sup> apartment's bathroom & kitchen. Add flooring and new paint on walls

\* The 2<sup>nd</sup> Apartment would need the kitchen remodeled along with 3 rooms.

Both Apartments have an entrance & exit. Both have their own parking.

Sq Ft of Apt 1 = 1247sqft Apt 1 Floor 2 = 1102sqft

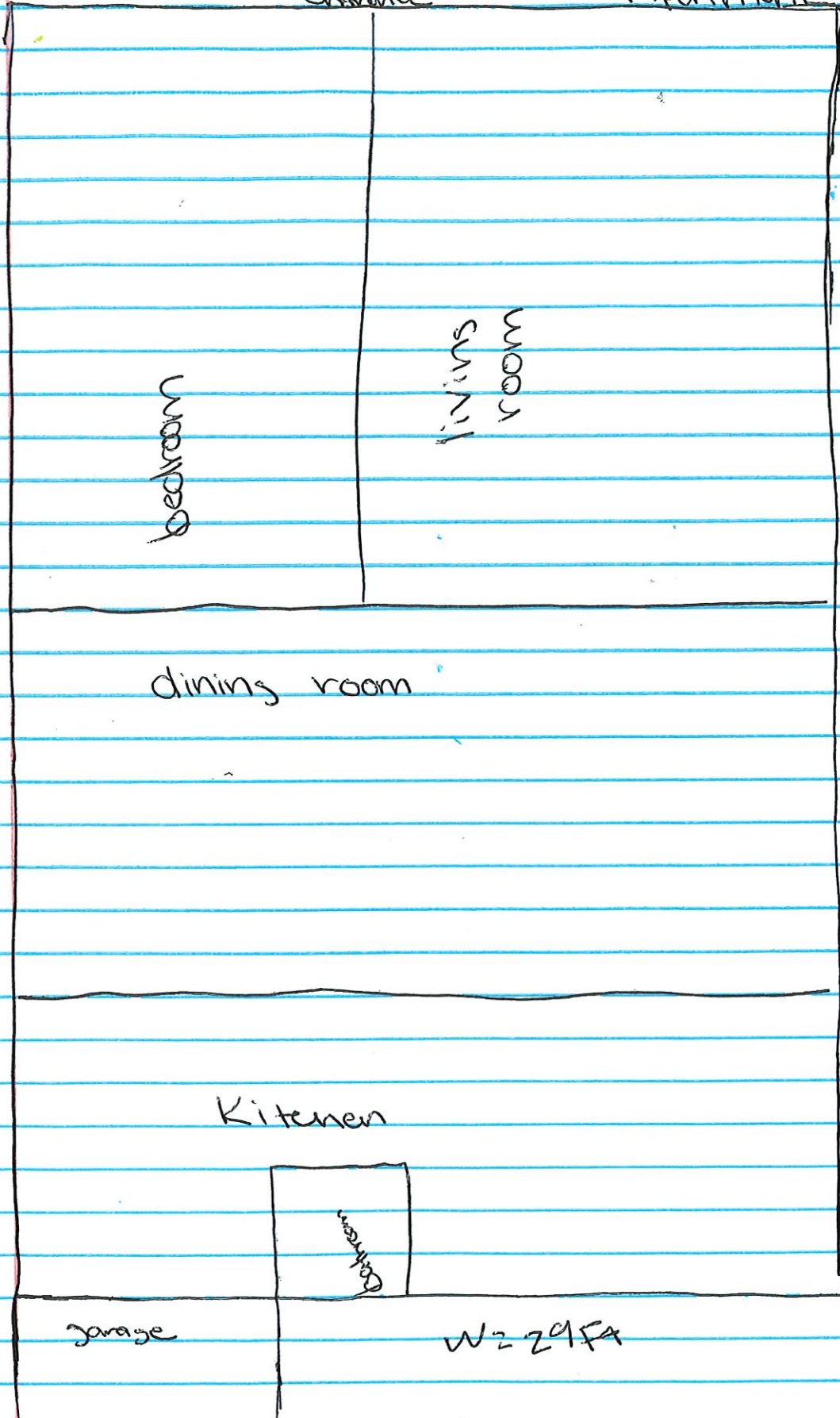
Sq Ft of Apt 2 = 1092sqft Apt 2 Floor 2 = 884sqft

\* will also add siding when done

\* Two families will have a home if applicable. walking distance from the great Kewanee Highschool

