



City Council Meeting - Jul 21 2026 Agenda

Tuesday, July 21, 2026 at 5:00 PM

Effingham City Council Chambers 201 E. Jefferson Ave. Effingham, IL 62401

1. Opening

- 1.1 Mayor Calls Meeting to Order
- 1.2 Roll Call
- 1.3 Pledge of Allegiance

2. Omnibus Vote Agenda

- 2.1 Regular City Council Meeting Minutes (07/07/2026) - City Clerk Nosbisch
[July 7, 2026 Minutes.pdf](#)
- 2.2 Treasurer's Report (May 2026) - City Treasurer Polk
[2026.05 Treasurer's Report Signed.pdf](#)

Receive and File
- 2.3 Building Official Quarterly Report (April - June 2026) - Building Official Ervin
[2026 Q2 Building Permit Report.pdf](#)

Receive and File
- 2.4 Ordinance No. 056-2026, An Ordinance Amending Chapter 4 of the Municipal Code of the City of Effingham, Illinois (Liquor Control) Sharon Dong Food Inc. d/b/a China Buffet - Mayor Schutzbach

The Liquor Control Commission has received an application for a Class R (Restaurant License – Consumption Sales Only) for Sharon Dong Foods Inc. dba China Buffet, located at 2402 N. 3rd Street, Suite A. This ordinance is subject to adopting a resolution issuing a Class R Liquor License to the owner, Sharon Dong. This ordinance will increase the Class R (Restaurant License) from 6 to 7.

[Ordinance No. 056-2026 China Buffet.pdf](#)

Pass

- 2.5 Resolution No. 100-2026, A Resolution Authorizing the Issuance of Liquor License to Sharon Dong Food Inc. D/B/A China Buffet - Mayor Schutzbach

The office of the Local Liquor Control Commission has received an application for a Class R (Restaurant – Consumption Sales Only) Liquor License. With Council approval, the Class R licenses will increase from 6 to 7. This increase is subject to the issuance of a license for Sharon Dong Food Inc. d/b/a China Buffet located at 2402 N. 3rd Street, Suite A.

[Resolution No. 100-2026 China Buffet.pdf](#) 

Adopt

- 2.6 Ordinance No. 057-2026, An Ordinance Authorizing Option for Purchase of Real Estate - GSGW Land Trust - Public Works Director Heuerman

This ordinance authorizes the option for the purchase of real estate from GSGW Land Trust. This property has been identified as being necessary for the construction and maintenance of public streets and utilities.

[O 057-2026 - GSGW Option.pdf](#)  [O 057-2026 Draft Option for Purchase - GSGW w plat ex.pdf](#)  [O 057-2026 Easement w ext - GSGW.pdf](#) 

Pass

- 2.7 Ordinance No. 059-2026, Ordinance Authorizing Membership and Contribution to Effingham Regional Growth Alliance, An Illinois Not-for-Profit Corporation - Economic Development Director Althoff

This ordinance renews the City's membership to the Effingham Regional Growth Alliance for one year and approves a contribution of \$110,000.

[Ord. No. 059-2026 Alliance Membership.pdf](#) 

Pass

- 2.8 Ordinance No. 060-2026, An Ordinance Authorizing Grant to Arts Connection of Central Illinois, Inc. - City Administrator Miller

This ordinance awards a grant to the Arts Connection (EPC) in an amount equal to fifty percent (50%) of costs incurred by Arts Connection for the projects listed not to exceed two hundred ninety two thousand dollars (\$292,000.00).

[Ordinance No.060-2026.pdf](#)  [Ordinance No. 060-2026 Attachments.PDF](#) 

Pass

- 2.9 Ordinance No. 064-2026, An Ordinance Authorizing Contribution to the Effingham Career Foundation for Core Academy Vocational Training Purposes - City Administrator Miller

The City of Effingham will make a \$50,000 contribution to ERCF for 3 years for vocational training programs.

[Ordinance No. 064-2026.pdf](#) 

Pass

- 2.10 Resolution No. 102-2026, A Resolution Authorizing Execution of Professional Services Agreement with the Farnsworth Group - Storm Sewer Improvements South of Wabash Avenue - City Engineer Thoele

This resolution approves an agreement with Farnsworth Group in the total amount of \$140,400 for storm sewer improvements south of the Wabash Avenue Project. Payment for this project will be made from the Industrial TIF and General Fund.

