



# WINNEBAGO COUNTY

— ILLINOIS —

## AGENDA

Winnebago County Courthouse  
400 West State Street, Rockford, IL 61101  
County Board Room, 8<sup>th</sup> Floor

Thursday, March 9, 2023  
6:00 p.m.

1. **Call to Order** ..... Chairman Joseph Chiarelli
2. **Invocation and Pledge of Allegiance** ..... Board Member Kevin McCarthy
3. **Agenda Announcements** ..... Chairman Joseph Chiarelli
4. **Roll Call** ..... Clerk Lori Gummow
5. **Awards, Presentations, Public Hearings and Public Participation**
  - A. Awards – None
  - B. Presentations – SAO 2022 Recap
  - C. Public Hearings – None
  - D. Public Participation
6. **Approval of Minutes** ..... Chairman Joseph Chiarelli
  - A. Approval of February 9, 2023 minutes
  - B. Layover of February 23, 2023 minutes
7. **Consent Agenda**.....Chairman Joseph Chiarelli
  - A. Raffle Report
  - B. Auditor’s Report
8. **Appointments (Per County Board rules, Board Chairman appointments require a 30-day layover unless there is a suspension of the rule).**
  - A. RAVE – Rockford Area Venues Entertainment, Annual Compensation: None
    1. Megan McCoy (New Appointment), Rockford, Illinois, to serve the remainder of a 5-year term which expires June 2024
9. **Reports of Standing Committees**.....Chairman Joseph Chiarelli
  - A. Finance Committee..... John Butitta, Committee Chairman
    1. Committee Report

2. Ordinance for a Budget Amendment for a FOIA/Paralegal position and a Victim Service Provider Position to be Laid Over
3. Ordinance for a Budget Amendment for Two Sheriff Admin Secretary Positions to be Laid Over
4. Ordinance for a Budget Amendment for Circuit Clerk Scanner Purchase to be Laid Over
5. Ordinance for a Budget Amendment for a Facilities Truck Purchase to be Laid Over
6. Resolution authorizing settlement of a claim against the County of Winnebago entitled James Neal versus Winnebago County

**B. Zoning Committee .....Jim Webster, Committee Chairman**

Planning and/or Zoning Requests:

1. Committee Report

**C. Economic Development Committee.....John Sweeney, Committee Chairman**

1. Committee Report
2. Resolution Granting Authority to the Winnebago County Board Chairman to Execute the Documents Necessary to Complete a Loan for \$50,000 from the Revolving Loan Fund to Little Nick's BBQ, LLC

**D. Operations and Administrative Committee.....Keith McDonald, Committee Chairman**

1. Committee Report
2. Resolution Approving Budget Amendment with Terracon
3. Resolution Approving the Purchase of Desktop Scanners for the Circuit Clerk's Office
4. Resolution to Approve the Purchase of a Truck for Facilities with Capital Improvement Plan Funds
5. Resolution Approving and Authorizing the Execution of a Contract for Purchase and Sale/Addendum of Properties Located in Rockford, IL: 720 Chestnut St., 705 Green St., and Parking Lots (318 S. Rockton Ave., 314 S. Rockton Ave., and 308 S. Rockton Ave.)

**E. Public Works Committee .....Dave Tassoni, Committee Chairman**

1. Committee Report

**F. Public Safety and Judiciary Committee.....Brad Lindmark, Committee Chairman**

1. Committee Report

**10. Unfinished Business .....Chairman Joseph Chiarelli**

**Appointments**

**A. Harlem Cemetery Association, Annual Compensation: None**

1. Ginger Eterno (New Appointment), So. Beloit, Illinois, March 2023 to March 2029

**Finance Committee**

- A. Ordinance to Amend the Budget for Inmate Medical Contract Laid Over from February 23, 2023 Meeting

## **Zoning Committee**

- A. Z-01-23 A map amendment to rezone 5.0+- acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District (a sub-district of the RA District) for the property that is commonly known as 16843 Hartman Road, Davis, IL 61019 in Laona Township, District 2 Laid Over from February 23, 2023 Meeting
- B. Z-02-23 A map amendment to rezone 1.99+- acres from the RR, Rural Residential District (a sub-district of the RA District) to the RE, Rural Estate Residential District (a sub-district of the RA District) for the property that is commonly known as 6499 Alice Lane, Rockton, IL 61072 in Shirland Township, District 2 Laid Over from February 23, 2023 Meeting

## **Public Safety and Judiciary Committee**

- A. Ordinance Amending Chapter 14 of the Winnebago County Code of Ordinances Regarding Registration and Inoculation Requirements for Dogs and Cats Laid Over from February 23, 2023 Meeting

**11. New Business.....Chairman Joseph Chiarelli**  
**(Per County Board rules, passage will require a suspension of Board rules).**

**12. Announcements & Communications ..... Clerk Lori Gummow**  
A. Correspondence (see packet)

**13. Adjournment .....Chairman Joseph Chiarelli**

**Next Meeting: Thursday, March 23, 2023**

**Awards,  
Presentations,  
Public Hearings  
and Public Participation**

# **Approval of Minutes**

**REGULAR ADJOURNED MEETING  
WINNEBAGO COUNTY BOARD  
FEBRUARY 9, 2023**

1. Chairman Chiarelli Called to Order the Regular Adjourned Meeting of the Winnebago County Board for Thursday, February 9, 2023 at 6:00 p.m.
2. Board Member Hoffman gave the invocation and led the Pledge of Allegiance.
3. Agenda Announcements: None.
4. Roll Call: 16 Present. 4 Absent. (Board Members Booker, Butitta, Crosby, Goral, Guevara, Hoffman, Hanserd, Lindmark, McCarthy, McDonald, Nabors, Penney, Salgado, Sweeney, Thompson and Webster. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

**AWARDS, PRESENTATIONS, PUBLIC HEARINGS, PUBLIC PARTICIPATION, and PROCLAMATIONS**

5.     Awards         -         None  
  
          Presentations -         None  
  
          Public Hearings -         None  
  
          Public Participation- Bruce G. Erickson, Update on 17<sup>th</sup> Circuit Therapy Dog Program in Winnebago County

**APPROVAL OF MINUTES**

6. Chairman Chiarelli entertained a motion to approve the Minutes. Board Member Hoffman made a motion to approve County Board Minutes of January 12, 2023 and layover County Board Minutes of January 26, 2023, seconded by Board Member Thompson. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

**CONSENT AGENDA**

7. Chairman Chiarelli entertained a motion to approve the Consent Agenda for February 9, 2023. Board Member Guevara made a motion to approve the Consent Agenda which includes the Raffle Report and Auditor's Report, seconded by Board Member McCarthy. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

## **APPOINTMENTS**

8. **Appointments (Per County Board rules, Board Chairman Appointments require a 30 day layover unless there is a suspension of the rule).**
  - A. Winnebago County Community Mental Health Board, Annual Compensation: None
    1. Mohammad Yunus (New Appointment), Machesney Park, Illinois, to fulfill the remainder of a four-year term which expired January 2024
    2. Tim Nabors (Reappointment), Rockford, Illinois, January 2022 to January 2026

## **REPORTS FROM STANDING COMMITTEES**

### **FINANCE COMMITTEE**

9. Board Member Butitta read in for the first reading of an Ordinance Providing for the Payment of Certain Outstanding Bonds of the County of Winnebago, Illinois, and Authorizing and Directing the Execution of an Escrow Agreement in Connection Therewith to be Laid Over. Board Member Butitta made a motion to suspend the rules, seconded by Board Member Thompson. Motion to suspend was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.) Board Member Butitta made a motion to approve the Ordinance, seconded by Board Member Crosby. Board Member Penney made a motion to amend the Ordinance, seconded by Board Member Guevara. Discussion by Chief Financial Officer Rickert and Board Members Goral, Penney, Butitta, Salgado, Guevara, Sweeney, and Crosby. Motion to amend was approved by a voice vote. (Board Member Goral voted no.) Board Member Butitta made a motion to approve the amended Ordinance, seconded by Board Member Penney. Motion was approved by a unanimous vote of all member present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)
10. Board Member Butitta read in for the first reading of an Ordinance for Approval of Budget Amendment for the Circuit Clerk to be Laid Over.
11. Board Member Butitta read in for the first reading of an Ordinance for Approval of a Budget Adjustment for the Sheriff's Office to be Laid Over.
12. Board Member Butitta made a motion to approve a Resolution Authorizing Execution of a Collective Bargaining Agreement with the American Federation of State, County, and Municipal Employees, AFL-CIO, Illinois Council 31, Local 473, seconded by Board Member Sweeney. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)
13. Board Member Butitta made a motion to approve a Resolution Authorizing Execution of a Collective Bargaining Agreement with the Illinois Fraternal Order of Police Labor Council Representing Deputies in the Office of the Winnebago County Sheriff, seconded by Board Member McCarthy. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

14. Board Member Butitta made a motion to approve a Resolution Authorizing Wage Increases for Non-Bargaining Unit Employees of the County of Winnebago, Illinois, seconded by Board Member Sweeney. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

### **ZONING COMMITTEE**

15. No Report.

### **ECONOMIC DEVELOPMENT COMMITTEE**

16. Board Member Sweeney made a motion to approve a Resolution Granting Authority to the Winnebago County Board Chairman to Execute the Documents Necessary to Complete a Loan for \$50,000 from the Revolving Loan Fund to Rock City Acquisitions, LLC, seconded by Board Member Lindmark. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)
17. Board Member Sweeney made a motion to approve a Resolution Granting Authority to the Winnebago County Board Chairman to Execute the Documents Necessary to Complete a Loan for \$32,500 from the Revolving Loan Fund to Dewayne Tentler Doing Business As Factory Appliance Repair, seconded by Board Member Lindmark. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)
18. Board Member Sweeney made a motion to approve a Resolution Approving Twenty-Five Thousand Dollars (\$25,000) from Host Fees to the Winnebago County Board Chairman to Support 501 © (3) Non-Profit Community Organizations and Outreach, seconded by Board Member Guevara. Discussion by Board Members Sweeney and Goral. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

Board Member Sweeney announced the next Economic Development Committee meeting is scheduled for February 13, 2023 at 5:30 in the Administration Building.

### **OPERATIONS & ADMINISTRATIVE COMMITTEE**

19. Board Member McDonald announced due to an amendment in Finance a Resolution Authorizing use of Winnebago County Health Department Surplus Funds to Pay Off the Bond on 555 N. Court Street will be removed from the agenda. Discussion by Board Member Penney.

### **PUBLIC WORKS COMMITTEE**

20. No Report.

### **PUBLIC SAFETY AND JUDICIARY COMMITTEE**



21. Board Member Lindmark announced the Public Safety and Judiciary Committee will meet on February 15, 2023.

### **UNFINISHED BUSINESS**

22. **Finance Committee**

- A. Board Member Butitta made a motion to approve an Ordinance for Approval of Budget Amendment for Circuit Court Bailiff Laid Over from January 26, 2023 Meeting, seconded by Board Member Thompson. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)
- B. Board member Butitta made a motion to approve an Ordinance for Approval of Budget Amendment for Court Liaison Position Laid Over from January 26, 2023 Meeting, seconded by Board Member Sweeny. Motion was approved by a unanimous vote of all members present. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.)

Board Member Salgado thanked the staff for contract negotiations.

### **NEW BUSINESS**

23. **(Per County Board rules, passage will require a suspension of Board rules).**

### **ANNOUNCEMENTS & COMMUNICATION**

24. County Clerk Gummow submitted the Items Listed Below as Correspondence which were "Placed on File" by Chairman Chiarelli:

- A. County Clerk Gummow submitted from the United States Nuclear Regulatory Commission the following:
- a. Federal Register / Vol. 88, No. 15/Tuesday, January 24, 2023/Notices.
  - b. Byron Station, Unit 1-Notification of NRC Baseline Inspection and Request for Information; Inspection Report 05000454/2023001.

Board Member Sweeney spoke of a ride along with the Winnebago County Sheriff's Tactical Team.

Board Member Lindmark asked the board to keep the first responders in their prayers.

### **ADJOURNMENT**

25. Chairman Chiarelli entertained a motion to adjourn. County Board Member Webster moved to adjourn the meeting, seconded by Board Member Thompson. Motion was approved by a voice vote. (Board Members Arena, Fellars, Scrol, and Tassoni were absent.) The meeting was adjourned at 6:39 p.m.

Respectfully submitted,



Lori Gummow  
County Clerk  
ar

**REGULAR ADJOURNED MEETING  
WINNEBAGO COUNTY BOARD  
FEBRUARY 23, 2023**

1. Chairman Chiarelli Called to Order the Regular Adjourned Meeting of the Winnebago County Board for Thursday, February 23, 2023 at 6:00 p.m.
2. Board Member Lindmark gave the invocation and led the Pledge of Allegiance.
3. Agenda Announcements: None.
4. Roll Call: 19 Present. 1 Absent. (Board Members Arena, Booker, Butitta, Crosby, Fellars, Goral, Guevara, Hoffman, Hanserd, Lindmark, McCarthy, McDonald, Penney, Salgado, Scrol, Sweeney, Tassoni, Thompson and Webster. (Board Member Nabors was absent.)

Board Member Nabors joined at 6:03 p.m.

**AWARDS, PRESENTATIONS, PUBLIC HEARINGS, PUBLIC PARTICIPATION, and PROCLAMATIONS**

5. Awards - None

Presentations - None

Public Hearings - None

Public Participation- Rev. Earl Dotson, Sr., West Side Rockford Redevelopment, Pro

Nancy Edwardson – County Jail Room and Inmate Cash ATM, Con

**APPROVAL OF MINUTES**

6. Chairman Chiarelli entertained a motion to approve the Minutes. Board Member Thompson made a motion to approve County Board Minutes of January 26, 2023 and layover County Board Minutes of February 9, 2023, seconded by Board Member Guevara. Motion was approved by a unanimous vote of all members present.

**CONSENT AGENDA**

7. Chairman Chiarelli entertained a motion to approve the Consent Agenda for February 23, 2023. Board Member Hoffman made a motion to approve the Consent Agenda which includes the Raffle Report and Auditor's Report, seconded by Board Member Thompson. Motion was approved by a unanimous vote of all members present.

## **APPOINTMENTS**

8. **Appointments (Per County Board rules, Board Chairman Appointments require a 30 day layover unless there is a suspension of the rule).**

Chairman Chiarelli read in Appointment items A. and B. (as listed below). Board Member Arena made a motion to suspend the rules on Item A. (as listed below), seconded by Board Member Webster. Motion to suspend was approved by a unanimous vote of all members present. Board Member Arena made a motion to approve Item A., seconded by Board Member Webster. Motion was approved by a unanimous vote of all members present.

A. Emergency Telephone System Board (ETSB), Annual Compensation: None

1. Win-Bur-Sew Fire Protection District Chief David Loria (New Appointment), Winnebago, Illinois, February 2023 to February 2026

B. Extension Board

1. Aaron Booker (Reappointment), Pecatonica, Illinois, February 2023 to February 2025
2. Jim Webster (Reappointment), Rockton, Illinois, February 2023 to February 2025
3. Christopher Scrol (New Appointment), Rockford, Illinois, February 2023 to February 2025

## **REPORTS FROM STANDING COMMITTEES**

### **FINANCE COMMITTEE**

9. Board Member Butitta read in for the first reading of Agenda Items 2. thru 13. (as listed below). Board Member Butitta made a motion to suspend the rules on Agenda Items 2. thru 13., seconded by Board Member Sweeney. Motion to suspend was approved by a unanimous vote of all members present. Board Member Butitta made a motion to approve Agenda Items 2. thru 13., seconded by Board Member Thompson. Motion was approved by a unanimous vote of all members present.
2. An Ordinance Abating the 2012C State Income Tax Alternate Bond Property Tax Levy for the year 2022 Payable 2023 to be Laid Over.
  3. An Ordinance to Abate the 2016A Public Safety Sales Tax Alternative Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  4. An Ordinance to Abate the 2016D Public Safety Sales Tax Alternative Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.

5. An Ordinance to Abate the 2016E Public Safety Sales Tax Alternate Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  6. An Ordinance to Abate the 2017C Tort Property Tax and Quarter Cent Sales Tax Alternative Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  7. An Ordinance Abating the Tax hereto Levied for the Year 2022 Payable 2023 to Pay the Principle of and Interest on Taxable General Obligation Bonds (Alternative Revenue Source) Series 2018 of Winnebago County, Illinois to be Laid Over.
  8. An Ordinance to Abate the 2020A Alternative Revenue Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  9. An Ordinance to Abate the 2020B Alternative Revenue Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  10. An Ordinance to Abate the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021A Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  11. An Ordinance to Abate the General Obligation Refunding Bonds (Alternate Revenue Source), Series 2021B Bond Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  12. An Ordinance to Abate the General Obligation Alternate Refunding Bonds (Public Safety Sale Tax Alternate Revenue Source), Series 2022 Bonds Property Tax Levy for the Year 2022 Payable 2023 to be Laid Over.
  13. An Ordinance Abating Special Tax Roll for 2022 Levy Year for Properties within the Special Service Area for the I39 Baxter Road County Water District Project to be Laid Over.
10. Board Member Butitta made a motion to approve a Resolution Modifying the Budget of an American Recovery Act Project for RP011 Animal Service Building Contingency, seconded by Board Member Crosby. Motion was approved by a unanimous vote of all members present.
  11. Board Member Butitta read in for the first reading of an Ordinance to Amend the Budget for Inmate Medical Contract to be Laid Over.
  12. Board Member Butitta read in a Resolution Authorizing Settlement of a Claim against the County of Winnebago entitled James Neal versus Winnebago County to be Laid Over.

### **ZONING COMMITTEE**

13. Board Member Webster read in for the first reading of Z-01-23 A map amendment to rezone 5.0+- acres from the AG, Agricultural Priority District to the RA, Rural Agricultural Residential District (a sub-district of the RA District) for the property that is commonly known as 16843 Hartman Road, Davis, IL 61019 in Laona Township to be laid over.

14. Board Member Webster read in for the first reading of Z-02-23 A map amendment to rezone 1.99+- acres from the RR, Rural Residential District (a sub-district of the RA District) to the RE, Rural Estate Residential District (a sub-district of the RA District) for the property that is commonly known as 6499 Alice Lane, Rockton, Il 61072 in Shirland Township, District 2 to be laid over.
15. Board Member Webster made a motion to approve a Resolution calling for the Governor and General Assembly to Protect Local Control of Zoning and Land Use with regard to Commercial Solar Farms and Wind Power Energy Facilities (Wind Farms) (Illinois House Bill 4412/Public Act 102-1123), seconded by Board Member Guevara. Discussion by Board Members Goral, Webster, and Fellars. Motion was approved by a unanimous vote of all members present.

#### **ECONOMIC DEVELOPMENT COMMITTEE**

16. Board Member Sweeney made a motion to approve a Resolution Electing to Opt-In to the Illinois Electronics Recycling Program for Program 2024, seconded by Board Member Penney. Motion was approve by a unanimous vote of all members present.

Board Member Sweeney announced the Economic Development Committee will meet Monday, February 27<sup>th</sup> at 5:30 p.m.

#### **OPERATIONS & ADMINISTRATIVE COMMITTEE**

17. No Report.

#### **PUBLIC WORKS COMMITTEE**

18. No Report.

#### **PUBLIC SAFETY AND JUDICIARY COMMITTEE**

19. Board Member Lindmark made a motion to approve a Resolution Authorizing the County Board Chairman to Amend Contract for Health Care Services for Detainees of the Juvenile Detention Center, seconded by Board Member McCarthy. Motion was approved by a unanimous vote of all members present.
20. Board Member Lindmark made a motion to approve a Resolution Authorizing the County Board Chairman to Amend Contract for Health Care Services for the Inmates of the Winnebago County Jail, seconded by Board Member Goral. Motion was approved by a unanimous vote of all members present.
21. Board Member Lindmark read in for the first reading of an Ordinance Amending Chapter 14 of the Winnebago County Code of Ordinances Regarding Registration and Inoculation Requirements for Dogs and Cats to be Laid Over.

## UNFINISHED BUSINESS

### 22. **Finance Committee**

- A. Board Member Butitta made a motion to approve an Ordinance for Approval of Budget Amendment for the Circuit Clerk Laid Over from February 9, 2023 Meeting, seconded by Board Member Crosby. Motion was approved by a unanimous vote of all members present.
- B. Board Member Butitta made a motion to approve an Ordinance form Approval of a Budget Adjustment for the Sheriff's Office, seconded by Board Member Penney. Discussion by Board Member Butitta. Motion was approved by a unanimous vote of all members present.

### **Appointments**

Board Member Sweeny made a motion to approve the Appointments listed below, seconded by Board Member Booker. Discussion by Board Members Butitta and Arena. Motion was approved by a voice vote. Board Member Butitta abstained.

