

**REGULAR CITY COUNCIL MEETING  
105 S MAIN ST  
FARMER CITY, ILLINOIS  
MONDAY JANUARY 6, 2025  
6:00 P.M.  
AGENDA**

**PRELIMINARY MATTERS**

1. Call to order
2. Roll call
3. Pledge of allegiance to the flag
4. Proclamations/presentations/recognitions - Introduction of new city manager
5. Public Comment –

**CONSENT AGENDA**

The following items will be adopted on a single motion without discussion unless a council member requests separate consideration:

- A. Approval of the minutes of the December 2, 2024 council minutes
- B. Fund Warrant List

**UNFINISHED BUSINESS--Ordinances or resolutions previously tabled.**

**NEW BUSINESS--Ordinances and resolutions for initial consideration**

- A. Discussion regarding “Adding Chapter 98: Noise”
- B. Resolution 2025-122 approve a TIF Grant for Tabelaing Development Company in the amount of \$26,677.75 for reimbursement of development costs.
- C. Ordinance 1136 An Ordinance Correcting Scrivener’s Error in Zoning Code.

**EXECUTIVE SESSION**

**OTHER ITEMS**

1. City manager report
2. Non-agenda items and other business

**ADJOURNMENT**

NOTE: Anyone planning to attend the meeting who has need of special assistance under the Americans with Disabilities Act (ADA) is asked to contact the city clerk’s office at (309) 928-2842, 48 hours before the meeting. Staff will be pleased to make the necessary arrangements.

PUBLIC COMMENT: This section is intended for public statement and is not a period of time for debate. Each speaker is limited to a maximum of 5 minutes per Ordinance 943 passed 10/6/2014.

## MINUTES OF THE FARMER CITY, ILLINOIS

### CITY COUNCIL REGULAR MEETING

DECEMBER 2, 2024 6 p.m.

**ROLL CALL** Present: Councilmembers Willard McKinley, David Walsh, and Mayor Scott Testory.  
Absent: Shelley Friedrich and Jason Strough

Also, in attendance: Interim City Manager Austin Edmondson, City Clerk Angie Wanserski and City Attorney Joe Chamley.

#### PLEDGE OF ALLEGIANCE TO THE FLAG

#### PROCLAMATION/PRESENTATION

**PUBLIC COMMENT** William Walsh appeared before council to discuss 2 issues. The first was a question asking if the city has a special electric rate for heating. The second issue is in regards to barking dogs. There are 2 dogs in the 600 block of Market St that are of concern. Mr. Walsh has called Cencom regarding them and was asked if he would like to file a complaint or have the police department do a welfare check on the animals. Mr. Walsh is asking council to consider doing a resolution regarding excessive barking.

#### CONSENT AGENDA

- A. Approval of the minutes of the November 4, 2024 and November 25, 2024 council meetings.
- B. Fund Warrant List

**MOTION** by McKinley, seconded by Walsh, to approve the consent agenda. Voting yes: Testory, Walsh, and McKinley. Absent: Friedrich and Strough. Motion carried.

#### UNFINISHED BUSINESS – Ordinances or resolutions previously tabled

#### NEW BUSINESS

- A. Discussion regarding “Adding Chapter 98: Noise”.  
Joe Chamley was asked by a councilman to provide a more advanced noise ordinance. He reviewed other cities and has brought forth a preliminary ordinance for councils’ review. Attorney Chamley did question what council wanted to the noise ordinance to say regarding the racetrack. Council was in agreement that the racetrack should be exempt from the proposed guidelines yet have a time limit imposed. Council was asked to look over what has been proposed and provide their feedback and concerns so that a final version can be brought back for a vote at a future council meeting.

**2<sup>ND</sup> ROLL CALL** Present: Councilmembers Willard McKinley, David Walsh, and Jason Strough. Absent: Shelley Friedrich.

- B. Ordinance 1136 2024-2025 Tax Levy  
The current tax levy is down. Our EAV is up 2 million dollars. There is only a \$23,000 increase over last year so no public hearing is required.  
**MOTION** by McKinley, seconded by Strough, to approve Ordinance 1136 2024-2025 Tax Levy.  
Voting yes: Testory, Walsh, McKinley and Strough. Motion carried.

C. Approve the taser grant's additional costs to Axon Enterprise, Inc.

Chief Guest is requesting council approval for additional yearly costs associated with taser instruction.

He has been approved for an ILEAS taser grant for the purchase of 5 Taser 10 Packages in the amount of \$15,686. Chief Guest has provided council with 2 options: package #1 for \$3373.28 yearly for 5 years and packet #2 for \$5222.79 yearly for 5 years. Package 2 is a more robust package and will come with a virtual headset that offers a virtual range for officer training. More training will ultimately lesson officer liability.

**MOTION** by McKinley, seconded by Strough, to approve the taser grant's additional costs to Axon Enterprise, Inc.

**MOTION** by McKinley, seconded by Strough, to restate the motion to reflect the approval of package #2 in the amount of \$5222.79 for the taser grant's additional costs to Axon Enterprise, Inc. Voting yes: Walsh, McKinley, Testory, Strough. Motion carried.

## **EXECUTIVE SESSION**

### **CITY MANAGER REPORT**

Interim City Manager Edmondson informed council that he is preparing for the transition to a new city manager. The city has received a long overdue payment of \$75,000 for the John St project. There is no video from the last meeting as there was an operator error. Edmondson also thanked council for having him and reminded council that this would be his last council meeting.