[R 102-2026 Wabash Storm Sewer Engineering.pdf](#)  [R 102-2026 Wabash Storm Sewer agreement.pdf](#) 

Adopt

- 2.11 Resolution No. 108-2026, A Resolution Adopting a Tax Increment Finance Housing Redevelopment Program Agreement (Moore) - Economic Development Director Althoff

This resolution approves an agreement with Stephen Moore for TIF residential rehab project at 607 S. Fifth Street.

[Resolution No. 108-2026 Residential Rehab Moore.pdf](#)  [Moore.pdf](#) 

Adopt

- 2.12 Resolution No. 109-2026, Resolution Appointing Directors to Effingham Regional Growth Alliance, an Illinois Not-for-Profit Corporation - City Administrator Miller

The resolution appoints Commissioner Libby Moeller and Economic Development Director Sasha Althoff to the Alliance's Board of Directors.

[Res. No. 109-2026 - Appoint Directors Alliance.pdf](#) 

Adopt

- 2.13 Resolution No. 112-2026, A Resolution Authorizing Execution of an Agreement Between the City of Effingham and CEFS Economic Opportunity Corporation - City Administrator Miller

The City and CEFS will enter into an agreement for 3 years for community services.

[Resolution No. 112-2026.pdf](#)  [CEFS Agreement.pdf](#) 

Adopt

- 2.14 Community Park Storage Building - Change Order 1 - Public Works Director Heuerman

Change Order 1 in the total amount of \$152,336 is recommended due the removal of items to keep the project at budget.

[Community Park Storage CO 1.pdf](#) 

Approve

- 2.15 Certificate of Approval of the City of Effingham Plan Commission, Preliminary Plat No. 26-018P and Final Plat No. 26-018F - Blue Beacon Subdivision No. 2 - City Planner Koester

This is a final and preliminary plat.

[R 117-2026 - Blue Beacon Subdivision No 2 - Preliminary and Final Plat - PC Certificate of Approval.pdf](#) 

Receive and File

- 2.16 Certificate of Approval of the City of Effingham Plan Commission, Preliminary Plat No. 26-015P and Final Plat No. 26-015F - Webb's Subdivision, Second Addition - City Planner Koester

This is a final and preliminary plat.

[R 116-2026 - Webb's Subdivision 2nd Add - Preliminary and Final Plat - Certificate of Approval.pdf](#) 

Receive and File

- 2.17 Certificate of Approval of the City of Effingham Plan Commission, Preliminary Plat No. 26-014P and Final Plat No. 26-014F - Hawickhorst Subdivision - City Planner Koester

This is a final and preliminary plat.

[R 115-2026 - Hawickhorst Subdivision - Preliminary and Final Plat - PC Certificate of Approval.pdf](#) 

Receive and File

- 2.18 Certificate of Approval of the City of Effingham Plan Commission, Preliminary Plat No. 26-010P - Replat of Lots 1 & 2 of Voyles-Utz Subdivision, First Addition - City Planner Koester

This is the preliminary plat only.

[R 114-2026 - Replat of Lots 1 and 2 Voyles Utz Subd 1st Add - Preliminary Plat - PC Certificate of Approval.pdf](#) 

Receive and File

- 2.19 Certificate of Approval of the City of Effingham Plan Commission, Preliminary Plat No. 26-016P - Replat of Block 14 Western Addition - City Planner Koester

This is the preliminary plat only.

[R 113-2026 - Replat of Block 14 Western Addition - Preliminary Plat - PC Certificate of Approval.pdf](#) 

Receive and File

- 2.20 Petition to Vacate a Public Utility Easement - Lot 2 Webb's Subdivision - 11052 E. State Hwy 33 - City Planner Koester

[O 067-2026 Vacate Easement - Webb's Subd - 11052 E State Hwy 33 - PETITION.pdf](#) 

Receive and File

- 2.21 Plan Commission Letter of Recommendation - Petition for Rezoning - NU Nonurban District to B-2 General Commercial District - 11052 E. State Hwy 33 - City Planner Koester

[O 066-2026 - Rezone NU to B2 - Lot 2 of Webb's Subdivision - PC LOR.pdf](#) 

Receive and File

- 2.22 Plan Commission Letter of Recommendation - Petition for Special Use Permit - Special Use (20) - Mini-warehouse in the B-2 or M-1 District - 110 N. Henrietta Street - City Planner Koester

[O 065-2026 - SU 20 Miniwarehouse - Dammerman - 110 N. Henrietta Street - PC LOR.pdf](#) 