#### A. River Bluff Board of Directors, Annual Compensation: None

- 1. Jim Knutson (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 2. Teresa Gobeli (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 3. Trent Brass (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 4. Bob Nieman (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 5. Jay Ferraro (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 6. Steve Schultz (New Appointment), Roscoe, Illinois, March 2023 to March 2027
- 7. Frank Perrecone (New Appointment), Rockford, Illinois, March 2023 to March 2027
- 8. Bernice Marinelli (New Appointment), Rockford, Illinois, Mach 2023 to March 2027
- 9. John Butitta (New Appointment), Rockford, Illinois, Mach 2023 to March

## NEW BUSINESS

### 23. **(Per County Board rules, passage will require a suspension of Board rules).**

Board Member Salgado spoke of the Health Department Bond payment. Discussion by Board Member McDonald.

## ANNOUNCEMENTS & COMMUNICATION

24. County Clerk Gummow submitted the Items Listed Below as Correspondence which were "Placed on File" by Chairman Chiarelli:
- A. County Clerk Gummow submitted from the United States Nuclear Regulatory Commission the following:
    - a. Byron Station – Integrated Inspection Report 05000454/2022004 and 05000455/2022004
    - b. Federal Register / Vol. 88, No. 25 / Tuesday, February 7, 2023 / Notices
  - B. County Clerk Gummow received from Charter Communications the Quarterly Franchise Fee Payment for the following:
    - a. Township of Harlem
    - b. Township of Rockton
    - c. Township of Roscoe
  - C. County Clerk Gummow received from Nicor Gas a letter and brochure regarding keeping the community and natural gas facilities safe.

Board Member McCarthy spoke of an 80's band and announced it was Chris Petrus's birthday.

Board Member Sweeney congratulated Board Member Penney on becoming a grandparent for the first time.

Chairman Chiarelli announced Tuffy Quinonez suffered a serious medical incident and is in the hospital recovering.

## ADJOURNMENT

25. Chairman Chiarelli entertained a motion to adjourn. County Board Member Webster moved to adjourn the meeting, seconded by Board Member Thompson. Motion was approved by a voice vote. The meeting was adjourned at 6:29 p.m.

Respectfully submitted,



Lori Gummow  
County Clerk  
ar



# **CONSENT AGENDA**

## RAFFLE APPLICATION REPORT

Presently the County Clerk's office has Raffle Applications submitted by 6 different organizations for 7 Raffles.

All applying organizations have complied with the requirements of the Winnebago County Raffle Ordinance. All fees have been collected, bonds received and all individuals involved with the raffles have received the necessary Sheriff's Department clearance.

The Following Have Requested A Class A, General License				
LICENSE #	# OF RAFFLES	NAME OF ORGANIZATION	LICENSE DATES	AMOUNT
30867	1	MILESTONE, INC.	06/19/2023-06/19/2023	\$1,000.00
30868	1	ST. ANTHONY CHURCH	04/01/2023-06/11/2023	\$2,000.00
30869	1	PECATONICA PARENT TEACHER ORGANIZATION	03/10/2023-03/11/2023	\$525.00

The Following Have Requested A Class B, MULTIPLE (2, 3 OR 4) LICENSE				
LICENSE #	# OF RAFFLES	NAME OF ORGANIZATION	LICENSE DATES	AMOUNT

The Following Have Requested A Class C, One Time Emergency License				
LICENSE #	# OF RAFFLES	NAME OF ORGANIZATION	LICENSE DATES	AMOUNT

The Following Have Requested A Class D, E, & F Limited Annual License				
LICENSE #	# OF RAFFLES	NAME OF ORGANIZATION	LICENSE DATES	AMOUNT
30870	1	KISHWAUKEE VALLEY ABATE	03/27/2023-03/27/2024	\$4,999.99
30871	1	ROSS-PEARSON VFW POST #5149	03/15/2023-03/15/2024	\$4,999.99
30872	1	VENETIAN CLUB	04/01/2023-03/31/2024	\$4,999.99
30873	1	VENETIAN CLUB	04/01/2023-03/31/2024	\$2,500.00

This concludes my report,

LORI GUMMOW  
Winnebago County Clerk

Deputy Clerk



Date

9-Mar-23


RESOLUTION

TO THE HONORABLE COUNTY BOARD OF WINNEBAGO COUNTY:

Your County Auditor respectfully submits the following summarized report of the claims to be paid and approved:

	<u>FUND NAME</u>		<u>RECOMMENDED FOR PAYMENT</u>
001	GENERAL FUND	\$	410,972
101	PUBLIC SAFETY TAX	\$	55,573
103	DOCUMENT STORAGE FUND	\$	3,451
105	VITAL RECORDS FEE FUND	\$	33
106	RECORDERS DOCUMENT FEE FUND	\$	8,688
111	CHILDREN'S WAITING ROOM FUND	\$	59
114	911 OPERATIONS FUND	\$	35,210
115	PROBATION SERVICE FUND	\$	13,116
116	HOST FEE FUND	\$	3,500
120	DEFERRED PROSECUTION PROGRAM	\$	7,229
126	LAW LIBRARY	\$	2,185
131	DETENTION HOME	\$	16,979
155	MEMORIAL HALL	\$	1,545
161	COUNTY HIGHWAY	\$	54,854
163	FEDERAL AID MATCHING FUND	\$	24,301
164	MOTOR FUEL TAX FUND	\$	253,697
165	TOWNSHIP HIGHWAY FUND	\$	15,561
169	HIGHWAY REBUILD IL GRANT	\$	1,942
181	VETERANS ASSISTANCE FUND	\$	1,590
185	HEALTH INSURANCE	\$	231,231
194	TORT JUDGMENT & LIABILITY	\$	15,388
196	MENTAL HEALTH TAX FUND	\$	718,593
215	2016A REFUNDING BONDS	\$	750
301	HEALTH GRANTS	\$	15,634
307	COMMUNITY DEVELOPMENT GRANTS	\$	12,498
309	CIRCUIT COURT GRANT FUND	\$	15,653
312	EMERGENCY RENTAL ASSISTANCE II	\$	221
313	AMERICA RESCUE PLAN	\$	21,821
314	CJCC GRANTS FUND	\$	3,182
401	RIVER BLUFF NURSING HOME	\$	344,940
410	ANIMAL SERVICES	\$	11,090
420	555 N COURT OPERATIONS FUND	\$	19,277
430	WATER FUND	\$	57
501	INTERNAL SERVICES	\$	792
	TOTAL THIS REPORT	\$	<u>2,321,671</u>

The adoption of this report is hereby recommended:

  
William Crowley, County Auditor

ADOPTED: This 9th day of March 2023 at the City of Rockford, Winnebago County, Illinois.

\_\_\_\_\_  
Joseph Chiarelli, Chairman of the  
Winnebago County Board of  
Rockford, Illinois

ATTEST:

\_\_\_\_\_  
Lori Gummow, Clerk of the Winnebago  
County Board of Rockford, Illinois

# Appointments



# Executive Summary

Date: March 9, 2023

From: County Board Chairman Joseph V. Chiarelli

Topic: **RAVE - Rockford Area Venue and Entertainment Authority Board Appointment**

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**State of Illinois Public Act 099-0634** requires disclosure of appointments to local public entities.

**County Code Chapter 2, Article II, Division 4, Section 2-88** states, "The chairman shall make all appointments to commissions, boards, authorities, or special districts with the advice and consent of the county board, or as otherwise provided by law."

**Recommendation:** County Board Chairman Joseph V. Chiarelli recommends the following person to serve as County appointee.

.....  
**Megan McCoy** of Rockford, Illinois, to serve the remainder of a 5-year term which expires June 2024 on the Rockford Area Venue and Entertainment Authority Board.

Rockford Area Venues and Entertainment Authority Board	
<i>Location:</i>	300 Elm Street, Rockford, IL 61101
<i>Service Description:</i>	Governing board for the BMO Harris Bank Center and other venues under their supervision
<i>Board Composition:</i>	Nine (9) members, three (3) of which are appointed by the County Board Chairman with the advice and consent of the County Board, five (5) appointed by City of Rockford, one (1) by Loves Park
<i>Compensation:</i>	None
<i>Bond:</i>	None
<i>Attorney:</i>	Tim Rollins
<i>Meetings:</i>	Fourth Wednesday at Noon
<i>Origin of Entity:</i>	<a href="#">70 ILCS 200/240-1 to 240-60</a>
<i>Property Tax/Funding:</i>	Revenues generated from events, subsidy from the city of Rockford, naming rights
<i>Consolidation/Dissolution Plans:</i>	<i>If applicable</i>

# Megan K. McCoy

815-988-9620 Meg@megdunnphotography.com 224 N Calvin Park Blvd Rockford, IL 61107

## Experience

**MEG DUNN PHOTOGRAPHY, LLC, ROCKFORD + CHICAGO + DESTINATION**

[www.megdunnphotography.com](http://www.megdunnphotography.com)

**2014 - PRESENT**

- Owner and operator of full time wedding photography business based in Rockford, IL, serving Chicago, Illinois suburbs and destination weddings. Catering to a luxury driven, modern and detail orientated client.
- Digitally captures events in a high stress and fast paced environment, while successfully and consistently juggling multiple vendor relationships, alongside a variety of personalities and expectations of client, wedding guests and family members.
- Delivers both tangible and digital content back to client in both a professional and visually appealing way while simultaneously using that content to market, brand and attract the next client through social media, online and referral based methods.
- Established an ongoing brand within my company throughout the community and beyond. Independently designs and creates all marketing materials, website design, and social media content, while continuously engaging and exciting both current and potential clients.
- Continuously training and educating myself on industry standards, market research, online trends and social media algorithm by participating in online tutorials, podcasts and continuing education videos so that my business continues to grow with the changing industry and fast-paced nature of companies online.
- Manages and trains a freelance team of photographers to work under Meg Dunn Photography when necessary.

**ROCKFORD REGISTER STAR MEDIA, ROCKFORD, IL**

**2013 - 2015**

- Digital media, advertising sales team, working with local, small businesses in achieving both print and online marketing needs to help grow their business and increase revenue.
- Worked mainly with large accounts such as The Chicago Rockford International Airport, City of Rockford, RAVE (BMO and Coronado), RSO and Rockford Ice Hogs.
- Helped launch department's online platform of providing and educating small businesses in establishing an online brand through website design, SEO, PPC, social media growth and other digital media offerings under the Register Star brand and Google.

**MODERN LUXURY MEDIA, CHICAGO, IL**

**2012-2013**

- Account Executive that managed multiple advertising accounts within all seven of Chicago's Modern Luxury publications by maintaining constant contact with clients to ensure that we were exceeding their expectations and needs.
- Prepared sales presentations, budget recommendations, and creative ideas for prospects and current clients by researching and fully comprehending their business model to market them successfully within print, digital, web and company events.
- Digital Media Consultant responsible for research and analysis of potential digital product/website launches for Modern Luxury and Cumulus Media.
- Designed email products that launched in 2013 for Modern Luxury's 30+ publications in 12 U.S. cities.
- Video coordinated for client video shoots - including storyboarding, day-of shoot and post-production.
- Worked directly with Director of Digital Media on special projects and proposals for top tier clients, including Verizon, Ketel One, Sotheby's and Jenn-Air.

*continued*

**MAJOR LEAGUE BASEBALL ADVANCED MEDIA, CHICAGO, IL****2012 BASEBALL SEASON**

- Contracted for the season as a Social Media Correspondent that strategized and developed creative content used on all Chicago Cubs and official MLB social media channels throughout 2012 season including Facebook, Pinterest, Twitter, Tumblr, Instagram and Cut4
- Photos were featured on MLB's Facebook page that currently had 3,401,872 likes, their Pinterest page that had 8,804 followers and their Instagram account that had 55,000 followers and were featured on Chicago Cubs' Facebook page that had 1,715,599 likes and Twitter page that had 161,756 followers
- Contributed to the official launch of the Chicago Cubs Pinterest page that had acquired 836,354 followers, Tumblr page that had acquired 572 followers and Instagram account that had acquired 6,445 followers during the 2012 season
- Exclusive MLB social media photographer at Wrigley Field for opening ceremonies, celebrity guests (such as Vince Vaughn, Will Ferrell, Bill Murray, Brian Dennehy and Gloria Estefan), *Sun Times* first pitch, Seventh Inning Stretch and special events

**GENERAL GROWTH PROPERTIES (GGP), CHICAGO, IL****2009 - 2011**

- Consumer Intelligence & Relationship Specialist that managed the daily execution of a 3.6M-circulation consumer e-newsletter campaign across 160+ national shopping centers
- Worked on national marketing campaigns with GGP partners, such as Cosmopolitan, Martha Stewart Living and WEtv's My Fair Wedding through web, email and social media platforms
- Personally oversaw all marketing-related campaigns, schedules, designs and content flow of GGP's 11 luxury platinum centers, including Chicago's Water Tower Place, Oakbrook Center and Northbrook Court

## Education

Illinois State University 2009, BS in Communication | Major: Visual Communication; Marketing

*Internships: Glamour Magazine, New York, NY (2008) and Rockford Women Magazine, Rockford, IL (2007)*

## Skills

- Proficient in Adobe Lightroom, Photoshop, InDesign, Dreamweaver and Illustrator. Smart phone editing apps and social media calendar planning apps.
- Proficient in business marketing on social media platforms: Instagram, Facebook, Snapchat, TikTok, Twitter and Pinterest with a history of previously popular platforms.



# **Reports of Standing Committees**

# **FINANCE COMMITTEE**



# Ordinance Executive Summary

**Prepared By:** J. Hanley

**Committee:** Finance Committee

**Committee Date:** March 2, 2023

**Ordinance Title:** Ordinance for a Budget Amendment for a FOIA/Paralegal Position and a Victim Service Provider Position

**County Code:** Not Applicable

**Board Meeting Date:** March 9, 2023

## Budget Information:

Was item budgeted?	No	Appropriation Amount: \$0
If not, explain funding source: Pretrial Fairness Act Contingency Budget		
ORG/OBJ/Project Code: 40101/Various PSST Fund State's Attorney Salary & Benefits		
FY2023 Budget Impact: \$0		

**Background Information:** The Winnebago County State's Attorney's Office is requesting a budget amendment to receive funds from the Pretrial Fairness Act funding source. We intend on hiring a FOIA/Paralegal position in response to the increase of FOIA requests we have seen in recently, particularly for body and squad camera evidence. In addition, we have hired a victim service provider to assist with the requirements for victim contact immediately after a defendant's arrest and prior to initial appearance. Both positions are needed as a result of the SAFE-T Act/Pre-Trial Fairness Act. The Pre-Trial Fairness Act contingency budget will be used to fund these positions in the current year.

**Recommendation:** Staff Concurs

**Contract/Agreement:** Not Applicable

**Legal Review:** Not Applicable

**Follow-Up:** Not Applicable

**2023 Fiscal Year**

Finance: March 2, 2023

Lay Over: March 9, 2023

Sponsored by:

**Final Vote: March 23, 2023**

John Butitta, Finance Committee Chairman

**2023 CO**

**TO: THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS**

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2023 and recommends its adoption.

**Ordinance for a Budget Amendment for a FOIA/Paralegal position  
and a Victim Service Provider Position**

**WHEREAS**, The State's Attorney is requesting funds to add an employee to work on responding to the increasing FOIA request coming into their office.

**WHEREAS**, the Winnebago County Board adopted the "Annual Budget and Appropriation Ordinance" for the fiscal year ending September 30, 2023 at its September 30, 2022 meeting; and,

**WHEREAS**, 55ILCS 5/6-1003(2014), states, "After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting."

**NOW, THEREFORE, BE IT ORDAINED**, that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#23-016 State's Attorney FOIA Employee**.

Respectfully Submitted,  
**FINANCE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIR

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JOHN BUTITTA, CHAIR

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JAIME SALGADO, VICE CHAIR

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JAIME SALGADO, VICE CHAIR

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JOE HOFFMAN

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KEITH McDONALD

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JOHN F. SWEENEY

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JOHN F. SWEENEY

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MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Ordinance was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

2023  
WINNEBAGO COUNTY  
FINANCE COMMITTEE  
REQUEST FOR BUDGET AMENDMENT

DATE SUBMITTED: <b>2/23/2023</b> AMENDMENT NO: 2023-016							
DEPARTMENT: State's Attorney				SUBMITTED BY: J. Hanley			
FUND#: 0101				DEPT. BUDGET NO. 40101			
Department Org Number	Object (Account) Number	Object (Account) Description	Adopted Budget	Amendments Previously Approved	Revised Approved Budget	Increase (Decrease)	Revised Budget after Approved Budget Amendment
<b>Expenditures</b>							
40101	41110	Regular Salaries	\$2,145,327	\$0	\$2,145,327	\$31,360	\$2,176,687
40101	41130	Overtime	\$0	\$0	\$0	\$500	\$500
40101	41221	Life Insurance	\$1,320	\$0	\$1,320	\$32	\$1,352
40101	42290	Supplies	\$0	\$0	\$0	\$4,500	\$4,500
							\$0
<b>Revenue</b>							
							\$0
TOTAL ADJUSTMENT:						\$36,392	
<b>Reason budget amendment is required:</b>							
Due to increased FOIA Request the State's Attorney is requesting funds to add an employee to work on responses to FOIA request.							
<b>Potential alternatives to budget amendment:</b>							
None							
<b>36,392</b>							
<b>Revenue Source: Pretrial Fairness Act</b>							



## Ordinance Executive Summary

**Prepared By:** Tami Goral  
**Committee:** Finance Committee  
**Committee Date:** March 2, 2023  
**Ordinance Title:** Ordinance for a Budget Amendment for Two Sheriff Admin Secretary Positions  
**County Code:** Winnebago County Ordinance  
**Board Meeting Date:** March 9, 2023

### Budget Information:

Was item budgeted? No	Amount: \$36,392
If not, explain funding source: Pre-Trial Fairness	
ORG/OBJ/Project Code: 24000/41110 & 24000/42290 General Fund Sheriff's Dept Salaries & Supplies	
FY2023 Budget Impact: \$0	

**Background Information:** The Winnebago County Sheriff's Department is requesting a budget amendment for fund two (2) additional Administrative Secretary positions in our Records Division. The funds will cover their salaries, benefits and necessary equipment. The requested amount is for the remainder of FY 2023.

We have had a significant increase in requests for Body Cam and In-car Video requests. These requests are from the State's Attorney's Office and subpoenas from outside agencies. The Records Division receives over 600 requests in a typical month. In order to complete these requests, there are 19 steps that need to be followed. Also, we receive requests through FOIA that are going to be shown in court and contain information that can't be share and must be redacted. Redacting is completed by an employee watching each video in its entirety.

Additionally, we have had a significant increase in FOIA requests. FOIA requests are due five (5) days of receipt and can contain multiple records and requires hours of work hours to compile. The last five (5) years average for FOIA requests was less than 48 for a month. Last year the average request was over seventy (70) for a month.

**Recommendation:** Staff Concurs  
**Contract/Agreement:** Not Applicable  
**Legal Review:** Not Applicable  
**Follow-Up:** Not Applicable

**2023 Fiscal Year**

Finance: March 2, 2023

Lay Over: March 9, 2023

Sponsored by:

**Final Vote: March 23, 2023**

John Butitta, Finance Committee Chairman

## **2023 CO**

**TO: THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS**

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2023 and recommends its adoption.

### **Ordinance for a Budget Amendment for Two Sheriff Admin Secretary Positions**

**WHEREAS**, Due to increased FOIA request for Body Cam and In-Car Video footage request the Sheriff is requesting a budget amendment to fund two additional administrative secretary positions for the Sheriff's records division.

**WHEREAS**, the Winnebago County Board adopted the "Annual Budget and Appropriation Ordinance" for the fiscal year ending September 30, 2023 at its September 30, 2022 meeting; and,

**WHEREAS**, 55ILCS 5/6-1003(2014), states, "After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting."

**NOW, THEREFORE, BE IT ORDAINED**, that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#23-012 Sheriff Admin Secretaries**.