### **NON-AGENDA ITEMS AND OTHER BUSINESS**

### **ADJOURNMENT**

**MOTION** by McKinley, seconded by Strough, to adjourn the meeting. Voted unanimously. Motion carried.

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Angie Wanserski, City Clerk

Vendor Name	Net Invoice Amount	Description	Created by
<b>100</b>			
EVANS FROEHLICH BETH & CH	1,000.00	CITY ZONING	DSB
EVANS FROEHLICH BETH & CH	400.00	NOISE ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	400.00	POOL	DSB
EVANS FROEHLICH BETH & CH	1,000.00	NOISE ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	80.00	POOL	DSB
EVANS FROEHLICH BETH & CH	1,160.00	ZONING ISSUE	DSB
EVANS FROEHLICH BETH & CH	140.00	NOISE ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	160.00	BASEBALL AGREEMENT	DSB
AMUNDSEN DAVIS LLC	182.50	GENERAL LABOR REPR	DSB
BUGOUT	64.26	ADM - PEST CONTROL	DSB
BUGOUT	64.26	MONTHLY SERVICE	DSB
WATTS COPY SYSTEMS INC	238.83	MONTHLY COPIER FEES	DSB
WATTS COPY SYSTEMS INC	284.43	MONTHLY COPIER FEES	DSB
U.S. BANK	3,273.19	U.S. BANK	DSB
U.S. BANK	25.49	U.S. BANK	DSB
COOPER, BILLIE	300.00	CLEANING SERVICES 1-25	DSB
T-MOBILE	33.83	MONTHLY TELEPHONE & INTERNET	DSB
MGT IMPACT SOLUTIONS LLC	16,800.00	ADMIN SERVICES	DSB
EDMONDSON, AUSTIN	291.45	MILEAGE REIMBURSEMENT AE	DSB
QUADIENT FINANCE USA INC.	328.78	POSTAGE	DSB
PAVLOV MEDIA	198.34	PHONE & INTERNET	DSB
INTERNATIONAL INSTITUTE OF	195.00	ANNUAL MEMBERSHIP FEE	DSB
NATIONAL PELRA	230.00	ILLINOIS ACTIVE MEMBERSHIP	DSB
U.S. BANK	55.00	U.S. BANK	DSB
NICOR GAS	55.43	MONTHLY GAS	DSB
NICOR GAS	69.67	MONTHLY GAS	DSB
PAVLOV MEDIA	417.50	IT SERVICES- OCT 24	DSB
FIRST RESULT MEDIA	570.00	QUARTERLY WEB DEVELOPMENT	DSB
MTK TECHNOLOGIES INC.	1,364.00	IT SERVICES 11-24	DSB
TROPHYTIME INC.	20.00	PLASTIC SIGNAGE	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
CORNEGLIO AG	9.99	DOOR SWEEP CITY HALL	DSB
U.S. BANK	18.37	U.S. BANK	DSB
U.S. BANK	95.27	U.S. BANK	DSB
HINCKLEY SPRINGS	61.29	WATER	DSB
PETTY CASH	150.00	DECEMBER PAYMENT	DSB
EVANS FROEHLICH BETH & CH	400.00	CITY COUNCIL MEETING	DSB
EVANS FROEHLICH BETH & CH	400.00	LIQUOR ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	800.00	NUISANCE ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	300.00	GROCERY TAX ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	140.00	LIQUOR ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	2,120.00	NUISANCE ORDINANCE	DSB
EVANS FROEHLICH BETH & CH	400.00	CITY COUNCIL MEETING	DSB
EVANS FROEHLICH BETH & CH	1,000.00	CITY COUNCIL MEETING	DSB
WALKER TIRE & EXHAUST	1,082.00	TIRES FOR CHARGER	DSB
WALKER TIRE & EXHAUST	886.00	CHARGER REPAIRS	DSB
CLASPILL AUTOMOTIVE SALES	95.00	POLICE VEHICLE REPAIR	DSB
CLASPILL AUTOMOTIVE SALES	128.92	OIL CHANGE- HEMI	DSB
MEIER AUTOMOTIVE	105.06	OIL CHANGE FOR DURANGO 12-24	DSB
EVANS FROEHLICH BETH & CH	160.00	FOIA REQUEST	DSB
COOPER, BILLIE	25.00	CLEANING SERVICES 1-25	DSB
VERIZON	186.30	MONTHLY TELEPHONE	DSB
PAVLOV MEDIA	183.48	PHONE & INTERNET	DSB
U.S. BANK	40.00	U.S. BANK	DSB
U.S. BANK	68.75	U.S. BANK	DSB
KING, JACOB	45.25	TRAINING 12-24	DSB

Vendor Name	Net Invoice Amount	Description	Created by
DUPREE, MELISSA	84.00	RESOURCE OFFICER MILEAGE	DSB
DUPREE, MELISSA	24.00	RESOURCE OFFICER MILEAGE	DSB
RAY O'HERRON	464.98	GORE TEX CRUISER & FLEECE	DSB
U.S. BANK	47.86	U.S. BANK	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
U.S. BANK	165.77	U.S. BANK	DSB
EVERGREEN FS INC	1,343.17	POLICE FUEL	DSB
U.S. BANK	127.40	U.S. BANK	DSB
PETTY CASH	250.00	DECEMBER PAYMENT	DSB
CENTRAL ILLINOIS AG	40.09	VEHICLE PARTS	DSB
NAPA AUTO PARTS	228.29	STREETS VEHICLE PARTS	DSB
WALKER TIRE & EXHAUST	2,375.00	STREETS TIRE REPLACEMENT	DSB
T-MOBILE	33.82	MONTHLY TELEPHONE & INTERNET	DSB
PAVLOV MEDIA	82.75	PHONE & INTERNET- STREETS	DSB
MCGHEE, BRANDON	120.00	CDL MILEAGE	DSB
NAPA AUTO PARTS	67.54	TRACTOR FLUID-STREETS	DSB
NAPA AUTO PARTS	30.83	BATTER SWITCH	DSB
PROGRESSIVE CHEMICAL & LI	172.55	STREETS ITEMS	DSB
PROGRESSIVE CHEMICAL & LI	598.83	SIGNS & POSTS	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
CORNEGLIO AG	89.92	STREETS SUPPLIES	DSB
CORNEGLIO AG	21.76	STREETS SUPPLIES	DSB
McKINLEY WATER CONDITIONI	7.00	WATER	DSB
McKINLEY WATER CONDITIONI	10.00	WATER- RENT	DSB
U.S. BANK	39.99	U.S. BANK	DSB
U.S. BANK	16.00	U.S. BANK	DSB
NICHOLS, DAVID	100.00	BOOT REIMBURSEMENT	DSB
EVERGREEN FS INC	350.42	STREETS FUEL	DSB
EVERGREEN FS INC	332.23	STREETS FUEL	DSB
MENARDS - CHAMPAIGN	382.39	STREETS- FIRE SUPPLIES & TOOLS	DSB
PETTY CASH	150.00	DECEMBER PAYMENT	DSB
T-MOBILE	33.83	MONTHLY TELEPHONE & INTERNET	DSB
HORIZON CONNECTIONS	37.50	WEEDMAN CAMERA SERVICE	DSB
U.S. BANK	131.62	U.S. BANK	DSB
MENARDS - CHAMPAIGN	99.05	PARKS SUPPLIES	DSB
MENARDS - CHAMPAIGN	93.44	PARKS SUPPLIES	DSB
FUTURA	178.84	OFFICE SUPPLIES	DSB
FUTURA	36.40	OFFICE SUPPLIES	DSB
CORNEGLIO AG	22.58	PARKS- SUPPLIES	DSB
CORNEGLIO AG	1.44	PARKS- SUPPLIES	DSB
U.S. BANK	40.00	U.S. BANK	DSB
U.S. BANK	16.00	U.S. BANK	DSB
U.S. BANK	137.98	U.S. BANK	DSB
EVERGREEN FS INC	16.61	PARKS FUEL	DSB
PETTY CASH	50.00	DECEMBER PAYMENT	DSB
HORIZON CONNECTIONS	37.50	POOL/WEEDMAN CAMERA SERVICE	DSB
PAVLOV MEDIA	37.83	PHONE & INTERNET	DSB
Total 100:	47,675.63		
<b>140</b>			
EPIC INSURANCE MIDWEST	30,644.00	CINCINNATI EXCESS COVERAGE 2025	DSB
Total 140:	30,644.00		

