



CITY OF GIBSON | 101 E 8TH STREET, PO BOX 545, GIBSON CITY, IL 60936  
PHONE 217-784-5872 | FAX 217-784-5930

MEETING OF THE CITY COUNCIL  
Monday September 23, 2024

The meeting was called to order at 7:00 p.m. by Mayor Dickey at the Moyer Library.

**Roll Call:**

Ward #1	Susie Tongate:	P	Sarah Sarantakos:	P
Ward #2	Randy Wyant:	P	Ray Hanks :	A
Ward #3	Scott Davis:	P	Doug Parsons:	A
Ward #4	Denis Fisher:	P	Laura Miller:	P

**Visitors:** Supt. Martin, Officer Rosenbaum, Admin Scott Shull, GC Chamber Suzanne Wilkins, Ms. Paula Dickey, Ford County Chronicle reporter Jean Noellsch, and several residents from Hager Subdivision and several representatives from Gibson Area Hospital. (see attached sign in)

**Pledge** led by Alderman Davis.

**Motion to approve Minutes** of September 9, 2024, made by Alderman Miller, 2<sup>nd</sup> made by Alderman Sarantakos, motion carried 6/0.

**Visitor Comments:**

Gibson Chamber representative Suzanne Wilkins presented plans for the annual downtown 'Fright Night' to be held October 22, or rain date of October 24, within the 2 block area between parking behind city hall extending north to the south side of 9<sup>th</sup> Street to be barricaded for safety, between 4:00 p.m. and 9:00 p.m. Council approved the plan and Mayor Dickey asked Supt. Martin to work with the Chamber regarding placing barricades.

**Committee Reports:**

**Alderman Sarantakos** gave an updated summary of New Pool progress. Engineer Johnson provided her with 10-20% progress on the various stages and expects to hear from the IDPH (IL Dept of Health) regarding the permit sometime in October. Once the approved permit is in hand we can proceed to put the job out for bids.

**Bills:**

Motion made by Alderman Miller to pay TIF 2 checks in the amount of \$760.00, 2<sup>nd</sup> made by Alderman Fisher, motion carried 5/0.

Motion made by Alderman Sarantakos to pay TIF 3 checks in the amount of \$9,383.71 2<sup>nd</sup> to this motion made by Alderman Wyant, motion approved 5/0.

Motion made by Alderman Wyant to pay Bond Fund checks in the amount of \$2,562.00, 2<sup>nd</sup> made by Alderman Tongate, motion carried 6/0.

Motion made by Alderman Fisher to pay General Fund checks in the amount of \$320,381.40, 2<sup>nd</sup> made by Alderman Sarantakos, motion carried 6-0.

## **New Business:**

- A. Moved to end of meeting per Mayor Dickey.
- B. Ordinance 2024-O-14 is the last piece of paperwork needed by the Illinois Dept. of Revenue to establish the 1% increase in GC sales tax. Tax will become effective January 1, 2025. Motion to approve this Ordinance 24-O-14 made by Alderman Davis, 2<sup>nd</sup> made by Alderman Miller. Motion carried 6/0.
- C. Final IDOT Pay request in the amount of 9,945.36 was presented by Engineer Dennis Cummins. Cummins noted this is the final payment for the street work this year, and that the total project came in 8% under original bid amount. Motion to approve final pay request made by Alderman Miller, 2<sup>nd</sup> made by Alderman Fisher, motion carried 6/0.
- D. Farnsworth Task Order 2024-6 presented, outlines services for a Phase I Environmental Site Assessment to be performed at 850 W. 8<sup>th</sup> Street, Gibson City, as part of the real estate sales contract for city to purchase same. Motion made by Alderman Davis to approve this task order in the amount of \$3,500.00, 2<sup>nd</sup> made by Alderman Sarantakos. Motion passed 6/0. Engineer Cummins indicated it could take up to 4 weeks to receive complete assessment.
  - A. Mayor Dickey announced that the city council is now entering into a Public Hearing to receive the recommendation from the Plan Commission regarding Gibson Area Hospital's request for Special Use of a loading document at 430 Hager Drive, and 'green space' at 438 Hager Drive. Mayor Dickey asked CEO Rob Schmitt to present their plans.

Schmitt informed council GAHS purchased 430 & 438 Hager Drive and presented the new plan for a loading dock only at 430 Hager Drive, with 'green space' to be left at 438 Hager Drive. Schmitt explained the truck route for deliveries is to enter Melvin Street at 19<sup>th</sup> Street, proceed south to Hager Drive, turn onto Hager Drive, make the delivery, then U-turn back the same route. Plan Commission, after 2 nights of meetings, approved recommendation to council with specific conditions.