**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIR

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JOHN BUTITTA, CHAIR

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JAIME SALGADO, VICE CHAIR

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JOHN F. SWEENEY

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JOHN F. SWEENEY

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MICHAEL THOMPSON

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MICHAEL THOMPSON

The above and foregoing Ordinance was adopted by the County Board of the County of

Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
**JOSEPH CHIARELLI**

CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

ATTESTED BY:

\_\_\_\_\_  
**LORI GUMMOW**

CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

2023  
WINNEBAGO COUNTY  
FINANCE COMMITTEE  
REQUEST FOR BUDGET AMENDMENT

DATE SUBMITTED: <span style="color: red;">2/23/2023</span> AMENDMENT NO: 2023-12								
DEPARTMENT: Sheriff SUBMITTED BY: Gary Caruana								
FUND#: 0001 - General Fund DEPT. BUDGET NO. 24000 Sheriff								
Department Org Number	Object (Account) Number	Project Number	Object (Account) Description	Adopted Budget	Amendments Previously Approved	Revised Approved Budget	Increase (Decrease)	Revised Budget after Approved Budget Amendment
<b>Expenditures</b>								
24000	41110		Regular Salaries	\$12,646,498	\$80,163	\$12,726,661	\$31,360	\$12,758,021
24000	41130		Overtime	\$826,070	\$4,000	\$830,070	\$500	\$830,570
24000	41221		Life Insurance	\$3,969	\$42	\$4,011	\$32	\$4,043
24000	42290		Supplies	\$247,756	\$6,776	\$254,532	\$4,500	\$259,032
13500	41999		General Fund Contingency Budget	\$2,250,000	\$0	\$2,250,000	(\$36,392)	\$2,213,608
<b>Revenue</b>								
TOTAL ADJUSTMENT:							\$0	
<b>Reason budget amendment is required:</b>								
<p>The Sheriff's Office is requesting a budget amendment for two (2) additional Administrative Seretary positions in our Records Division. There has been a significant increase in requests for Body Cam Videos from the State's Attorney's Office and Subpoenas from outside agencies. We have been receiving over 600 requests in a typical month. Also, we are receiving more requiests fro Body Cam Videos through FOIA. These requests have to be redacted which means an employee must watch and edit each video in its entirety. Additionally, FOIA requests have increased significantly. We used ot average approximately 48 per month and last year's average was 70 per month. The above dollars are for salaries, benefits, compters, phones and desk chairs. The requested amount is for the remainder of FY2023.</p>								
<b>Potential alternatives to budget amendment:</b>								
None								
<b>Impact to Fiscal Year 2023 budget:</b>								
\$ 36,392								
<b>Revenue Source:</b>								
Pre-Trial Fairness Act contingency budget								



## Ordinance Executive Summary

**Prepared By:** David J. Rickert

**Committee:** Finance Committee

**Committee Date:** March 2, 2023

**Ordinance Title:** Ordinance for a Budget Amendment for Circuit Clerk Scanner Purchase

**County Code:** Not Applicable

**Board Meeting Date:** March 9, 2023

### Budget Information:

Was item budgeted?	No	Appropriation Amount: \$0
If not, explain funding source: PSST Fund Reserve Transfer		
ORG/OBJ/Project Code:	82200-46430 Capital Improvement Fund / Equipment	
FY2023 Budget Impact: \$216,064		

**Background Information:** The Circuit Clerk's office is in need of replacing their desktop scanners that were purchased in 2009. Current scanners are outdated and not working properly. Two vendors were contacted to get the best pricing with CDW-G offering the lowest price. CDW-G has a Federal contract (2018011-01) used by the County to obtain very competitive pricing. An extended 5-year service agreement warranty, in addition to the manufacturer's warranty, is included in the total price.

**Recommendation:** Staff Concurs

**Contract/Agreement:** Not Applicable

**Legal Review:** Not Applicable

**Follow-Up:** Not Applicable

**2023 Fiscal Year**

Finance: March 2, 2023

Lay Over: March 9, 2023

Sponsored by:

**Final Vote: March 23, 2023**

John Butitta, Finance Committee Chairman

## **2023 CO**

**TO: THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS**

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2023 and recommends its adoption.

### **Ordinance for a Budget Amendment for Circuit Clerk Scanner Purchase**

**WHEREAS**, The Circuit Clerk's office is in need of replacing their desktop scanners that were purchased in 2009.

**WHEREAS**, the Winnebago County Board adopted the "Annual Budget and Appropriation Ordinance" for the fiscal year ending September 30, 2023 at its September 30, 2022 meeting; and,

**WHEREAS**, 55ILCS 5/6-1003(2014), states, "After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting."

**NOW, THEREFORE, BE IT ORDAINED**, that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#23-014 Circuit Clerk Scanners**.

Respectfully Submitted,  
**FINANCE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIR

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JOHN BUTITTA, CHAIR

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JAIME SALGADO, VICE CHAIR

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JAIME SALGADO, VICE CHAIR

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KEITH McDONALD

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JOHN F. SWEENEY

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JOHN F. SWEENEY

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MICHAEL THOMPSON

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MICHAEL THOMPSON

The above and foregoing Ordinance was adopted by the County Board of the County of

Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

\_\_\_\_\_  
**JOSEPH CHIARELLI**

CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

ATTESTED BY:

\_\_\_\_\_  
**LORI GUMMOW**

CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

2022  
WINNEBAGO COUNTY  
FINANCE COMMITTEE  
REQUEST FOR BUDGET AMENDMENT

DATE SUBMITTED:		2/23/2023		AMENDMENT NO: 2023-014	
DEPARTMENT:		Circuit Clerk		SUBMITTED BY: Tom Lawson	
FUND#:		0743 Capital Improvement Fund		DEPT. BUDGET NO. 82200 Capital Projects	

Department Org Number	Object (Account) Number	Project Number	Object (Account) Description	Adopted Budget	Amendments Previously Approved	Revised Approved Budget	Increase (Decrease)	Revised Budget after Approved Budget Amendment
<b>Expenditures</b>								
82200	46430		Machinery & Equipment	\$339,640	\$0	\$339,640	\$216,064	\$555,704
40100	49110		Transfer to Other Funds	\$5,566,749	\$0	\$5,566,749	\$216,064	\$5,782,813
<b>Revenue</b>								
82200	39110		Transfer from Other Funds	(\$2,100,000)	\$0	(\$2,100,000)	(\$216,064)	(\$2,316,064)
TOTAL ADJUSTMENT:							\$216,064	
<b>Reason budget amendment is required:</b>								
The Circuit Clerk's office is in need of replacing their desktop scanners, that were purchased in 2009. Current scanners are outdated and not working properly. Two vendors were contacted to get the best pricing with CDW-G offering the lowest price. CDW-G has a Federal contract (2018011-01) used by the County to obtain very competitive pricing. An extended 5 year service agreement warranty, in addition to the manufacturers warranty, is included in the total price. The projected estimate, for the CIP 2023 budget was \$242,000.								
<b>Potential alternatives to budget amendment:</b>								
None								
<b>Impact to fiscal year 2022 budget: \$216,064</b>								
\$ 216,064								
<b>Revenue Source:</b>								
PSST Fund Balance Transfer								



## Ordinance Executive Summary

**Prepared By:** Dave Rickert

**Committee:** Finance Committee

**Committee Date:** March 2, 2023

**Ordinance Title:** Ordinance for a Budget Amendment for a Facilities Truck Purchase

**County Code:** Not Applicable

**Board Meeting Date:** March 9, 2023

### Budget Information:

Was item budgeted?	No	Appropriation Amount: \$59,000
If not, explain funding source: General Fund Reserve Transfer		
ORG/OBJ/Project Code: 82200-46410 Capital Improvement Fund / Automobiles		
FY2023 Budget Impact: \$59,000		

**Background Information:** The Facilities Department has been in need of replacing one of their older plow trucks. Due to lack of inventory, government funded orders for trucks were not being filled in FY 2021 and 2022. The County now has an opportunity, to purchase a 2023 Ford F-250, before the Ford opportunity expires in the very near future. The County has a Ford Fleet number/account which is for Government sales.

**Recommendation:** Staff Concurs

**Contract/Agreement:** Not Applicable

**Legal Review:** Not Applicable

**Follow-Up:** Not Applicable

**2023 Fiscal Year**

Sponsored by:  
John Butitta, Finance Committee Chairman

Finance: March 2, 2023  
Lay Over: March 9, 2023  
**Final Vote: March 23, 2023**

**2023 CO**

**TO:** THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2023 and recommends its adoption.

**Ordinance for a Budget Amendment for a Facilities Truck Purchase**

**WHEREAS,** The Facilities Department needs to replace one of their older plow trucks. Due to lack of inventory, government funded orders for trucks were not being filled in FY 2021 and FY 2022.

**WHEREAS,** the Winnebago County Board adopted the “Annual Budget and Appropriation Ordinance” for the fiscal year ending September 30, 2023 at its September 30, 2022 meeting; and,

**WHEREAS,** 55ILCS 5/6-1003(2014), states, “After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting.”

**NOW, THEREFORE, BE IT ORDAINED,** that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#23-015 Facilities Truck**.



**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIR

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JOHN BUTITTA, CHAIR

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JAIME SALGADO, VICE CHAIR

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JAIME SALGADO, VICE CHAIR

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JOHN F. SWEENEY

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JOHN F. SWEENEY

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MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Ordinance was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

2022  
WINNEBAGO COUNTY  
FINANCE COMMITTEE  
REQUEST FOR BUDGET AMENDMENT

DATE SUBMITTED:		<b>2/23/2023</b>		AMENDMENT NO: 2023-015	
DEPARTMENT:		Facilities		SUBMITTED BY: Shawn Franks	
FUND#:		0743 Capital Improvement Fund		DEPT. BUDGET NO. 82200 Capital Projects	

Department Org Number	Object (Account) Number	Project Number	Object (Account) Description	Adopted Budget	Amendments Previously Approved	Revised Approved Budget	Increase (Decrease)	Revised Budget after Approved Budget Amendment
<b>Expenditures</b>								
82200	46410		Automobiles	\$0	\$0	\$0	\$59,000	\$59,000
13500	49110		Transfer to Other Funds	\$5,337,000	\$0	\$5,337,000	\$59,000	\$5,396,000
<b>Revenue</b>								
82200	39110		Transfer from Other Funds	(\$2,316,064)	\$0	(\$2,316,064)	(\$59,000)	(\$2,375,064)
TOTAL ADJUSTMENT:							\$59,000	
<b>Reason budget amendment is required:</b>								
The Facilities Department has been in need of replacing one of their older plow trucks. Due to lack of inventory, government funded orders for trucks were not being filled in FY 2021 and 2022. The County now has an opportunity to purchase a 2023 Ford F-250. This opportunity offered by Ford expires in the very near future.								
<b>Potential alternatives to budget amendment:</b>								
None								
<b>Impact to Fiscal Year 2023 budget:</b>								
\$ 59,000								
<b>Revenue Source:</b>								
General Fund Balance Transfer								



# Resolution Executive Summary

**Prepared By:** Tanya Harris

**Committee:** Finance Committee

**Committee Date:** March 2, 2023

**Resolution Title:** Resolution authorizing settlement of a claim against the County of Winnebago entitled James Neal versus Winnebago County.

**Board Meeting Date:** March 9, 2023

**Budget Information:**

Was item budgeted?	Yes	Appropriation Amount:
If not, explain funding source:		
ORG/OBJ/Project Code: 49400-43535 Tort Judgement Fund / Worker's Comp Claims		
FY2023 Budget Impact: \$0		

**Background Information:** Settlement for James Neal in the amount of \$47,618.25.

**Recommendation:** The Finance Committee, chaired by John Butitta, has reviewed the settlements presented to the Board. The Board is asked to approve this settlement in favor of the Committee's recommendations at its February 16, 2023 meeting.

**Contract/Agreement:** Not Applicable

**Legal Review:** Carol Hartline with Williams McCarthy LLP negotiated these settlements on behalf of Winnebago County.

**Follow-Up:** Not Applicable

**RESOLUTION**  
**of the**  
**COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

Sponsored by: John Butitta  
Submitted by: Finance Committee

2023 CR

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**RESOLUTION AUTHORIZING SETTLEMENT OF A CLAIM  
AGAINST THE COUNTY OF WINNEBAGO ENTITLED  
JAMES NEAL VERSUS WINNEBAGO COUNTY**

---

**WHEREAS**, the County of Winnebago, Illinois, is involved in having claims asserted against it by James Neal for injuries allegedly sustained while in the employment of the Facilities Department, and,

**WHEREAS**, the Plaintiff has offered to settle the above claims against the County of Winnebago for consideration payable in the amount of \$47,618.25 for the settlement funding for his Workers Compensation case; and,

**WHEREAS**, counsel for the County of Winnebago recommends that it is in the best interest of the County of Winnebago to settle the above referenced claims upon the terms of the proposed settlement.

**NOW, THEREFORE, BE IT RESOLVED**, by the County Board of the County of Winnebago, Illinois that it does hereby authorize settlement of the claim entitled James Neal versus County of Winnebago for injuries allegedly sustained by James Neal while in the employment of the Facilities Department by payment of the amount of \$47,618.25 for the settlement for permanent disability for a Workers Compensation case.

**BE IT FURTHER RESOLVED**, that this Resolution for James Neal in the amount of \$47,618.25 shall be in full force and effect immediately upon its adoption.

**BE IT FURTHER RESOLVED**, that the Clerk of the County Board is hereby authorized to prepare and deliver certified copies of this Resolution to the County Auditor, Director of Purchasing, Human Resources Director, and Williams & McCarthy.

Respectfully Submitted,  
**FINANCE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIRMAN

\_\_\_\_\_  
JOHN BUTITTA, CHAIRMAN

\_\_\_\_\_  
JAIME SALGADO, VICE CHAIRMAN

\_\_\_\_\_  
JAIME SALGADO, VICE CHAIRMAN

\_\_\_\_\_  
JEAN CROSBY

\_\_\_\_\_  
JEAN CROSBY

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
KEITH McDONALD

\_\_\_\_\_  
KEITH McDONALD

\_\_\_\_\_  
JOHN F. SWEENEY

\_\_\_\_\_  
JOHN F. SWEENEY

\_\_\_\_\_  
MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Resolution was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

# **ECONOMIC DEVELOPMENT COMMITTEE**



# Resolution Executive Summary

**Committee Date:** Monday, February 27, 2023

**Committee:** Economic Development

**Prepared By:** Jas Bilich & Chris Dornbush

**Document Title:** Resolution Granting Authority To The Winnebago County Board Chairman To Execute The Documents Necessary To Complete A Loan For \$50,000 From The Revolving Loan Fund To Little Nick's BBQ, LLC

**County Code:** NA

**Board Meeting Date:** Thursday, March 9, 2023

**Budget Information:**

<b>Was item budgeted?</b> Yes	<b>Appropriation Amount:</b> \$50,000
<b>If not, explain funding source:</b>	
<b>ORG - OBJ - Project Code:</b> Fund available in fund #0307 (Revolving Loan Fund)	<b>Budget Impact:</b> None - Budgeted

**Background Information:**

Rockford Local Development Corporation (RLDC) have demonstrated a positive effect in growing the regional economy in partnership through the County's Revolving Loan Fund Program that was established in 2014. Little Nick's BBQ, LLC, is a minority-owned partnership, that is an award-winning portable BBQ business. They plan to have a permanent location at the restaurant formally known as Der Rathskeller and are requesting financial assistance. Little Nick's BBQ, LLC is requesting a \$50,000 loan for 7 years at a 7.0% annual interest amortized over 15 years to assist with financing the purchase of the real estate, equipment, and operating capital. The loan is anticipated to create 8 full-time equivalent (FTE) positions over the next 2 years for a total cost to the County of \$6,250 per employee.

**Recommendation:**

Administration supports the recommendation as proposed with the terms stated by RLDC for the loan regarding Little Nick's BBQ, LLC.

**Contract/Agreement:**

NA

**Legal Review:**

Yes

**Follow-Up:**

RLDC & staff normally update the entire Board on an annual basis.

**Regional Planning & Economic Development Department**

404 Elm Street, Rm 403, Rockford, IL 61101 | [www.wincoil.gov](http://www.wincoil.gov)

Phone: (815) 319- 4350 | E-mail: [permits@rpel.wincoil.gov](mailto:permits@rpel.wincoil.gov)

**RESOLUTION  
OF  
THE COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

**SUBMITTED BY: ECONOMIC DEVELOPMENT COMMITTEE**

**2023 CR \_\_\_\_\_**

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**RESOLUTION GRANTING AUTHORITY TO THE WINNEBAGO COUNTY  
BOARD CHAIRMAN TO EXECUTE THE DOCUMENTS NECESSARY TO  
COMPLETE A LOAN FOR \$50,000 FROM THE REVOLVING LOAN FUND  
TO LITTLE NICK'S BBQ, LLC**

---

**WHEREAS**, Little Nick's BBQ, LLC is a minority-owned BBQ food truck and catering business and looking to purchase real estate for the business, purchase of equipment, and operating capital; and

**WHEREAS**, Thaddeus Denthrieff and Dr. Nicole Macaulay-Denthrieff are equal owners of Little Nick's BBQ, LLC; and

**WHEREAS**, Little Nick's BBQ, LLC is requesting funds to facilitate the purchase of the real estate formally known as Der Rathskeller Restaurant at 1132 Auburn Street, Rockford, Illinois. The purchase is for the real estate as the current owners have closed the business due to hardships during the COVID-19 pandemic after their remodel; and

**WHEREAS**, Little Nick's BBQ, LLC has been in business as a BBQ restaurant and catering business with awards for their BBQ and Mr. Denthrieff is a six time BBQ World Champion; and

**WHEREAS**, it is estimated that this loan will assist in the creation of eight (8) new full-time equivalent (FTE) employees over the next two (2) years for the business at a projected cost to the County of six thousand two hundred fifty dollars (\$6,250.00) per employee; and

**WHEREAS**, Little Nick's BBQ, LLC is seeking a loan to assist with the purchase of 1132 Auburn Street Rockford, Illinois (subject property) as recommended by the staff of Rockford Local Development Corporation (RLDC), of fifty thousand dollars (\$50,000.00) at seven percent (7%) interest for seven (7) years, amortized over fifteen (15) years, from the County of Winnebago's Revolving Loan Fund secured by a shared second mortgage on subject property and lien on all business assets with RLDC / DCEO and subordinated to bank debt not to exceed \$293,000.00, as well as personal guarantees by Thaddeus Denthrieff and Dr. Nicole Macaulay-Denthrieff.

**NOW THEREFORE, BE IT RESOLVED**, that the Chairman of the County Board of the County of Winnebago, Illinois is hereby authorized to execute the loan documents prepared by Rockford Local Development Corporation (RLDC) and approved by the Winnebago County State's Attorney's Office for the loan of fifty thousand (\$50,000.00) at seven percent (7%) for



seven (7) years, amortized over fifteen (15) years to Little Nick's BBQ, LLC, secured by a shared second mortgage on subject property at 1132 Auburn Street Rockford, Illinois and lien on all business assets with RLDC / DCEO and subordinated to bank debt not to exceed \$293,000.00, as well as personal guarantees by Thaddeus Denthrieff and Dr. Nicole Macualay-Denthrieff.

**BE IT FURTHER RESOLVED**, that this Resolution shall be effective on its adoption.

**BE IT FURTHER RESOLVED**, that the Clerk of the County Board of the County of Winnebago is directed to prepare and deliver certified copies of this resolution to the Winnebago County Regional Planning and Economic Development Director, County Finance Director, County Administrator, and the County Auditor.

Respectfully submitted,  
**Economic Development Committee**

**AGREE**

**DISAGREE**

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JOHN SWEENEY, CHAIRMAN

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JOHN SWEENEY, CHAIRMAN

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JEAN CROSBY

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JEAN CROSBY

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ANGELA FELLARS

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ANGELA FELLARS

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VALERIE HANSERD

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VALERIE HANSERD

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BRAD LINDMARK

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BRAD LINDMARK

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TIM NABORS

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TIM NABORS

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JOHN PENNEY

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JOHN PENNEY

The above and foregoing Resolution was adopted by the County Board of the County of Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

---

JOSEPH V. CHIARELLI  
CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

---

LORI GUMMOW  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

**Revolving Loan Fund****Loan Summary for:**

Little Nick's BBQ, LLC

**Applicant:**

Little Nick's BBQ, LLC

**PIN:**11-14-428-026 (0.12 Acres)  
5,106.78 Square Feet**Principal / Officer (%):**Thaddeus Denthrieff (50%)  
Nicole Macaulay (50%)**Location Address:**1132 Auburn St  
Rockford, IL 61103**Website:** NA**County Board District #:** 19**County Board Member:** Angela Fellars**Jurisdiction:** City of Rockford**Type of Business:**☐

New (Start-up)

☒

Expansion (Existing)

**Industry:** Food Service - Restaurant

<u>Requested County Revolving Loan Fund:</u>					<u>Employees:</u>	Current	Projected
<u>Investment(s)</u>			<u>Percentage</u>		<i>Full-Time Equivalent (FTE):</i>	0	8
County:	\$	50,000	7.00% interest	11.06%			
		(amortized 15 years)	7 years				
Owner's:	\$	20,000		4.42%			
Illinois Bank & Trust	\$	240,000		53.10%	<i>Part Time:</i>	0	
Illinois Bank & Trust	\$	32,000		7.08%			
Illinois Bank & Trust	\$	10,000		2.21%	<i>Within the first 2 years of business operating, from the opening.</i>		
RLDC / Adantage Illinois	\$	100,000		22.12%	<u>Total:</u>		8
Total Financing of Project:	\$	452,000		100.00%			
***Cost of County funds per projected job created: \$6,250							

**Uses of Loan Proceeds:**

- Purchase of a commercial property, \$299,000.
- Purchase of restaurant equipment, \$43,000.
- Operating capital for the restaurant, \$110,000.