Vendor Name	Net Invoice Amount	Description	Created by
<b>150</b>			
MAURER-STUTZ	5,187.18	PLUM ST IMPROVEMENTS	DSB
Total 150:	5,187.18		
<b>240</b>			
EVANS FROEHLICH BETH & CH	120.00	TIF3 LABELING	DSB
EVANS FROEHLICH BETH & CH	200.00	TIF 3 REPORT	DSB
Total 240:	320.00		
<b>270</b>			
EVANS FROEHLICH BETH & CH	200.00	TIF 2 REPORT	DSB
Total 270:	200.00		
<b>280</b>			
U.S. BANK	545.93	U.S. BANK	DSB
POPEJOY ROOFING INC	1,569.64	ROOFING REPAIRS	DSB
Total 280:	2,115.57		
<b>490</b>			
GFL ENVIRONMENTAL	12,494.68	MONTHLY SERVICE	DSB
Total 490:	12,494.68		
<b>510</b>			
NAPAAUTO PARTS	33.54	TRUCK MAINT	DSB
T-MOBILE	33.82	MONTHLY TELEPHONE & INTERNET	DSB
PACE ANALYTICAL SERVICES L	523.80	RAD LAB SERVICES 2024	DSB
FRONTIER	182.15	WATER PHONE	DSB
PAVLOV MEDIA	37.83	PHONE & INTERNET	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
CORNEGLIO AG	56.05	WATER SUPPLIES	DSB
U.S. BANK	16.00	U.S. BANK	DSB
EVERGREEN FS INC	350.41	WATER FUEL	DSB
EVERGREEN FS INC	116.28	WATER FUEL	DSB
FEHR GRAHAM	2,550.00	UTILITY EXTENTIONS	DSB
PETTY CASH	50.00	DECEMBER PAYMENT	DSB
Total 510:	4,165.14		
<b>520</b>			
YEAGLE ELECTRIC INC	97.50	SEWER PLANT REPAIRS	DSB
MID-WEST TRUCKERS ASSOCI	106.00	LAB SERVICES- NM	DSB
T-MOBILE	33.83	MONTHLY TELEPHONE & INTERNET	DSB
PAVLOV MEDIA	80.80	PHONE & INTERNET	DSB
U.S. BANK	125.00	U.S. BANK	DSB
PROGRESSIVE CHEMICAL & LI	255.31	GLOVES	DSB
USA BLUEBOOK	316.95	SEWER SUPPLIES	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
CORNEGLIO AG	50.73	SEWER SUPPLIES	DSB
U.S. BANK	16.00	U.S. BANK	DSB
EVERGREEN FS INC	350.41	SEWER FUEL	DSB
EVERGREEN FS INC	363.08	SEWER FUEL	DSB

Vendor Name	Net Invoice Amount	Description	Created by
GASVODA & ASSOCIATES	17,486.00	AIRLIFT REPIPING	DSB
G.A. RICH & SONS	2,928.00	REBUILD SLUDGE PUMP	DSB
YEAGLE ELECTRIC INC	2,662.58	GENERATOR HOOK UP LIFT STATION	DSB
FEHR GRAHAM	2,550.00	UTILITY EXTENTIONS	DSB
U.S. BANK	186.04	U.S. BANK	DSB
PETTY CASH	100.00	DECEMBER PAYMENT	DSB
Total 520:	27,923.49		
<b>530</b>			
MENARDS - CHAMPAIGN	49.26	ELECTRIC SUPPLIES	DSB
BHMG ENGINEERS	371.45	EPA ANNUAL REPORTING	DSB
EVANS FROELICH BETH & CH	880.00	UTILITY BILLS	DSB
U.S. BANK	47.78	U.S. BANK	DSB
T-MOBILE	33.82	MONTHLY TELEPHONE & INTERNET	DSB
U.S. POSTAL SERVICE	687.19	MONTHLY BILLS	DSB
PAVLOV MEDIA	178.07	PHONE & INTERNET	DSB
U.S. BANK	336.18	U.S. BANK	DSB
NICOR GAS	56.90	MONTHLY GAS	DSB
IMEA	96,009.29	ELEC GENERATION	DSB
NICOR GAS	930.41	MONTHLY GAS	DSB
NICOR GAS	150.98	MONTHLY GAS	DSB
U.S. BANK	131.61	U.S. BANK	DSB
CHEMSEARCHFE	664.52	ELECTRIC CHEMICALS	DSB
GRAINGER	36.31	TOOLS	DSB
FUTURA	178.85	OFFICE SUPPLIES	DSB
FUTURA	36.41	OFFICE SUPPLIES	DSB
CORNEGLIO AG	89.38	ELECTRIC SUPPLIES	DSB
ANIXTER INC	710.00	ELECTRIC SUPPLIES	DSB
ANIXTER INC	3,739.95	ELECTRIC SUPPLIES	DSB
U.S. BANK	16.00	U.S. BANK	DSB
U.S. BANK	184.89	U.S. BANK	DSB
EVERGREEN FS INC	350.41	ELECTRIC FUEL	DSB
EVERGREEN FS INC	201.71	ELECTRIC FUEL	DSB
AMALGAMATED BANK OF CHIC	475.00	ADMINISTRATIVE FEE	DSB
FEHR GRAHAM	4,674.00	UTILITY EXTENTIONS	DSB
AMALGAMATED BANK OF CHIC	1.75	BANK FEE 12-24	DSB
PETTY CASH	200.00	DECEMBER PAYMENT	DSB
Total 530:	111,422.12		
Grand Totals:	242,147.81		

