



AGENDA

Village Board of Trustees

Regular Meeting

Monday, December 6, 2021 – 7:00 pm

Location: 1 Park Drive, Shiloh, IL 62269

Remote: Zoom Meeting: Meeting ID: 276 145 0177. Password: 986271

CALL TO ORDER

PLEDGE OF ALLEGIANCE

PUBLIC COMMENTS \ ANNOUNCEMENTS

MINUTES – NOVEMBER 1, 2021

TREASURER'S REPORT – OCTOBER 2021

MAYOR'S REPORT

COMMITTEE REPORTS:

ADMINISTRATION & PERSONNEL (BURRELSMAN)

FINANCE & BUDGET (WILKE)

1. ORDINANCE 2021-12-06 A: AN ORDINANCE LEVYING TAXES FOR THE CORPORATE PURPOSE OF FUNDING THE SHILOH POLICE PENSION FUND FOR THE VILLAGE OF SHILOH, ST. CLAIR COUNTY, ILLINOIS, FOR THE 2021 REAL ESTATE ASSESSMENT PAYABLE IN 2022
2. ORDINANCE 2021-12-06 B: AN ORDINANCE LEVYING AD VALOREM PROPERTY TAXES AND APPROPRIATING THE PROCEEDS OF SUCH TAXES FOR SPECIAL SERVICE AREA NUMBER ONE (VILLAGES AT WINGATE) OF THE VILLAGE OF SHILOH, ILLINOIS

PLANNING & DEVELOPMENT (HOLZUM)

1. ORDINANCE 2021-12-06 C: AN ORDINANCE ADDING TO THE SHILOH MUNICIPAL CODE RULES REGULATING SHORT TERM RENTALS
2. ORDINANCE 2021-12-06 D: AN ORDINANCE ADDING A NEW LIQUOR CLASS TO CHAPTER 110 OF THE MUNICIPAL CODE & ADDING A NEW PERMITTED USE TO SECTION 151.046 OF THE MUNICIPAL CODE: MULTI-FAMILY RESIDENTIAL ZONING

PUBLIC PARKS & FACILITIES (WARCHOL)

PUBLIC SAFETY (O'NEIL)

STREETS (POWERS)

1. AUTHORIZE AWARD OF THE LOW BID FOR TREE REMOVAL FOR PHASE 8 OF THE SHILOH STATION ROAD PROJECT – AMERICAN TREE - NOT TO EXCEED \$23,950.00

OTHER BUSINESS

1. EXECUTIVE (CLOSED) SESSION
(65 ILCS – SECTION 2)
(MAY BE HELD TO DISCUSS PERSONNEL MATTERS (C) 1, COLLECTIVE BARGAINING (C) 2, PURCHASE OR LEASE OF REAL ESTATE (C) 5, SALE OR LEASE OF REAL ESTATE (C) 6, LITIGATION (C) 11, AND DISCUSSION OF CLOSED SESSION MINUTES (C) 21
2. ACTION TAKEN ON EXECUTIVE SESSION ITEMS (IF ANY)

BILLS – DECEMBER 2021

ADJOURNMENT

ORDINANCE 2021-12-06 A

AN ORDINANCE LEVYING TAXES FOR THE CORPORATE PURPOSE OF FUNDING THE SHILOH POLICE PENSION FUND FOR THE VILLAGE OF SHILOH, ST. CLAIR COUNTY, ILLINOIS, FOR THE 2021 REAL ESTATE ASSESSMENT PAYABLE IN 2022

BE IT ORDAINED by the Mayor and Board of Trustees of the Village of Shiloh, St. Clair County, Illinois:

SECTION 1: That the amount hereinafter set forth or so much thereof as may be authorized by law and the same are hereby levied upon all property subject to taxation within the municipality as that property is assessed and equalized for the General Corporate purpose of funding the Shiloh Police Pension Fund.

SECTION 2: That amount levied to be raised by Tax Levy, which appears below:

	AMOUNT RAISED BY TAX LEVY
POLICE PENSION FUND	\$ 428,100
TOTAL	\$ 428,100

REF: General Corporate Tax (IRS: Ch.24, Par. 8-3-1)

SECTION 3: That the Village Clerk shall make and file with the County Clerk of said County of St. Clair, on or before the last Tuesday in December, a duly certified copy of this Ordinance.