**Revolving Loan Fund**  
**Loan Summary for:**  
Little Nick's BBQ, LLC

**Description of Business & Project:**

Little Nick's BBQ LLC is a BBQ restaurant specializing in traditional Mississippi-style smoked barbecue including ribs, brisket and pulled pork and related side dishes. The business is owned by Thaddeus Denthrieff and his spouse, Dr. Nicole Macaulay, an OB-Gyn physician at Mercy Health in Rockford. Mr. Denthrieff, a third generation pitmaster, is reportedly a six-time BBQ World Champion and was the 2021 recipient of the Pigapalooza Prize at the prestigious American Royal World Series of Barbecue. The principals propose to purchase the former Rathskeller Restaurant property in Rockford and convert into a full-service BBQ restaurant. Up until 2020 when Mr. Denthrieff opened a carry-out only restaurant on Auburn St., he operated a catering business. He closed the Auburn St. location in late 2022 to focus his energies on this venture. The Rathskeller was a longtime favorite German restaurant in Rockford and attracted people from throughout the region. After its original owners decided to retire, the business and real estate was sold to two young entrepreneurs who remodeled the interior and reopened after a long hiatus. Their business struggled through Covid and the owners elected to close the business and sell the property. Because of its prominent position in the local economy and its strategic location in the North End business district, the property appears to offer Little Nicks an opportunity to establish a successful full-service BBQ restaurant as the property is well known and easily accessible. The property has two levels for indoor seating with capacity of around 90 patrons and an outside patio for seasonal outdoor seating. The property also has a full service bar that will be activated once Little Nicks secures its liquor license. Little Nicks will offer take out as well as in person dining. A food truck operated by Little Nicks will continue and will be used for catering events which has been the primary business model until Mr. Denthrieff opened the storefront carry-out only restaurant that he recently closed. Mr. Denthrieff states that he elected to close the storefront because the landlord planned to increase his rent measurably and he wanted to focus on this new opportunity. At the same time, his storefront restaurant was located in a higher crime area that dissuaded many Rockford residents from patronizing the business despite favorable reviews.

**RLDC Recommendation:**

Staff recommends a \$50,000, term loan to be seven (7) years at 7.0% amortized over fifteen (15) years for the following reasons:

- 1) Participation in this project supports the planned creation of eight (8) FTEs
- 2) Participation in this project supports a minority-owned business as both Mr. Denthrieff and Dr. Macaulay are African-American

**Revolving Loan Fund**

**Loan Summary for:**

Little Nick's BBQ, LLC

- 3) Dr. Macauley has high personal income from her medical practice alleviating the burden from the business of earned income for Mr. Denthriff.
- 4) The Rathskeller property is located in the North End on Rockford's west side an area of town experiencing a renaissance. Participating in this project redevelops a vacant property and will add to the attractiveness of this business district.
- 5) Mr. Denthriff is an award winning pitmaster that will draw customers to the high quality of his food.

**Other Conditions:**

Mr. Denthriff and Dr. Macaulay will be personally liable as co-borrowers of the Note.

**Subject Property Tax Information:**

2021	Tax Year Information		Fair Market Value:	Tax Bill	Winnebago County Portion	
	1132 Auburn Street				Tax	Pension
	PIN(s):	Acres				
	11-14-428-026	0.12	\$ 165,470.00	\$ 6,706.92	\$ 271.45	\$ 76.11
			\$ -	\$ -	\$ -	\$ -
		<b>0.12</b>	<b>\$ 165,470.00</b>	<b>\$ 6,706.92</b>	<b>\$ 271.45</b>	<b>\$ 76.11</b>
					<b>\$ 347.56</b>	
					Other Entities	\$ 4,332.14
					<b>North Main &amp; Auburn TIF</b>	\$ 2,027.22
					Winnebago County	\$ 347.56
					<b>TOTAL TAX BILL</b>	<b>\$ 6,706.92</b>

**Tax Bill**

- Other Entities
- North Main & Auburn TIF
- Winnebago County

<b>** This is a designated redevelopment area by the City of Rockford. **</b>	
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**Revolving Loan Fund**  
**Loan Summary for:**  
Little Nick's BBQ, LLC

**Strengths & Weaknesses**

**Strengths**

- 1) Participation in this project supports the planned creation of eight (8) FTEs.
- 2) Participation in this project supports a minority-owned business as both Mr. Denthriff and Dr. Macaulay are African-American
- 3) Dr. Macauley has high personal income from her medical practice alleviating the burden from the business of earned income for Mr. Denthriff.
- 4) The Rathskeller property is located in the North End on Rockford's west side an area of town experiencing a renaissance. Participating in this project redevelops a vacant property and will add to the attractiveness of this business district.
- 5) Mr. Denthriff is an award winning pitmaster that will draw customers to the high quality of his food.

**Weaknesses**

- 1) Mr. Denthriff has never managed a full-service restaurant previously. The demands of a full service restaurant are considerably greater than a carry-out as the employment is significantly greater as is the inventory control, maintenance and marketing. He plans to hire a full-time restaurant manager and a full-time bar manager to alleviate his burden and allow him to focus on smoking the barbecue meats.
- 2) Restaurants are very competitive and subject to high failure rates. One reported cause for failure is inadequate capitalization to allow the business to grow at a sustainable pace as many restaurants need a year or more to become stabilized. Mitigating this risk is the working capital proposed for this project which will help buffer and sustain the business through its formative stage.

**Attachments:**

1. *Site Map of the location*
2. *Tax Information*
3. *Township Assessment Information*



Office of the Secretary of State  
**ilsos.gov**

## Corporation/LLC Search/Certificate of Good Standing

### LLC File Detail Report

File Number	06314546
Entity Name	LITTLE NICK'S BBQ, LLC
Status	ACTIVE

#### Entity Information

Principal Office  
1679 DIVINE DR  
ROCKFORD, IL 611070000

Entity Type  
LLC

Type of LLC  
Domestic

Organization/Admission Date  
Thursday, 1 June 2017

Jurisdiction  
IL

Duration  
PERPETUAL

**Agent Information**

Name

UNITED STATES CORPORATION AGEN

Address

500 N MICHIGAN AVE STE 600  
CHICAGO , IL 60611

Change Date

Thursday, 1 June 2017

**Annual Report**

For Year

2022

Filing Date

Tuesday, 31 May 2022

**Managers**

Name

Address

DENTHRIF II, THADDEUS  
1679 DIVINE DR  
ROCKFORD, IL 61107

Name

Address

MACAULAY-DENTHRIF, NICOLE  
1679 DIVINE DR  
ROCKFORD, IL 61107**Series Name**

NOT AUTHORIZED TO ESTABLISH SERIES

[Return to Search](#)



[File Annual Report](#)

[Adopting Assumed Name](#)

[Articles of Amendment Effecting A Name Change](#)

[Change of Registered Agent and/or Registered Office](#)

(One Certificate per Transaction)

This information was printed from [www.ilsos.gov](http://www.ilsos.gov), the official website of the Illinois Secretary of State's Office.

Thu Feb 16 2023



1132 AUBURN ST

**Parcel Number**

11-14-428-026

**Alternate Parcel Number**

**Owner Name and Address**

HEAVY DUTY PRODUCTS INC ,  
JONATHAN REESE 344 ARMADALE WAY  
LOVES PARK, IL 61111

**Property Size**

Sq. Feet: 5107 - Acres: 0.12

**Property Use**

Commercial Business-Impr (0061)

**Legal Description**

CHRISTOPHER TONERS SUB PT E1/2 NE1/4 SE1/4 SEC 14-44-1 (EXC ROW BY 06-22318) (EXC ROW BY 2013-1002261) LOT 1 BLK 1

**Zoning District:** C2**Tax Information**HEAVY DUTY PRODUCTS INC ,  
JONATHAN REESE 344 ARMADALE WAY  
LOVES PARK, IL 61111**Trust Number:**

Year	Fair Market Value	Total Tax Bill	Total Code
2021	\$165,470.00	\$6,706.92	086

There are currently no exemptions to display for this PIN

**School District****Assessor Information****Township:**ROCKFORD  
Ken Crowley  
401 W State St  
Rockford, IL 61101  
8159650300**Sales History**

Date	Sale Type	Amount	Doc. No.
3/31/2020 12:00:00 AM	WD (SalesHistoryCodes.aspx)	\$135,000.00	20201009573
10/25/2012 12:00:00 AM	YR (SalesHistoryCodes.aspx)	\$5,280.00	20131002261

**Flood Zone**

In/Out	Flood Zone Type
OUT	X





# Winnebago County

## County Treasurer

[Wincoil Home Page](#)  
[Treasurer Home Page](#)  
[Supervisor of Assessments](#)  
[Search Again](#)

### Parcel Tax Details for Parcel Number 11-14-428-026

[View Property via WinGIS](#)

[View Property Sales Data, Structural Information & Building Permit History via Rockford Township Assessor](#)

Please choose the tax year you would like to view details for:

2021 ▼

#### **Tax Payment Information** **2021 taxes payable in 2022**

Click here to make a payment

#### **Owner Address**

HEAVY DUTY PRODUCTS INC  
 JONATHAN REESE  
 344 ARMADALE WAY  
 LOVES PARK, IL 61111

#### **Taxbill Address**

HEAVY DUTY PRODUCTS INC  
 JONATHAN REESE  
 344 ARMADALE WAY  
 LOVES PARK, IL 61111

#### **----- First Installment-----**

Due Date: 6/10/2022  
 Amount: 3353.46  
 Penalty: 0.00  
 Cost: 0.00  
 Total Due: 3353.46  
 Paid: 3353.46 Date: 6/14/2022  
 By: Illinis Bank & Trust lockbox

#### **----- Second Installment-----**

Due Date: 9/9/2022  
 Amount: 3353.46  
 Penalty: 0.00  
 Cost: 0.00  
 Total Due: 3353.46  
 Paid: 3353.46 Date: 9/9/2022  
 By: ILLINOIS BANK & TRUST lockbox

**For Parcel Address: 1132 AUBURN ST**

**Tax Calculation**

<b>Description</b>		<b>Amount</b>
Board of Review Assessed Value		55152
Township Equalization Factor	x	1.0000
Board of Review Equalized Value	=	55152
Home Improvement Exemption	-	0
Disabled Veteran Exemption	-	0
Department of Revenue Assessed Value	=	55152
County Multiplier	x	1.0000
Revised Equalized Value	=	55152
Senior Freeze Exemption	-	0
FAF/VAF Exemption	-	0
Owner Occupied Exemption	-	0
Over 65 Exemption	-	0
New Disabled or Veteran Exemption	-	0
Returning Veteran Exemption	-	0
Taxable Value	=	55152
Tax Rate for Tax Code 086	x	12.1608
Calculated Tax	=	\$6706.92
Non Ad Valorem -	+	\$0.00
Abatements	-	\$0.00
TOTAL TAX DUE:	=	\$6706.92
<b>Fair Market Value:</b> 165470		<b>1977 Equalized Value:</b> 0

**Taxing Bodies and Rates**

<b>Taxing Body</b>	<b>Rate</b>	<b>Tax</b>
WINNEBAGO COUNTY	0.9032	\$347.56
FOREST PRESERVE	0.1041	\$40.06
ROCKFORD TOWNSHIP	0.1173	\$45.14
ROCKFORD CITY	2.6361	\$1014.42
ROCKFORD PARK DISTRICT	0.9739	\$374.78
FOUR RIVERS SANITATION AUTHORITY	0.1731	\$66.61
ROCKFORD CITY LIBRARY	0.4103	\$157.89
ROCKFORD SCHOOL DIST 205	6.2646	\$2410.74
COMMUNITY COLLEGE 511	0.4564	\$175.63
NORTH MAIN & AUBURN TIF	0.0000	\$2027.22
ROCKFORD TWSP ROAD	0.1218	\$46.87

\*\*\*\*\* End of Real Estate Tax Information \*\*\*\*\*

[Top of Page](#)[Search Again](#)

85720

Change of Address Form

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

11-14-428-026

New Name / Address

HEAVY DUTY PRODUCTS INC

JONATHAN REESE

344 ARMADALE WAY

LOVES PARK IL 61111-

Phone: (\_\_\_\_) \_\_\_\_ - \_\_\_\_

Reason for Change

Signature

WINNEBAGO COUNTY TREASURER AND COLLECTOR Ph. No. (815) 319-4400 2021


ABBREVIATED LEGAL DESCRIPTION
CHRISTOPHER TONERS SUB PT E1/2 NE1/4 SE1/4 SEC 14-44-1

Formula for Tax Calculation	-	2021	Parcel ID: 11-14-428-026
Board of Review Assessed Value			55,152
Township Equalization factor	X		1.0000
Board of Review Equalized Value	=		55,152
Home Improvement Exemption	-		0
Disabled Vet Adapted Housing Exemption	-		0
Department of Revenue Assessed Value	=		55,152
State Multiplier for Winn Cnty	X		1.0000
Revised Equalized Value	=		55,152
Senior Freeze Exemption	-		0
FAF/VAF Exemption	-		0
General Homestead Exemption	-		0
Senior Citizen (over 65) Exemption	-		0
Disabled Person / Disabled Vet Exemption	-		0
Returning Veteran Exemption	-		0
Taxable Value	=		55,152
Tax Rate for Tax Code 086	X		12.1608
Calculated Tax	=		\$6,706.92
Abatements	-		0
Non AD Valorem Tax	+		0.00

Township Assessor Phone Number: 815-965-0300	<b>TOTAL TAX DUE:</b> <b>\$6,706.92</b>
--	--

Location of Property: 1132 AUBURN ST	Fair Market Value: 165,470
---	-------------------------------

Taxing Body	Prior Rate	Prior Tax	Current Rate	Current Tax
WINNEBAGO COUNTY	0.7259	279.34	0.7054	271.45
- PENSION	0.2177	83.78	0.1978	76.11
FOREST PRESERVE	0.1019	39.21	0.0993	38.21
- PENSION	0.0054	2.08	0.0048	1.85
ROCKFORD TOWNSHIP	0.1233	47.45	0.1173	45.14
ROCKFORD CITY	1.5203	585.04	1.3873	533.86
- PENSION	1.2740	490.26	1.2488	480.56
ROCKFORD PARK DISTRICT	0.9414	362.27	0.9283	357.23
- PENSION	0.0628	24.17	0.0456	17.55
FOUR RIVERS SANITATION AUTH	0.1795	69.08	0.1731	66.61
ROCKFORD CITY LIBRARY	0.4343	167.13	0.4103	157.89
ROCKFORD SCHOOL DIST 205	6.2107	2,390.01	5.9631	2,294.72
- PENSION	0.3750	144.30	0.3015	116.02
COMMUNITY COLLEGE 511	0.4615	177.59	0.4564	175.63
- PENSION	0.0000	0.00	0.0000	0.00
NORTH MAIN & AUBURN TIF	0.0000	1,742.46	0.0000	2,027.22
ROCKFORD TWSP ROAD	0.1260	48.49	0.1218	46.87
Totals:	12.7597	6,652.66	12.1608	6,706.92



Property Code

Parcel ID

11-14-428-026

1

HEAVY DUTY PRODUCTS INC

JONATHAN REESE

344 ARMADALE WAY

LOVES PARK IL 61111-

Paid on

06/10/2022

06/10/2022

\$0.00

THIS IS THE ONLY NOTICE YOU WILL RECEIVE FOR BOTH INSTALLMENTS.



Property Code

Parcel ID

11-14-428-026

HEAVY DUTY PRODUCTS INC

JONATHAN REESE

344 ARMADALE WAY

LOVES PARK IL 61111-

Paid on

09/09/2022

09/09/2022

\$0.00

2

**ROCKFORD TOWNSHIP PROPERTY INFORMATION**

Property	Aerial	Values & Exemptions	Tax Bills
----------	--------	---------------------	-----------

**Property Location****Parcel Number:**

11-14-428-026

**Property Code:****Address:**

1132 AUBURN ST

Rockford, IL 61103

**Taxpayer:**

HEAVY DUTY PRODUCTS INC ,

JONATHAN REESE

LOVES PARK , IL 61111

**Legal Description**

CHRISTOPHER TONERS SUB PT E1/2 NE1/4

SE1/4 SEC 14-44-1 (EXC ROW BY 06-22318)

(EXC ROW BY 2013-1002261) LOT 1 BLK 1

**SEC / TWP / [LOT] / RNG [BLK] / ACRES**

000

000

000

0.00

**Improvement Information****NBHD:**

06820

**Class:**

COMMERCIAL

**Land Use:**

RETAIL/BUSINESS

**Building Name:**

RATHSKELLER RESTAURANT

**Zoning:**

C2

**Year Built:**

1950

**Exterior Wall Height:**

12

**Exterior Walls:**

BRICK/STONE

**Gross Building SF:**

4,014

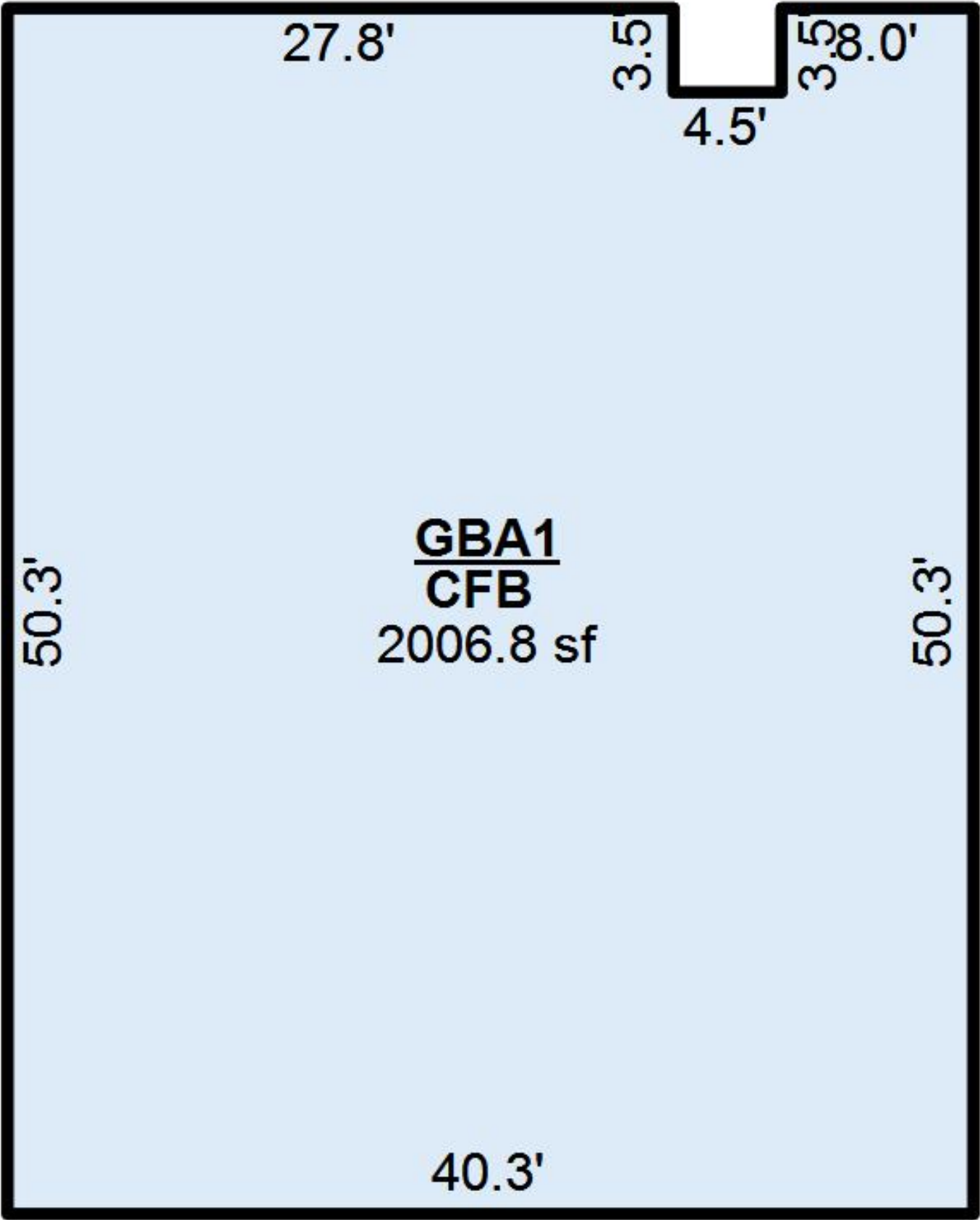
**Land SF:**

5,022

**Sketch**

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## Building Permits

Pick-Up Year	BP Amount	Purpose
2011	50,000.00	OUTDOOR PATIO BAR
2009	186,500.00	ATTACHED COVERED PATIO
2009	6,870.00	DEMO FLOWER SHOP
2002	85,000.00	REPAIR FIRE DAMAGE

## Sales History

Date	Type	Amount	Notes	Deleted
03/2020	LAND & BLDG	\$75,640	3-20 WD (59360 PP)	N

## Notes

STORE ON 1ST FLR.+RESTAURANT IN BASEMENT,2010 OUTDOOR PATIOEATING+BAR;690=2011 BOR DEC.

*Information on this site was derived from data which was compiled by the Rockford Township Assessor's office solely for the governmental purpose of property assessment. This information should not be relied upon by anyone as a determination of ownership of property or market value. No warranties, expressed or implied, are provided for the accuracy of data herein, its use, or its interpretation.*

*Although it is periodically updated, this information may not reflect the data currently on file in the Assessor's office. The assessed values may NOT be certified values and therefore may be subject to change before being finalized for ad valorem assessment purposes.*

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**WEATHER ALERT**

There are 14 areas with 14 active weather alerts.