Apartment #1

entrance



bedroom

living room

dining room

Kitchen

bathroom

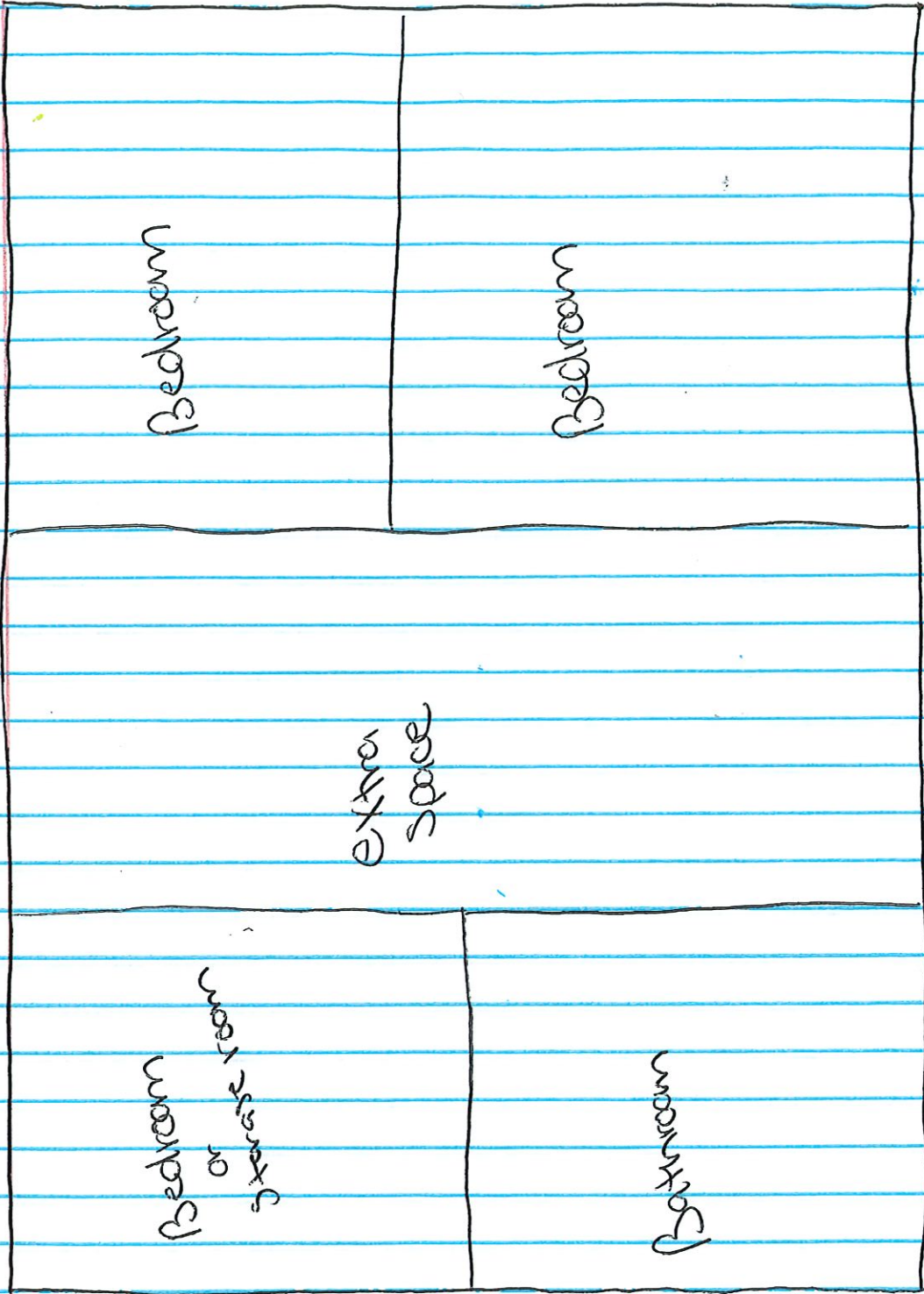
garage

W = 29ft

L = 43ft



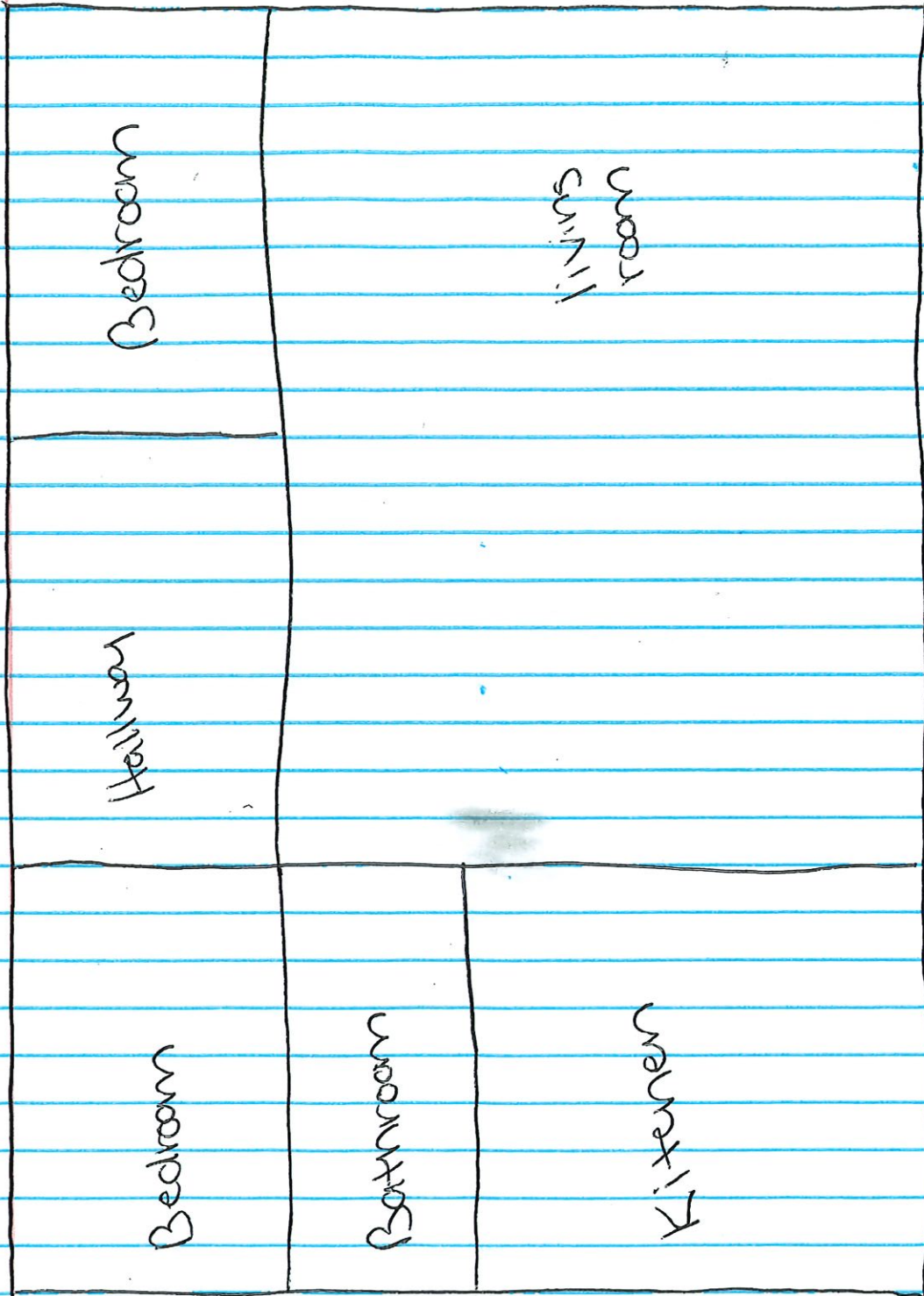
Apartment # 1 bottom floor



$W = 29$

$L = 38$

Apartment #2



W = 28

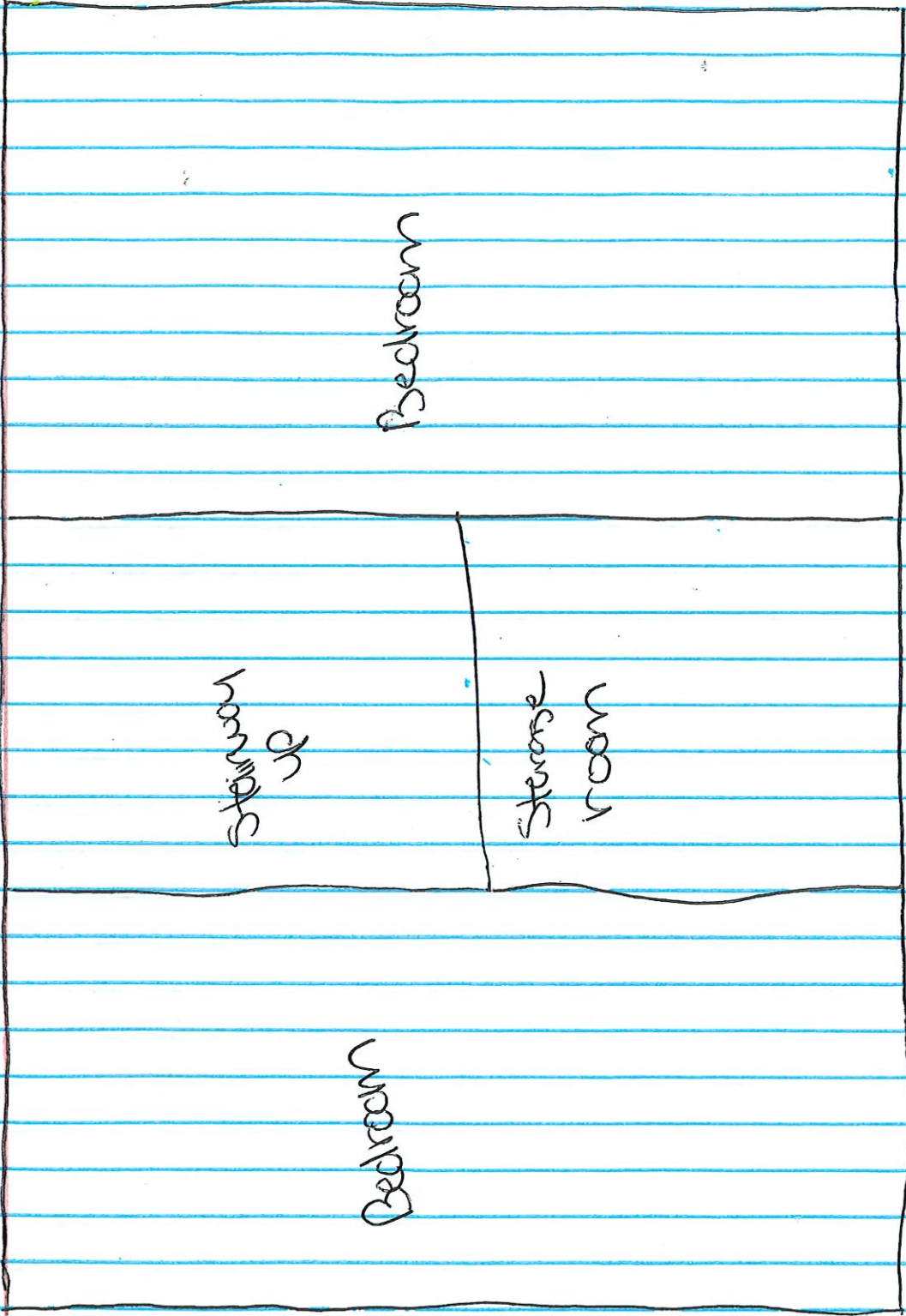
L = 39

entrance

parking



Apartment #2 Second Floor



Bedroom

Stairway

Storage room

Bedroom

L = 34

W = 26







Case #3

Parcel #20-27-427-007

HVN Capital, LLC

Requesting a special use permit to  
allow a cannabis craft grower.

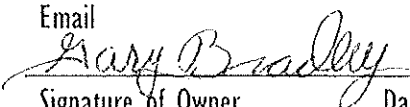
# City of Kewanee – Plan Commission


401 E. Third Street, Kewanee, Illinois 61443  
phone 309-852-2611 ext 267 fax 309-259-6333

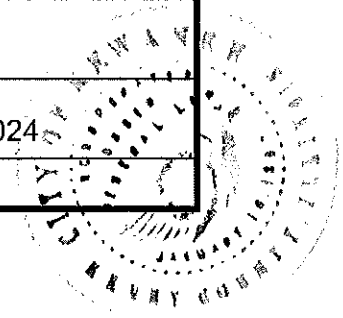
## APPLICATION FOR REZONING – SPECIAL USE – TEXT AMENDMENT

1. Type of Request <i>(Check all that apply)</i>	
<input type="checkbox"/> a) Rezoning	Current Zoning: _____ Proposed Zoning: _____
<input checked="" type="checkbox"/> b) Special Use	Proposed Special Use: <u>Cannabis Craft Grower</u>
<input type="checkbox"/> c) Text Amendment	Section Proposed: _____


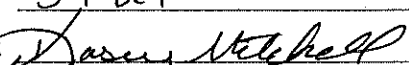
2. Property Information	
a) Address(es):	<u>Not Yet Assigned</u>
b) Tax ID Number(s):	<u>20-27-427-007</u>
<i>Attach additional sheets if necessary</i>	

3. Land Owner Information	
Gary Bradley, City Manager	City of Kewanee
Name	Company
401 E. Third St. Kewanee	IL 61443-2365
Address	State ZIP+4
309-852-2611 x 232	gbradley@cityofkewanee.net
Phone	Fax
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.	
 Signature of Owner	4/30/24 Date

4. Applicant Information <i>(if different from owner)</i>	
HVN Capital, LLC	
Name	Company
4417 Midland Rd Kewanee	Illinois 61443
Address	State ZIP+4
(563) 340-8979	atifali74@yahoo.com
Phone	Fax
We, the undersigned, have read and understand the attached instructions and will furnish the requested information to the Health, Building and Zoning Officer and to the Plan Commission.	
 Signature of Applicant	04/30/2024 Date



(Do not Write Below This Line - For Official Use Only)

Filed with the HBZ Officer on 5/1/24 Filed with the City Clerk on 5-1-24  
 Signature of HBZ Officer  Signature/Seal of City Clerk   
 Legal Notice Published on 5/8/24 Post Card notices mailed on 5/3/24

**Case Disposition**

Plan Commission hearing held on \_\_\_\_\_. The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was RECOMMENDED/NOT RECOMMENDED to the City Council.  
 City Council Action on \_\_\_\_\_. The vote was \_\_\_\_\_ ayes \_\_\_\_\_ nays thus this was GRANTED / DENIED by the City Council. Ordinance # \_\_\_\_\_, passed \_\_\_\_\_.

City of Kewanee  
401 East Third St  
Kewanee, IL 61443  
309-852-2611  
www.cityofkewanee.com  
\*\*\*\*\*

\*\* Thank you! \*\*

Item	Qty	Amount
MISC. INCOME/GEN	1	\$200.00

Total Amount Due: \$200.00

Total Check Received: \$200.00

No Change Due

Wednesday May 1, 2024 at 09:17 AM

Register Receipt

SPECIAL USE PERMIT HVN CAPITAL

Oper: JMB Seq: 122001005 Drwt: 1

HVN CAPITAL LLC  
SAYED ATIF ALI SHAH  
CHAD T ANDERSON

185

70-798/711

5-1-24

Date

CHECK ARMOR  
TRADE PROTECTION

Pay to the  
Order of

City of Kewanee

\$ 200.00

Two hundred dollars & 00/100

Dollars

Photo  
Safe  
Deposit  
Returns on back

**RSBT**

STATE BANK OF TOULON  
Toulon • Galva • Kewanee

For

Special use

*Chad*

⑆01107987⑆ ⑆0000001048⑆ 0185

Halvard Clarke

INTOUCH® CUSTOM CREATIONS®

PREPARED BY:  
Barash & Everett, LLC  
211 W. 2nd Street  
Kewanee, IL 61443



20-1803281

MAIL TAX BILL TO:  
City of Kewanee  
401 East Third Street  
Kewanee, IL 61443

HENRY COUNTY, IL  
BARBARA M. LINK  
COUNTY CLERK-RECORDER  
RECORDED ON 06/15/2018  
DOCUMENT TIME 09:13:14AM  
REC. FEE: 55.00  
RHSPS FEE: 9.00  
PAGES: 3

MAIL RECORDED DEED TO:  
Barash & Everett, LLC  
211 W. 2nd Street  
Kewanee, IL 61443

**CORPORATE WARRANTY DEED**  
Statutory (Illinois)

THE GRANTOR(S), Kewanee Economic Development Corporation a corporation created and existing under and by virtue of the laws of the State of Illinois, for and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, in hand paid, CONVEY(S) AND WARRANT(S) to City of Kewanee, of 401 East Third Street, Kewanee, Illinois 61443, all right, title, and interest in the following described real estate situated in the County of HENRY, State of Illinois, to wit:

LEGAL DESCRIPTION TRACT "A"

LOT 2, EXCEPT THE SOUTH 10 FEET AND LOTS 10, 11, 12, AND 13 IN BLOCK ONE OF McMULLEN'S THIRD ADDITION, A PART OF THE SOUTHWEST QUARTER OF SECTION 26 AND A PART OF THE SOUTHEAST QUARTER OF SECTION 27, ALL IN TOWNSHIP 15 NORTH, RANGE 5 EAST OF THE FOURTH PRINCIPAL MERIDIAN, IN THE CITY OF KEWANEE, HENRY COUNTY, ILLINOIS.

MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SECTION 27 THENCE SOUTH 00°06'38" WEST, A DISTANCE OF 74.00 FEET ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 27 TO THE SOUTHERLY RIGHT-OF-WAY OF COUNTY HIGHWAY 24/KENTVILLE ROAD; THENCE SOUTH 82°20'19" WEST, A DISTANCE OF 22.48 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY; THENCE NORTH 89°20'15" WEST, A DISTANCE OF 363.76 FEET ALONG SAID SOUTHERLY RIGHT-OF-WAY TO THE POINT OF BEGINNING; THENCE SOUTH 00°00'12" EAST, A DISTANCE OF 926.05 FEET; THENCE SOUTH 89°46'00" EAST, A DISTANCE OF 484.13 FEET; THENCE SOUTH 00°14'01" WEST, A DISTANCE OF 294.48 FEET; THENCE SOUTH 38°00'46" WEST, A DISTANCE OF 559.56 FEET TO THE NORTHWEST CORNER OF LOT 12 OF CANDLELIGHT PARK FIRST ADDITION; THENCE SOUTH 38°03'52" WEST, A DISTANCE OF 119.97 FEET ALONG THE WEST LINE OF SAID LOT 12 TO THE SOUTHWEST CORNER OF LOT 12 AND ALSO BEING THE NORTHEAST OF LOT 2 OF LAKE VILLAGE ADDITION; THENCE SOUTH 89°36'25" WEST, A DISTANCE OF 648.85 FEET ALONG THE NORTH LINE OF SAID LOT 2 TO THE NORTHWEST CORNER OF SAID LOT 2; THENCE SOUTH 00°21'48" WEST, A DISTANCE OF 103.34 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE NORTH 70°59'06" WEST, A DISTANCE OF 378.65 FEET TO THE EAST LINE OF BLOCK ONE OF McMULLEN'S THIRD ADDITION; THENCE SOUTH 00°20'11" WEST, A DISTANCE OF 197.94 FEET ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF LOT 13 IN BLOCK ONE OF McMULLEN'S THIRD ADDITION; THENCE SOUTH



affixed thereto, pursuant to the authority given by the Board of Directors of said corporation, as their free and voluntary act, for the uses and purposes therein set forth.

Given under my hand and notarial seal, this 9 Day of May 2018  
Francesca S. Wagley  
Notary Public  
My commission expires: 3-10-21

Exempt under the provisions of paragraph \_\_\_\_\_





# PTAX-203

## Illinois Real Estate Transfer Declaration

*Barbara M. Link*



\* 20 - 1803281 \*

Please read the instructions before completing this form. This form can be completed electronically at tax.illinois.gov/retd.

### Step 1: Identify the property and sale information.

1 Kentville Road Farmland  
 Street address or property (or 011 address, if available)  
Kewanee 61443  
 City or village Zip  
Kewanee  
 Township

2 Write the total number of parcels to be transferred. 1  
 3 Write the parcel identifying numbers and lot sizes or acreage.  
 Parcel identifying number Lot size or acreage  
 a 20-27-427-007 47.8200 acres  
 b \_\_\_\_\_  
 c \_\_\_\_\_  
 d \_\_\_\_\_

Write additional parcel identifiers and lot sizes or acreage in Step 3.

4 Date of instrument: May / 2018  
 Month Year

5 Type of deed/trust document (Mark with an "X"): X Warranty deed  
 \_\_\_ Quit claim deed \_\_\_ Executor deed \_\_\_ Trustee deed  
 \_\_\_ Beneficial interest \_\_\_ Other (specify): \_\_\_\_\_

6 Yes X No. Will the property be the buyer's principal

7 Yes X No. Was the property advertised for sale?  
 (i.e., media, sign, newspaper, realtor)

8 Identify the property's current and intended primary use.  
 Current Intended (Mark only one item per column with an "X")  
 a X X Land/lot only  
 b \_\_\_ Residence (single-family, condominium, townhome, or duplex)  
 c \_\_\_ Mobile home residence  
 d \_\_\_ Apartment building (0 units or less) No. of units \_\_\_\_\_  
 e \_\_\_ Apartment building (over 6 units) No. of units \_\_\_\_\_  
 f \_\_\_ Office  
 g \_\_\_ Retail establishment  
 h \_\_\_ Commercial building  
 i \_\_\_ Industrial building  
 j \_\_\_ Farm  
 k \_\_\_ Other \_\_\_\_\_

Do not write in this area. County Recorder's Office Use.