Ordinance No. \_\_\_\_\_

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An Ordinance Adding Chapter 98: Noise

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**WHEREAS**, the City of Farmer City, DeWitt County, Illinois (the “City”) is an Illinois municipality, as such, the Illinois Municipal Code grants municipalities the authority to pass and enforce all necessary ordinances; and

**WHEREAS**, the City Council for the City of Farmer City desires to bolster the existing nuisance ordinance by adding provisions to address noise as a public nuisance and Section 11-60-2 of the Illinois Municipal Code (65 ILCS 5/11-60-2) grants municipalities authority to define, prevent and abate public nuisances; and

**WHEREAS**, the Mayor and the City Council (the “Corporate Authorities”) have determined that it is necessary and in the best interest of the community to adopt an ordinance to address noise as a public nuisance.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS**, as follows:

**Section 1. New Chapter 98.** The following Chapter 98, entitled “NOISE” is hereby added to TITLE IX, entitled “GENERAL REGULATIONS”, of the Farmer City Code, as follows:

**CHAPTER 98. NOISE**

**§ 98.01. Definitions.**

For the purposes of this chapter and the interpretation and enforcement thereof, the capitalized words, terms and phrases and their derivatives set forth below shall have the meanings as follows:

*Boundary line* means:

- (1) In the case of a residential unit in a building or structure containing more than one residential unit, the boundary line shall be the perimeter of such residential unit, where a residential unit shall be that area under the exclusive use or control of the owner or occupant.
- (2) In all other cases, the boundary line shall be the perimeter of any tract or parcel of real estate, any public right-of-way or any public space.

*Emergency* means any occurrence or set of circumstances involving actual or imminent physical trauma or property damage demanding immediate attention.



*Emergency work* means any work performed for the purpose of preventing or alleviating physical trauma or property damage, whether actually caused or threatened by an emergency, or work by the city or any private utility when restoring any utility service.

*Public right-of-way* means any street, avenue, boulevard, highway, sidewalk, alley or similar place normally accessible to the public that is owned or controlled by the city, the state or the federal government.

*Public space* means any real estate or structures on any real estate that is owned by a government entity and is normally accessible to the public, including but not limited to, parks and other recreational areas.

*Residential area* means any real estate that contains a building or structure in which one or more persons reside, provided that such building or structure is properly zoned, or is legally nonconforming, for residential use.

(Ord. No. , passed )

#### **§ 98.02. Noise prohibitions.**

It shall be unlawful for any person to make, continue, or to cause to be made or continued any sound that is plainly audible beyond the boundary line from which any such sound emanates in connection with any of the following:

- (1) *Radios, televisions, boomboxes, phonographs, stereos, musical instruments and similar devices.* The use or operation of a radio, television, boombox, stereo, musical instrument or similar device that produces or reproduces sound in a manner that is plainly audible to any person other than the player or operator of the device, and those who are voluntarily listening to such sound.
- (2) *Vehicle horns, signaling devices and similar devices.* The sounding of any horn, signaling device or other similar device on any automobile, motorcycle or other vehicle in any residential area, or on any public right-of-way or in any public space for more than ten consecutive seconds. The sounding of any horn, signaling device or other similar device as a danger warning is exempt from this prohibition.
- (3) *Nonemergency signaling devices.* The intentional sounding or permitting the intentional sounding of any amplified signal from any bell, chime, siren, whistle or similar device, intended primarily for nonemergency purposes, from any place for more than ten consecutive seconds in any hourly period. The reasonable sounding of such devices by houses of religious worship, ice cream trucks, seasonal contribution solicitors or by the city for traffic-control purposes are exempt from this provision.
- (4) *Emergency signaling devices.* The intentional sounding or permitting the intentional sounding of any emergency signaling device including fire, burglar, civil defense alarm, siren, whistle or similar emergency signaling device, except in an emergency or except as provided in subsections (4)a and b of this section:
  - a. The testing of an emergency signaling device may occur between 7:00 a.m. and 7:00 p.m. Any testing shall use only the minimum cycle test time. In no case shall

such test time exceed five minutes. Any such testing of an emergency signaling system shall not occur more than once in each calendar month; or

- b. The sounding or permitting the sounding of any exterior burglar or fire alarm or any motor vehicle burglar alarm shall terminate within 15 minutes of activation unless an emergency exists.
- (5) *Loudspeakers, amplifiers, public address systems, sound emitting yard decorations and similar devices.* The use or operation of a loudspeaker, amplifier, public address system or other device for producing or reproducing sound between the hours of 10:00 p.m. and 7:00 a.m. on weekdays and 10:00 p.m. and 10:00 a.m. on weekends and holidays within or adjacent to any residential area or any public space. Any public performance, gathering or parade for which permission or other authorization has been obtained from the city is exempt from this provision.
- (6) *Yelling, shouting and similar activities.* Yelling, shouting, hooting, whistling or singing within or adjacent to any residential area or any public place between the hours of 10:00 p.m. and 7:00 a.m. Cries for emergency assistance and warnings are exempt from this prohibition.
- (7) *Loading or unloading merchandise, materials, equipment.* The creation of unreasonably loud or excessive noise between the hours of 10:00 p.m. and 7:00 a.m. in connection with the loading or unloading of any vehicle within or adjacent to any residential area.
- (8) *Construction or repair of buildings, excavation of streets and highways.* The construction, demolition, alteration or repair of any building or structure or the excavation of streets and highways other than between the hours of 7:00 a.m. and 7:00 p.m. on weekdays. In cases of an emergency, construction or repair noises are exempt from this provision. In nonemergency situations, the city inspector or the director of public works may issue a permit, upon application, if the city inspector or the director of public works determines that the public health and safety, as affected by any such noise caused by the construction or repair of buildings or the excavation of streets and highways between the hours of 7:00 p.m. and 7:00 a.m. will not be impaired, and if the city inspector or the director of public works further determines that loss or inconvenience would result to a party in interest.
- (9) *Mowers, blowers and similar devices.* The operation of any noise-creating mower, blower, power fan or any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids within or adjacent to any residential area between the hours of 9:00 p.m. and 7:00 a.m.
- (10) *Racing cars, racing motorcycles and similar vehicles.* The operation of any noise-creating racing car, racing motorcycle or similar vehicle with any internal combustion engine, the operation of which causes noise due to the explosion of operating gases or fluids between the hours of 11:00 p.m. and 7:00 a.m.