LOCAL NEWS

Rockford BBQ pit master crowned World Champion

by: [Nikelle Delgado](#)  
Posted: May 17, 2022 / 05:14 PM CDT  
Updated: May 18, 2022 / 09:14 AM CDT

SHARE    ...

ROCKFORD, ILL. (WTVQ) — People probably think of Carolina or Texas when they think of barbeque, not Rockford. However, there is an award-winning pitmaster in the “Forest City.”

He is part of the team that just won the “Best Beef in the World.” **Little Nick’s BBQ**, 3118 Auburn St., is part of a competitive cooking team called “**Boar’s Night Out**,” a bunch of guys who like to cook and have fun doing it.

Rockford BBQ pit master crowned World Cham...

Thaddeus Denthriif the 2nd, owner and pitmaster of Little Nick’s BBQ, said that it still does not feel real.

ADVERTISING



47°

SIGN UP

“My dad competed in barbecue and had some barbecue businesses as a kid growing up, so I have just kind of been ingratiated in the barbecue since the youngest memories I can think of,” Denthrieff said.

Denthrieff is a 4th generation pitmaster. He has lived in Rockford for more than a decade, and just opened up Little Nick’s BBQ last February.

“It was one of those things where it was really quick, everybody is in this euphoric stage, like is this real,” Denthrieff said. “You know, by the time we figured out it was real, it was time to move on to the next meat... but it was a great time. It’s awesome, it’s barbecue heaven.”

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ADVERTISEMENT



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“Boar’s Night Out” includes barbeque experts from all across the nation. They competed in the “[Memphis in May World Championship Barbeque Cooking Contest](#)” last week.

“All these guys get together, and we bring all these palates from all these different geographies of the country, and they just all form these great things and these great ideas,” Denthrieff said. “So that’s amazing to watch.”

The team placed three times in the cooking competition; 2nd place in vinegar BBQ sauce, 2nd place in Whole Hog, and 1st place World Championship in Beef.

“World championship barbecue is right here in Rockford, and for 2022 we can say the best beef in the world is right here in the 815,” Denthrieff said. “I mean, it’s amazing, so we can all take pride in that.”

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ADVERTISEMENT



Rockford BBQ pit master crowned World Cham...

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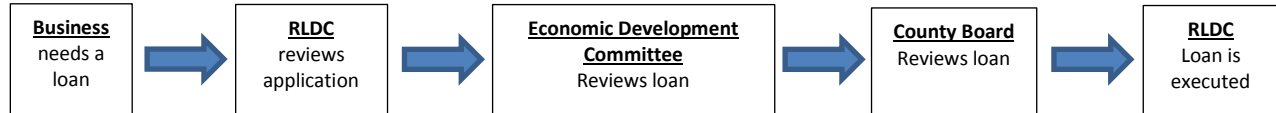
Little Nick’s BBQ is partnering up with Loves Park’s “The Bubble Hive” and has a food truck rolling around Rockford selling [cannabis-infused BBQ sauces](#).

## Winnebago County Revolving Loan Fund (RLF) Program Overview

<b>Rockford Local Development Council (RLDC)</b> Manages the Revolving Loan Fund Program on behalf of Winnebago County RLDC Agreement approved November 26, 2014	
John Phelps Executive Director of RLDC #815-987-8675	<a href="http://rldc.us/index.asp">http://rldc.us/index.asp</a> 120 West State Street, Suite 306 Rockford, IL 61101

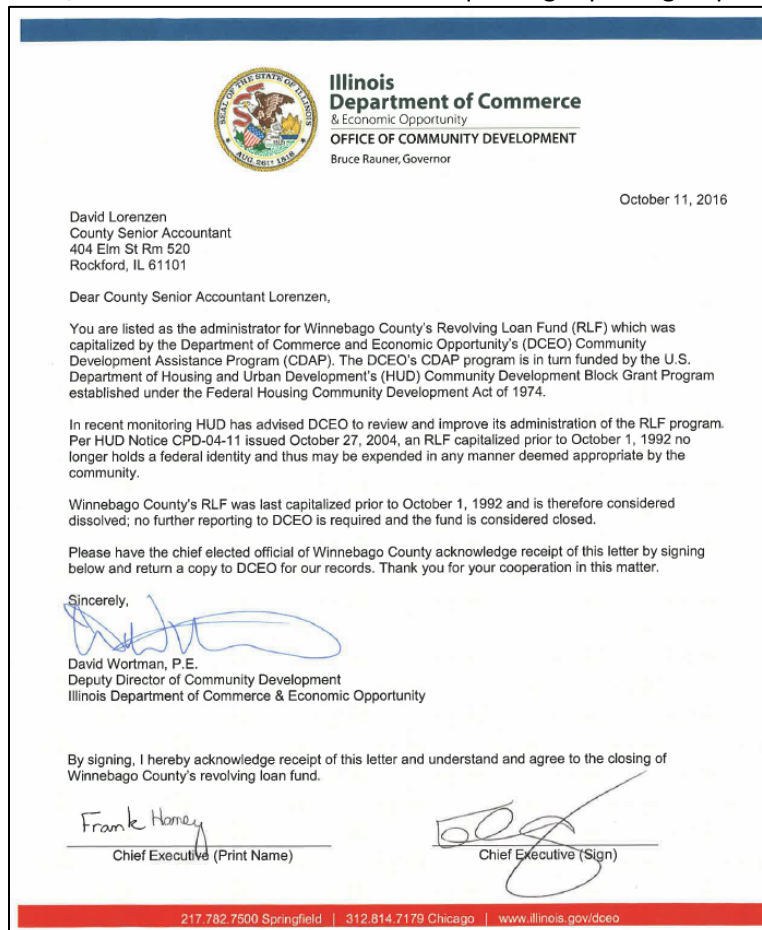
### REVOLVING LOAN FUND PROCESS IN A NUTSHELL

*(Assuming approval at each step)*



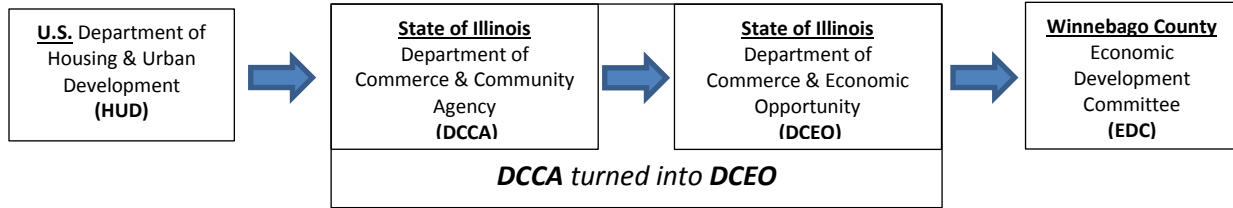
- Program is used for Gap Financing, examples of use...
  - Land & Building
  - Equipment & Machinery
  - Working Capital

**October 11, 2016** State of Illinois letter relinquishing reporting requirements.



## Winnebago County Revolving Loan Fund (RLF) Program Overview

### Origin of Funding for Revolving Loan Fund Program



- **NOT** connected with the County's General Fund, operating costs, etc.
  - It's a stand-alone fund
- No liability to Winnebago County
- Fund generates interest
  - Interest covers management fees
  - Balance grows account

### Activity Summary

- Since September 28, 2015 through today (March 28, 2019)
  - 11 loans processed
    - Including tonight's
  - \$500,500 in loan amounts
  - Estimated 70 Full-Time Equivalent jobs creates
- Average loan...
  - Amount \$45,500
    - Loan amounts have ranged from \$20,000 to \$100,000
  - Length just over 7 years
    - Loan lengths have ranged from 5 to 10 years

# **OPERATIONS & ADMINISTRATIVE COMMITTEE**



# Resolution Executive Summary

**Prepared By:** Purchasing Department  
**Committee Name:** Operations and Administrative Committee  
**Committee Date:** March 2, 2023  
**Board Date:** March 9, 2023  
**Resolution Title:** Resolution Approving Budget Amendment with Terracon

## Budget Information

<b>Budgeted?</b> NO	<b>Amount Budgeted?</b>
<b>If not, originally budgeted, explain the funding source?</b> N/A	
<b>Over or Under approved amount?</b> OVER	<b>By:</b> \$22,000
<b>ORG/OBJ/Project Codes:</b> 49400-43520-04901 <b>Descriptor:</b> Tort Judgement-Liability Claims	
<b>Budget Impact?</b> \$ 22,000	

## Background Information:

An emergency situation occurred in the old County Courthouse when a fire started in the basement on November 5, 2022. Terracon Environmental was hired with the original budget of \$62,000, approved by the County Board on December 22 and is now requesting a budget increase of \$22,000 to complete the Environment support including clearance sampling, attending the weekly status and producing the necessary reports to clear work and occupied spaces.

## Recommended By:

Shawn Franks, Facilities Engineer, recommends approving the budget increase.

**SAO Reviewed:** N/A

**Contract/Agreement Information:** N/A

**Follow-Up Steps:** Shawn Franks will inform Terracon of the Board's budget increase approval.



**R E S O L U T I O N**  
**of the**  
**COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

Sponsored by: Keith McDonald, Committee Chairman  
Submitted by: Operations and Administrative Committee

**2023 CR**

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**RESOLUTION APPROVING BUDGET AMENDMENT WITH TERRACON**

---

**WHEREAS**, the Code of Ordinances for the County of Winnebago, Illinois, provides as in Section 2-357 (b) (1), Conditions for use. All procurements whose value equals or exceeds the competitive bidding threshold of \$25,000.00 shall be awarded by competitive sealed bidding in accordance with this section except as otherwise provided in 2-357(c) (Request for Proposals), 2-357(d) (Professional Services), 2-357(e) (Sole-Source), 2-357(f) (Emergency Procurements), 2-357 (g) (Cooperative Joint Purchasing) or as provided by State statute; and,

**WHEREAS**, in Section 2-332(f) of the Purchasing Ordinance, allowance is made for emergency purchases defined as Procurement obtained in circumstances which include threats to public health or safety, where immediate repairs to County property are required to protect or prevent against further loss or damage, or where immediate action is needed to prevent or minimize serious disruption to County services; and,

**WHEREAS**, an emergency situation occurred in the old County Courthouse at 403 Elm Street and the Courthouse at 400 West State Street when a fire started in the old Courthouse basement on November 5, 2022 which caused extensive damage and requires Emergency Fire Mitigation Services and Terracon was hired, however, there needs to be a budget amendment; and,

**WHEREAS**, the Operations and Administrative Committee of the County Board for the County of Winnebago, Illinois, has reviewed the increase in the budget dollar amount; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the County Board of the County of Winnebago, Illinois that the County to issue, on behalf of the County of Winnebago, a budget amendment with TERRACON, 192 EXCHANGE BOULEVARD, GLENDALE HEIGHTS, ILLINOIS 60139.

**BE IT FURTHER RESOLVED**, that this Resolution shall be in full force and effective immediately upon its adoption and the Clerk of the County Board is hereby authorized to prepare and deliver certified copies of this Resolution to the Chief Financial Officer, County Administrator, Facilities Engineer, Director of Purchasing, Finance Director, County Board Office and County Auditor.

Respectfully Submitted,  
**OPERATIONS AND ADMINISTRATIVE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
VALERIE HANSERD, VICE CHAIR

\_\_\_\_\_  
VALERIE HANSERD, VICE CHAIR

\_\_\_\_\_  
PAUL ARENA

\_\_\_\_\_  
PAUL ARENA

\_\_\_\_\_  
JOHN BUTITTA

\_\_\_\_\_  
JOHN BUTITTA

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Resolution was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIR OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

**SUPPLEMENT TO AGREEMENT FOR SERVICES****CHANGE TO  
SCOPE OF SERVICES AND FEES**

This **SUPPLEMENT to AGREEMENT FOR SERVICES** to the original Agreement for Services (original Agreement dated 12/05/2022, Agreement reference number P11227286) is between Winnebago County IL ("Client") and Terracon Consultants, Inc. ("Consultant") for additional or changed Services to be provided by Consultant for Client on the Project, as described in the Agreement for Services. This Supplement is incorporated into and part of the Agreement for Services.

- 1. Scope of Services.** The scope of the additional or changed Services are described in the Scope of Services section of the Consultant's Supplemental Proposal, unless Services are otherwise described below or in Exhibit B to this Supplement (which section or exhibit are incorporated into the Supplement).

Continue environmental support by providing site inspections, sampling and reporting to clear November 6, 2022 Courthouse fire clean areas samples for occupancy at the 3<sup>rd</sup>, 2<sup>nd</sup>, 1<sup>st</sup> and basement floors, as requested. This change order includes up to six site visits.

- 2. Compensation.** Client shall pay compensation for the additional or changed Services performed at the fees stated in the Supplemental Proposal unless fees are otherwise stated below or in Exhibit C to this Supplement (which section or exhibit are incorporated into the Supplement).

The estimated Time & Material not-to-exceed Change Order budget is \$22,000. This amount is in addition to the Environmental Support Services initial Environmental Services budget of \$62,000 (from Initial total budget of \$80,000 excluding \$18,000 allocated to Terracon Facilities Services). The total budget for the Environmental Support services is \$84,000 (\$62,000 from original approved Environmental Services budget plus \$22,000 for this change order). The work is being performed in accordance to previously agreed 2022 – Environmental / Facilities Services Fee Schedule included in the original Agreement For Services.

All terms and conditions of the **Agreement for Services** shall continue in full force and effect. This Supplement is accepted and Consultant is authorized to proceed.

Consultant: **Terracon Consultants, Inc.**

By: **Gasca, Eduardo** Digitally signed by Gasca, Eduardo  
DN: cn=Gasca, Eduardo, ou=General Users  
Date: 2023.02.13 19:00:52 -06'00' Date: **2/13/2023**

Name/Title: **Eduardo Gasca, PE / Senior Environmental Engineer**

Address: **192 Exchange Blvd  
Glendale Heights, IL 60139-2089**

Phone: **(630) 717-4263** Fax: **(630) 357-9489**

Email: **EduardoG@st-ma.com**

Client: **Winnebago County IL**

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

Name/Title: **Joe Chiarelli / Winnebago County Chairman**

Address: **424 N Springfield Ave  
Rockford, IL 61101**

Phone: **(815) 319-4234** Fax: \_\_\_\_\_

Email: **Joe@admin.wincoil.gov**



## Resolution Executive Summary For ARPA or CIP Projects

**Prepared By:** Purchasing Department  
**Committee Name:** Operations and Administrative Committee  
**Committee Date:** March 2, 2023  
**Board Date:** March 9, 2023  
**Resolution Title:** Resolution Approving the Purchase of Desktop Scanners for the Circuit Clerk's Office

### Budget Information

<b>Budgeted?</b> NO	<b>Amount Budgeted?</b> \$
<b>If not, originally budgeted, explain the funding source?</b> Capital Improvement Fund	
<b>If ARPA or CIP funded, original amount requested?</b> \$242,000	
<b>Amount of Federal Contract?</b> \$216,064	
<b>Over or Under amount?</b> Under- By \$25,936	
<b>If ARPA funded, was it approved by Baker Tilly?</b> N/A	
<b>ORG/OBJ/Project Codes:</b> 82200-46430 <b>Descriptor:</b> Capital Improvement Fund- Mach./Equip.	

**Background Information:** The Circuit Clerk's office is in need of replacing their desktop scanners, that were purchased in 2009. Current scanners are outdated and not working properly. Two vendors were contacted to get the best pricing with CDW-G offering the lowest price. CDW-G has a Federal contract (2018011-01) used by the County to obtain very competitive pricing. An extended 5 year service agreement warranty, in addition to the manufacturers warranty, is included in the total price.

### Recommended By:

Tom Lawson recommends the purchase of 200 replacement desktop scanners, with the extended service warranty from CDW-G.

**SAO Reviewed:** N/A

**Contract/Agreement Information:** Federal Contract (2018011-01)

**Follow-Up Steps:** Purchasing Department will issue a County Purchase Order for the purchase.

**RESOLUTION**  
**of the**  
**COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

Sponsored by: Keith McDonald, Committee Chairman  
Submitted by: Operations and Administrative Committee

2023 CR

---

**RESOLUTION APPROVING THE PURCHASE OF DESKTOP SCANNERS FOR THE CIRCUIT CLERK'S OFFICE**

---

**WHEREAS**, the Code of Ordinances for the County of Winnebago, Illinois, provides as in Section 2-357 (b) (1), Conditions for use. All procurements whose value equals or exceeds the competitive bidding threshold of \$25,000.00 shall be awarded by competitive sealed bidding in accordance with this section except as otherwise provided in 2-357(c) (Request for Proposals), 2-357(d) (Professional Services), 2-357(e) (Sole-Source), 2-357(f) (Emergency Procurements), 2-357 (g) (Cooperative Joint Purchasing) or as provided by State statute; and,

**WHEREAS**, the Circuit Clerk's office is in need of purchasing 200 desktop scanners to replace the current desktop scanners, that were purchased in 2009; and,

**WHEREAS**, the Operations and Administrative Committee of the County Board for the County of Winnebago, Illinois, has reviewed the quote with CDW-G, Resolution Exhibit A; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the County Board of the County of Winnebago, Illinois that the County will issue, on behalf of the County of Winnebago, a Purchase Order with CDW-G in the amount of TWO HUNDRED SIXTEEN THOUSAND AND SIXTY-FOUR DOLLARS (\$216,064.00)

**BE IT FURTHER RESOLVED**, that this Resolution shall be in full force and effective immediately upon its adoption and the Clerk of the County Board is hereby authorized to prepare and deliver certified copies of this Resolution to the Chief Financial Officer, Circuit Clerk Chief Deputy, County Administrator, Facilities Engineer, Director of Purchasing, Finance Director, County Board Office and County Auditor.

Respectfully Submitted,  
**OPERATIONS AND ADMINISTRATIVE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
VALERIE HANSERD, VICE CHAIR

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VALERIE HANSERD, VICE CHAIR

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PAUL ARENA

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PAUL ARENA

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JOHN BUTITTA

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JOHN BUTITTA

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JOE HOFFMAN

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JOE HOFFMAN

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Resolution was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIR OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS



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## Review and Complete Purchase

**TOM LAWSON,**

Thank you for considering CDW•G for your technology needs. The details of your quote are below. **If you are an eProcurement or single sign on customer, please log into your system to access the CDW site.** You can search for your quote to retrieve and transfer back into your system for processing.

For all other customers, click below to convert your quote to an order.

**Convert Quote to Order**

QUOTE #	QUOTE DATE	QUOTE REFERENCE	CUSTOMER #	GRAND TOTAL
NFTL154	2/9/2023	NFTD011	12717063	<b>\$216,064.00</b>

QUOTE DETAILS				
ITEM	QTY	CDW#	UNIT PRICE	EXT. PRICE
<a href="#">Fujitsu fi-8170 - document scanner - desktop - Gigabit LAN, USB 3.2 Gen 1x1</a> Mfg. Part#: PA03810-B055 Contract: National IPA Technology Solutions (2018011-01)	200	6910509	\$862.63	\$172,526.00
<a href="#">Fujitsu Advance Exchange - extended service agreement - 5 years - shipment</a> Mfg. Part#: S8170-AEMYNBD-5 Electronic distribution - NO MEDIA Contract: National IPA Technology Solutions (2018011-01)	200	7108696	\$217.69	\$43,538.00

<b>SUBTOTAL</b>	\$216,064.00
<b>SHIPPING</b>	\$0.00
<b>SALES TAX</b>	\$0.00
<b>GRAND TOTAL</b>	<b>\$216,064.00</b>

PURCHASER BILLING INFO	DELIVER TO
<b>Billing Address:</b> CIRCUIT CLERK'S OFFICE COUNTY OF WINNEBAGO 400 W STATE ST STE 108 ROCKFORD, IL 61101-1241 <b>Phone:</b> (815) 319-4560 <b>Payment Terms:</b> Net 30 Days-Govt State/Local	<b>Shipping Address:</b> CIRCUIT CLERK'S OFFICE TOM LAWSON 400 W STATE ST STE 108 ROCKFORD, IL 61101-1241 <b>Shipping Method:</b> NiteMoves IL
<b>Please remit payments to:</b>  CDW Government 75 Remittance Drive Suite 1515 Chicago, IL 60675-1515	



### Sales Contact Info

**Philippe Stapp** | (866) 551-9995 | [philsta@cdwg.com](mailto:philsta@cdwg.com)

LEASE OPTIONS			
FMV TOTAL	FMV LEASE OPTION	BO TOTAL	BO LEASE OPTION
\$216,064.00	\$5,734.34/Month	\$216,064.00	\$6,639.65/Month

Monthly payment based on 36 month lease. Other terms and options are available. Contact your Account Manager for details. Payment quoted is subject to change.