County: \_\_\_\_\_  
 Date: \_\_\_\_\_  
 Doc. No.: \_\_\_\_\_  
 Vol.: \_\_\_\_\_  
 Page: \_\_\_\_\_  
 Received by: \_\_\_\_\_

20-1803281

HENRY COUNTY, IL  
 BARBARA M. LINK  
 COUNTY CLERK-RECORDER  
 RECORDED ON 06/15/2018  
 DOCUMENT TIME 09:13:14AM  
 REC. FEE: 55.00  
 RHSPS FEE: 9.00

9 Identify any significant physical changes in the property since January 1 of the previous year and write the date of the change:  
 Date of significant change: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_  
 (Mark with an "X") Month Year  
 \_\_\_ Demolition/damage \_\_\_ Additions \_\_\_ Major remodeling  
 \_\_\_ New construction \_\_\_ Other (specify): \_\_\_\_\_

10 Identify only the items that apply to this sale. (Mark with an "X")  
 a \_\_\_ Fulfillment of installment contract -- year contract initiated: \_\_\_\_\_  
 b \_\_\_ Sale between related individuals or corporate affiliates  
 c \_\_\_ Transfer of less than 100 percent interest  
 d \_\_\_ Court-ordered sale  
 e \_\_\_ Sale in lieu of foreclosure  
 f \_\_\_ Condemnation  
 g \_\_\_ Short sale  
 h \_\_\_ Bank REO (real estate owned)  
 i \_\_\_ Auction sale  
 j \_\_\_ Seller/buyer is a relocation company  
 k \_\_\_ Seller/buyer is a financial institution or government agency  
 l \_\_\_ Buyer is a real estate investment trust  
 m \_\_\_ Buyer is a pension fund  
 n \_\_\_ Buyer is an adjacent property owner  
 o \_\_\_ Buyer is exercising an option to purchase  
 p \_\_\_ Trade of property (simultaneous)  
 q \_\_\_ Sale-leaseback  
 r \_\_\_ Other (specify): \_\_\_\_\_

s Homestead exemptions on most recent tax bill:

1 General/Alternative	\$	<u>0.00</u>
2 Senior Citizens	\$	<u>0.00</u>
3 Senior Citizens Assessment Freeze	\$	<u>0.00</u>

### Step 2: Calculate the amount of transfer tax due.

Note: Round Lines 11 through 18 to the next highest whole dollar. If the amount on Line 11 is over \$1 million and the property's current use on Line 8 above is marked "e," "f," "g," "h," "i," or "k," complete Form PTAX-203-A, Illinois Real Estate Transfer Declaration Supplemental Form A. If you are recording a beneficial

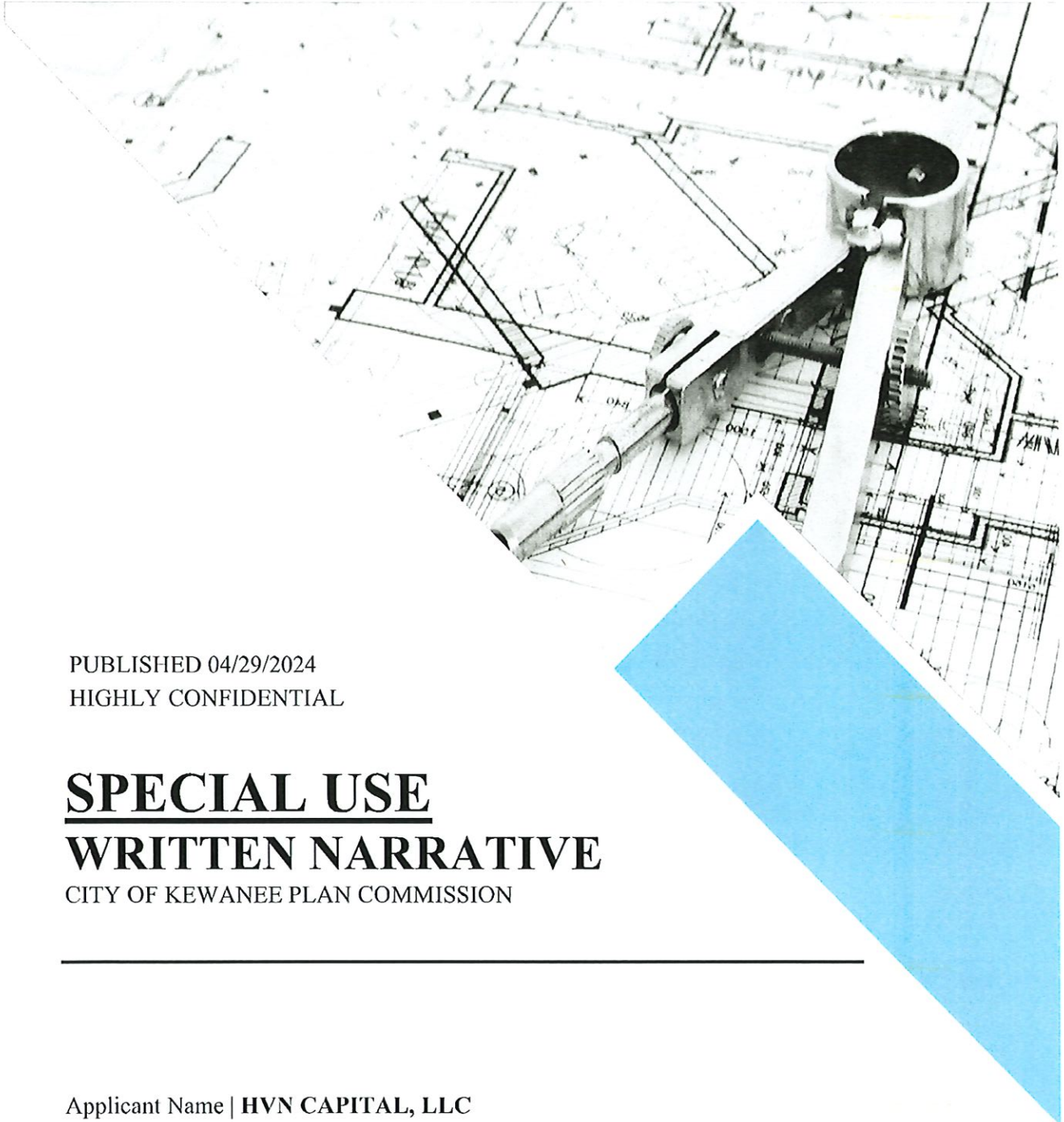
11 Full actual consideration	11	\$	<u>161,000.00</u>
12a Amount of personal property included in the purchase	12a	\$	<u>0.00</u>
12b Was the value of a mobile home included on Line 12a?	12b		<u>Yes</u> <u>X</u> No
13 Subtract Line 12a from Line 11. This is the net consideration for real property.	13	\$	<u>161,000.00</u>
14 Amount for other real property transferred to the seller (in a simultaneous exchange) as part of the full actual consideration on Line 11	14	\$	<u>0.00</u>
15 Outstanding mortgage amount to which the transferred real property remains subject	15	\$	<u>0.00</u>
16 If this transfer is exempt, use an "X" to identify the provision.	16		<u>X</u> b ___ k ___ m
17 Subtract Lines 14 and 15 from Line 13. This is the net consideration subject to transfer tax.	17	\$	<u>161,000.00</u>
18 Divide Line 17 by 500. Round the result to the next highest whole number (e.g. 61,002 rounds to 62)	18		<u>322.00</u>
19 Illinois tax stamps -- multiply Line 18 by 0.50.	19	\$	<u>0.00</u>
20 County tax stamps -- multiply Line 18 by 0.25	20	\$	<u>0.00</u>
21 Add Lines 19 and 20. This is the total amount of transfer tax due.	21	\$	<u>0.00</u>

PTAX-203 (R-10/10)

This form is authorized in accordance with 35 ILCS 20031-1 of eq. Disclosure of this information is REQUIRED. This form has been approved by the forms Management Center. IL-402-0227

Page 1 of 4






PUBLISHED 04/29/2024  
HIGHLY CONFIDENTIAL

**SPECIAL USE**  
**WRITTEN NARRATIVE**  
CITY OF KEWANEE PLAN COMMISSION

---

Applicant Name | **HVN CAPITAL, LLC**  
Designated Contact | **Chad Anderson | Partner**  
Full Address | **618 S. Tenney, Kewanee, IL 61443**  
Phone | **(309) 525-3433**





**Table of Contents**

- 1. Name(s) and mailing addresses of the property owner(s) and business operators..... 2**
  - 1.1. Property Owner..... 2
  - 1.2. Business Operators..... 2
- 2. The name and nature of the business and activities to be conducted on the property... 2**
  - 2.1. Name of the Business..... 2
  - 2.2. Activities to be conducted on the property ..... 2
- 3. The proposed hours of operation ..... 2**
  - 3.1. Hours of Operation ..... 2
- 4. A written description of the proposed use that includes pertinent information concerning the proposed use. This written description must also explain the need for the proposed use at the petitioned site. This written description must also include a description of how the request satisfies the review standards found in City Code §155.157-(C)..... 3**
  - 4.1. Pertinent Information ..... 3
  - 4.2. Need for the proposed use at the petitioned site ..... 3
  - 4.3. Description of how the request satisfies the review standards in City Code §155.157-(C) 3
  - 4.4. Conditions for Determination ..... 4

**1. Name(s) and mailing addresses of the property owner(s) and business operators**

**1.1. Property Owner**

**Gary Bradley, City Manager**  
401 E 3<sup>rd</sup> St, Kewanee, Illinois 61443

**1.2. Business Operators**

**Sayed Shah**  
5960 Shadowbrook Dr, Bettendorf, Iowa 52722

**Chad Anderson**  
4417 Midland Rd, Kewanee, Illinois 61442

**2. The name and nature of the business and activities to be conducted on the property**

**2.1. Name of the Business**

HVN CAPITAL, LLC

**2.2. Activities to be conducted on the property**

The Applicant proposes the operation of a cannabis craft grow facility and aims to establish a sustainable and regulated craft grow cultivation operation within the City of Kewanee. This facility will adhere to all applicable laws and regulations, providing a secure and controlled environment for the cultivation of cannabis products. The need for such a facility arises from the growing demand for legalized cannabis products for both medical and recreational purposes. By establishing a craft grow facility, the Applicant aims to meet this demand while also contributing to the economic growth and development of the community.

**3. The proposed hours of operation**

**3.1. Hours of Operation**

Monday	8:00 AM – 8:00 PM
Tuesday	8:00 AM – 8:00 PM
Wednesday	8:00 AM – 8:00 PM
Thursday	8:00 AM – 8:00 PM
Friday	8:00 AM – 8:00 PM
Saturday	8:00 AM – 8:00 PM
Sunday	8:00 AM – 8:00 PM



**4. A written description of the proposed use that includes pertinent information concerning the proposed use. This written description must also explain the need for the proposed use at the petitioned site. This written description must also include a description of how the request satisfies the review standards found in City Code §155.157-(C)**

**4.1. Pertinent Information**

1. Location: The proposed site for the cannabis craft grow facility is located within the business development zone, ensuring compatibility with surrounding land uses and minimizing potential conflicts with residential areas.
2. Facility Design: The facility will be designed to meet all security and regulatory requirements set forth by state and local authorities. This includes measures such as secure access controls, surveillance systems, and odor mitigation strategies.
3. Cultivation Methods: The facility will utilize state-of-the-art cultivation techniques to maximize efficiency and quality while minimizing environmental impact. This may include indoor cultivation methods utilizing LED lighting, hydroponic systems, and organic growing practices.
4. Employment Opportunities: Establishing a cannabis craft grow facility will create jobs within the community, ranging from cultivation and processing roles to administrative and support positions. This will contribute to local economic growth and provide opportunities for workforce development. The operation aims to hire 20 – 30 full-time employees.

**4.2. Need for the proposed use at the petitioned site**

The need for a cannabis craft grow facility at the petitioned site is multifaceted. Firstly, there is a significant demand for legalized cannabis products within the City of Kewanee and the surrounding region. The Applicant can meet this demand by establishing a local craft grow cultivation facility while ensuring that consumers have access to safe and regulated products. Additionally, establishing such a facility will benefit the community economically, including job creation, tax revenue, and increased property values. Furthermore, by siting the facility within an industrial zone, we can minimize potential impacts on residential neighborhoods and ensure compatibility with surrounding land uses.

**4.3. Description of how the request satisfies the review standards in City Code §155.157-(C)**

Satisfaction of Review Standards (City of Kewanee Code §155.157-(C)): The proposed cannabis craft grow facility satisfies the review standards outlined in City of Kewanee Code §155.157-(C) in the following ways:

1. Compatibility: The facility will be located within an industrial zone, ensuring compatibility with surrounding land uses.
2. Compliance: The facility will adhere to all applicable laws and regulations governing the cultivation of cannabis products, including security and odor control measures.

Application for Special Use

3. Economic Impact: The facility's establishment will create jobs and generate tax revenue for the community, contributing to economic growth and development.
4. Community Benefit: The facility will provide consumers within the City of Kewanee and the surrounding region with access to safe and regulated cannabis products, meeting a growing demand while also promoting public health and safety.

The proposed cannabis craft grow facility offers a responsible and sustainable solution to meet the demand for legalized cannabis products within the City of Kewanee. By adhering to all applicable regulations and standards, the facility will benefit the community economically while promoting public health and safety.

**4.4. Conditions for Determination**

1. The proposed facility is the only facility within 50 miles of this location. This use will create jobs and bring income and sales tax revenue to the City of Kewanee. This project will contribute to the general welfare of the community.
2. The proposed facility will be a craft grow cultivation facility. There will not be any public sale or distribution of cannabis products at the facility. The facility will be secured and surveilled to the high standards required under state and municipal laws. The facility will maintain the building and architectural standards of the City of Kewanee. There will be no detriment to the health, safety, morals, or general welfare of persons residing or working in the vicinity.
3. The project site plan is proposed to comply with all the zoning regulations of the City of Kewanee.