Schmitt reported 2-3 deliveries per day, Monday through Friday during daytime. Some are semi-trucks, some are box trucks, making FedEx and UPS deliveries.

Residents of Hager Drive voiced concerns about drainage problems since the new medical building / parking lot is in place, lighting issues from 30' light poles on parking lots, trash blowing from parking lots, fences blocking views, and increased truck traffic on Hager Drive as a safety concern.

7:55 p.m. -- Plan Commissioner Chase McCall addressed the council and presented the unanimously passed recommendation from the Plan Commission, listing every condition specifically. Attorney Miller came with an Ordinance (2024-O-15) (see attached) in hand and made additions/corrections to the Ordinance and will incorporate all.

City Clerk Jan Hall read a Letter of Protest that was submitted to her from resident Hal Graff, 444 Hager Drive, at the 2<sup>nd</sup> Plan Commission meeting. Attorney Miller explained that by receiving this letter of protest (regarding changes abutting 444 Hager Drive) this puts into play a need for a  $\frac{3}{4}$  vote of the city council to approve the recommendation from the Plan Commission.

Rob Schmitt responded to complaints and assured residents the hospital will be in touch to do their best to remedy problems resulting from any hospital property.

Mayor Dickey clarified that what we are facing now is the GAHS amended permit, indicating they have deleted the maintenance shed plan, and are asking for loading dock at 430 Hager Drive and use of Hager Drive from Melvin Street to the east edge of 438 Hager Drive for their truck route, with all specified conditions met. Mr. Graff withdrew his letter of protest, which makes now a simple majority vote to approve recommendation from Plan Commission.

Alderman Wyant made a motion, 2<sup>ND</sup> made by Alderman Sarantakos to approve Ordinance 204-O-15 with all conditions incorporated and granting the Special Use request to 430 & 438 Hager Drive. Motion to pass 2024-O-15 passed 6/0.

Motion to adjourn made by Alderman Davis, 2<sup>nd</sup> by Alderman Miller, meeting adjourned 8:55 p.m.

ATTEST

APPROVED

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Janice L. Hall, City Clerk

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Mayor Daniel Dickey

CITY OF GIBSON  
FORD COUNTY, ILLINOIS

ORDINANCE NO. 2024-0-15

ORDINANCE APPROVING A SPECIAL USE PERMIT  
FOR PROPERTY LOCATED AT 430 AND 438 HAGER DR.  
PROVIDING FOR LOADING DOCK

Adopted and approved at a duly held meeting this 23<sup>rd</sup> day of September, 2024.  
Published in pamphlet form pursuant to applicable law the date appearing above.

ORDINANCE NO. 2024-0-15

ORDINANCE APPROVING A SPECIAL USE PERMIT  
FOR PROPERTY LOCATED AT 430 AND 438 HAGER DR.  
PROVIDING FOR LOADING DOCK

WHEREAS, the City Council and Mayor are charged with the health, care and welfare of the citizens of the City of Gibson, Illinois (“City”); and

WHEREAS, pursuant to the City’s Ordinances regulating zoning and property use, owners may petition for the granting of Special Uses pursuant to the terms of said Ordinances; and

WHEREAS, the below referenced petitioner has petitioned for a Special Use Permit for its property as described below and a public hearing was duly held before the Planning Commission on September 12, 2024 and September 16, 2024 pursuant to proper notice having been published in accordance with law; and

WHEREAS, the Planning Commission has made certain recommendations which the City Council and Mayor have considered and which are by reference incorporated herein; and

WHEREAS, a public hearing before the City Council this date was also duly published; and

WHEREAS, the City received a petition protesting the within Special Use Permit under City Ordinances that the City Council which was withdrawn by Mr. Graff; and

WHEREAS, this date the City Council and Mayor, have held a public hearing this date to consider the petition, the findings and recommendations of the Planning Commission, input from the public, and all other matters.

NOW, THEREFORE, THE MAYOR AND CITY COUNCIL HEREBY APPROVE OF AND ORDAIN THE FOLLOWING FINDINGS AND GRANT OF SPECIAL USE:

1. The City Council hereby finds that the following are the pertinent facts in addition to all other materials on file:

Petitioner’s Name(s): Gibson Area Hospital  
The petitioner(s) is the owner of record of the subject property.  
Subject Property is: 430 & 438 Hager Dr., Gibson City, IL 60936  
Situated in Gibson City, Illinois.  
Petitioner’s Address: 1120 N. Melvin, Gibson City, IL 60936

Subject Property Zoning: Residential

Type of Requested Use: Loading Dock

In support of granting the Special Use Permit provided herein, the Village finds the following:

The Proposed use at the particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience, and will contribute to the general welfare of the neighborhood or community because:

It will enhance the efficiency of the community's hospital by providing a desperately needed loading dock enhancing patient care and providing an avenue for economic growth and community well-being.