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- Lower Upfront Costs. Get the products you need without impacting cash flow. Preserve your working capital and existing credit line.
- Flexible Payment Terms. 100% financing with no money down, payment deferrals and payment schedules that match your company's business cycles.
- Predictable, Low Monthly Payments. Pay over time. Lease payments are fixed and can be tailored to your budget levels or revenue streams.
- Technology Refresh. Keep current technology with minimal financial impact or risk. Add-on or upgrade during the lease term and choose to return or purchase the equipment at end of lease.
- Bundle Costs. You can combine hardware, software, and services into a single transaction and pay for your software licenses over time! We know your challenges and understand the need for flexibility.

General Terms and Conditions:

This quote is not legally binding and is for discussion purposes only. The rates are estimate only and are based on a collection of industry data from numerous sources. All rates and financial quotes are subject to final review, approval, and documentation by our leasing partners. Payments above exclude all applicable taxes. Financing is subject to credit approval and review of final equipment and services configuration. Fair Market Value leases are structured with the assumption that the equipment has a residual value at the end of the lease term.

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For more information, contact a CDW account manager

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## Resolution Executive Summary For ARPA or CIP Projects

**Prepared By:** Purchasing Department for the Facilities Department  
**Committee Name:** Operations and Administrative Committee  
**Committee Date:** March 2, 2023  
**Board Date:** March 9, 2023  
**Resolution Title:** Resolution to Approve the Purchase of a Truck for Facilities with Capital Improvement Plan Funds

### Budget Information

<b>Budgeted?</b> NO	<b>Amount Budgeted?</b>
<b>If not, originally budgeted, explain the funding source?</b> Capital Improvement Plan Funds	
<b>If ARPA or CIP funded, original amount requested?</b> \$55,000.00	
<b>Actual Amount?</b> \$59,000.00	
<b>Over or Under approved amount?</b> OVER <b>By:</b> \$ 4,000.00	
<b>If ARPA funded, was it approved by Baker Tilly?</b> N/A	
<b>ORG/OBJ/Project Codes:</b> 82200-46410- <b>Descriptor:</b> Capital Improvement Plan Funds - Automobiles	

### Background Information:

The Facilities Department has been in need of replacing one of their older plow trucks. Due to lack of inventory, government funded orders for trucks were not being filled in FY 2021 and 2022.

The County now has an opportunity, to purchase a 2023 Ford F-250, before the Ford opportunity expires in the very near future. The County has a Ford Fleet number/account which is for Government sales. See Resolution Exhibit A for details.

**Recommended By:** Shawn Franks recommends the approval of a new 2023 Ford F-250 truck purchase from Rock River Block, Rockford, Illinois.

**SAO Reviewed:** N/A

**Contract/Agreement Information:** N/A

**Follow-Up Steps:** Purchasing Department will issue a County Purchase Order to Rock River Block for FIFTY-NINE THOUSAND DOLLARS (\$59,000.00) to complete the ordering process.

**RESOLUTION  
of the  
COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

Sponsored by: Keith McDonald, Committee Chairman  
Submitted by: Operations and Administrative Committee

**2023 CR**

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**RESOLUTION TO APPROVE THE PURCHASE OF A TRUCK FOR FACILITIES WITH CAPITAL  
IMPROVEMENT PLAN FUNDS**

---

**WHEREAS**, the County of Winnebago's Facilities Department is in need of replacing an older pick-up truck with high mileage; and,

**WHEREAS**, the Operations and Administrative Committee of the County Board for the County of Winnebago, Illinois, has reviewed the quote for the aforementioned item (Resolution Exhibit A) and recommends issuing a County Purchase Order; and,

**NOW, THEREFORE, BE IT RESOLVED**, by the County Board of the County of Winnebago, Illinois that the County is authorized to execute, on behalf of the County of Winnebago, a County Purchase Order using Capital Improvement Plan 2023 funds to ROCK RIVER BLOCK, 224 NORTH ALPINE ROAD, ROCKFORD, ILLINOIS 61107, in the dollar amount of FIFTY-NINE THOUSAND DOLLARS (\$59,000.00).

**BE IT FURTHER RESOLVED**, that this Resolution shall be in full force and effective immediately upon its adoption and the Clerk of the County Board is hereby authorized to prepare and deliver certified copies of this Resolution to the Facilities Engineer, Director of Purchasing, Finance Director, County Board Office, and County Auditor.

Respectfully Submitted,

**OPERATIONS AND ADMINISTRATIVE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
KEITH McDONALD, CHAIR

\_\_\_\_\_  
VALERIE HANSERD, VICE CHAIR

\_\_\_\_\_  
VALERIE HANSERD, VICE CHAIR

\_\_\_\_\_  
PAUL ARENA

\_\_\_\_\_  
PAUL ARENA

\_\_\_\_\_  
JOHN BUTITTA

\_\_\_\_\_  
JOHN BUTITTA

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
JAIME SALGADO

\_\_\_\_\_  
MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Resolution was adopted by the County Board of the County of

Winnebago, Illinois this \_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIR OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**

CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS





Preview Order W002 - F2B 4x4 Reg Cab SRW: Order Summary Time of Preview: 12/15/2022 08:40:52 Receipt: 12/15/2022

Dealership Name: Anderson's Rock River Ford

Sales Code : F41495

Dealer Rep.	MITCH EDLER	Type	Retail	Vehicle Line	Superduty	Order Code	W002
Customer Name	W COUNTY	Priority Code	19	Model Year	2023	Price Level	315

DESCRIPTION	MSRP	DESCRIPTION	MSRP
F250 4X4 STYLESIDE PICKUP/142	\$46760	FRONT LICENSE PLATE BRACKET	\$0
142 INCH WHEELBASE	\$0	PLATFORM RUNNING BOARDS	\$320
OXFORD WHITE	\$0	10000# GVWR PACKAGE	\$0
VINYL 40/20/40 SEATS	\$0	50 STATE EMISSIONS	\$0
MEDIUM DARK SLATE	\$0	SNOW PLOW PREP PACKAGE	\$250
PREFERRED EQUIPMENT PKG.600A	\$0	JACK	\$0
.XL TRIM	\$0	UPFITTER SWITCHES	\$165
.AIR CONDITIONING -- CFC FREE	\$0	410 AMP ALTERNATOR	\$115
.AM/FM STEREO MP3/CLK	\$0	REMOTE START SYSTEM	\$250
.6.8L DEVCT NA PFI V8 ENGINE	\$0	TOUGH BED SPRAY IN BEDLINER	\$595
10-SPEED AUTO TORQSHIFT-G	\$0	DUAL BATTERY	\$210
.LT245/75R17E BSW ALL-SEASON	\$0	FUEL CHARGE	\$0
3.73 ELECTRONIC-LOCKING AXLE	\$430	PRICED DORA	\$0
JOB #1 ORDER	\$0	ADVERTISING ASSESSMENT	\$0
CV LOT MANAGEMENT	\$0	DESTINATION & DELIVERY	\$1795
TOTAL BASE AND OPTIONS		MSRP	\$50890
DISCOUNTS		NA	
TOTAL			\$50890
SHIP TO : F41495			
224 N. Alpine Road, Rockford, IL, 61107-4904			

Customer Name:  
Customer Address:

Customer Email:  
  
Customer Phone:

Customer Signature

Date

*This order has not been submitted to the order bank.*

*This is not an invoice.*





Date: 12/19/2022  
Salesperson: \_\_\_\_\_  
Manager: Mitch Edler

FOR INTERNAL USE ONLY

BUSINESS NAME WINNEBAGO COUNTY Home Phone: \_\_\_\_\_  
CONTACT ANN JOHNS

Address: \_\_\_\_\_ Work Phone: \_\_\_\_\_

E-Mail: \_\_\_\_\_ Cell Phone: \_\_\_\_\_

VEHICLE

Stock # \_\_\_\_\_ New / Used New VIN: \_\_\_\_\_ Mileage: \_\_\_\_\_

Vehicle 2023 FORD F-250 REG. CAB 4X4 Color: OXFORD WHITE

Type: \_\_\_\_\_

Market Value Selling Price	58,523.00
Discount	47.24
Adjusted Price	58,475.76
Taxable Fees (Estimated)	35.00
Doc Fee	324.24
Non Tax Fees	165.00
Cash Deposit	.00
Balance	59,000.00

Customer Approval \_\_\_\_\_ Management Approval: \_\_\_\_\_  
By signing this authorization form, you certify that the above personal information is correct and accurate, and authorize the release of credit and employment information. By signing above, I provide to the dealership and its affiliates consent to communicate with me about my vehicle or any future vehicles using electronic verbal and written communications including but not limited to eMail, text messaging, SMS, phone calls and direct mail. Terms and Conditions subject to credit approval For Information Only. This is not an offer or contract for sale.



# Resolution Executive Summary

**Prepared By:** Lafakeria Vaughn  
**Committee:** Operations and Administrative Committee  
**Committee Date:** March 2, 2023  
**Resolution Title:** Resolution Approving and Authorizing the Execution of a Contract for Purchase and Sale/Addendum of Properties Located in Rockford, IL: 720 Chestnut St., 705 Green St., and Parking Lots (318 S. Rockton Ave., 314 S. Rockton Ave., and 308 S. Rockton Ave)  
**County Code:** Not Applicable  
**Board Meeting Date:** March 9, 2023

## Budget Information

<b>Budgeted?</b> NO	<b>Amount Budgeted?</b>
<b>If not, originally budgeted, explain the funding source?</b> N/A	
<b>If ARPA or CIP funded, original amount requested?</b> N/A	
<b>Actual Amount?</b> N/A	
<b>Over or Under approved amount?</b> N/A	<b>By:</b> N/A
<b>If ARPA funded, was it approved by Baker Tilly?</b> N/A	
<b>ORG/OBJ/Project Codes:</b> N/A <b>Descriptor:</b> N/A	

**Background Information:** The County of Winnebago, Illinois (County) owns properties located in Rockford, IL at 720 Chestnut Street, 705 Green Street, and Parking Lots (318 S. Rockton Avenue, 314 S. Rockton Avenue, and 308 S. Rockton Avenue) (hereinafter the "Subject Properties"). Rock Valley College (RVC) desires to purchase the Subject Properties from the County and the County is willing to sell the properties to RVC.

**Recommendation:** Staff concurs

**Contract/Agreement:** Contract for Purchase and Sale/Addendum

**Legal Review:** Legal review conducted by State's Attorney's Office

**Follow-Up:** Execution of Contract for Purchase and Sale/Addendum

**RESOLUTION  
OF THE  
COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

2023 CR\_\_\_\_\_

SUBMITTED BY: OPERATIONS AND ADMINISTRATIVE COMMITTEE

SPONSORED BY: KEITH MCDONALD

**RESOLUTION APPROVING AND AUTHORIZING THE EXECUTION OF A  
CONTRACT FOR PURCHASE AND SALE/ADDENDUM OF PROPERTIES LOCATED  
IN ROCKFORD, IL: 720 CHESTNUT ST., 705 GREEN ST., AND PARKING LOTS (318  
S. ROCKTON AVE., 314 S. ROCKTON AVE., AND 308 S. ROCKTON AVE)**

**WHEREAS**, the County of Winnebago, Illinois (County) owns properties located in Rockford, Illinois at 720 Chestnut Street, 705 Green Street, and Parking Lots (318 S. Rockton Avenue, 314 S. Rockton Avenue, and 308 S. Rockton Avenue) (hereinafter the “Subject Properties”); and

**WHEREAS**, Rock Valley College desires to purchase the Subject Properties and has submitted an offer to purchase in the total amount of \$350,000.00; and

**WHEREAS**, the County is authorized, pursuant to Section 5-1005 (2) of the Counties Code, 55 ILCS 5/5-1005 (2), to sell and convey or lease any real or personal estate owned by the County; and

**WHEREAS**, the County is willing to sell the Subject Properties to Rock Valley College and has determined that it would be in the best interests of the citizens of Winnebago County, Illinois for the sale.

**NOW THEREFORE BE IT RESOLVED**, by the County Board of the County of Winnebago, Illinois that Joseph V. Chiarelli, the Winnebago County Board Chairman, is authorized and directed to, on behalf of the County of Winnebago, Illinois to accept and execute the Contract for Purchase and Sale/Addendum for the properties located in Rockford, Illinois at 720 Chestnut Street, 705 Green Street, and Parking Lots (318 S. Rockton Avenue, 314 S. Rockton Avenue, and 308 S. Rockton Avenue) to Rock Valley College.

**BE IT FURTHER RESOLVED**, that the contract entered into by Joseph V. Chiarelli pursuant to the authority granted in this Resolution shall contain substantially the same terms as the Contract For Purchase and Sale/Addendum which is attached to this Resolution and marked as “Exhibit A”.

**BE IT FURTHER RESOLVED**, that this Resolution shall be in full force and effect immediately upon its adoption.

**BE IT FURTHER RESOLVED**, that the Clerk of the County Board is hereby authorized and directed to prepare and deliver certified copies of this Resolution to the County Auditor, County Treasurer, County Administrator, County Purchasing Director and Facilities Engineer.

Respectfully Submitted,

**OPERATIONS AND ADMINISTRATIVE COMMITTEE**

**Agree**

**Disagree**

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Keith McDonald, Chairman

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Keith McDonald, Chairman

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Valerie Hanserd

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Valerie Hanserd

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Paul Arena

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Paul Arena

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John Butitta

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John Butitta

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Joe Hoffman

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Joe Hoffman

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Jaime Salgado

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Jaime Salgado

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Michael Thompson

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Michael Thompson

The above and foregoing Resolution was adopted by the County Board of the County of  
Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

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Joseph V. Chiarelli  
Chairman of the County Board  
of the County of Winnebago, Illinois

---

Lori Gummow  
Clerk of the County Board  
of the County of Winnebago, Illinois



## EXHIBIT A

### JOINT APPROVED FORM, WINNEBAGO COUNTY BAR ASSOCIATION "WCBA" AND ROCKFORD AREA ASSOCIATION OF REALTORS® "RAAR"

#### CONTRACT FOR PURCHASE AND SALE

#### For Use with Existing Commercial and Industrial Buildings

#### (Not to Include the Sale of a Business)

#### (Complete All Blanks and Delete Inapplicable Language)

LISTING OFFICE: N/A Phone: \_\_\_\_\_  
Listing Broker: N/A Broker Number: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Seller's Attorney: Lafakaria S. Vaughn, Winnebago County State's Attorney's Office Phone: 815-319-4799  
Email: lvaughn@sao.wincoil.gov Fax: 815-319-4798  
SELLING OFFICE: N/A Phone: \_\_\_\_\_  
Selling Broker: N/A Broker Number: \_\_\_\_\_  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
Buyer's Attorney: Matthew Gardner, Robbins Schwartz Phone: 312-332-7760  
Email: mgardner@robbins-schwartz.com Fax: 312-332-7768

Designated agents of the Listing Broker are agents of the Seller. Designated agents of the Selling Broker are agents of the Buyer unless a dual agency agreement is signed.

#### CONFIRMATION OF CONSENT TO DUAL AGENCY

The undersigned confirm that they have previously consented to \_\_\_\_\_, Licensee, acting as a Dual Agent in providing brokerage services on their behalf and specifically consent to Licensee acting as a Dual Agent in regard to the transaction referred to in this document. Seller's Initials: \_\_\_\_\_/\_\_\_\_\_  
Buyer's Initials: \_\_\_\_\_/\_\_\_\_\_

1. Seller. To: (SELLER) County of Winnebago  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
of 404 Elm Street, Rockford, IL 61101 (Address & Zip Code)
2. Buyer. The Undersigned (BUYER) Rock Valley College  
Email: \_\_\_\_\_ Phone: \_\_\_\_\_  
of 3301 North Mulford Road, Rockford, IL 61114 (Address & Zip Code)
3. Premises. Offers to purchase the following described real estate situated in (Winnebago) \_\_\_\_\_  
(\_\_\_\_\_) County, Illinois, commonly known as: See Attached Addendum.  
\_\_\_\_\_ Property I.D.#: See Attached Addendum.  
and legally described as: See Attached Addendum.

- \_\_\_\_\_ being a commercial/industrial premises.
4. Purchase Price. And to pay you \$ 350,000.00 - See Attached Addendum.  
~~with \$ \_\_\_\_\_ as earnest money (a minimum of 5% of the purchase price is recommended) to be tendered by Buyer no later than one business day following the date of the accepted Contract (which earnest money shall be increased to a total of \$ \_\_\_\_\_ within one business day following the expiration of the Attorney Approval period as set forth in Paragraph 6 herein to be applied to the purchase price, if Contract is not subject to SB financing contingency. Buyer will furnish written confirmation of funds to close from a financial institution within \_\_\_\_\_ business days of acceptance of this Contract).~~

5. \*Contingencies. Buyer's obligations pursuant to this Contract are contingent upon the following: (\*See attached Addendum adding and incorporating Section 5.G.)  
A. Inspection. Buyer's inspection, which may include, but shall not be limited to, radon, mold, pest, mechanical, or structural inspections, at Buyer's expense. Seller shall arrange for all utilities to be on at the time of inspection. The inspection shall cover only major

components of the real estate, including but not limited to, heating and cooling systems, plumbing and well system, electrical system, roof, walls, windows, ceilings, floors, appliances and foundation. If Buyer notifies Seller on or before March 29, 2023 that the results of the inspection are unacceptable to Buyer, this Contract shall be void. If Buyer does not notify Seller by said date that the results of the inspection are unacceptable to Buyer, this provision shall be deemed waived and this Contract shall remain in effect.

B. Financing. Obtain by \_\_\_\_\_, a written mortgage loan commitment containing the following terms: loan amount not less than \_\_\_\_ % of the purchase price due in not less than \_\_\_\_ years amortized over \_\_\_\_ years with (Fixed) (Adjustable) interest at not more than \_\_\_\_ % per year and lender required flood insurance premiums not to exceed \$\_\_\_\_\_ per year, or containing other terms acceptable to Buyer. Buyer shall provide to Seller by the above date a copy of the Lender's loan commitment or upon Seller's request will provide a denial letter if available from Buyer's lender. The issuance of a commitment containing the above-specified terms or Buyer's written acceptance of a commitment containing other terms shall satisfy this contingency. Seller agrees to pay Buyer's closing costs not exceeding \$\_\_\_\_\_ (to include all costs paid to third parties in connection with the closing, prepaid mortgage interest, insurance and tax reserve deposits).

C. Appraisal. Obtain by \_\_\_\_\_, an appraisal prepared by an Illinois licensed appraiser indicating the value of the premises to be equal to or greater than the purchase price.

D. Sale of Property. (Enter into a contract for the sale of property for not less than \$\_\_\_\_\_ or a lesser amount as is accepted by \_\_\_\_\_ and) complete the sale of property in which Buyer now has an interest located at \_\_\_\_\_

\_\_\_\_\_ on or before \_\_\_\_\_. Seller reserves the right to accept another bona fide offer subject to the rights of Buyer under this Contract. In the event Seller accepts another bona fide offer, Seller shall deliver a notice to eliminate contingency to Buyer. Within 72 hours of receipt of such notice, Buyer shall deliver written notice to Seller of removal of this contingency and **all** other Buyer contingencies AND (a) provide a written commitment for a non-contingent bridge loan, OR (b) provide evidence of available funds sufficient to allow Buyer to complete the transaction, or this Contract shall be void.

E. Document Review. Review the following documents to be delivered by Seller by the date below (insert date if applicable):

\_\_\_\_\_ Copy of written leases/rental agreements, terms of any oral leases, or options to renew/options to purchase;

\_\_\_\_\_ List of tenants, monthly rental and security deposits;

\_\_\_\_\_ Estoppel certificates from lessee(s) of the premises confirming the terms of the lease(s) and the status thereof;

\_\_\_\_\_ Written confirmation from zoning authority that the premises are presently zoned \_\_\_\_\_ and present use is (conforming) (legally non-conforming);

Unless Buyer gives written notice within five business days of the date listed above that the information furnished is not acceptable to Buyer, this Contract shall remain in effect.

F. Environmental Assessment. Obtain by March 29, 2023 a written Phase I environmental site assessment report conducted pursuant to current U.S. EPA, Illinois EPA and ASTM standards, at ~~(Seller's)~~ (Buyer's) expense and unless such assessment report is disapproved by Buyer in writing by March 29, 2023, this Contract shall remain in effect.

**See Notice Regarding Environmental Liability Immediately Above Signature Lines.**

6. Attorney's Approval. This Contract is subject to Buyer's and Seller's attorney's written disapproval of this Contract on or before the inspection period listed in Paragraph 5A, or

within seven (7) business days of the final acceptance of this Contract, whichever is later. In the absence of notice within the time specified, this provision shall be deemed waived and this Contract shall remain in effect.

7. Failure of Contingency. Except as otherwise provided, if any contingency cannot in good faith be carried out, this Contract shall become void and the earnest money shall be returned to Buyer pursuant to the provisions of Paragraphs 10 and 17 hereof.

8. Closing. This transaction shall be closed on March 31, 2023 or on such date as mutually agreed by the parties in writing, and Seller shall deliver possession of the premises in broom-clean condition and free of debris, both interior and exterior, **at time of closing**. The premises shall be vacant at closing, unless it is (check if applicable):

☐ Subject to tenant's lease terms submitted by Seller pursuant to Paragraph 5E; or

☐ Subject to Occupancy Rider.