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(Ord. No. , passed )

**§ 98.03. Exemptions.**

Sounds caused by the following are exempt from the prohibitions set out in section 98.02 and are in addition to the exemptions specifically set forth in such section 98.02:

- (1) Motor vehicles on roadways of the city, provided that the prohibitions of subsection 98.02(2) continues to apply.
- (2) Repairs of any utility facility that pose a clear and immediate danger to life, health or significant loss of property.
- (3) Sirens, whistles or bells lawfully used by emergency vehicles or other alarm systems used in case of fire, collision, civil defense, police activity or imminent danger, provided that the prohibition contained in subsection 98.02(4) continues to apply.
- (4) The emission of sound for the purpose of alerting persons to the existence of an emergency or the emission of sound in the performance of emergency work.
- (5) Repairs or excavation of bridges, streets or highways by or on behalf of the city, the state or the federal government between the hours of 7:00 p.m. and 7:00 a.m., when public welfare and convenience renders it impractical to perform the work between 7:00 a.m. and 7:00 p.m.
- (6) Reasonable activities conducted on public parks, playgrounds and pools and public or private school grounds, which are conducted in accordance with the manner in which such spaces are generally used, including but not limited to, school athletic and school entertainment events.
- (7) Outdoor gatherings, public dances, shows and sporting events and other similar outdoor events, provided that permission or other authorization has been obtained from the city.
- (8) Locomotives and other railroad equipment and aircraft.

(Ord. No. , passed )

**§ 98.04. Persons responsible.**

- (a) The occupant of the tract or parcel of real estate or of the residential unit, or the agent of any such occupant, from whom a sound emanates shall be presumed to have permitted any such sound to occur. This presumption may be rebutted by evidence of a bona fide effort by any such occupant to prevent a violation of this chapter.
- (b) The occupant of the tract or parcel of real estate or of the residential unit, or the agent of any such occupant, who shall permit another person to create a sound in violation of this chapter shall be deemed responsible for such sound to the same extent as the person creating the sound and shall be subject to the same punishment.

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(c) Any person in charge of operating, ordering, directing or allowing the operation or maintenance of any device or machine creating a sound in violation of this chapter shall be deemed guilty of violating this chapter.

(Ord. No. \_\_\_\_\_, passed \_\_\_\_\_)

**§ 98.05. Enforcement.**

If a person's conduct would otherwise violate this chapter and consists of speech or communication, of a gathering with others to hear or observe speech or communication, or of a gathering with others to picket or otherwise express in a nonviolent manner a position on social, economic, political or religious questions, the person must be ordered to, and have the opportunity to, move, disperse or otherwise remedy the violation prior to any arrest or any complaint being issued.

(Ord. No. \_\_\_\_\_, passed \_\_\_\_\_)

**§ 98.06. Penalties.**

Any person violating any of the provisions of this chapter shall be punished by a fine of not less than \$75.00 nor more than \$750.00 for each offense. A separate offense shall be deemed committed on each day during or on which a violation of this chapter continues.

(Ord. No. \_\_\_\_\_, passed \_\_\_\_\_)

**Section 2. Invalidity.** Should any section or provision of this Ordinance be declared to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

**Section 3. Effective Date.** The provisions of this Ordinance shall become effective ten (10) days following its passage, approval and publication as required by law.

**Section 4. Conflict.** All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

**Section 5. Publication.** The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

Upon motion by Council Member \_\_\_\_\_, seconded by Council Member \_\_\_\_\_, passed by the Mayor and City Council of the City of Farmer City, Illinois this \_\_\_\_\_ day of \_\_\_\_\_ 2024, by roll call vote, as follows:

Voting "aye" (names): \_\_\_\_\_  
Voting "nay" (names): \_\_\_\_\_  
Abstained (names): \_\_\_\_\_  
Absent (names): \_\_\_\_\_

**PASSED** this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Angie Wanserski, City Clerk

**APPROVED** this \_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Scott Testory, Mayor

STATE OF ILLINOIS            )  
COUNTY OF DEWITT         ) SS  
CITY OF FARMER CITY        )

**CERTIFICATION OF ORDINANCE**

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Clerk of the City of Farmer City, DeWitt County, Illinois (the "**Municipality**"), and as such official I am the keeper of the records and files of the Municipality and of the Mayor and City Council (the "**Corporate Authorities**").

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the \_\_\_\_\_, 2024, insofar as same relates to the adoption of Ordinance No. \_\_\_\_\_, entitled:

An Ordinance Adding Chapter 98: Noise

a true, correct and complete copy of which ordinance (the "**Ordinance**") as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Ordinance were taken openly, that the vote on the adoption of such Ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for the meeting was duly posted at the City Hall and so that each page of the agenda was continuously visible for public review and inspection in a City Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

(SEAL)

\_\_\_\_\_  
Angie Wanserski, City Clerk

**RESOLUTION 2025-122**

**RESOLUTION APPROVING A TIF REIMBURSEMENT FOR TABELING DEVELOPMENT COMPANY**

**WHEREAS**, the City of Farmer City has a Tax Increment Financing District (Forward TIF) in town; and

**WHEREAS**, the TIF provides financial assistance to property owners for the rehabilitation of property; and

**WHEREAS**, the City's redevelopment agreement allows for 100% reimbursement depending on a set of criteria for TIF eligible expenses; and

**WHEREAS**, Tabeling Development Corporation has requested reimbursement for development costs on the 174 property, which is located within the TIF district;

**WHEREAS**, the expenses submitted qualify as TIF eligible expenses, which equates to 100% reimbursement capped at \$60,000 each year for the first five (5) years; and

**WHEREAS**, Tabeling Development Company has submitted a list of expenses totaling \$26,677.75;

**THEREFORE**, the City Council hereby approves a reimbursement for reimbursement of development costs for the 174 property in the amount of \$26,677.75.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY, COUNTY OF DEWITT, ILLINOIS THIS 6<sup>th</sup> DAY OF JANUARY 2025

