



NOTICE OF RESCHEDULED MEETING

Notice is hereby given that the Committee of the Whole Meeting of the Elgin City Council on Wednesday, December 3, 2025, previously scheduled to begin at 5:00 p.m., will begin at 6:00 p.m. in the Council Chambers at City Hall, 150 Dexter Court, Elgin, Illinois.

**CITY COUNCIL
COMMITTEE OF THE WHOLE MEETING AGENDA
DECEMBER 3, 2025 | 6:00 PM
CITY COUNCIL CHAMBERS**

Call to Order

Roll Call

**Approval of Minutes of Previous Meeting – November 12, 2025 (Special)
November 19, 2025 (Regular)**

Public Comment

Initiatives and Other Items

A. Truth in Taxation Public Hearing

Objective: The purpose of the Truth in Taxation public hearing is to provide transparency and allow taxpayers to comment on the city's proposed increase to its aggregate property tax levy (excluding debt service levies) when the increase is more than five percent over the previous year's extension.

B. Cook County Class 6b Property Tax Incentive for 301 Ramona Avenue—Resolution in Support (No Cost)

Objective: Adopting a resolution supporting a request by Vital RE, LLC to obtain a Cook County Class 6b tax incentive for the approximately \$520,000 investment in a vacant industrial building at 301 Ramona Avenue.

C. Wing Park Family Aquatic Center Longevity and Safety Renovations—Change Order No. 1 (\$33,450)

Objective: Complete the necessary improvements to the aquatic facility to ensure structural integrity, create watertight seals and provide a clean, durable finish for long term use.

- D. Independent Fitness Contractor Service Agreement (\$26,000)**
Objective: Provide patrons of The Edward Schock Centre of Elgin with quality fitness instruction and personal training.
- E. Sewer Infrastructure Projects—Engineering Services Agreement with Trotter and Associates, Inc., Amendment No. 4 (\$65,000)**
Objective: Provide the city with engineering services to evaluate, design and provide construction services related to sewer system improvements.
- F. Lead Service Line Replacement Program, Year 5—Illinois Environmental Protection Public Water Supply Loan Program Requirements (No Cost)**
Objective: Remove lead-based water service lines on private property using approximately \$15 million in funding from Illinois Environmental Protection Agency’s Public Water Supply Loan Program.
- G. “Welcoming City” Ordinance Discussion (Councilmembers Dixon and Alfaro)**
Objective: Councilmember Dixon (with Councilmember Alfaro as his second) is requesting an agenda item to discuss a “Welcoming City” ordinance.

Announcements from Council

Announcements from Staff

Adjournment

PLEASE NOTE: The City of Elgin is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Human Resources Department at (847) 931-6076 or TT/TDD (847) 931-5616 promptly to allow the City of Elgin to make reasonable accommodations for those persons.



**CITY OF ELGIN, ILLINOIS
COUNCIL AGENDA
CITY COUNCIL CHAMBERS**

Regular Meeting

7:00 P.M.

December 3, 2025

Call to Order

Pledge of Allegiance

Roll Call

Minutes of Previous Meetings – November 19, 2025

Communications

Public Comments

Bids -

1. 25-036 Bowes Creek Golf Country Club Entrance Sign (\$72,060)
2. 25-056 2025 Traffic Signal Capital Improvements (\$424,996)
3. 25-057 2025 Sewer Cleaning and Lining Project (Not to Exceed \$584,000)

Other Business (O)

1. Resolution Regarding the Determination of the Amount Estimated to be Necessary to be Raised by Taxation for the Year 2025 Upon Taxable Property in the City of Elgin
2. Public Hearing for the 2026 Proposed City of Elgin Budget
3. Consideration of Petition 30-25; 451 N. McLean Boulevard; Planned Development as a Map Amendment to Allow Construction of a Larger-than-permitted Monument Sign and a Refuse Collection Area Enclosure in the Street Yard at Kimball Middle School
4. Consideration of Petition 31-25; Zoning Ordinance Text Amendment to Allow Murals in the AB Districts, Establish Regulations for Transitional Housing Facility, Allow Accessory

Package Liquor Sales as a Permitted Use in the CC1 District, and Other Miscellaneous Amendments

5. Consideration of Petitions 33-25 and 34-25; 890 N. State Street; Amendment to Planned Development and Conditional Use to Allow Adaptive Reuse of an Existing Four-story Office Building for a Transitional Housing Facility

***Consent Agenda (C)**

1. Resolution Accepting for Ownership and Maintenance Certain Public Improvements within the Right-of-Way for the Property at 70 Airport Road
2. Resolution Authorizing Execution of a Commercial Property Lease Agreement with MTK Properties, LLC for the Elgin Art Showcase (18-20 Villa Court and 220 DuPage Street)
3. Resolution Authorizing Execution of an Agreement with Collins Engineer, Inc. for Professional Services in Connection with the Kimball Street Dam Inspection Services 2025-2030
4. Resolution Authorizing Execution of a Purchase Agreement with Peterson and Matz, Inc. for a High Service Pump for the Leo Nelson Riverside Water Treatment Plant
5. Resolution Authorizing Execution of a Change Order No. 1 with Innovation Landscape, Inc. for Summerhill Park Renovations (Bid No. 25-005)
6. Resolution Authorizing Execution of a Plat of Easement for Stormwater Management Purposes for 956 Bluff City Boulevard
7. Resolution Authorizing Execution of a Redevelopment Agreement with Chicago Realty Ventures, Inc. for the Redevelopment of 53-63 Douglas Avenue, Elgin, Illinois
8. Resolution Approving Settlements of Certain Workers' Compensation Cases

Miscellaneous Business (M)

1. Boards and Commissions Minutes
 - a. Civilian Review Board October 20, 2025
 - b. MLK Subcommittee November 17, 2025
 - c. Parks and Recreation Board – Various months
 - d. Sustainability Commission October 14, 2025
 - e. Committee of the Whole November 5, 2025
 - f. City Council November 5, 2025
2. Various Reports
 - a. Alcohol Tax
 - b. Cannabis Sales

- c. Excise Tax
- d. Hotel Motel Tax
- e. Income Taxes
- f. Local Motor Fuel Revenue
- g. Local Sales Tax
- h. Riverboat Revenue
- i. Sales Tax
- j. State Use Tax
- k. Video Gaming Revenue

Announcements

Next Committee of the Whole Meeting, Wednesday, December 17, 2025, at 6:00 p.m., in the City Council Chambers

Next Regular Meeting of the Elgin City Council, Wednesday, December 17, 2025, at 7:00 p.m. in the City Council Chambers

Adjournment

*All matters listed under Consent Agenda are considered to be routine and non-controversial by the City Council and will be enacted by one motion and one roll call vote. There will be no separate discussion of these items. If discussion is desired by a Council member or citizen, that item will be removed from the Consent Agenda and will be considered separately immediately after approval of the Consent Agenda. Citizens desiring discussion on any item listed under the Consent Agenda should contact a Council member prior to the meeting and request that the item be removed for discussion.

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