A final inspection of the real estate, fixtures, and personal property may be made by Buyer within 48 hours prior to closing to determine whether the premises is in the same condition as of the time Buyer entered into the Contract.

9. Prorations and Credits. Rents, utilities, pre-paid service contracts, property taxes, association dues, and other similar items shall be prorated and credited along with security deposits and prepaid items through date of closing. Tax prorations shall be based upon the actual tax bill if known for a specific tax year; otherwise shall use the most recent assessment and exemption information available and 105% of the most recent tax rate and shall be final as of closing. Seller shall pay at closing all special assessments, special service area taxes, or fees or other similar items charged against the premises approved, enacted or confirmed prior to date of final acceptance of contract by a public body, private association or a Court.

10. ~~Earnest Money. The earnest money shall be held by UNITED TITLE CO. If an Escrower for the record books of the parties in record books holding a deed. If an Escrower disposes of the Escrower shall be authorized to release the earnest money ONLY upon written order of the parties or a Court provided, however, in the event the premises is being sold through a REALTOR using and a dispute solely involving earnest money arises, the parties agree to submit the dispute to binding arbitration if available through REALTOR under arbitration rules and procedures approved by BAR and WCBA.~~

11. Personal Property. Seller warrants that Seller owns and agrees to transfer to Buyer the following: all heating, plumbing, electrical systems and fixtures; water heater; existing storms and screens; attached and built-in cabinets and shelves; attached carpet; attached mirrors; all planted vegetation; and the following: (Check or enumerate applicable items)

(☐ furnaces), (☐ air conditioners) (security system) (☐ water heaters)

(☐ water softeners) (☐ water filtration systems)

Other items included: NONE.

Other items excluded: NONE.

Seller warrants there are no rented fixtures or equipment except: NONE.

12. Seller Warranty. Seller agrees to deliver possession of the premises and personal property in the same condition as it is at the date of this Contract, ordinary wear and tear excepted. Buyer acknowledges that Buyer has inspected the premises and personal property and is acquainted with its condition, and accepts the same in "AS IS" condition as of the time Buyer executed this Contract, except Seller warrants the heating (and air conditioning) equipment

~~and systems, water heater, (water softener), plumbing and electrical equipment and systems, kitchen appliances, and where applicable (septic system), (well), and (sprinkling system), to be in normal operating condition as of possession transfer. A system shall be deemed to be in normal operating condition if it performs the function for which it is intended regardless of age and does not constitute a threat to health or safety. Unless written notice of breach of warranty is delivered by Buyer to Seller prior to possession transfer, this warranty will be conclusively deemed to have been satisfied, provided, however, that Buyer shall have six (6) months after possession transfer to provide written notice to Seller of any defect existing as of possession transfer in the heating (and air conditioning) equipment and systems, (septic system), or (sprinkling system) if said equipment could not be tested by Buyer at the time of any inspection conducted in conjunction with this Contract.~~

If deleted pursuant to Paragraph 23B As Is: Seller's Initials \_\_\_\_/\_\_\_\_ Buyer's Initials \_\_\_\_/\_\_\_\_

13. Water System Evaluations. Seller shall provide to Buyer by \_\_\_\_\_ at Seller's expense:
- A. An evaluation of the well and septic systems, where applicable, dated within 90 days of closing including sampling of the well verifying that the water is bacteriologically safe, that the nitrate level is within requirements approved by the State of Illinois, that the well and septic systems meet with all applicable health department requirements and are in normal operating condition without observable defects. The well and septic evaluations shall be conducted by the local county health department or an Illinois licensed environmental health practitioner in accordance with local health department requirements. If Seller does not provide Buyer with satisfactory well and septic evaluations by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.
  - B. A sanitary sewer connection Certificate of Compliance where required by local ordinance. If Seller does not provide the Certificate of Compliance by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.
  - C. Where applicable, a Cross Connection Certificate of Compliance relating to lawn and building sprinkling systems dated within one year of the date of closing. If Seller does not provide the Certificate of Compliance by the above date, then this Contract shall be voidable at the option of Buyer as Buyer's exclusive remedy.
14. Hazardous Substances. **Seller warrants that (1) Seller has not conducted, authorized or permitted the generation, transportation, storage, treatment or disposal at or from the premises of any hazardous substance as defined by the Federal Emergency Planning and Community Right to Know Act of 1986, and (2) Seller is not aware of and has not caused or allowed the release of any petroleum products on or from the premises prior to closing. This warranty is specifically intended to survive the closing of this transaction.**
15. Title Insurance. Seller shall furnish current title insurance commitment in the amount of the purchase price to Buyer prior to closing, and final policy thereafter, at Seller's expense, from a title company with a closing office located in the county where the premises is located, showing merchantable title subject only to the following permitted exceptions: a) all accrued taxes, fees and special assessments credited to Buyer at closing; b) building setbacks, use and occupancy restrictions, conditions and covenants of record; c) zoning laws and ordinances; d) easements for the use of public utilities; e) roads and highways; f) existing leases and tenancies approved by Buyer under Paragraph 5E, if any. None of these exceptions shall be considered permitted exceptions if they are violated by the existing improvements or present use of the premises or if they materially restrict the reasonable use of the premises. If Seller cannot deliver merchantable title to Buyer at closing subject only to permitted exceptions, this Contract shall be voidable at Buyer's option and the earnest money shall be returned to

- 193 Buyer.
- 194 16. Destruction of the Premises. If prior to delivery of deed or agreement for deed the
- 195 improvements on the premises shall be destroyed or materially damaged by fire or other
- 196 casualty, Buyer shall have the option of declaring this Contract void and receiving a refund
- 197 of earnest money paid, or of accepting the premises as damaged or destroyed, together with
- 198 the proceeds of any insurance payable as a result of the destruction or damage, which
- 199 proceeds Seller agrees to assign to Buyer.
- 200 17. Liquidated Damages. SHOULD BUYER FAIL TO PERFORM THIS CONTRACT
- 201 PROMPTLY IN THE TIME AND MANNER SPECIFIED, THE EARNEST MONEY
- 202 SHALL BE FORFEITED BY BUYER AS LIQUIDATED DAMAGES SUBJECT TO THE
- 203 PROVISIONS OF PARAGRAPH 10, AS SELLER'S EXCLUSIVE REMEDY, AND THIS
- 204 CONTRACT SHALL BE VOID. IN ANY ACTION TO ENFORCE THE TERMS OF
- 205 THIS CONTRACT, THE PREVAILING PARTY SHALL BE ENTITLED TO
- 206 REASONABLE ATTORNEYS FEES AND COSTS.
- 207 18. Time of the Essence. Time is of the essence of the terms and conditions of this Contract.
- 208 19. Closing Documents and Funds. At closing Seller shall convey merchantable title to the
- 209 premises, subject to permitted exceptions, to Buyer or whomever Buyer may direct by
- 210 stamped recordable ~~quit claim~~ deed or such other appropriate deed or agreement for deed as
- 211 required. At closing Seller shall convey merchantable title to the personal property to Buyer
- 212 or whomever Buyer may direct by Bill of Sale. The title company closing fee shall be paid
- 213 by a Buyer with a mortgage and shall be divided equally between the parties if Buyer has no
- 214 mortgage. The remainder of the purchase price or any further part of it then due shall be paid
- 215 and all documents required by the transaction shall be signed and delivered.
- 216 20. Governmental Compliance. The parties agree to comply with the following federal or state
- 217 acts when applicable:
- 218 A. Illinois Real Estate Transfer Tax Act with Seller to pay all transfer taxes due at closing;
- 219 B. Federal Real Estate Settlement Procedures Act (RESPA); and
- 220 C. Illinois Good Funds Act.
- 221 21. Notices. All required notices shall be in writing and shall be served directly upon any one of
- 222 the parties to whom the notice is directed, or the party's real estate brokers or attorneys, by
- 223 (a) personal delivery, (b) regular or express mail, (c) FAX machine, or (d) e-mail if an e-mail
- 224 address has been furnished by the recipient or is shown on this Contract. Notices shall be
- 225 deemed satisfactorily delivered at the time of personal delivery, mailing, FAX, or e-mail
- 226 transmission regardless of the time of actual receipt by the other party, or their attorney, or
- 227 real estate broker, except that actual receipt by Buyer, Buyer's broker, or attorney of the
- 228 notice to eliminate contingency shall be required pursuant to Paragraph 5D of this Contract.
- 229 For purposes of execution of this Contract and providing subsequent notices, including
- 230 contingency removals, any electronically signed document or document transmitted by FAX
- 231 or e-mail shall be treated as an original document. Business days are defined as Monday
- 232 through Friday excluding federal holidays.
- 233 22. Entire Agreement. Following execution by the last party, this Contract shall be deemed
- 234 effective only upon delivery to the other party, as provided for notices in the preceding
- 235 paragraph. This document represents the entire agreement and shall be binding upon the
- 236 parties, their heirs, successors, and assigns.

**23.Optional Standard Clauses.** The following Optional Standard Clauses shall apply only if Seller's Buyer's initialed by all parties: **(Identify applicable clauses and initial, complete, and make applicable deletions)**

\_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ A. Cancellation of Prior Contract. This Contract is subject to the cancellation of Seller's prior contract by \_\_\_\_\_.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ B. As Is. Buyer accepts the premises in all respects (except well and septic systems) in "AS IS" condition as of date of Contract and waives the provisions of Paragraph 12 hereof. **(Delete Paragraph 12 and initial deletion - does not affect Paragraph 13.)**  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ C. Repair Rider is incorporated by reference.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ D. Flood Certification. (For use with cash or Seller financed transactions only.) This Contract is subject to Buyer obtaining within seven (7) business days of the acceptance of this Contract, a determination that the premises are not located in a FEMA designated special flood hazard ("A Zone") area or this Contract shall be void.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ E. Survey Rider is incorporated by reference.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ F. Occupancy Rider is incorporated by reference - Also see Paragraph 8.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ G. Condo Rider is incorporated by reference.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ H. Short Sale Rider is incorporated by reference.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ I. Agreement for Deed Rider is incorporated by reference.  
 \_\_\_\_/\_\_\_\_ \_\_\_\_/\_\_\_\_ J. Tax-Deferred Exchange. The parties agree to cooperate in the completion of a tax-deferred exchange in accordance with the applicable provisions of the Internal Revenue Code; provided, however, that no party shall be required to accept conveyance of and re-convey other premises unless specifically agreed to in writing by them. A party's rights under this Contract, however, may be assigned to a qualified third party escrowee to accomplish a "Starker" exchange.

#### NOTICE TO PARTIES

**BY THE SIGNING OF THIS CONTRACT, YOU ARE ENTERING INTO A BINDING LEGAL AGREEMENT. ANY REPRESENTATION UPON WHICH YOU RELY SHOULD BE INCLUDED IN THIS AGREEMENT. NO ORAL REPRESENTATION WILL BE BINDING UPON OR AN OBLIGATION OF THE SELLER, BUYER, OR REAL ESTATE BROKER. THE UNDERSIGNED ACKNOWLEDGE THAT THEY HAVE HAD THE OPPORTUNITY TO CONSULT WITH SEPARATE LEGAL COUNSEL PRIOR TO THE EXECUTION OF THIS AGREEMENT.**

#### \*\*\*NOTICE REGARDING ENVIRONMENTAL LIABILITY\*\*\*

**BECAUSE OF THE RISK OF SUBSTANTIAL LIABILITIES RESULTING FROM THE OWNERSHIP OF REAL ESTATE THAT MAY BE AFFECTED BY ENVIRONMENTAL DEFECTS OR OTHERWISE SUBJECT TO FEDERAL AND/OR STATE ENVIRONMENTAL REGULATIONS, SELLERS AND BUYERS ARE ADVISED TO CONSULT THEIR RESPECTIVE ATTORNEYS PRIOR TO EXECUTING A CONTRACT FOR PURCHASE AND SALE, REGARDING SUCH LIABILITY RISKS AND REGARDING ADDITIONAL CONTRACT LANGUAGE ADDRESSING THE ASSESSMENT OF ENVIRONMENTAL LIABILITY RISKS.**

Dated:\_\_\_\_\_ and to be accepted by:\_\_\_\_\_  
 BUYER: Rock Valley College BY:\_\_\_\_\_  
 Presented to Seller \_\_\_\_\_ (date) Seller's Initials: \_\_\_\_/\_\_\_\_  
 Countered:\_\_\_\_\_ with counteroffer to be accepted by: \_\_\_\_\_  
 SELLER: County of Winnebago BY:\_\_\_\_\_  
 Date of Final Acceptance & Delivery:\_\_\_\_\_ **(Insert after all terms and conditions have been agreed upon)**  
 Escrowee acknowledges receipt of the earnest money (Cash/Check/Note):  
 ESCROWEE: \_\_\_\_\_

**ADDENDUM TO CONTRACT FOR PURCHASE AND SALE FOR PROPERTIES:  
720 CHESTNUT ST., 705 GREEN ST., AND PARKING LOTS (318 S. ROCKTON AVE.,  
314 S. ROCKTON AVE., AND 308 S. ROCKTON AVE).**

This Addendum to Contract for Purchase and Sale for Properties: 720 Chestnut St., Rockford, IL 61102; 705 Green St., Rockford, IL 61102 and Parking Lots (318 S. Rockton Ave., Rockford, IL 61102, 314 S. Rockton Ave., Rockford, IL 61102 and 308 S. Rockton Ave., Rockford, IL 61102) (referred to collectively as the “Properties”) (the “Addendum”) is made and entered into as of this day of March \_\_\_\_, 2023, by and between County of Winnebago, an Illinois body politic and corporate (“Seller”), and the proposed buyer, Rock Valley College (“Buyer” and referred to collectively with Seller as the “Parties”).

WHEREAS, in conjunction with executing this Addendum, the Parties shall enter into a standard Contract for Purchase and Sale of the Properties (“Contract”); and

WHEREAS, the Parties hereby seek to add a contingency to Section 5.G. of the Contract relating to the Buyer’s purchase of nearby real estate; and

WHEREAS, the Parties seek to incorporate and modify the Survey Rider relating to a survey for the Properties; and

WHEREAS, Parties seek to incorporate the following amendments as set forth in this Addendum to the Contract:

NOW, THEREFORE, the Seller and Buyer do hereby amend the Contract as follows:

1. **Premises.** Section 3 of the Contract shall be amended to add the following:
  3. **Premises.** Offers to purchase the following described real estate situated in Winnebago County, Illinois, commonly known as:
    - 720 Chestnut St., Rockford, IL 61102, P.I.N. # 11-22-404-001, WEST ROCKFORD SUB ½ VAC ALLEY BY 84-26-1565 ADJ LOTS 1 THRU 5 & ALL LOTS 1 THRU 005 BLOCK 046);
    - 705 Green St., Rockford, IL 61102, P.I.N. #11-22-404-003 (LEAVITTS WEST ROCKFORD SUB E1/2 VAC ALLEY BY 84-26-1565 ADJ LTS 6 THRU 10 & (EXC THAT PT TO CITY BY 06-17959) ALL LOTS 6 THRU 10 BLK 46); and,
    - Parking Lot
      - 318 S. Rockton Ave., Rockford, IL, P.I.N. #11-22-476-007 (WEST ROCKFORD SLY 33 FT LOT 003 BLOCK 039);
      - 314 S. Rockton Ave., Rockford, IL, P.I.N. #11-22-476-006 (WEST ROCKFORD NLV 33 FT LOT 003 BLOCK 039);
      - 308 S. Rockton Ave., Rockford, IL, P.I.N. #11-22-476-005 (WEST ROCKFORD LOT 002 BLOCK 039).
2. **Purchase Price.** Section 4 of the Contract shall be amended to reflect the purchase price as follows:
  4. **Purchase Price.** The total purchase price for the Properties is \$350,000.00, but each property shall be separately valued as follows for purposes of obtaining title insurance:
    - a. 720 Chestnut St., Rockford, IL: \$200,000.
    - b. 705 Green St., Rockford, IL: \$100,000.

- c. Parking Lot (318 S. Rockton Ave., Rockford, IL 61102, 314 S. Rockton Ave., Rockford, IL 61102 and 308 S. Rockton Ave., Rockford, IL 61102): \$50,000.

All other terms in Section 4 shall be stricken.

3. **Real Estate Purchase Contingency.** Section 5.G. of the Contract shall be added as follows:

5.G. **Purchase of Additional Property.** Buyer shall complete and close on the purchase of each of the following properties by twenty-one (21) days after the date listed in Section 4.b. of this Addendum (“Winnebago St. Properties”):

- 327 S. Winnebago St., Rockford, Illinois 61102, P.I.N.# 11-22-476-013 (-009-008) (WEST ROCKFORD AND S 50FT LOT 7 + ALL LOT 006 BLOCK 039) and,
- 428 S. Winnebago St., Rockford, Illinois 61102, P.I.N #11-22-477-003 (WEST ROCKFORD ALL LOT 005 BLOCK 034).

Buyer is already under contract for the purchase and sale for the Winnebago St. Properties. Buyer and Seller shall work in good faith to schedule the closing of this transaction so that it occurs simultaneously with Buyer’s purchases of the Winnebago St. Properties. In the event that the Buyer does not close on the Winnebago St. Properties for whatever reason, Buyer shall have the right to terminate this Contract and all earnest money shall be returned.

The Parties agree that Seller shall have one (1) year from final Board approval, to vacate the property located at 720 Chestnut Street, Rockford IL. The timeframe may be extended by mutual agreement of the Parties.

4. **Survey.** The Buyer shall, at its own expense obtain a survey of the Properties as set forth below:
- a. Buyer shall be responsible for providing and paying for the survey;
  - b. Buyer shall have until March 10, 2023, to complete the survey and shall thereafter have fourteen (14) days after receipt of the survey to examine and review the survey and to notify the Seller of any objections to the survey.
  - c. Buyer shall have the right to object to any matters shown on the survey which would prohibit construction of a reasonable commercial use building on the Property, including but not limited to any easements for public utilities. If the Seller is not able to cure or insure over any of the Buyer’s objections, the Buyer shall have the right to terminate the Contract.

5. **Title Insurance.** Section 15 of the Contract shall be modified to add the following:

15. **Title Insurance.** Seller shall furnish a current title insurance commitment for each of the Properties as provided in Section 1 of this Addendum in the amount of the corresponding purchase price as provided in Section 2 of this Addendum, to Buyer prior to Closing and final policies thereafter, at Seller’s expense. The cost and expense of any endorsements to the title policy requested by the Buyer shall be borne by the Buyer.

6. **Seller Representations and Warranties.** Seller hereby represents and warrants that the following are true and correct in all material respects:
- a. Seller has full right to enter into this Agreement and to perform Seller’s obligations contemplated herein. This Agreement has been duly and validly executed and delivered by Seller and constitutes Seller’s valid and binding obligation, enforceable against Seller in accordance with its terms.
  - b. To the best of Seller’s knowledge, during Seller’s period of ownership of the Property, Seller has not received notice of any eminent domain or private purchase in lieu of such



proceeding that would materially adversely affect the Property, and which has not been completed.

- c. To the best of Seller's knowledge, during Seller's period of ownership of the Property, Seller has not received notice of any action, suit or proceeding pending or expressly threatened in writing against Seller or the Property that would materially adversely affect Seller's ability to perform its obligations under this Agreement.
  - d. To the best of Seller's knowledge, no consents or waivers of or by any third party are necessary to permit the consummation by Seller of the transactions contemplated pursuant to this Agreement.
  - e. To the best of Seller's actual knowledge, there are no leases or other agreements (whether oral or written) affecting or relating to the right of any party with respect to the possession of the Property, or any portion thereof.
  - f. To the best of Seller's knowledge, during Seller's period of ownership of the Property, Seller has not received any notice advising or alleging that the Property and the use and operation thereof are not in compliance with any applicable municipal and other governmental laws, ordinances, rules, regulations, codes, licenses or permits, that has not been cured, released or resolved. To Seller's knowledge, the Property and the use and operation thereof are in compliance with all applicable municipal and other governmental laws, ordinances, rules, regulations, codes, licenses or permits.
  - g. Seller is not an applicant for, nor does Seller have actual knowledge of, any pending proceeding for the rezoning of the Property or any portion thereof, or the taking of any other action by governmental authorities that would have a material adverse impact on the value of the Property or the use thereof.
  - h. There presently are not pending, and the Seller has not received written notice of any special assessments of any nature with respect to the Property.
7. **Board Approval.** Section 25 of the Contract shall be added as follows:
25. **Board Approval.** The Parties agree that this Contract and Addendum are subject to final approval by the Winnebago County Board and the Rock Valley College Board of Trustees. In the event that either board does not approve this Contract and Addendum, either Party may terminate this Contract.