Enter Map Title...  
Web Print 05/03/2024

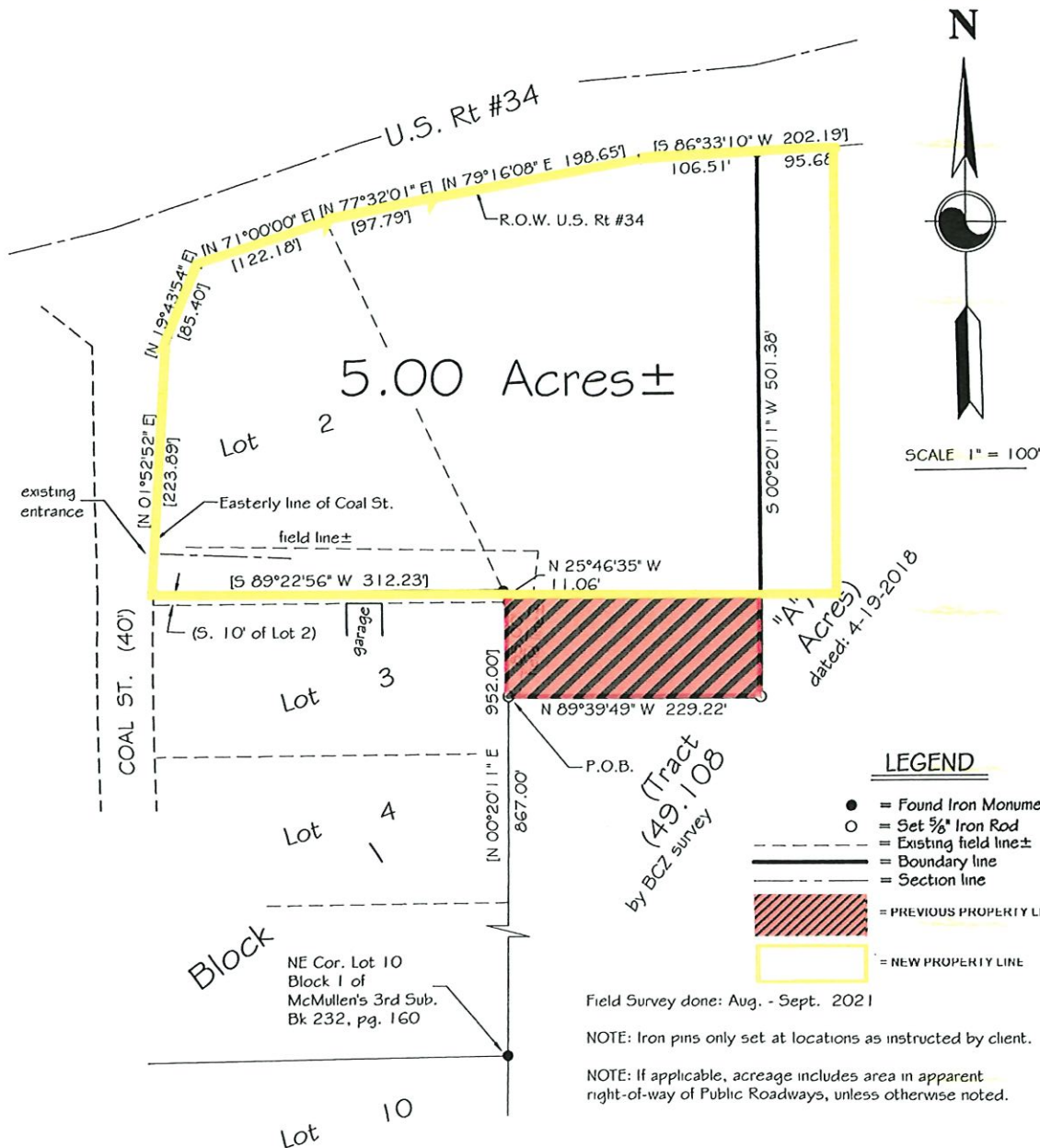


This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.



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- LEGEND**
- = Found Iron Monument
  - = Set 5/8" Iron Rod
  - - - = Existing field line ±
  - = Boundary line
  - - - = Section line
  - [Hatched Box] = PREVIOUS PROPERTY LINE
  - [Yellow Box] = NEW PROPERTY LINE

Field Survey done: Aug. - Sept. 2021

NOTE: Iron pins only set at locations as instructed by client.

NOTE: If applicable, acreage includes area in apparent right-of-way of Public Roadways, unless otherwise noted.

STATE OF ILLINOIS) 55  
 COUNTY OF STARK)

**SURVEYOR'S STATEMENT**

We, the Wallace Land Surveying Co., Ltd do hereby state that we have surveyed a part of Lot 2, Block 1 of McMullen's 3rd Subdivision and also a part of the SE 1/4 of Section 27, T15N, R5E of the 4th P.M., City of Kewanee, Henry County, Illinois. We further state that the accompanying Plat is a true and correct representation of said Survey as made by us and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All distances are given in feet and decimals of foot and bearings are for the purpose of description only. Distances shown in parentheses are of record. Clear title to any land lying between deed lines and existing possession lines may be in question. No warranty is made or implied as to compliance with 765ILCS-205/1b of the Illinois compiled statutes.

All buildings, surface and subsurface improvements, on and adjacent to the site are not necessarily shown. No attempt has been made, as a part of the boundary survey, to obtain or show data concerning the existence, size, depth, condition, capacity or location of any utilities or municipal/public service facilities. It is not warranted that this plat contains complete information regarding easements, reservations, restrictions, rights-of-ways, building lines and other encumbrances for complete information. An updated title commitment for title insurance should be obtained.

Dated this 2nd day of September, 2021.

WALLACE LAND SURVEYING CO. Ltd  
 Professional Surveyors #005454-0008  
 By: *Kevin R. Wallace*  
 STATE OF ILLINOIS  
 Professional Land Surveyor  
 #2814  
 9/30/22

Prepared for:  
 AGA Holdings  
 Chad Anderson  
 4417 Midland Road  
 Kewanee IL 61443

**Wallace Land Surveying Co., Ltd**  
 PO Box 42  
 Toulon, Illinois 61483  
 Illinois Design Firm #184.005454-0008  
 Office: 309-286-7333  
 E-mail: wallaceengr@gmail.com

CLIENT: AGA Holdings  
 Chad Anderson  
 DATE: 9-2-2021  
 JOB: 21200-001

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May 23, 2024

Honorable Mayor and City Council  
Kewanee City Hall  
401 E. Third Street  
Kewanee, Illinois 61443-2365

RE: Report from Plan Commission for May 22, 2024 Meeting.

The Plan Commission convened on May 22, 2024 in City Council Chambers, at 401 E Third Street, commission members Costenson, Kuffel and Silva were absent. For business, there were three cases to be heard.

**Special Use Permit Criteria (155.157 C)**

- (1) That the proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community;
- (2) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity, and
- (3) That the proposed use will comply with the regulations and conditions specified in this chapter for such use, and with the stipulations and conditions made a part of the authorization granted by the Council.

**Case Number 1:**

**Parcel 20-33-175-006 Located at 300 W. 3<sup>rd</sup> St., Request for a Special Use Permit to allow a beer garden.**

**Property Owner:** Ben Endress, 8119 600 N. Ave., Buda, IL. 61314.

**Address:** 300 W. 3<sup>rd</sup> St.

**Legal Description:** LOT 2 STATION HOUSE SUB. CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** On the North side of the 300 block of E. 3<sup>rd</sup> St.

**Dimensions:** Parcel is irregular in shape and is roughly 251 feet East to West, 206 feet North to South

**Area:** 0.94 Acres.

**Existing buildings or uses:** Large building that was most recently The Station House restaurant.

**Current Zoning District:** M-2 Manufacturing District, General.

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**Surrounding Zoning:** Surrounding Zoning consists of a mix of Business & Manufacturing Districts.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Commercial/Industrial.

**Background Information:**

James Hunt is in the process of renovating the existing building to create a new restaurant called Phatboys BBQ. Hunt wishes to utilize the yard space behind the building as an outdoor eating area, beer garden and entertainment space.

The city has no objections to the special use application.

Below are some suggested stipulations.

1. The Special Use Permit for a beer garden/outdoor eating area is granted to James Hunt and his assigns, only after inspection and approval by the City of Kewanee Building Official and City Manager.
2. The configuration and uses of various parts of the beer garden/outdoor eating area shall remain in substantial compliance with the floor plan submitted along with the petition for the Special Use Permit.
3. No package sale of liquor, or carryout sale of liquor is allowed.
4. All activities associated with this Special Use Permit for the proposed beer garden/outdoor eating area shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois
5. Any violation of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.
6. The beer garden/outdoor eating area shall close at 11:00 pm Sunday through Thursday and at midnight Friday and Saturday.

**The Public hearing:**

At 5:30 p.m. on May 22, 2024 the hearing for the requested Special Use Permit began. James Hunt and was present to support the petition.

- Sellers began the meeting by reviewing the meeting process and advising the audience that comments will be held to a three-minute maximum time.
- Hasse made a motion to consider the Special Use Permit request. Johnson 2<sup>nd</sup> the motion.
- Edwards read the background information and added that Hunt is making many improvements and all inspections have passed. Edwards said the fence is compliant with the code and that the fence requirement is not in the suggested stipulations because it is already in the city code.



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- Hunt said they plan to have sand volleyball, bag boards and live music. Hunt added that they do not want to be a “bar” and plan to close at 10pm.
- Hunt said that he wants to have a volleyball league as well as a bags league. They also want to have a youth volleyball night too.

**Recommendation:**

The Plan Commission recommends, by a vote of six in favor, none opposed, to grant the Special Use Permit for a beer garden to James Hunt dba Phat Boys BBQ for property located at 300 W. 3<sup>rd</sup> St., Kewanee, IL.

- Sellers asked for a motion to consider the suggested stipulations.
- Hasse made the motion. Hodge 2<sup>nd</sup> the motion.
- Edwards read the stipulations.
- Edwards spoke briefly about the first stipulation that allows the beer garden to continue to be a beer garden if the establishment changes ownership. City staff have discussed the matter and if the beer garden has not been a source of complaints of any sort, then staff did not see a reason to make a new owner re-apply for a special use that has already been granted at the same property.

**Recommendation:**

The Plan Commission recommends, by a vote of six in favor, none opposed, to approve the suggested stipulations.

**Case Number 2:**

**Parcel 20-27-380-026 Located at 1100 Lake St., Request for a Special Use Permit to allow a multiple-family dwelling within a one-family dwelling district.**

***Property Owner:*** Juan Contreras, 221 W. Hubbard St., Chicago, IL. 60654.

***Address:*** 1100 Lake St.

***Legal Description:*** LOT 1 SUB OF LOT 1 OF LOT 7 & 20 FT STRIP E & ADJ & S & ADJ BLK 2 TIBBETTS 2ND ADD CITY OF KEWANEE, Henry County, Illinois.

***Location:*** On the North side of the 1100 block of Lake St.

***Dimensions:*** Parcel is irregular in shape and is roughly 288 feet North to South and 342 feet East to West at the North lot line.

***Area:*** 1.61 Acres.

***Existing buildings or uses:*** Large one-family dwelling and detached garage.

***Current Zoning District:*** R-2 One-Family Dwelling District.

***Surrounding Zoning:*** R-2 One-Family Dwelling District.

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**Existing Land Use:** Low density residential.

**Proposed Land Use Map:** Low density residential.

**Background Information:**

Juan Contreras recently purchased the property at 1100 Lake St. Contreras contacted me to verify if the zoning would allow the dwelling to be converted to a two-family dwelling. He was advised, because the property is zoned R-2 one-family dwelling district, that a special use permit would need to be applied for and granted by the Plan Commission and City Council. Contreras submitted his application and floor plan concept.

The city has no objections to the special use application.

Directly below is a set of stipulations that might be placed on a Special Use Permit for a Multiple-Family dwelling:

1. The Special Use Permit to allow a multiple-family dwelling is granted to Juan Contreras and his assigns.
2. Off-street parking shall be maintained as an improved parking surface with sufficient parking spaces for all tenants.
3. All building, electrical and plumbing permits and inspections must be acquired and performed to the satisfaction of the City of Kewanee's building department.
4. All electrical work must be performed by a licensed electrician registered with the City of Kewanee.
5. All plumbing work must be performed by a state licensed plumber.
6. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
7. All activities associated with this Special Use Permit for a multiple family dwelling shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

**The Public hearing:**

At 5:39 p.m. on May 22, 2024 the hearing for the requested Special Use Permit began. Juan Contreras was present to support the petition.

- Hasse made a motion to consider the Special Use Permit. Hodge 2<sup>nd</sup> the motion.
- Edwards read the background information. Edwards said that this particular property has been unmaintained for quite some time and it is nice to see that someone has purchased it and wants to make improvements. Edwards added that he discussed the permitting process, with Contreras, regarding building, electrical and plumbing. The work being done will have to be done in compliance with the codes and the requirements for minimum square footage for the dwelling units.

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- Contreras stated that the house is exceptionally large and plans on two dwellings. Both dwellings will have their own entrances and exits as well as their own parking areas.

### **Recommendation:**

The Plan Commission recommends, by a vote of six in favor, none opposed, to grant the Special Use Permit for a multiple family dwelling to Juan Contreras for property located at 1100 Lake St., Kewanee, IL.

- Sellers asked for a motion to consider the suggested stipulations.
- Smith made the motion. Johnson 2<sup>nd</sup> the motion.
- Edwards read the stipulations.

### **Recommendation:**

The Plan Commission recommends, by a vote of six in favor, none opposed, to approve the suggested stipulations.

### **Case Number 3:**

**Parcel 20-27-427-007., HVN Capital, LLC requesting a special use permit to allow a cannabis craft grower.**

**Property Owner:** City of Kewanee, 401 E. 3<sup>rd</sup> St., Kewanee, IL. 61443.

**Address:** The parcel is located at the Southeast corner of Railroad Ave and Cole St.

**Legal Description:** LTS 10,11,12,13 & PT LT 2 BLK 1 MCMULLENS 3RD ADD & PT SE, EX HWY, SEC 27 T15N R5E LANDS INCORP. CITY OF KEWANEE [EZ], Henry County, Illinois.

**Location:** Southeast corner of Railroad Ave and Cole St.

**Dimensions:** TBD. Parcel to be subdivided once approved and sold.

**Area:** TBD.

**Existing buildings or uses:** None.

**Current Zoning District:** M-2 Manufacturing District, General.

**Surrounding Zoning:** M-2 Manufacturing District, General to the East. B-3 Business Services & Wholesale District to the West. R-1 One-Family Dwelling District to the South.

**Existing Land Use:** Commercial.

**Proposed Land Use Map:** Heavy Industrial.

### **Background Information:**

HVN Capital, LLC, of Kewanee, IL. has been in conversations with city staff for several months about the potential use for the subject property as a Cannabis Craft Grower facility. Included in this packet is a thorough written narrative which includes information about their business plan, building and site plans.

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Included at the end of this memorandum is a copy of the city ordinance sections pertaining to the Cannabis Craft Grower use.

The city has no objections to the special use application.

I would encourage all Plan Commission members to read the enclosed information and write down any questions you may have in advance.

I have no recommendations for stipulations on this application as the state laws pertaining to dispensaries and how they shall operate are strict enough on their own. Plan Commission members are welcome to bring their suggestions, if any, to the meeting for consideration.

### The Public hearing:

At 5:15 p.m. on May 22, 2024 the hearing for the requested Special Use Permit began. Chad Anderson and was present to support the petition.