AYES: \_\_\_\_\_ NAYS: \_\_\_\_\_ ABSTAIN: \_\_\_\_\_ ABSENT: \_\_\_\_\_

\_\_\_\_\_  
Scott Testory, Mayor

\_\_\_\_\_  
Angie Wanserski, City Clerk

Farmer City TIF Expenses

Company/Payee	Item	Cost	Date
Mohr & Kerr Engineering & Land Surveying, P.C.	Intersection Design	\$864.50	10/6/2024
Mohr & Kerr Engineering & Land Surveying, P.C.	Engineering Exhibit & Topography	\$2,440.50	6/13/2024
Mohr & Kerr Engineering & Land Surveying, P.C.	Preliminary Engineering Plans	\$5,320.00	12/6/2024
Mohr & Kerr Engineering & Land Surveying, P.C.	Preliminary Site Layouts	\$3,605.25	5/13/2024
Crexi	Marketing	\$260.00	6/26/2024
Crexi	Marketing	\$260.00	7/26/2024
Crexi	Marketing	\$260.00	8/26/2024
Crexi	Marketing	\$260.00	9/26/2024
Crexi	Marketing	\$260.00	10/26/2024
Crexi	Marketing	\$260.00	11/26/2024
Crexi	Marketing	\$260.00	12/26/2024
TDC Architectural	Architectural Drawings	\$12,127.50	12/11/2024
Hatch Law	Land Purchase-Legal	\$500.00	6/13/2024
	<b>Total</b>	<b>\$26,677.75</b>	



**Mohr & Kerr Engineering & Land Surveying, P.C.**  
 5901 N. Prospect, Suite 6B  
 Peoria, IL 61614

# Invoice

**Invoice #:** 14959  
**Invoice Date:** 11/11/2024  
**Due Date:** 11/26/2024  
**Project:** 24-149 Farmer Cify Sub  
**Billing Period:** 10/6/24-11/2/24

**Bill To:**  
 Tabeling Development  
 shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Engineer	Intersection Design	6.5	133.00	864.50
	Credit Card Payments will have a 3.5% Fee Added			

<b>Total</b>	<b>\$864.50</b>
<b>Payments/Credits</b>	<b>\$0.00</b>
<b>Balance Due</b>	<b>\$864.50</b>

Phone #
(309) 692-8500

**Mohr & Kerr Engineering & Land Surveying, P.C.**

5901 N. Prospect, Suite 6B  
Peoria, IL 61614

**Invoice**

**Invoice #:** 14192

**Invoice Date:** 6/13/2024

**Due Date:** 6/28/2024

**Project:** 24-149 Farmer City Sub

**Billing Period:** 5/5/24-6/1/24

**Bill To:**

Tabeling Development  
shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Land Surveyor	Farmer City Exhibit & Topo	3	133.00	399.00
Engineering Technician		1	84.50	84.50
Survey Crew - 1 Man		10	142.50	1,425.00
Professional Engineer		4	133.00	532.00
Credit Card Payments will have a 3.5% Fee Added				

**Total** \$2,440.50

**Payments/Credits** \$0.00

**Balance Due** \$2,440.50

Phone #
(309) 692-8500

**Mohr & Kerr Engineering & Land Surveying, P.C.**  
Peoria, IL 61614

# Invoice

**Invoice #:** 15049  
**Invoice Date:** 12/6/2024  
**Due Date:** 12/21/2024  
**Project:** 24-149 Farmer Cify Sub  
**Billing Period:** 11/3/24-11/30/24

**Bill To:**  
Tabeling Development  
shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Engineer	Preliminary Plans	40	133.00	5,320.00
	Credit Card Payments will have a 3.5% Fee Added			

**Total** \$5,320.00

**Payments/Credits** \$0.00

**Balance Due** \$5,320.00

Phone #
(309) 692-8500

**Mohr & Kerr Engineering & Land Surveying, P.C.**

5901 N. Prospect, Suite 6B  
Peoria, IL 61614

**Invoice**

**Invoice #:** 14054

**Invoice Date:** 5/13/2024

**Due Date:** 5/28/2024

**Project:** 24-149 Farmer Cify Sub

**Billing Period:** 3/31/24-5/4/24

**Bill To:**

Tabeling Development  
shawn@shawntabeling.com

Item	Description	Hours	Rate	Amount
Professional Land Surveyor	Survey, Boundary and Property Exhibit.	6.75	133.00	897.75
Professional Engineer		7.5	133.00	997.50
Survey Crew - 1 Man		12	142.50	1,710.00
Credit Card Payments will have a 3.5% Fee Added				

**Total** \$3,605.25

**Payments/Credits** \$0.00

**Balance Due** \$3,605.25

Phone #
(309) 692-8500



**Crexi**  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

**Bill To**  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number	INV-506352
Date of issue	Jun 26, 2024
Date due	Jun 26, 2024
Terms	NET 0

**\$0.00 due Jun 26, 2024**

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount	
All Pro	Jun 26, 2024 - Jul 25, 2024	1	\$400.00	\$400.00	(\$140.00)	\$260.00	
						TAX	\$0.00
						<b>TOTAL</b>	<b>\$260.00</b>
						COUPON	\$0.00
						PAYMENT APPLIED	\$260.00
						<b>BALANCE DUE</b>	<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

**Lockbox Remittance Address (regular mail):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 PO BOX: 25534  
 PASADENA CA 91185-5534

**Address for Courier Deposits (FedEx, UPS, etc.):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-506352



Crexi  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

Bill To  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number: INV-526773  
 Date of issue: Jul 26, 2024  
 Date due: Jul 26, 2024  
 Terms: NET 0

**\$0.00 due Jul 26, 2024**

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount
All Pro	Jul 26, 2024 - Aug 25, 2024	1	\$400.00	\$400.00	(\$140.00)	\$260.00
TAX						\$0.00
<b>TOTAL</b>						<b>\$260.00</b>
COUPON						\$0.00
PAYMENT APPLIED						\$260.00
<b>BALANCE DUE</b>						<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

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**Address for Courier Deposits (FedEx, UPS, etc.):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRVINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-526773



Crexi  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

Bill To  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number      INV-568948  
 Date of issue        Sep 26, 2024  
 Date due              Sep 26, 2024  
 Terms                 NET 0