SECTION 4: That if any section subdivision or sentence of this Ordinance shall for any reason be held invalid or unconstitutional such decision shall not affect the validity of the remaining portion of this Ordinance.

SECTION 5: That this Ordinance shall be in full force and effect after its adoption as provided by law.

Ordinance 2021-12-06 B

AN ORDINANCE LEVYING AD VALOREM PROPERTY TAXES AND APPROPRIATING THE PROCEEDS OF SUCH TAXES FOR SPECIAL SERVICE AREA NUMBER ONE (VILLAGES AT WINGATE) OF THE VILLAGE OF SHILOH, ILLINOIS

WHEREAS, special service areas may be established pursuant to Article VII, Sections 6(l) and 7(6) of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5 et seq., (the "Special Service Area Act") and pursuant to the Property Tax Code, 35 ILCS 200/1-1 et seq., as amended from time to time; and

WHEREAS, on June 4, 2007, the Board of Trustees of the Village of Shiloh (the "Board of Trustees") enacted Ordinance No. 2007-06-04A, as amended by Ordinance No. 2009-03-02A adopted by the Board of Trustees on March 2, 2009 (the "Establishment Ordinance") which established an area known and designated as Village of Shiloh Special Service Area Number One (Villages at Wingate) (the "SSA") and authorized the levy of an annual tax not to exceed an annual rate of two percent (2%) of the equalized assessed value of the taxable property therein (the "Services Tax") to provide certain special services in and for the SSA in addition to the services provided by and to the Village of Shiloh generally; and

WHEREAS, the Establishment Ordinance established the SSA as that territory consisting of approximately 173.39 acres generally located east of North Greenmount Road and south of the Southern Rail Road track in the Village of Shiloh; and

WHEREAS, the Establishment Ordinance authorized the construction of: (i) the widening and signalization of Greenmount Road; (ii) the acquisition and construction of Wingate Boulevard; (iii) the installation of main sanitary sewer trunk line extensions; (iv) the installation of main water trunk line extensions; (v) the acquisition, construction and equipping of a new elementary school for Community Unit School District No. 19; (vi) debt service reserves; (vii) construction period interest; (viii) engineering, legal, environmental and finance services; and (ix) related facilities, improvements and costs (collectively, the "Special Services"); and

Be It Ordained by the Board of Trustees of the Village of Shiloh:

SECTION 1. Incorporation of Preambles. The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION 2. Defined Terms. Terms not otherwise defined herein shall have the meanings ascribed them in the Trust Indenture dated as of April 1, 2009, between the Village of Shiloh and UMB Bank, N.A., as trustee, which was authorized pursuant to Ordinance No. 2009-04-06 C adopted by the Village on April 6, 2009.

SECTION 3. Appropriations. There is hereby appropriated the following sums in the amounts and for the purposes necessary to provide the Special Services in and for the SSA, the estimated amounts of miscellaneous income and the amounts required to be raised by the levy of the Services Tax indicated as follows:

SPECIAL SERVICE AREA BUDGET
For the 2021 Real Estate Assessment Payable in 2022

EXPENDITURES

Payment of costs of the Special Services and	\$834.00*
Principal of and Interest on the Developer Notes	

TOTAL BUDGET REQUEST	\$834.00*
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SOURCE OF FUNDING

Tax levy at a rate not to exceed two percent (2%) of the assessed value, as equalized, of taxable property within Special Service Area Number One	\$834.00*
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* The SSA budget assumes that the TIF Base of the taxable property within the SSA will have an assessed value, as equalized, of \$ 41,700.00 during the 2021 tax year; however, in no event shall the Services Tax levied by this ordinance exceed a rate of two percent (2%) of the actual assessed value, as equalized, of taxable property within the SSA.

SECTION 4. Levy of Special Taxes. There is hereby levied pursuant to the provisions of Article VII, Sections 6(a) and 6(l)(2) of the Constitution of the State of Illinois and pursuant to the provisions of the Special Service Area Act and pursuant to the provisions of the Establishment Ordinance, the sum of \$834.00 as the amount of the Services Tax for the tax year 2021.