- Hodge made a motion to consider the Special Use Permit request. Johnson 2<sup>nd</sup> the motion.
- Edwards read the background information. Edwards stated the subject property is a large parcel of land and will be subdivided if the Special Use Permit is granted and that the subdivision will follow the laws that regulate the distance requirement from the DOC facility. Edwards had discussed the permit process with Anderson and advised that, due to the size of the project, Anderson will need to contract with an Illinois Licensed Engineer to assist with the needed inspections. Edwards added that the concept drawings show a very nice-looking building that will be in character with what you would expect see in this zoning district. Edwards said there has been discussions, with the building officials group that he belongs to, with other municipalities that have dispensaries and grow facilities. He has heard nothing negative from the officials in those areas.
- City Manager Gary Bradley came forward and added that the zoning, where this parcel exists, was designed for exactly these types of facilities to go into. This is why the city has an industrial park to create jobs.
- Sellers asked about security at the facility.  
(Anderson was on his way to the meeting and was not yet present)
- Bradley stated there are strict state laws regarding security at these facilities.
- Hasse asked about other businesses looking at the same area and expressed concern about approving this special use and possibly not having enough land for another business to move in.
- Bradley said there are three other businesses that have expressed interest in the area and that the facility being discussed today would not eliminate anyone else from using the space.

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- Anderson arrived and apologized as he was mistaken about the time for the meeting.
- Anderson said the facility will be about 50,000 square feet and will be heavily secured 24 hours a day. This will be the maximum size allowed by the state. Anderson explained some of the strict security requirements regulated by the state and the property will be fenced with security at the entry gate as well.
- Hasse asked if Anderson has gone beyond the concept drawings provided.
- Anderson said they need to purchase 5 acres of land and gave a brief overview of the layout, parking, and access.
- Edwards asked how many jobs are expected to be created. Anderson said between 70 and 100 jobs are expected once they are at maximum production.
- Edwards advised the commission that the entire parcel is just under 48 acres.
- Hasse expressed concern that the parcel, after being subdivided, meets the distance requirement from the DOC.
- Edwards reminded the commission that the requirement is already in the city ordinance; therefore, a stipulation is not required. Because it is written in the current ordinance, it is against the law to do anything less than what is required and would not pass local or state inspections.
- Bradley reinforced that the city will not subdivide the property without it following the requirements of the law.
- Anderson said the state also will not approve the operation of the facility if it is not in compliance.

**Recommendation:**

The Plan Commission recommends, by a vote of six in favor, none opposed, to grant the Special Use Permit for a cannabis craft grower to HVN Capital, LLC for property located at PIN: 20-27-427-007, Kewanee, IL.

There being no further business the meeting adjourned at 6:02 p.m.

Respectfully submitted,  
*Kim Sellers*  
Kim Sellers,  
Plan Commission Chairperson

By:  


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§ 155.071 M-2 MANUFACTURING DISTRICT, GENERAL.

(B) Special uses. The following uses may be allowed by special use permit per the provisions of §§ 155.155 through 155.157.

(8) Cannabis craft grower. Cannabis craft growers shall not be located within 750 feet of the property line of a school, church, licensed daycare center, nursery school, park, sheltered care or board and care facility, penal or correctional institutions, hospitals or sanitariums, public or private, municipal or privately owned recreation building, or any other use deemed necessary by the Planning Commission and City Council. The hours of operation shall be determined as a part of the conditions under which the special use is granted. The consumption of all cannabis and cannabis infused products, on the cannabis craft grower site, shall be prohibited. Cannabis craft growers shall comply with all other city and state laws. (Ord. 4066, passed 8-9-21)

§ 155.003 DEFINITIONS.

**CANNABIS BUSINESS ESTABLISHMENT.** An adult-use cannabis cultivation center, craft grower, processing organization, infuser organization, dispensing organization or transporting organization.

**CANNABIS CRAFT GROWER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, dry, cure and package cannabis and perform other necessary activities to make cannabis available for sale at a dispensing organization or use at a processing organization, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS CULTIVATION CENTER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to cultivate, process, transport and perform necessary activities to provide cannabis and cannabis-infused products to licensed cannabis business establishments, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS DISPENSARY.** A facility operated by an organization or business that is licensed by the Illinois Department of Financial and Professional Regulation to acquire cannabis from licensed cannabis business establishments for the purpose of selling or dispensing cannabis, cannabis-infused products, cannabis seeds, paraphernalia or related supplies to purchasers or to qualified registered medical cannabis patients and caregivers, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS INFUSER.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to directly incorporate cannabis or cannabis concentrate into

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a product formulation to produce a cannabis-infused product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS PROCESSOR.** A facility operated by an organization or business that is licensed by the Illinois Department of Agriculture to either extract constituent chemicals or compounds to produce cannabis concentrate or incorporate cannabis or cannabis concentrate into a product formulation to produce a cannabis product, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

**CANNABIS TRANSPORTER.** An organization or business that is licensed by the Illinois Department of Agriculture to transport cannabis on behalf of a cannabis business establishment or a community college licensed under the Community College Cannabis Vocational Training Pilot Program, per the Cannabis Regulation and Tax Act, (P.A. 101-0027), as it may be amended from time-to-time, and regulations promulgated thereunder.

Attendance

*AdV*

SELLERS	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
HASSE	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
HEMPHILL	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
COSTENSON	✗	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>
KUFFEL	✗	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>
SMITH	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
HODGE	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
SILVA	✗	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>	yes abstain	no <del>absent</del>
JOHNSON	✓	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent	<del>yes</del> abstain	no absent
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ORDINANCE NO. XXXX

ORDINANCE GRANTING A SPECIAL USE PERMIT TO JAMES HUNT DBA PHAT BOYS BBQ FOR PROPERTY LOCATED AT 300 WEST THIRD STREET IN THE CITY OF KEWANEE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEWANEE, ILLINOIS IN COUNCIL ASSEMBLED, AS FOLLOWS:

**SECTION ONE:** The City Council finds that a Petition has heretofore been filed by James Hunt with the City Clerk, directed to the Plan Commission and the City Council requesting that a Special Use Permit to allow establishment and operation of a beer garden / outdoor eating area be granted, on the following described real estate, to-wit:  
PT DEPOT GRNDS BTWN TREMONT & PARK ST NW SEC 33 T15N R5E CITY OF KEWANEE [EZ], Henry County, Illinois..  
This land is commonly known as 300 West Third Street.

**SECTION TWO:** The Plan Commission conducted a hearing upon said Petition on Wednesday, May 22, 2024, pursuant to notice published in the Kewanee Star Courier according to law, at which time and place the Commission heard the statements of the Petitioners. There were no objectors.

**SECTION THREE:** The Plan Commission has recommended, by a vote of six in favor, none opposed, three absent, to the City Council, that a Special Use Permit to allow establishment and operation of a beer garden / outdoor eating area, be granted for the land described in Section One hereof.

**SECTION FOUR:** The recommendation of the Plan Commission be, and the same is, hereby accepted and approved.

**SECTION FIVE:** A Special Use Permit shall be and hereby is granted to James Hunt dba Phat Boys BBQ to allow establishment and operation of a beer garden / outdoor eating area on the premises described in Section One hereof, in conformance with the stipulations enumerated in Section Six hereof.

**SECTION SIX:** The following Six (6) stipulations and restrictions are hereby placed upon the proposed use on the premises described in Section One hereof:

1. The Special Use Permit for a beer garden/outdoor eating area is granted to James Hunt and his assigns, only after inspection and approval by the City of Kewanee Building Official and City Manager.
2. The configuration and uses of various parts of the beer garden/outdoor eating area shall remain in substantial compliance with the floor plan submitted along with the petition for the Special Use Permit.
3. No package sale of liquor, or carryout sale of liquor is allowed.

4. All activities associated with this Special Use Permit for the proposed beer garden/outdoor eating area shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois
5. Any violation of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan Commission and City Council.
6. The beer garden/outdoor eating area shall close at 11:00 pm Sunday through Thursday and at midnight Friday and Saturday.

**SECTION SEVEN:** This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed by the City Council of the City of Kewanee, Illinois, this 28<sup>th</sup> day of May, 2024.

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ATTEST:

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Kasey Mitchell, City Clerk

---

Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Michael Komnick				
Council Member Steve Faber				
Council Member Chris Colomer				
Council Member Tyrone Baker				

ORDINANCE NO. XXXX

ORDINANCE GRANTING A SPECIAL USE PERMIT TO JUAN CONTRERAS JR.  
FOR PROPERTY LOCATED AT 1100 LAKE STREET IN THE CITY OF KEWANEE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEWANEE,  
ILLINOIS IN COUNCIL ASSEMBLED, AS FOLLOWS:

**SECTION ONE:** The City Council finds that a Petition has heretofore been filed by Juan Contreras with the City Clerk, directed to the Plan Commission and the City Council requesting that a Special Use Permit to allow a multi-family dwelling within a one-family dwelling district for the following described real estate, to-wit:

LOT 1 SUB OF LOT 1 OF LOT 7 & 20 FT STRIP E & ADJ & S & ADJ BLK 2 TIBBETTS 2ND ADD  
CITY OF KEWANEE, Henry County, Illinois..

This land is commonly known as 1100 Lake Street.

**SECTION TWO:** The Plan Commission conducted a hearing upon said Petition on Wednesday, May 22, 2024, pursuant to notice published in the Kewanee Star Courier according to law, at which time and place the Commission heard the statements of the Petitioners. There were no objectors.

**SECTION THREE:** The Plan Commission has recommended, by a vote of six in favor, none opposed, three absent, to the City Council, that a Special Use Permit to allow a multiple-family dwelling within a one-family dwelling district, be granted for the land described in Section One hereof.

**SECTION FOUR:** The recommendation of the Plan Commission be, and the same is, hereby accepted and approved.

**SECTION FIVE:** A Special Use Permit shall be and hereby is granted to Juan Contreras to allow a multiple-family dwelling within a one-family dwelling district on the premises described in Section One hereof, in conformance with the stipulations enumerated in Section Six hereof.

**SECTION SIX:** The following Seven (7) stipulations and restrictions are hereby placed upon the proposed use on the premises described in Section One hereof:

1. The Special Use Permit to allow a multiple-family dwelling is granted to Juan Contreras and his assigns.
2. Off-street parking shall be maintained as an improved parking surface with sufficient parking spaces for all tenants.
3. All building, electrical and plumbing permits and inspections must be acquired and performed to the satisfaction of the City of Kewanee's building department.

4. All electrical work must be performed by a licensed electrician registered with the City of Kewanee.
5. All plumbing work must be performed by a state licensed plumber.
6. Any violations of the terms and conditions of the Special Use Permit are subject to review and possible revocation by the Plan commission and City Council.
7. All activities associated with this Special Use Permit for a multiple family dwelling shall be conducted in full compliance with the Kewanee City Code and the laws and regulations of the State of Illinois.

**SECTION SEVEN:** This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed by the City Council of the City of Kewanee, Illinois, this 28<sup>th</sup> day of May, 2024.

---

ATTEST:

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Kasey Mitchell, City Clerk

---

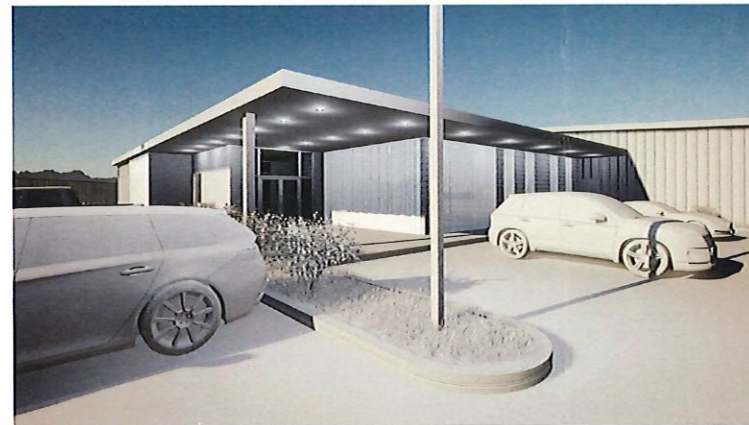
Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Michael Komnick				
Council Member Steve Faber				
Council Member Chris Colomer				
Council Member Tyrone Baker				



# KEWANEE, IL CULTIVATION

KEWANEE, IL



DRAWING INDEX	
SHEET #	SHEET NAME
GENERAL	
CS1	COVER SHEET
ARCHITECTURE	
A100	ARCHITECTURAL SITE PLAN
A101	PROPOSED FLOOR PLAN
A102	ENLARGED FLOOR PLAN
A103	ENLARGED FLOOR PLAN
A104	PROPOSED FLOOR PLAN - EXPANSION
A301	TYPICAL BUILDING SECTIONS
A501	DOOR SCHEDULES
A801	AXON
A802	AXON
A901	EXTERIOR CLAY RENDERING
A902	EXTERIOR CLAY RENDERING



300 North 2nd Street, Suite 701  
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717-805-5090  
chris@chrisdawsonarchitect.com  
www.chrisdawsonarchitect.com

**ARCHITECT**  
Chris Dawson Architect  
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chris@chrisdawsonarchitect.com

**STRUCTURAL ENGINEER**  
WBCM  
100 Sterling Parkway Suite 108  
Mechanicsburg, PA 17050  
717-691-4708  
sweber@transystems.com

**CIVIL ENGINEER**  
Osborn Engineering  
1111 Superior Ave Ste 2100  
Cleveland, OH 44114  
216-861-2020  
jziegan@osborn-eng.com

**MEP ENGINEER**  
Green Building Engineers  
2548 Brandywine Lane  
York, PA 17404  
412-841-4901  
r\_of@gb-engineers.com

No.	Description	Date

KEWANEE, IL  
CULTIVATION

NEW BUILD CULTIVATION /  
PROCESSING

COVER SHEET

Project Number	2024.0160
Date	NFC
Drawn By	JW
Checked By	WE

CS1

Scale

CONFIDENTIAL

NOT FOR CONSTRUCTION  
04/29/2024 SUBMISSION PLANS





**CDA** CHRIS DAWSON ARCHITECT

300 North 2<sup>nd</sup> Street, Suite 701  
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 717-805-5090  
 chris@chrisdawsonarchitect.com  
 www.chrisdawsonarchitect.com