**\$0.00 due Sep 26, 2024**

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount	
All Pro	Sep 26, 2024 - Oct 25, 2024	1	\$400.00	\$400.00	(\$140.00)	\$260.00	
						TAX	\$0.00
						<b>TOTAL</b>	<b>\$260.00</b>
						COUPON	\$0.00
						PAYMENT APPLIED	\$260.00
						<b>BALANCE DUE</b>	<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

**Lockbox Remittance Address (regular mail):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 PO BOX: 25534  
 PASADENA CA 91185-5534

**Address for Courier Deposits (FedEx, UPS, etc.):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRVINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-568948



Crexi  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

Bill To  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number      INV-590928  
 Date of issue        Oct 26, 2024  
 Date due              Oct 26, 2024  
 Terms                 NET 0

**\$0.00 due Oct 26, 2024**

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount	
All Pro	Oct 26, 2024 - Nov 25, 2024	1	\$400.00	\$400.00	(\$140.00)	\$260.00	
						TAX	\$0.00
						<b>TOTAL</b>	<b>\$260.00</b>
						COUPON	\$0.00
						PAYMENT APPLIED	\$260.00
						<b>BALANCE DUE</b>	<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

Lockbox Remittance Address (regular mail):  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 PO BOX: 25534  
 PASADENA CA 91185-5534

Address for Courier Deposits (FedEx, UPS, etc.):  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRVINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-590928





Crexi  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

**Bill To**  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number	INV-613309
Date of issue	Nov 26, 2024
Date due	Nov 26, 2024
Terms	NET 0

**\$0.00 due Nov 26, 2024**

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount
All Pro	Nov 26, 2024 - Dec 25, 2024	1	\$400.00	\$400.00	(\$140.00)	\$260.00

TAX	\$0.00
<b>TOTAL</b>	<b>\$260.00</b>
COUPON	\$0.00
PAYMENT APPLIED	\$260.00
<b>BALANCE DUE</b>	<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

**Lockbox Remittance Address (regular mail):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 PO BOX: 25534  
 PASADENA CA 91185-5534

**Address for Courier Deposits (FedEx, UPS, etc.):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-613309



Crexi  
 5510 Lincoln Blvd.  
 Suite 400  
 Playa Vista, CA 90094

**Bill To**  
 Tabeling Homes - Tabeling  
 601 East Main  
 Mahomet IL 61853  
 austin@tabelingco.com

## Invoice

Invoice Number	INV-635185
Date of issue	Dec 26, 2024
Date due	Dec 26, 2024
Terms	NET 0

\$0.00 due Dec 26, 2024

Thanks for your business!

Description	Service Period	Qty	Unit Price	Extended Price	Discount	Amount	
All Pro	Dec 26, 2024 - Jan 25, 2025	1	\$400.00	\$400.00	(\$140.00)	\$260.00	
						TAX	\$0.00
						<b>TOTAL</b>	\$260.00
						COUPON	\$0.00
						PAYMENT APPLIED	\$260.00
						<b>BALANCE DUE</b>	<b>\$0.00</b>

**NO PAYMENT DUE**

Please submit all check payments made to **COMMERCIAL REAL ESTATE EXCHANGE, INC.** to the one of the following addresses:

**Lockbox Remittance Address (regular mail):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 PO BOX: 25534  
 PASADENA CA 91185-5534

**Address for Courier Deposits (FedEx, UPS, etc.):**  
 COMMERCIAL REAL ESTATE EXCHANGE, INC.  
 25534  
 14005 LIVE OAK AVE  
 IRWINDALE CA 91706-1300

Questions? Contact Crexi at [support@crexi.com](mailto:support@crexi.com)

INV-635185

**Tabeling Development Company**

PO Box 1217  
Mahomet, IL 61853 USA  
shawn@tabelingco.com  
www.tabelingco.com

# Expense Voucher

**Payment To**  
Tabeling Development  
Company Architecture

**Date:** 12/11/2024  
**Reference No:**

Account/Item	Description	Amount
Architecture and Engineering	Architectural Services for Farmer City Projects 2024: 73.5 Hours	12127.50

Memo:

TOTAL \$12,127.50  
TOTAL DUE

Signature: \_\_\_\_\_

**HATCH LAW FIRM**  
A PROFESSIONAL CORPORATION

FEIN 37-0924046

TELEPHONE (217) 356-2577

100 N. CHESTNUT STREET  
SUITE 200  
CHAMPAIGN, ILLINOIS 61820

---

**CLIENT:** Tabeling Development Company  
c/o Shawn Tabeling

**ADDRESS:** P.O. Box 1217  
Mahomet, IL 61853

**DATE:** June 13, 2024

---

Bill for legal services in regard to reviewing closing documents and attending closing for the 10 acres of farmland North of 174, West of East Clinton Avenue/Route 54, Farmer City, Illinois.

**ATTORNEY'S FEES:** \$500.00

**TOTAL BALANCE.....\$500.00**

Thank you,  
Andrew J. Hatch

Ordinance No. 1136

---

An Ordinance Correcting Scrivener's Error in Zoning Code

---

**WHEREAS**, the Mayor and the City Council (the “**Corporate Authorities**”) of the City of Farmer City, DeWitt County, Illinois (the “**City**”) desire to provide for the orderly growth of buildings, homes and infrastructure within the City corporate limits and within the area of 1.5 miles outside of the City corporate limits and to protect the health, safety and welfare of the citizenry of Farmer City; and

**WHEREAS**, the Corporate Authorities of the City previously adopted a Comprehensive Plan in Ordinance No. 1056 on December 7, 2020; now Section 154.01 of the City Code ; and

**WHEREAS**, the Corporate Authorities of the City previously created a Zoning Commission to study and review proposed Zoning Map and Zoning Code for the City to allow for the oversight of development and growth and the protection of the health, safety and welfare of the citizenry of Farm City; and

**WHEREAS**, the Zoning Commission met several times, most recently on October 30, 2024 and conducted a Public Hearing after due notice was published and the Zoning Commission unanimously recommended that the Corporate Authorities adopt the Zoning Map and Zoning Code as referenced herein; and

**WHEREAS**, the Corporate Authorities of the City adopted the Zoning Map and Zoning Code in Ordinance No. 1034 on November 4, 2024; now Chapter 155 of the City Code ; and

**WHEREAS**, scrivener's errors have been identified in Ordinance No. 1034, specifically a table showing certain requirements in Section 155.065 was incomplete, despite discussion of said table by the Zoning Commission and intention to include the full table in the Zoning Code; and

**WHEREAS**, the Corporate Authorities desire to correct these scrivener's errors by adopting the full table in section 155.065.

**NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF FARMER CITY, DEWITT COUNTY, ILLINOIS**, as follows:

**Section 1. Replacement of Section 155.065 of Chapter 155.** Section 155.065 in Chapter 155, entitled “Zoning Code”, is hereby corrected to read as set forth in Exhibit A to this Ordinance.

**Section 2. Invalidity.** Should any section or provision of this Ordinance be declared to be invalid, that decision shall not affect the validity of this Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

**Section 3. Effective Date.** The provisions of this Ordinance shall become effective immediately following its passage, approval and publication as required by law. For any penalty imposed by this Ordinance, said sections shall become effective 10 days following its passage, approval and publication as required by law.

**Section 4. Conflict.** All other ordinances or parts of ordinances which are in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby superseded.

**Section 5. Publication.** The City Clerk is hereby authorized and directed to cause this Ordinance to be published in pamphlet form immediately after passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF FARMER CITY,  
COUNTY OF DEWITT, ILLINOIS THIS 6<sup>th</sup> DAY OF JANUARY, 2025.

Voting "aye" (names):

---

---

---

Voting "nay" (names):

---

---

---

Abstained (names):

---

---

Absent (names):

---

---

**PASSED** this 6<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Angie Wanserski, City Clerk

**APPROVED** this 6<sup>th</sup> day of January, 2025.

\_\_\_\_\_  
Scott Testory, Mayor

STATE OF ILLINOIS )  
COUNTY OF DEWITT ) SS  
CITY OF FARMER CITY )

CERTIFICATION OF ORDINANCE

I, the undersigned, do hereby certify that I am the duly selected, qualified and acting Clerk of the City of Farmer City, DeWitt County, Illinois (the “Municipality”), and as such official I am the keeper of the records and files of the Municipality and of the Mayor and City Council (the “Corporate Authorities”).

I do further certify that the foregoing constitutes a full, true and complete excerpt from the proceedings of the meeting of the Corporate Authorities held on the 6<sup>th</sup> day of January, 2025, insofar as same relates to the adoption of Ordinance No. 1136, entitled:

An Ordinance Correcting Scrivener’s Error in Zoning Code

a true, correct and complete copy of which ordinance (the “Ordinance”) as adopted at such meeting appears in the proceedings of the minutes of such meeting and is hereto attached. The Ordinance was adopted and approved by the vote and on the date therein set forth.

I do further certify that the deliberations of the Corporate Authorities on the adoption of such Ordinance were taken openly, that the vote on the adoption of such Ordinance was taken openly and was preceded by a public recital of the nature of the matter being considered and such other information as would inform the public of the business being conducted, that such meeting was held at a specified time and place convenient to the public, that notice of such meeting was duly given to all of the news media requesting such notice, that the agenda for the meeting was duly posted at the City Hall and so that each page of the agenda was continuously visible for public review and inspection in a City Hall window 24/7 at least 48 hours prior to the meeting, that such meeting was called and held in strict compliance with the provisions of the open meetings laws of the State of Illinois, as amended, and the Illinois Municipal Code, as amended, and that the Corporate Authorities have complied with all of the applicable provisions of such open meeting laws and such Code and their procedural rules in the adoption of such Ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of the City of Farmer City, Illinois, this 6<sup>th</sup> day of January, 2025.

(SEAL)

\_\_\_\_\_  
Angie Wanserski, City Clerk

## AREA REGULATIONS

### § 155.065 DISTRICT LOT REGULATIONS.

It shall be unlawful to erect or alter any structure within the county or the incorporated municipalities affected by this chapter, unless the following minimum lot and yard areas and bulk controls are provided and maintained in connection with the structure.

<i>Minimum Lot Requirements by District</i>							
<i>District</i>	<i>Minimum Area (Square Feet)(g)</i>	<i>Maximum Building Height (feet)(i)</i>	<i>Minimum Width (feet)</i>	<i>Minimum Road Frontage (feet)</i>	<i>Minimum Front Setback (feet)(a)</i>	<i>Minimum Rear Setback (feet)</i>	<i>Minimum Side Yard Setback (feet)(b)</i>
<i>Minimum Lot Requirements by District</i>							
<i>District</i>	<i>Minimum Area (Square Feet)(g)</i>	<i>Maximum Building Height (feet)(i)</i>	<i>Minimum Width (feet)</i>	<i>Minimum Road Frontage (feet)</i>	<i>Minimum Front Setback (feet)(a)</i>	<i>Minimum Rear Setback (feet)</i>	<i>Minimum Side Yard Setback (feet)(b)</i>
A	87,120	None	240	240	50	35	15
RD-1(h)	87,120	60	240	240	50(e)	35	15
RD-2	87,120	35	240	240	50	35	15
RD-3	21,780	35	150	150	30	20	15
R-1	12,150	35	90	90	30	20(c)	10
R-2	7,350	35	70	70	20	20(c)	6
R-3	9,600(d)	60	80	80	20	20(c)	6
R-4	7,350	35	70	70	20	20(c)	6
B-1	None	60	None	None	None	None	None
B-2	8,500	35	66	66	30(e)	20(e)	10
B-3(f)	21,780	35	66	66	50(e)	20	20
I(f)	8,500	None	66	66	10	30	10
FP	None	None	None	None(i)	None	None	None

**NOTES TO TABLE:** See accompanying footnotes:

(a) Where adjacent structures have front yard setbacks different from those required, the minimum front yard setback shall be the average setback of the structure.

(b) Buildings over two stories in height shall require five feet for each additional story in addition to the required minimum side yard.

(c) Detached residential structures may be constructed five feet from the rear property line and three feet from an interior lot line; provided, the provisions of § 155.096(B)(5) are met. Non-residential structures in districts in Districts A, RD-1 and RD-2 may be constructed 15 feet from the rear property line.

(d) Multi-family dwellings must also comply with the land use intensity standards given in § 155.046.

(e) May be used for parking development.

(f) Highway access (includes entrance and exit) shall not be permitted in less than 500-foot intervals.

(g) Exceptions from building height maximums may be granted as a special use permit.