The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity because the proposed use is an enhancement of an existing use in the neighborhood and will not be detrimental to the health, safety, morals or general welfare for the neighborhood since hospital expansion can lead to increase in property values and convenient access to healthcare.

That the proposed use will comply with the regulations and conditions specified under the City of Gibson Zoning Ordinances for such use, and with the stipulations and conditions made a part of this authorization because the approval provided by this ordinance is premised on plans submitted and by reference incorporated herein which have been reviewed and are consistent with City ordinances.

2. A Special Use Permit allowing for a loading dock on the Subject Property is hereby granted for 430 and 438 Hager Dr., Gibson City, Illinois subject to the following restrictions:
  - a) No building will extend past the 16 foot residential setback from city street;
  - b) Any and all nuisance code as outlined in Chapter 25;
  - c) Any and all garbage code as outlined in Chapter 16;
  - d) Any and all parking code as outlined in Chapter 24 Motor Vehicle Code & Zoning Chapter 40 – Article VI Off-Street Parking & Loading, must satisfy all requirements in Code;
  - e) Any and all lighting code (need Chapter and specifics);
  - f) Any and all noise code (need Chapter and specifics);
  - g) Vinyl Fencing matching colors of existing new GAHS fencing surrounding perimeter of parking lots and with decorative landscaping blocking view to residential housing, no fencing past fronts of houses and no parking on unused 'green-space'- 438 Hager Drive; in accordance with city code (f) Fences or walls not over seven (7) feet in height (rear yards only; not to extend beyond front edge of structure. (Ord. No. 96-06; 06-24-96);
  - h) Designated truck routes and signage provided by the city to outline areas that are accessible and inaccessible to and from GAHS proposed loading dock; Chapter 24

Motor Vehicle Code & Chapter 40 Zoning – Article VI-Off-street Parking and Loading;

i) A detailed flood/storm water mitigation plan meeting updated drainage codes and installation that encompasses the articles to be reviewed and approved by City Wastewater Superintendent and City Engineers, as well as, GC Citizens Drainage Task Force, to protect surrounding residential properties;

j) GAHS responsible for improving Hager Drive to the proposed loading dock with concrete and curb & gutters per code specifications with concrete through proposed property in order to enhance the life/use of road for the hospital and community.

Restrict hospital employee parking on Hager Drive. Chapter 34 Subdivision Code;

k) Install sidewalk on the south side of Hager Drive from the eastern lot line of 438 Hager Drive to meet N. Melvin Street; and

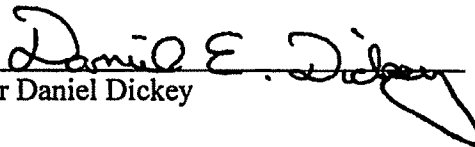
l) Address all drainage issues tied to the hospital affecting the neighborhood consistent with City Ordinances within 12 months of this Ordinance.

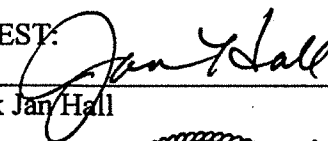
3. The request for a maintenance building has been withdrawn by the Petitioner as part of the hearing on this date and is therefore not approved as part of this special use permit.
4. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED THIS 23<sup>rd</sup> day of September 2024.

	Aye/Nay
Sarah Sarantakos	<u>Aye</u>
Susie Tongate	<u>Aye</u>
Ray Hanks	<u>Absent</u>
Randy Wyant	<u>Aye</u>
Laura Miller	<u>Aye</u>
Denis Fisher	<u>Aye</u>
Scott Davis	<u>Aye</u>
Doug Parsons	<u>Absent</u>

APPROVED THIS 23<sup>rd</sup> day of September, 2024.

  
\_\_\_\_\_  
Mayor Daniel Dickey

ATTEST:   
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Clerk Jan Hall



9-23-24

Council Meeting / Public Hearing

Sign In Please:

1. Vickie Lorenzen - Treasurer
2. Joe Higgins - GAHHS
3. DENNIS Cummins FARSWORTH
4. ROB SCHMIDT - GAHHS
5. Matthew Fretel - GAMI
6. Steven Kelly GAIT
7. Rebecca McDaniel - Hager
8. Harold Huff
9. Cameron Dewey
10. Mark Nye
11. ~~Mark Nye~~
12. King Daniel PIAGER
13. Carol Whitehead - Hager
14. Amy Hood - Hager
15. Chae McCall - Citizen Chair Plan Commission
16. Ryan Blackford - Hager
17. Jessica DeLoft - GAHHS
18. Paula Dickey
19. Suzanne Wilkins - Gibson Area Chamber Board