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**MEP ENGINEER**  
 Green Building Engineers  
 2548 Brandywine Lane  
 York, PA 17404  
 412-841-4901  
 r\_ofi@gb-engineers.com

No.	Description	Date

KEWANEE, IL  
 CULTIVATION

NEW BUILD CULTIVATION /  
 PROCESSING

EXTERIOR CLAY  
 RENDERING

Project Number	2024.0160
Date	NFC
Drawn By	JW
Checked By	WE

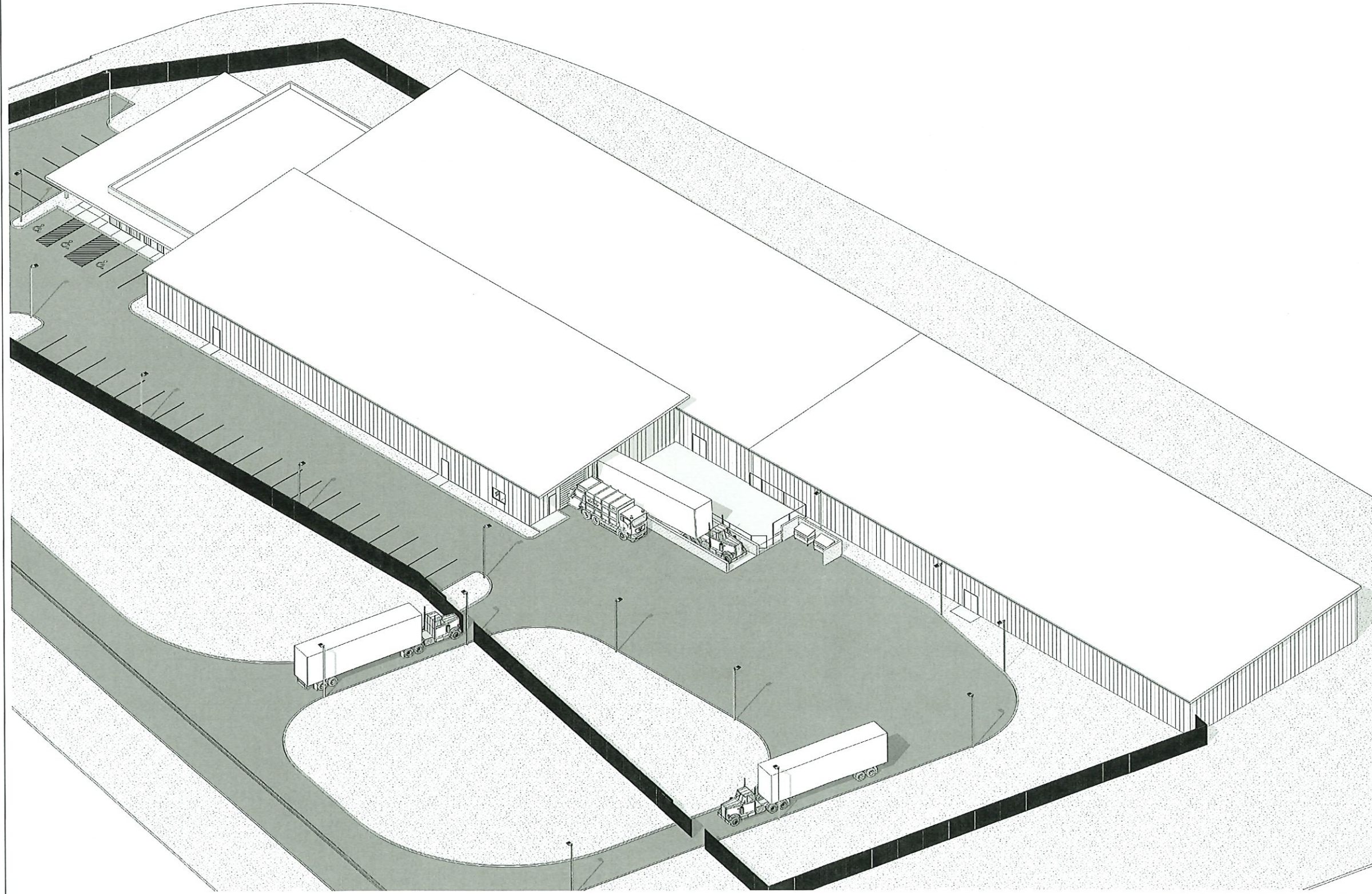
**A902**

Scale

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 04/29/2024 SUBMISSION PLANS





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 Osborn Engineering  
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 216-861-2020  
 jziegan@osborn-eng.com

**MEP ENGINEER**  
 Green Building Engineers  
 2548 Brandywine Lane  
 York, PA 17404  
 412-841-4901  
 r\_ofl@gb-engineers.com

No.	Description	Date

KEWANEE, IL  
 CULTIVATION

NEW BUILD CULTIVATION /  
 PROCESSING

AXON

Project Number	2024.0160
Date	NFC
Drawn By	JW
Checked By	WE

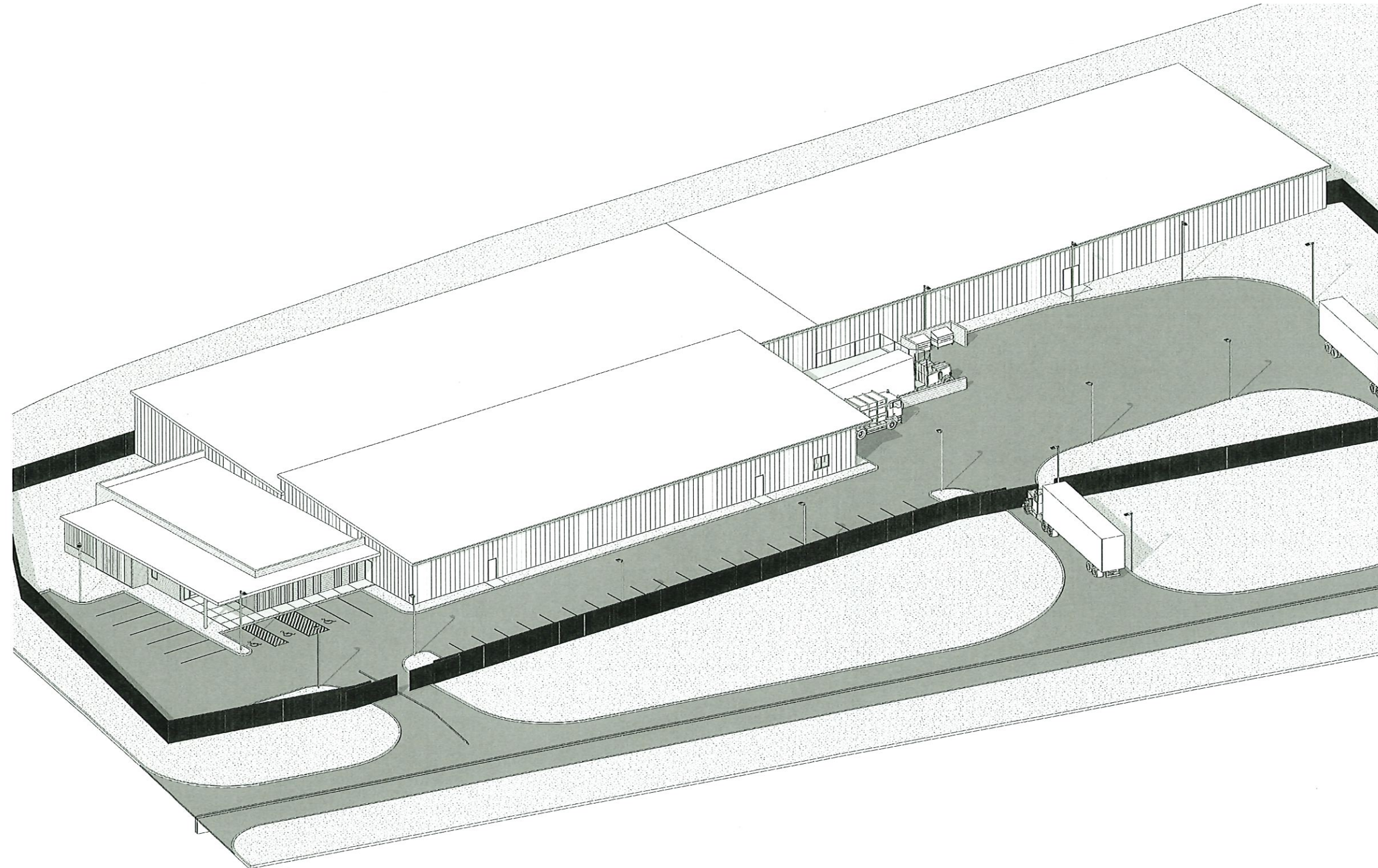
**A802**

Scale

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 04/29/2024 SUBMISSION PLANS





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 Green Building Engineers  
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 412-841-4901  
 r\_olt@gb-engineers.com

No.	Description	Date

KEWANEE, IL  
 CULTIVATION

NEW BUILD CULTIVATION /  
 PROCESSING

AXON

Project Number	2024.0160
Date	NFC
Drawn By	JW
Checked By	WE

**A801**

Scale

**CONFIDENTIAL**

NOT FOR CONSTRUCTION  
 04/29/2024 SUBMISSION PLANS



ORDINANCE NO. XXXX

ORDINANCE GRANTING A SPECIAL USE PERMIT TO HVN CAPITAL, LLC FOR PROPERTY LOCATED AT THE SOUTHEAST CORNER OF RAILROAD AVE AND COLE ST. PIN 20-27-427-007 IN THE CITY OF KEWANEE.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF KEWANEE, ILLINOIS IN COUNCIL ASSEMBLED, AS FOLLOWS:

**SECTION ONE:** The City Council finds that an application has heretofore been filed by HVN Capital, LLC of Kewanee, Illinois with the City Clerk, directed to the Plan Commission and the City Council requesting that a Special Use Permit, to allow a Cannabis Craft Grower, be granted, on the following described real estate, to-wit:

LTS 10,11,12,13 & PT LT 2 BLK 1 MCMULLENS 3RD ADD & PT SE, EX HWY, SEC 27 T15N R5E LANDS INCORP. CITY OF KEWANEE [EZ]Henry County, Illinois.

**SECTION TWO:** The Plan Commission conducted a hearing upon said Petition on Wednesday, May 22, 2024, pursuant to notice published in the Kewanee Star Courier according to law, at which time and place the Commission heard the statements of the Petitioner.

**SECTION THREE:** The Plan Commission has recommended by a vote of six in favor, none opposed, three absent, that a Special Use Permit to allow a Cannabis Craft Grower at the property described in Section One hereof, in conformance with all State and local laws.

**SECTION FOUR:** The recommendation of the Plan Commission shall be, and the same is, hereby accepted and approved.

**SECTION FIVE:** A Special Use Permit shall be and hereby is granted to HVN Capital, LLC. to operate a Cannabis Craft Grower at the property described in Section One hereof, in conformance with all State and local laws.

**SECTION SEVEN:** This Ordinance shall be in full force and effect immediately upon its passage and approval as provided by law.

Passed by the City Council of the City of Kewanee, Illinois, this 28<sup>th</sup> day of May, 2024.

APPROVED AND SIGNED by the Mayor of the City of Kewanee, Illinois, this 28<sup>th</sup> day of May, 2024.

ATTEST:

\_\_\_\_\_  
Kasey Mitchell, City Clerk

\_\_\_\_\_  
Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Councilman Michael Komnick				
Councilman Chris Colomer				
Councilwoman Steve Faber				
Councilman Tyrone Baker				

**CITY OF KEWANEE, ILLINOIS**

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE APPROVING AND AUTHORIZING  
THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT**

**by and between**

**THE CITY OF KEWANEE**

**and**

**WETHERSFIELD COMMUNITY UNIT SCHOOL DISTRICT #230**

**KEWANEE DOWNTOWN  
TAX INCREMENT FINANCING DISTRICT**

**ADOPTED BY THE CORPORATE AUTHORITIES  
OF THE CITY OF KEWANEE, ILLINOIS  
ON THE 28<sup>TH</sup> DAY OF MAY, 2024.**

CITY OF KEWANEE, ILLINOIS: ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE APPROVING AND AUTHORIZING THE EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT

by and between  
THE CITY OF KEWANEE  
and  
WETHERSFIELD COMMUNITY UNIT SCHOOL DISTRICT #230

The Mayor and City Council of the City of Kewanee, Henry County, Illinois (the “City”), have determined that this Intergovernmental Agreement is in the best interest of the citizens of the City of Kewanee.

**THEREFORE, be it ordained as follows:**

1. The Intergovernmental Agreement by and between the City and Wethersfield Community Unit School District #230 attached hereto as *Exhibit A* is hereby approved.
2. The Mayor is hereby authorized and directed to enter into and execute on behalf of the City said Intergovernmental Agreement and the City Clerk of the City of Kewanee is hereby authorized and directed to attest such execution.
3. The Intergovernmental Agreement shall be effective the date of its approval on the 28<sup>th</sup> day of May, 2024.
4. This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

**PASSED, APPROVED & ADOPTED** by the Corporate Authorities of the City of Kewanee this 28<sup>th</sup> day of May, 2024 and filed in the office of the City Clerk of said City on that date.