<signature page follows>

IN WITNESS WHEREOF, the parties to this Addendum to Contract for Purchase and Sale have hereunto executed on the date last written below.:

**County of Winnebago, Illinois (Seller):**

**Rock Valley College (Buyer):**

By: \_\_\_\_\_  
Joseph V. Chiarelli  
Chairman of the County Board  
of the County of Winnebago, Illinois

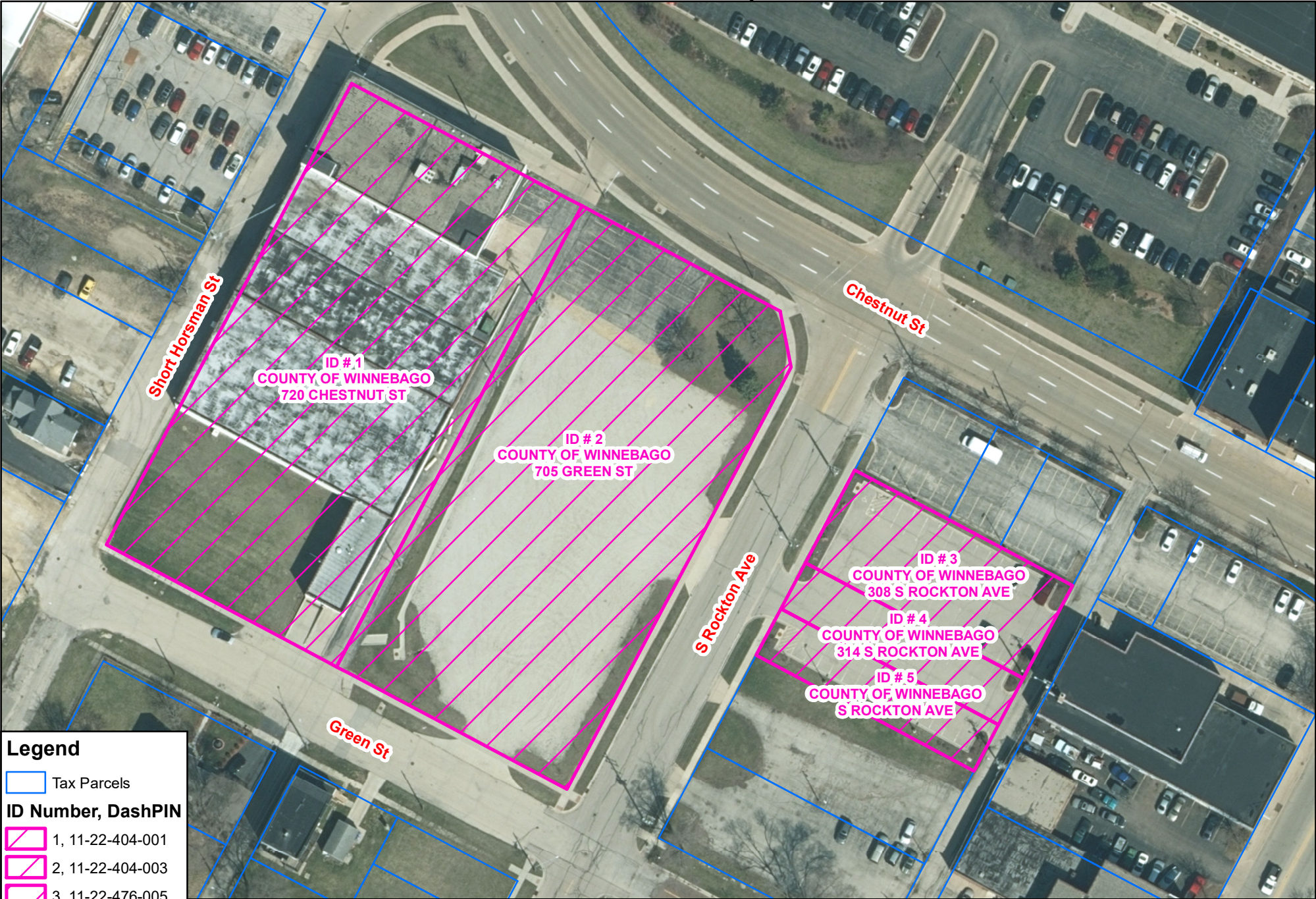
By: \_\_\_\_\_

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


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

Attest: \_\_\_\_\_  
Lori Gummow  
Winnebago County Clerk


Site Location Map





**Legend**


 Tax Parcels


**ID Number, DashPIN**

 1, 11-22-404-001

 2, 11-22-404-003

 3, 11-22-476-005

 4, 11-22-476-006

 5, 11-22-476-007

The Winnebago County computerized aerial base property maps were assembled using County, State and other data. The map files are not intended to be the official survey of the land. The official land records are on file in the Winnebago County Recorder's Office.

1 inch = 80 feet





# **UNFINISHED BUSINESS**

# Appointments

# **FINANCE COMMITTEE**



## Resolution Executive Summary

**Prepared By:** Tami Goral  
**Committee:** Finance Committee  
**Committee Date:** 02/16/2023  
**Resolution Title:** Ordinance to Amend the Budget for Inmate Medical Contract  
**County Code:** Winnebago County Purchasing Ordinance  
**Board Meeting Date:** 02/23/2023  
**Budget Information:**

<b>Was item budgeted? No</b>	<b>Amount:</b> \$91,721
<b>If not, explain funding source:</b>	<b>Budget Impact:</b> \$91,721
<b>ORG/OBJ/Project Code</b>	<b>40115/43150</b> Public Safety Sales Tax / Medical and Dental Consulting

**Background Information:** The Purchasing Department sent out Request for Proposals for Inmate Health Care Services for both the WCSO and the Juvenile Detention Center in July of 2018. The University of Illinois College of Medicine - Rockford was awarded the two separate five (5) year contracts. The contract terms allowed for an initial one (1) year term, followed by renewal options. This proposed Amendment is the final option term of the contract agreement and also allows for an extension of 6 months which will align this and all future Health Care Service contracts with County's fiscal year end date of September 30. This will eliminate mid-year budget requests for by the WCSO. The services provided have been very satisfactory.

**Recommendation:** Sheriff's Department recommends approval of the increase. The budget increase is \$246,167 over the next 18 months. The increase is mostly due to UIC's nursing labor cost increases.

**Contract/Agreement:**

The contract renewal agreement is for 18 months and will commence April 1, 2023 and run through September 30, 2024.

**Follow-Up:**

Purchasing Department will go out for bid on a new multiyear Health Care Services RFP in 2024.

**2023 Fiscal Year**

Sponsored by:  
John Butitta, Finance Committee Chairman

Finance: February 16, 2023  
Lay Over: February 23, 2023  
Final Vote: **March 9, 2023**

**2023 CO**

**TO:** THE HONORABLE BOARD MEMBERS OF THE COUNTY OF WINNEBAGO, ILLINOIS

The Winnebago County Finance Committee presents the following Ordinance amending the Annual Appropriation Ordinance for the fiscal year ending September 30, 2023 and recommends its adoption.

**TITLE            Ordinance to Amend the Budget for Inmate Medical Contract**

**ORDINANCE**

**WHEREAS**, The Winnebago County Jail has negotiated a new contract for Inmate Medical Care with the University of Illinois College of Medicine,

**WHEREAS**, the Winnebago County Board adopted the "Annual Budget and Appropriation Ordinance" for the fiscal year ending September 30, 2023 at its September 30, 2022 meeting; and,

**WHEREAS**, 55ILCS 5/6-1003(2014), states, "After the adoption of the county budget, no further appropriations shall be made at any other time during such fiscal year, except as provided in this Act. Appropriations in excess of those authorized by the budget in order to meet an immediate emergency may be made at any meeting of the board by a two-thirds vote of all the members constituting such board, the vote to be taken by ayes and nays and entered on the record of the meeting."

**NOW, THEREFORE, BE IT ORDAINED**, that the County Board deems that pursuant to provisions as set forth in 55ILCS 5/6-1003(2014), certain conditions have occurred in connection with the operations of the County which are deemed to be immediate emergencies; therefore, the increases detailed per the attached Request for Budget Amendment are hereby authorized for Amendment **#23-011 Inmate Medical Contract**.



Respectfully Submitted,  
**FINANCE COMMITTEE**

**AGREE**

**DISAGREE**

\_\_\_\_\_  
JOHN BUTITTA, CHAIRMAN

\_\_\_\_\_  
JOHN BUTITTA, CHAIRMAN

\_\_\_\_\_  
JAIME SALGADO, VICE CHAIRMAN

\_\_\_\_\_  
JAIME SALGADO, VICE CHAIRMAN

\_\_\_\_\_  
JEAN CROSBY

\_\_\_\_\_  
JEAN CROSBY

\_\_\_\_\_  
JOE HOFFMAN

\_\_\_\_\_  
JOE HUFFMAN

\_\_\_\_\_  
KEITH McDONALD

\_\_\_\_\_  
KEITH McDONALD

\_\_\_\_\_  
JOHN F. SWEENEY

\_\_\_\_\_  
JOHN F. SWEENEY

\_\_\_\_\_  
MICHAEL THOMPSON

\_\_\_\_\_  
MICHAEL THOMPSON

The above and foregoing Ordinance was adopted by the County Board of the County of

Winnebago, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2023.

ATTESTED BY:

\_\_\_\_\_  
**JOSEPH CHIARELLI**  
CHAIRMAN OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

\_\_\_\_\_  
**LORI GUMMOW**  
CLERK OF THE COUNTY BOARD  
OF THE COUNTY OF WINNEBAGO, ILLINOIS

## REQUEST FOR BUDGET AMENDMENT

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# **ZONING COMMITTEE**

**Attachment**  
**ZONING COMMITTEE**  
**OF THE COUNTY BOARD AGENDA**  
March 9, 2023

**Zoning Committee.....Jim Webster, Committee Chairman**

**PLANNING AND/OR ZONING REQUESTS:**

**TO BE VOTED ON:**

1. Z-01-23 A MAP AMENDMENT TO REZONE 5.0+- ACRES FROM THE AG, AGRICULTURAL PRIORITY DISTRICT TO THE RA, RURAL AGRICULTURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Michael Lloyd, Property Owner, for the property that is commonly known as 16843 Hartman Road, Davis, IL 61019 in Laona Township.  
PIN: 01-19-300-014 C.B. District 2  
Les Rating: *Very High* Consistent W/2030 LRMP-Future Map: NO  
**ZBA Recommendation: *APPROVE (5-0)***  
**ZC Recommendation: *APPROVE (7-0)***
  
2. Z-02-23 A MAP AMENDMENT TO REZONE 1.99+- ACRES FROM THE RR, RURAL RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) TO THE RE, RURAL ESTATE RESIDENTIAL DISTRICT (A SUB-DISTRICT OF THE RA DISTRICT) requested by Mark Bestul, Property Owner, for the property that is commonly known as 6499 Alice Lane, Rockton, IL 61072 in Shirland Township.  
PIN: 03-18-451-011 C.B. District 2  
Les Rating: N/A Consistent W/2030 LRMP-Future Map: YES  
**ZBA Recommendation: *APPROVE (5-0)***  
**ZC Recommendation: *APPROVE (7-0)***

- 
3. **COMMITTEE REPORT (ANNOUNCEMENTS)** - *for informational purposes only; not intended as an official public notice*:
    - Chairman, Brian Erickson, hereby announces that a *Zoning Board of Appeals (ZBA)* meeting is *tentatively* scheduled for **Wednesday, May 10, 2023**, at 5:30 p.m. in Room 303 the County Administration Building.
    - Chairman, Jim Webster, hereby announces that the next *Zoning Committee (ZC)* meeting is *tentatively* scheduled for **Wednesday, May 24, 2023**, at 5:30 p.m. in Room 303 of the County Administration Building.

# **Public Safety & Judiciary Committee**



# Ordinance Executive Summary

**Prepared By:** Animal Services Department

**Committee:** Public Safety & Judiciary

**Committee Date:** February 15, 2023

**Ordinance Title:** Ordinance Amending Chapter 14 Of The Winnebago County Code Of Ordinances  
Regarding Registration and Inoculation Requirements for Dogs and Cats

**County Code:** Chapter 14 – Animal Control Ordinance

**Board Meeting Date:** February 23, 2023

## Budget Information:

<b>Was item budgeted?</b>	NA	<b>Appropriation Amount:</b>	NA
<b>If not, explain funding source:</b> NA			
<b>ORG/OBJ/Project Code:</b>		<b>Budget Impact:</b>	

**Background Information:** Winnebago County ordinance (as well as state statute) require that owners of dogs and cats must inoculate their pets against rabies and register their pets with the county animal services department. This requirement to inoculate and register is a crucial component of the effort to prevent rabies infection. Currently ordinance notes that failure to register a dog or cat “at the time of inoculation” is a failure to register. Penalties can result in a fine of up to \$500 and a doubling of the registration fee. The majority of the nearly 60,000 registered pets in Winnebago County receive their inoculation at a veterinarian located within the county and each of those veterinary clinics provide Winnebago County registration tags at the time of vaccination of the pet. Some residents, however, receive their veterinary care from clinics outside the county where Winnebago County registration tags may not be available. This make it a challenge for county residents to comply with ordinance and have their pets registered “at the time of inoculation”.

**Recommendation:** Approve an amendment to Winnebago County Code of Ordinances as presented. Specifically, adding language clarifying that residents whose animals are inoculated by veterinarians located outside of Winnebago County and which do not offer Winnebago County registration tags for purchase will not be subject to penalty if registration is completed within seven calendar days of inoculation.

**Contract/Agreement:** NA

**Legal Review:** The State’s Attorney’s Office assisted in drafting the ordinance amendment.

**Follow-Up:** If approved, the Animal Services Department will update public information relating to this amendment including at popular veterinarian clinics outside Winnebago County. Staff will be trained on the application of the new ordinance language.



County Board Meeting  
February 23, 2023

**ORDINANCE  
OF THE  
COUNTY BOARD OF THE COUNTY OF WINNEBAGO, ILLINOIS**

2023 CO \_\_\_\_\_

SUBMITTED BY: PUBLIC SAFETY AND JUDICIARY COMMITTEE

SPONSORED BY: BRAD LINDMARK

**ORDINANCE AMENDING CHAPTER 14 OF THE  
WINNEBAGO COUNTY CODE OF ORDINANCES REGARDING REGISTRATION  
AND INOCULATION REQUIREMENTS FOR DOGS AND CATS**

WHEREAS, Chapter 14 of the Winnebago County Code is entitled “Animal Control Ordinance of Winnebago County”; and

WHEREAS, the Animal Control Act, 510 ILCS 5/3, grants the authority to county boards to adopt an ordinance mandating the registration and inoculation of both dogs and cats within the county; and

WHEREAS, Section 8 of the Animal Control Act, 510 ILCS 5/8, requires owners of dogs and owners of cats that are companion animals to have their pet(s) inoculated against rabies, and for veterinarians who perform such inoculations on dogs and cats to obtain tags from the animal control department of the county in which their office is located and comply with registration and tag ordinances of the county; and

WHEREAS, the Animal Control Act promotes the general public health and welfare in that it provides a structure to minimize the possibility of rabies transmission, including a requirement that county animal registration be accompanied by proof that said animal is inoculated against rabies; and

WHEREAS, sections 14-66 and 14-67 of the Animal Control Ordinance of Winnebago County sets forth the registration and inoculation requirements for dogs and cats; and

WHEREAS, the sale of Winnebago County registration tags by veterinarians located within Winnebago County and performing rabies inoculations is required by state law and local ordinance; and

WHEREAS, however residents of Winnebago County may choose to engage veterinarians located outside of Winnebago County for rabies inoculations and who do not offer Winnebago County registration tags for purchase; and

WHEREAS, these residents who choose to engage veterinarians located outside of the county shall be given a seven (7) day timeframe between inoculation and procurement of registration tags from Winnebago County Animal Services to comply with County Code; and

WHEREAS, Animal Services is recommending that the following changes to the registration and inoculation requirements for dogs and cats be enacted.

NOW THEREFORE BE IT ORDAINED, by the County Board of the County of Winnebago, Illinois, that Sections 14-66 and 14-67 of the Winnebago County Code be amended to read as follows:

**Sec. 14-66. - Registration and inoculation of dogs.**

- (a) *Required; certificate.* Every owner of a dog four months or more of age shall cause such dog to be inoculated against rabies and registered. Evidence of such rabies inoculation shall be entered on a certificate, the form of which has been approved by the state department of agriculture and the certificate shall be signed by the veterinarian administering the vaccine.
- (b) *Registration fees; tags.* Upon inoculation, the owner shall register such dog by presenting to the administrator or his authorized agents the certificate of inoculation, together with the appropriate fee. The owner may request the registration time period to correspond with the inoculation time period. The owner shall be supplied with a rabies inoculation tag for each dog registered, and such tag shall be worn by each dog that is required to be registered whenever such dog is off the property of its owners and not within a motor vehicle. The tag shall be in a form and color approved by the state department of agriculture. The method of distributing the tag and collecting registration fees shall be determined by the county board.
- (c) *Failure to register; penalty.* Failure to register a dog at the time of the inoculation or failure to comply with subsection (a) of this section shall be an offense punishable by a fine of up to \$500.00 and shall result in the registration fee being doubled. For purposes of this subsection, "at the time of the inoculation" shall be defined as: (a) on the same calendar day, for inoculations performed by veterinarians located within Winnebago County or (b) within seven (7) business days for inoculations performed by veterinarians located outside of Winnebago County and who do not offer Winnebago County registration tags for purchase.

**Sec. 14-67. - Registration and inoculation of cats.**

- (a) *Required; certificate.* Every owner of a cat four months or more of age shall cause such cat to be inoculated against rabies. Evidence of such rabies inoculation shall be entered on a certificate, the form of which has been approved by the state department of agriculture, and the certificate shall be signed by the veterinarian administering the vaccine.



(b) *Registration fees; tag.* Upon inoculation, the owner shall register such cat by presenting to the administrator or his authorized agent, the certificate of inoculation together with the appropriate fee. The owner may request the registration time period to correspond with the inoculation time period. The owner shall be supplied with a registration tag for each cat registered, and the tag shall be worn by each cat whenever the cat is off the property of its owner and not within a motor vehicle. The tag shall be in a form and color approved by the state department of agriculture. The method of distribution of the tags and collection of the registration fees shall be determined by the county board.

(c) *Failure to register; penalty.* Failure to register a cat at the time of the inoculation or failure to comply with subsection (a) of this section shall be an offense punishable by a fine of up to \$500.00 and shall result in the registration fee being doubled. For purposes of this subsection, “at the time of the inoculation” shall be defined as: (a) on the same calendar day, for inoculations performed by veterinarians located within Winnebago County or (b) within seven (7) business days for inoculations performed by veterinarians located outside of Winnebago County and who do not offer Winnebago County registration tags for purchase.

BE IT FURTHER ORDAINED, that this Ordinance shall be effective upon its adoption.

BE IT FURTHER ORDAINED, that the Clerk of the County Board is hereby directed to prepare and deliver a certified copy of this Ordinance to the County Administrator and Administrator of the Winnebago County Animal Services Department.

Respectfully Submitted,

**PUBLIC SAFETY & JUDICIARY COMMITTEE**

**Agree**

**Disagree**

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Brad Lindmark, Chairperson

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Brad Lindmark, Chairperson

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Aaron Booker

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Aaron Booker

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Jean Crosby

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Jean Crosby

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Angie Goral

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Angie Goral

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Kevin McCarthy

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Kevin McCarthy

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Tim Nabors

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Tim Nabors

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Chris Scrol

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Chris Scrol

The above and foregoing Ordinance was adopted by the County Board of the County of  
Winnebago, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

ATTESTED BY:

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Joseph V. Chiarelli  
Chairman of the County Board  
of the County of Winnebago, Illinois

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Lori Gummow  
Clerk of the County Board  
of the County of Winnebago, Illinois

**NEW BUSINESS**

# **ANNOUNCEMENTS & COMMUNICATIONS**



# WINNEBAGO COUNTY

— ILLINOIS —

## Announcements & Communications

Date: March 9, 2023

Item: Correspondence to the Board

Prepared by: County Clerk Lori Gummow

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**Governing Statute(s):** State of Illinois Counties Code [55 ILCS 5/Div. 3-2, Clerk](#)

**County Code:** [Ch 2. Art. II. Div. 4, Sec. 2.86 – Record Keeping & Communications](#)

**Background:** The items listed below were received as correspondence.

1. County Clerk Gummow received from the United States Nuclear Regulatory Commission the following:
  - a. Braidwood Station, Units 1 and 2, Byron Station, Unit Nos. 1 and 2, Calvert Cliffs Nuclear Station, Units 1 and 2, and R.E. Ginna Station-Forward Fit Analysis (EPIDS L-2022-LRR-0074, 0076, 0079, 0091, 0092, 0093 AND 0094).
  - b. Summary of January 30, 2023, Public Meeting with Constellation Energy Generation, LLC (Constellation) to Discuss its Request for Alternatives for Certain Steam Generator Weld Inspections.
  - c. Federal Register/Vol. 88, No. 34/Tuesday, February 21, 2023 / Notices.
2. County Clerk Gummow received from Theresa Grennan, Chief Deputy Winnebago County Treasurer the following:
  - a. Winnebago County Treasurer Bank Balances – January 2023, 2022
  - b. Collateralization Report – as of January 31, 2023
  - c. Investment Report - as of February 1, 2023
3. County Clerk Gummow received from NCS Credit a letter regarding Greenlink Energy Solutions Inc.

# **Adjournment**