SECTION 5. Filing. The Village Clerk is hereby ordered and directed to file in the Office of the County Clerk of St. Clair County, Illinois a certified copy of this ordinance on or prior to the last Tuesday in December, and the County Clerk shall thereafter extend for collection together with all other taxes to be levied by the Village of Shiloh, the Services Tax herein provided for, said Services Tax to be extended for collection by the County Clerk for the tax year 2021 against all the taxable property within the SSA, the amount of the Services Tax herein levied to be in addition to and in excess of all other taxes to be levied and extended against all taxable property within the SSA.

SECTION 6. Enforceability. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

SECTION 7. Conflict. This ordinance shall control over any provision of any other ordinance, resolution, motion or order in conflict with this ordinance, to the extent of such conflict.

SECTION 8. Publication. This ordinance shall be published by the Village Clerk, in pamphlet form. Copies are to be made available in his office for public inspection and distribution to members of the public who may wish to avail themselves of a copy of this ordinance.

SECTION 9. Effective Date. This ordinance shall take effect 10 days after its passage and publication.

ORDINANCE 2021-12-06 C

AN ORDINANCE ADDING TO THE SHILOH MUNICIPAL CODE RULES REGULATING SHORT TERM RENTALS

Sec. 115.110. Definition.

For the purpose of this article, the following definition shall apply unless the context clearly indicates or requires a different meaning.

Short term rental. A rental of any dwelling unit, in whole, to any persons for exclusive transient use of 29 consecutive days or less. Sec. 115.111. License required and regulations.

- (a) Short term rentals as defined in section 115.110 require an annual business license. The license must be renewed annually with proof of annual property inspection and liability insurance.
- (b) An application for a short-term rental business license must be filed with the village.
- (c) Each short-term rental property must also comply with the following regulations:
 - (1) Property located within a subdivision with a Homeowner's Association must have a letter verifying the use is permitted in their restrictive covenants.
 - (2) Agent \ Owner will have the building/property inspected annually to ensure compliance with building codes to protect the health, safety, and welfare of tenants. Agent \ Owner is responsible to schedule the inspection by contacting the village.
 - (3) Proof of liability insurance (\$100,000.00 minimum coverage) will be provided to the village along with a copy of the safety procedures and emergency phone numbers, copy of which will be required to be posted at the property.
 - (4) Short term rentals will be allowed in any zoning districts where residency is allowed by this Code.
 - (5) Owner/operator will provide the village with quarterly reports on number of stays and length of time.
 - (6) Number of people (related and un-related) that can occupy the property will have to comply with the current code.
 - (7) Evidence of short-term rental use from the exterior is prohibited.
 - (8) Any police calls pertaining to criminal activity or disturbances (such as complaints of loud music, parties, fighting, etc.) to the residence may result in the revocation and/or denial of renewal of the property license.

Sec. 115.112. Fees.

Cost for a short-term rental business license shall be \$50. Short term rental business licenses must be renewed annually with proof of annual property inspection and liability

ORDINANCE 2021-12-06 D

**AN ORDINANCE ADDING A NEW LIQUOR CLASS TO
CHAPTER 110 OF THE MUNICIPAL CODE & ADDING A NEW
PERMITTED USE TO SECTION 151.046 OF THE
MUNICIPAL CODE: MULTI-FAMILY RESIDENTIAL ZONING**

Add a New Liquor Class to Chapter 110:

Sec. 110.07.

(H) Class "G" license is for residents and residents' guests of 55+ apartments. This license shall authorize the holder to sell retail alcoholic liquor for consumption on the premises specified on the license from the hour of 5:00 a.m. until the hour of 1:00 a.m. the following morning all days of the week.

Note: License holder must show proof of Dram Shop Coverage. The annual liquor license cost is \$500.00.

Add a New Permitted Use to Multiple-Family Residential Zoning:

Section 151.046.

Schedule A: Permitted and Special Uses of the Municipal Code

	Permitted Uses	Special Uses
"MR" Multiple-Family Residential	<ul style="list-style-type: none">• Duplexes• Multi-family dwellings of three to six units• Group home for the handicapped• Factory-built housing, modular• Single-family dwellings• Uniplex, in accordance with § 151.185• Accessory uses, in accordance with § 151.039, not to exceed a 24 x 24 two-car garage	<ul style="list-style-type: none">• Multi-family dwellings of seven or more units• Planned residential development

* Class "G" liquor license for 55+ apartments