CORPORATE AUTHORITIES	AYE VOTE	NAY VOTE	ABSTAIN / ABSENT
Chris Colomer			
Steve Faber			
Tyrone Baker			
Mike Komnick			
Gary Moore, Mayor			
<b>TOTAL VOTES:</b>			

**APPROVED:** \_\_\_\_\_, Date \_\_\_\_/ \_\_\_\_ / 2024  
Mayor, City of Kewanee

**ATTEST:** \_\_\_\_\_, Date: \_\_\_\_/ \_\_\_\_ / 2024  
Mayor, City of Kewanee

**EXHIBIT A**

**INTERGOVERNMENTAL AGREEMENT**

by and between

**CITY OF KEWANEE,  
HENRY COUNTY, ILLINOIS**

and

**WETHERSFIELD C.U.S.D. #230**

**KEWANEE DOWNTOWN  
TAX INCREMENT FINANCING DISTRICT**

**MAY 28, 2024**

**INTERGOVERNMENTAL AGREEMENT**

**by and between  
CITY OF KEWANEE,  
HENRY COUNTY, ILLINOIS  
and  
WETHERSFIELD C.U.S.D. #230**

This **Intergovernmental Agreement** is entered into this 28<sup>th</sup> day of May, 2024, by and between the **City of Kewanee**, Henry County, Illinois, an Illinois Municipal Corporation (“City”), and the **Wethersfield Community Unit School District #230**, an Illinois School District (“School District”), pursuant to the 1970 Illinois Constitution and Illinois Compiled Statutes.

**PREAMBLE**

**WHEREAS**, the City of Kewanee (the “City”) is an Illinois Municipal Corporation organized under the Constitution and Statutes of the State of Illinois; and

**WHEREAS**, Wethersfield Community Unit School District #230 (the “School District”) is an Illinois School District organized under the Statutes of the State of Illinois; and

**WHEREAS**, the 1970 Illinois Constitution, Article VII, Section 10, and the Illinois Compiled Statutes, 65 ILCS 5/11-74.4-1 *et seq.* provide legal authority for intergovernmental privileges and authority to be enjoyed jointly by school districts and municipalities as well as other public bodies politic; and

**WHEREAS**, pursuant to Section 65 ILCS 5/8-1-2.5 of the Illinois Municipal Code, the Corporate Authorities of the City may appropriate and expend funds for economic development purposes, including, without limitation, the making of grants to any other governmental entity or commercial enterprise that are deemed necessary or desirable for the promotion of economic development within the municipality; and

**WHEREAS**, the Tax Increment Allocation Redevelopment Act (“TIF Act”), Illinois Compiled Statutes, as amended, 65 ILCS 5/11-74.4-1 *et seq.* authorizes a municipality to enter into all contracts necessary or incidental to the implementation and furtherance of its redevelopment plan and project; and

**WHEREAS**, on January 12, 2015, the City adopted a Redevelopment Plan and Projects (the “TIF Plan”), adopted Tax Increment Financing pursuant to the TIF Act, and designated a Redevelopment Project Area (the “Area”) known as the **Kewanee Downtown TIF District** (the “TIF District”) which is an area located in the School District and which impacts the School District’s taxing base; and

**WHEREAS**, the City has determined that it wishes to reduce the negative impact on the real estate tax base of the School District from the establishment of the TIF District, as set forth herein; and

**WHEREAS**, any payments provided for hereunder are not payments in lieu of taxes as defined by the TIF Act; and



**WHEREAS**, the City agrees to exercise its authority under Section 5/11-74.4-3 (q)(7) of the TIF Act to reduce the negative impact on the real estate base of the School District from the establishment of the TIF District by reimbursing certain capital costs incurred in furtherance of the objectives of the TIF District Redevelopment Plan and Projects as described in *Paragraph 2* below; and

**WHEREAS**, the School District shall use any payments received pursuant to Section 5/11-74.4-3(q)(7) for reimbursement of capital expenditures relating to any facility of the School District; and

**WHEREAS**, the Parties declare that this Agreement is adopted pursuant to the 1970 Illinois Constitution, Article VII, Section 10; Illinois Compiled Statutes, Ch. 5 Section 220/1 *et seq.*, the Tax Increment Allocation Redevelopment Act, Illinois Compiled Statutes, as amended, Ch. 65 Section 5/11-74.4-1 *et seq.* and other applicable statutes.

## **AGREEMENTS**

**NOW, THEREFORE**, the Parties agree to implement these statements, findings, and policies as follows:

1. **Incorporation of Preambles:** The Parties find that all of the recitals contained in the preamble to this Agreement are full, true and correct and incorporate them into this Agreement by this reference.
2. **Payment by City to School District for Reimbursement of Capital Costs:** The City agrees to pay the School District a one-time lump sum of **Forty-Three Thousand Twenty-Six Dollars and Eighty Cents (\$43,026.80)** from the Kewanee Downtown Special Tax Allocation Fund (“TIF Fund”) for reimbursement of capital costs incurred by the School District related to capital improvements to public infrastructure improvements on School District facilities made necessary by development within the TIF District. The City hereby ratifies and reaffirms any reimbursements previously made to the School District for such costs related to public infrastructure improvements.
3. **Waiver of Objections:** The School District, by its execution and approval of this Agreement, hereby waives forever any and all right to directly or indirectly set aside, modify or contest in any manner the establishment, Amendment, or the administration of the TIF District.
4. **Binding Effect:** This Agreement shall be binding on the Parties and their respective successors—including successors in office.
5. **Governing Law:** This Agreement is governed by and shall be construed in accordance with the laws of the State of Illinois.
6. **Amendments, Waivers, Modifications:** No amendment, waiver or modification of any term or condition of this Agreement shall be binding or effective for any purpose unless expressed in writing and adopted by each of the Parties as required by law.

7. **Enforcement:** The City and School District agree that in the event either party to this Agreement should fail to perform or avoid its obligations hereunder, the party not in breach may initiate an action in the local circuit court to enforce the terms and conditions set forth herein and shall be permitted to assess all costs and reasonable attorneys' fees incurred by reason of such enforcement action against the party in breach, which costs and reasonable attorneys' fees shall be promptly paid.
  
8. **Complete Agreement:** This Agreement expresses the complete and final understanding of the Parties with respect to the subject matter as of the date of its execution. Each party acknowledges that no representations have been made which have not been set forth herein.
  
9. **Titles of Paragraphs:** Titles of the several parts, paragraphs, sections or articles of this Agreement are inserted for convenience of reference only, and shall be disregarded in construing or interpreting any provisions hereof.
  
10. **Partial Invalidity:** In the event that any provision of this Agreement shall be held invalid or unenforceable by any court of competent jurisdiction, such holding shall not invalidate or render unenforceable any other provision hereof.
  
11. **Notices:** All notices, demands, requests, consents, approvals or other instruments required or permitted by this Agreement shall be in writing and shall be executed by the party or an officer, agent or attorney of the party, and shall be deemed to have been effective as of the date of actual delivery, if delivered personally, or as of the third (3rd) day from and including the date of posting, if mailed by registered or certified mail, return receipt requested, with postage prepaid addressed as follows:

**To City:**

City of Kewanee  
 % City Clerk  
 401 E. Third Street  
 Kewanee, IL 61443  
 Telephone: (309) 852-2611  
 Fax: (309) 856-6001

**To School District:**

Superintendent  
 Wethersfield C.U.S.D. #230  
 439 Willard Street  
 Kewanee, IL 61443  
 Telephone: (309) 853-4860

*With Copy To:*

Jacob & Klein, Ltd.  
 The Economic Development Group, Ltd.  
 1701 Clearwater Avenue  
 Bloomington, IL 61704  
 Telephone: (309) 664-7777  
 Fax: (309) 664-7878

12. **Authority to Execute:** The undersigned represent that they have the authority of their respective governing authorities to execute this Agreement.

**IN WITNESS WHEREOF**, the Parties hereto have executed this Agreement on the 28<sup>th</sup> day of May, 2024.

**WETHERSFIELD COMMUNITY  
UNIT SCHOOL DISTRICT #230:**

**CITY OF KEWANEE, an  
Illinois Municipal Corporation:**

By: \_\_\_\_\_  
President, Board of Education,  
Wethersfield C.U.S.D. #230

By: \_\_\_\_\_  
Mayor, City of Kewanee

Attest: \_\_\_\_\_  
Secretary, Board of Education,  
Wethersfield C.U.S.D. #230

Attest: \_\_\_\_\_  
Clerk, City of Kewanee



May 22, 2024

Mayor and City Council  
City of Kewanee  
401 East Third Street  
Kewanee, IL 61443

RE: Letter of Recommendation  
Lyle Street/Elm St. Reconstruction  
Section 21-00110-00-PV

Mayor and City Council:

This letter will provide you with our report on the results of the bid opening for the subject project, which was held at the office of the City Clerk on May 22, 2024 at 10:30 AM and offer our recommendation for award of contract.

Enclosed is one (1) copy of the Bid Tabulation Sheet. Four (4) bids were received ranging from a low bid of \$1,058,550.23 to a high of \$1,251,449.23. The low bidder was responsive to the bidding documents. We recommend the Council accepts the bid of \$1,058,550.23. The Engineer's estimate was \$1,199,709.25.

The low bid was submitted by Advanced Asphalt Co. Advanced Asphalt Co. is fully qualified to perform the work as required by the bid documents. We recommend that the Council award the contract to Advanced Asphalt Co. in the amount of \$1,058,550.23. If you have any questions, please feel free to give me a call or e-mail.

Sincerely,

IMEG

A handwritten signature in blue ink that reads "Cindy K. Wermuth".

Cindy K. Wermuth  
Associate Principal/Senior Construction Administrator  
[cindy.k.wermuth@imegcorp.com](mailto:cindy.k.wermuth@imegcorp.com)

encl.: Bid Tabulation Sheet

c: Gary Bradley, City Manager  
Kasey Mitchell, City Clerk  
Kevin Newton, Operations Manager  
Joel Graff, IDOT

CKW/lb  
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**Tabulation of Bids - 5 Bidders**

Local Public Agency	County	Section Number	Letting Date
City of Kewanee	Henry	21-00110-00-PV	05/22/24

Approved Engineer's Estimate	Attended By (IDOT Representative(s))
\$1,199,709.25	Kewanee, IMEG, IDOT, Valley Const., Porter Brothers, Advanced Asphalt Co., Brandt Const.

Bidder's Name	Adanced Asphalt Co.	Brandt Construction Co.	Valley Construction Co.	Porter Brothers	
Bidder's Address	308 W. Railroad Ave.	700-4th Street West	3610-78th Avenue West	9904 Freeport Road	
City, State, Zip	Princeton, IL 61356	Milan, IL 61264	Rock Island, IL 61201	Rock Falls, IL 61071	
Proposal Guarantee	Bid Bond	Bid Bond	Bid Bond	Bid Bond	
Terms					

Approved Engineer's Estimate

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Earth Excavation		LS	1.0	\$20,000.00	\$20,000.00	\$62,000.00	\$62,000.00	\$50,000.00	\$50,000.00	\$125,000.00	\$125,000.00	\$85,780.00	\$85,780.00		\$0.00
2	Geotechnical Fabric for		SY	4455.1	\$2.4500	\$10,915.00	\$2.3000	\$10,246.73	\$1.5000	\$6,682.65	\$2.1500	\$9,578.47	\$3.8000	\$16,929.38		\$0.00
	Ground Stabilization															
3	Seeding, Class I		ACRE	0.5	\$12,000.00	\$6,000.00	\$17,720.00	\$8,860.00	\$13,000.00	\$6,500.00	\$15,000.00	\$7,500.00	\$14,300.00	\$7,150.00		\$0.00
4.	Inlet Filters		EA	16.0	\$250.0000	\$4,000.00	\$125.0000	\$2,000.00	\$450.0000	\$7,200.00	\$200.0000	\$3,200.00	\$164.0000	\$2,624.00		\$0.00
5	Subbase Granular		SY	543.0	\$7.5000	\$4,072.50	\$15.0000	\$8,145.00	\$24.0000	\$13,032.00	\$37.0000	\$20,091.00	\$15.7500	\$8,552.25		\$0.00
	Material, Type B 6"															
6	Aggregate Base Course,		TON	2435.8	\$45.0000	\$109,611.00	\$37.5000	\$91,342.50	\$49.5000	\$120,572.10	\$55.0000	\$133,969.00	\$49.5000	\$120,572.10		\$0.00
	Type B															
7	Hot-Mix Asphalt Binder		TON	716.3	\$130.0000	\$93,119.00	\$145.0000	\$103,863.50	\$135.0000	\$96,700.50	\$125.0000	\$89,537.50	\$127.0000	\$90,970.10		\$0.00
	Course, IL-9.5, N50, 3.5"															
8	Hot-Mix Asphalt Surface		TON	409.3	\$130.0000	\$53,209.00	\$145.0000	\$59,348.50	\$135.0000	\$55,255.50	\$130.0000	\$53,209.00	\$129.0000	\$52,799.70		\$0.00
	Course, IL-9.5, N50, 2.0"															
9	Portland Cement Concrete		SY	543.0	\$100.0000	\$54,300.00	\$140.0000	\$76,020.00	\$110.0000	\$59,730.00	\$105.0000	\$57,015.00	\$59.2500	\$32,172.75		\$0.00
	Driveway Pavement, 7"															
10	Portland Cement Concrete		SF	8831.5	\$12.5000	\$110,393.75	\$9.7500	\$86,107.13	\$15.0000	\$132,472.50	\$11.0000	\$97,146.50	\$16.0000	\$141,304.00		\$0.00
	Sidewalk 4 Inch															
11	Detectable Warnings		SF	196.0	\$45.0000	\$8,820.00	\$30.0000	\$5,880.00	\$52.0000	\$10,192.00	\$32.0000	\$6,272.00	\$46.0000	\$9,016.00		\$0.00
12	Pavement Removal		SY	3684.0	\$15.0000	\$55,260.00	\$11.5000	\$42,366.00	\$19.0000	\$69,996.00	\$14.0000	\$51,576.00	\$4.7000	\$17,314.80		\$0.00
13	Driveway Pavement		SY	268.0	\$15.0000	\$4,020.00	\$11.5000	\$3,082.00	\$25.0000	\$6,700.00	\$25.0000	\$6,700.00	\$55.2500	\$14,807.00		\$0.00
	Removal															
14	Combination Curb and		FT	2306.0	\$8.5000	\$19,601.00	\$3.0000	\$6,918.00	\$8.0000	\$18,448.00	\$5.5000	\$12,683.00	\$11.0000	\$25,366.00		\$0.00
	Gutter Removal															
15	Sidewalk Removal		SF	9107.0	\$3.0000	\$27,321.00	\$1.3500	\$12,294.45	\$2.0000	\$18,214.00	\$1.0000	\$9,107.00	\$2.8000	\$25,499.60		\$0.00

Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
16	Pedestrian Railing		FT	164.0	\$300.0000	\$49,200.00	\$250.0000	\$41,000.00	\$295.0000	\$48,380.00	\$200.0000	\$32,800.00	\$63.2500	\$10,373.00		\$0.00
17	Storm Sewers, Class A, Type 2 12"		FT	140.0	\$75.0000	\$10,500.00	\$125.0000	\$17,500.00	\$110.0000	\$15,400.00	\$110.0000	\$15,400.00	\$102.0000	\$14,280.00		\$0.00
18	Storm Sewers, Class A, Type 2 15"		FT	485.0	\$80.0000	\$38,800.00	\$130.0000	\$63,050.00	\$115.0000	\$55,775.00	\$120.0000	\$58,200.00	\$150.0000	\$72,750.00		\$0.00
19	Storm Sewers, Class A, Type 2 18"		FT	10.0	\$90.0000	\$900.00	\$175.0000	\$1,750.00	\$185.0000	\$1,850.00	\$190.0000	\$1,900.00	\$407.0000	\$4,070.00		\$0.00
20	Storm Sewers, Class A, Type 2 24"		FT	36.0	\$125.0000	\$4,500.00	\$185.0000	\$6,660.00	\$195.0000	\$7,020.00	\$165.0000	\$5,940.00	\$168.0000	\$6,048.00		\$0.00
21	Storm Sewers, Class A, Type 2 30"		FT	157.0	\$170.0000	\$26,690.00	\$195.0000	\$30,615.00	\$210.0000	\$32,970.00	\$180.0000	\$28,260.00	\$159.0000	\$24,963.00		\$0.00
22	Storm Sewers, Class A, Type 2 36"		FT	43.0	\$225.0000	\$9,675.00	\$250.0000	\$10,750.00	\$255.0000	\$10,965.00	\$230.0000	\$9,890.00	\$223.0000	\$9,589.00		\$0.00
23	Pipe Underdrains, Type 1, 4"		FT	63.8	\$45.0000	\$2,871.00	\$31.7500	\$2,025.65	\$40.0000	\$2,552.00	\$60.0000	\$3,828.00	\$31.5000	\$2,009.70		\$0.00
24	Manholes, Type A, 4'- Diameter, Type 1 Frame, Closed Lid		EA	3.0	\$7,500.0000	\$22,500.00	\$2,800.0000	\$8,400.00	\$4,375.0000	\$13,125.00	\$4,500.0000	\$13,500.00	\$9,770.0000	\$29,310.00		\$0.00
25	Manholes, Type A, 5'- Diameter, Type 1 Frame, Closed Lid		EA	1.0	\$8,500.0000	\$8,500.00	\$3,900.0000	\$3,900.00	\$5,800.0000	\$5,800.00	\$6,600.0000	\$6,600.00	\$11,380.0000	\$11,380.00		\$0.00
26	Manholes, Type A, 7'- Diameter, Type 1 Frame, Closed Lid		EA	1.0	\$13,000.0000	\$13,000.00	\$14,300.0000	\$14,300.00	\$15,000.0000	\$15,000.00	\$12,300.0000	\$12,300.00	\$17,730.0000	\$17,730.00		\$0.00
27	Manholes to be Adjusted		EA	5.0	\$1,500.0000	\$7,500.00	\$1,100.0000	\$5,500.00	\$850.0000	\$4,250.00	\$1,200.0000	\$6,000.00	\$1,950.0000	\$9,750.00		\$0.00
28	Removing Manholes		EA	6.0	\$1,000.0000	\$6,000.00	\$1,100.0000	\$6,600.00	\$600.0000	\$3,600.00	\$1,350.0000	\$8,100.00	\$2,850.0000	\$17,100.00		\$0.00
29	Removing Inlets		EA	10.0	\$1,000.0000	\$10,000.00	\$375.0000	\$3,750.00	\$800.0000	\$8,000.00	\$1,000.0000	\$10,000.00	\$1,710.0000	\$17,100.00		\$0.00
30	Combination Concrete Curb and Gutter, Type B-6,12		FT	2288.5	\$45.0000	\$102,982.50	\$38.9000	\$89,022.65	\$42.0000	\$96,117.00	\$40.0000	\$91,540.00	\$36.5000	\$83,530.25		\$0.00
31	Paint Pavement Marking - Line 6"		LF	546.0	\$2.5000	\$1,365.00	\$2.5000	\$1,365.00	\$2.8500	\$1,556.10	\$2.5000	\$1,365.00	\$6.4000	\$3,494.40		\$0.00
32	Paint Pavement Marking - Line 24"		LF	56.7	\$5.0000	\$283.50	\$10.0000	\$567.00	\$6.0000	\$340.20	\$5.0000	\$283.50	\$25.5000	\$1,445.85		\$0.00



Item No.	Item	Delivery	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total
33	Portland Cement Concrete		SF	983.4	\$50.0000	\$49,170.00	\$19.3000	\$18,979.62	\$30.0000	\$29,502.00	\$20.0000	\$19,668.00	\$18.2500	\$17,947.05		\$0.00
	Sidewalk 4 Inch (Special)															
34	Abandon and Fill Existing		FT	821.9	\$100.0000	\$82,190.00	\$35.0000	\$28,766.50	\$10.0000	\$8,219.00	\$18.5000	\$15,205.15	\$47.0000	\$38,629.30		\$0.00
	Storm Sewer															
35	Double Inlet, Special		EA	3.0	\$6,000.0000	\$18,000.00	\$4,900.0000	\$14,700.00	\$7,350.0000	\$22,050.00	\$6,500.0000	\$19,500.00	\$10,260.0000	\$30,780.00		\$0.00
36	Inlets, Special		EA	12.0	\$3,750.0000	\$45,000.00	\$2,725.0000	\$32,700.00	\$5,200.0000	\$62,400.00	\$3,650.0000	\$43,800.00	\$6,380.0000	\$76,560.00		\$0.00
37	Manholes, Type A, 6'-		EA	1.0	\$9,500.0000	\$9,500.00	\$6,735.0000	\$6,735.00	\$8,725.0000	\$8,725.00	\$9,300.0000	\$9,300.00	\$14,240.0000	\$14,240.00		\$0.00
	Diameter, Special Frame															
	and Grate															
38	Remove and Re-Erect		EA	15.0	\$350.0000	\$5,250.00	\$260.0000	\$3,900.00	\$250.0000	\$3,750.00	\$400.0000	\$6,000.00	\$548.0000	\$8,220.00		\$0.00
	Existing Sign															
39	Concrete Step Removal		EA	2.0	\$35.0000	\$70.00	\$750.0000	\$1,500.00	\$450.0000	\$900.00	\$800.0000	\$1,600.00	\$670.0000	\$1,340.00		\$0.00
40	Storm Sewers, Type 2,		FT	236.0	\$125.0000	\$29,500.00	\$155.0000	\$36,580.00	\$145.0000	\$34,220.00	\$120.0000	\$28,320.00	\$109.0000	\$25,724.00		\$0.00
	Water Main Quality															
	Pipe, 12"															
41	Storm Sewers, Type 2,		FT	108.0	\$140.0000	\$15,120.00	\$145.0000	\$15,660.00	\$155.0000	\$16,740.00	\$145.0000	\$15,660.00	\$141.0000	\$15,228.00		\$0.00
	Water Main Quality															
	Pipe, 15"															
42	Traffic Control Complete		LS	1.0	\$50,000.0000	\$50,000.00	\$13,800.0000	\$13,800.00	\$30,000.0000	\$30,000.00	\$70,000.0000	\$70,000.00	\$37,000.0000	\$37,000.00		\$0.00
<b>Total Bid:</b>						As Read:		\$1,058,550.23		\$1,210,901.55		\$1,217,544.12		\$1,251,449.23		
						As Calculated:		\$1,058,550.23		\$1,210,901.55		\$1,217,544.12		\$1,251,449.23		\$0.00
						% Over/Under:		(11.77)%		0.93 %		1.49 %		4.31 %		

RESOLUTION NO.

A RESOLUTION AWARDING THE LYLE STREET/ELM STREET RECONSTRUCTION PROJECT TO ADVANCED ASPHALT COMPANY AND DECLARING THAT THIS RESOLUTION SHALL BE IN FULL FORCE IMMEDIATELY.

WHEREAS, The City of Kewanee submitted the reconstruction of Lyle Street from Main Street to Elm Street and adjacent portions of Elm Street for reconstruction under the then new “Rebuild Illinois” program for reconstruction under the guidelines for the use of funds in place at that time; and

WHEREAS, The project was subsequently designed and the completed plans were reviewed and approved by IDOT; and

WHEREAS, The City received bids for the work following the process identified by IDOT as required under the program; and

WHEREAS, Four firms submitted bids, and they were opened by the City Clerk at 10:30 a.m., on May 22, 2024; and,

WHEREAS, The bids received were:

Firm	Bid
Advanced Asphalt Co.	\$1,058,550.23
Brandt Construction Co.	\$1,210,901.55
Porter Brothers Asphalt & Sealing, Inc.	\$1,251,449.23
Valley Construction Co.	\$1,217,544.12

WHEREAS, The bid tabulation and recommendation provided by IMEG, the City’s contracted engineers who designed the project and prepared the bid documents, have been provided to the City Council; and,

NOW THEREFORE BE IT RESOLVED, BY THE COUNCIL OF THE CITY OF KEWANEE THAT:

**Section 1** The bid of Advanced Asphalt Company as submitted is hereby is hereby accepted, and the City Manager is authorized to sign the necessary documents to award the work and ensure its timely completion.

**Section 2** This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

Adopted by the Council of the City of Kewanee, Illinois this 28<sup>th</sup> day of May 2024.

ATTEST:

\_\_\_\_\_  
Kasey Mitchell, City Clerk

\_\_\_\_\_  
Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Councilmember Michael Komnick				
Councilmember Steve Faber				
Councilmember Chris Colomer				
Councilmember Tyrone Baker				

**RESOLUTION NO. XXXX**

**A RESOLUTION TO AFFIRM THE MAYOR’S RECOMMENDATION FOR APPOINTMENTS TO VARIOUS COMMISSIONS AND BOARDS AND DECLARING THAT THIS RESOLUTION SHALL BE IN FULL FORCE IMMEDIATELY.**

**WHEREAS,** The Mayor is responsible for the appointment of individuals to serve on various boards and commissions that serve the Council, and the community; and

**WHEREAS,** The Mayor hereby recommends the following individuals for appointment to serve on a board or commission as delineated, and for a term as indicated.

**BE IT RESOLVED, BY THE CITY COUNCIL OF KEWANEE:**

**Section 1** The following citizens of the City of Kewanee are appointed to the following board or commission, and for the term, indicated:

<b>Board</b>	<b>Expires</b>	<b>City Code Sec.</b>	<b>Name</b>	<b>Address</b>
Police Pension Board	4/30/2026	State Statute	Mark Russel	801 N Union St
Police Pension Board	4/30/2026	State Statute	Stephen Kijanowski	300 West Street S
Fire Pension Board		Kewanee Administrative Code 102.2	<i>Robert Swedman</i>	

**Section 2** This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

Adopted by the Council of the City of Kewanee, Illinois this 28th day of May 2024.

ATTEST:

\_\_\_\_\_  
Kasey Mitchell, City Clerk

\_\_\_\_\_  
Gary Moore, Mayor

<b>RECORD OF THE VOTE</b>	<b>Yes</b>	<b>No</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gary Moore				
Council Member Mike Komnick				
Council Member Steve Faber				
Council Member Chris Colomer				
Council Member Tyrone Baker				

RESOLUTION NO.

A RESOLUTION TO DECLARE CERTAIN VEHICLES AND EQUIPMENT EXCESS AND NO LONGER REQUIRED IN THE OPERATIONS OF THE CITY OF KEWANEE AND DIRECTING THE CITY MANAGER TO DISPOSE OF SAME AND DECLARING THAT THIS RESOLUTION SHALL BE IN FULL FORCE IMMEDIATELY.

**WHEREAS,** The City Manager finds, subsequent to the recommendation of the Chief of Police, the Fire Chief, and the Operations Manager, that the excess vehicles and equipment shown below are no longer necessary or useful to, or for the best interests of the City and its operations, and are considered excess; and,

**WHEREAS,** The items determined to be declared excess are:

Year	Make/Model	VIN #/Serial #
2011	IH 4300 MEDTEC Ambulance	1HTMNAAM1BH286149
2011	IH 4300 MEDTEC Ambulance	1HTMNAAM8BH286150
2011	Hyundai Sonata	5NPEC4AC7BH035590
2011	Ford Crown Victoria	2FABP7BV6BX182500
	STEPP Yanmar Tar Kettle	8-0JK-50-16

**NOW THEREFORE BE IT ORDAINED, BY THE KEWANEE CITY COUNCIL, IN COUNCIL ASSEMBLED, AS FOLLOWS:**

**Section 1** The vehicles listed above are hereby declared to be excess property of the City of Kewanee, and the City Manager, or designee, is authorized to execute any documents necessary to transfer ownership of said excess property.

**Section 2** The City Manager, or designee, is hereby authorized to solicit bids, whether they be sealed bids, bids at public auction, or bids via electronic methods, on the items listed above. All proper commissions charged by any third party to list or sell any given item shall be deducted from the proceeds of the sale of the vehicles. The City reserves the right to reject any or all bids, or to retain the vehicles at its discretion, or to dispose of the vehicle for scrap value if not deemed appropriate for sale.

**Section 3** This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED by the Kewanee, Illinois City Council, this 28<sup>th</sup> day of May 2024.

ATTEST:

\_\_\_\_\_  
Kasey Mitchell, City Clerk

\_\_\_\_\_  
Gary Moore, Mayor

RECORD OF THE VOTE	Yes	No	Abstain	Absent
Mayor Gary Moore				
Council Member Steve Faber				
Council Member Michael Komnick				
Council Member Tyrone Baker				
Council Member Chris Colomer				