Receive and File

- 2.23 Plan Commission Letter of Recommendation - Petition for Rezoning - B-1 Neighborhood Shopping District and R-3D Multiple-Dwelling District to B-2 General Commercial District - 605, 607, 609, 611 W. Fayette Avenue and 600, 602, 604, 606, 608, 610 W. Edgar Avenue - City Planner Koester

[O 063-2026 - Rezone B1 and R3D to B2 - Block 14 Western Addition - PC LOR.pdf](#) 

Receive and File

- 2.24 Plan Commission Letter of Recommendation - Petition to Vacate an Alley - Block 14 of Western Addition - Linden and Maple Streets and Fayette and Edgar Avenues - City Planner Koester

[O 061-2026 - Vacate Alley - Block 14 Western Addition - PC LOR.pdf](#) 

Receive and File

- 2.25 Certificate of Approval of the City Planner/Subdivision Coordinator, Revised Final Plat No. 26-001F - Dalton Subdivision - City Planner Koester

[R 118-2025 Reapprove Dalton Subd - CP Certificate of Approval.pdf](#) 

Receive and File

- 2.26 Omnibus Vote Agenda Approval
Consent Action

3. Presentations

4. Ordinances/Resolutions - Action Items

- 4.1 Ordinance No. 061-2026, An Ordinance to Vacate an Alley - Block 14 of Western Addition - Linden and Maple Streets and Fayette and Edgar Avenues - City Planner Koester

This ordinance would vacate the east/west alley in Block 14 of Western Addition. A public utility easement will be retained on the east end of the alley for utility service for 2 houses on Edgar Avenue. Utilities in the alley will be relocated or removed from the alley with the developer incurring the cost.

[O 061-2026 - Vacate Alley - Block 14 Western Addition.pdf](#) 

Pass

- 4.2 Ordinance No. 063-2026, An Ordinance Amending the Zoning Ordinance of the City of Effingham - Block 14 Western Addition to the City of Effingham - Rezone B-1 Neighborhood Shopping District and R-3D Multiple-Dwelling District to B-2 General Commercial District - 605, 607, 609, 611 W. Fayette Avenue and 600, 602, 604, 606, 608, 610 W. Edgar Avenue - City Planner Koester

This ordinance rezones the remainder of Block 14 of Western Addition to B-2 General Commercial District for commercial development. Lot 1 and the eastern half of Lot 2 in the northeast corner of the block are presently zoned B-2.

[O 063-2026 - Rezone B1 and R3D to B2 - Block 14 Western Addition.pdf](#) 

Pass

- 4.3 Ordinance No. 065-2026, An Ordinance Granting a Special Use Permit - Matthew and Amy Dammerman - Special Use (20) – Miniwarehouse in the B-2 or M-1 District - 110 N. Henrietta Street - City Planner Koester

This is located in the former CW Motorsports building at 110 N. Henrietta Street. A portion of the building has been redeveloped with a real estate office. The Plan Commission recommends the grant of the petition for a Special Use Permit, subject to the following conditions:

- The Special Use Permit shall be a personal privilege granted to Matthew and Amy Dammerman or business entity owned by Matthew and/or Amy Dammerman and shall not run with the land, and will automatically terminate upon the transfer, sale, assignment, termination or conveyance of their interest in the subject property to any third party or upon the transfer, sale, assignment, or conveyance of the interest of Matthew and Amy Dammerman to any third party.

The City Council may elect to impose other conditions it deems necessary.

[O 065-2026 - SU 20 Miniwarehouse - Dammerman - 110 N. Henrietta Street.pdf](#) 

Pass

- 4.4 Ordinance No. 066-2026, An Ordinance Amending the Zoning Ordinance of the City of Effingham - Lot 2 of Webb's Subdivision - Rezone from NU Nonurban District to B-2 General Commercial District - 11052 E. State Hwy 33 - City Planner Koester

This ordinance rezones a part of the Maxedon Landscaping parcel to be acquired by CW Motorsports for a warehouse expansion.

[O 066-2026 - Rezone NU to B2 - Lot 2 of Webb's Subdivision.pdf](#) 

Pass

- 4.5 Ordinance No. 067-2026, An Ordinance to Vacate a Portion of a Utility Easement - Lot 2 Webb's Subdivision - City Planner Koester

This ordinance would vacate the north/south easement along the west line of Lot 2 in Webb's Subdivision. CW Motorsports is acquiring part of Lot 2 for a warehouse expansion.

[O 067-2026 Vacate Easement - Webb's Subd - 11052 E State Hwy 33.pdf](#) 

Pass

- 4.6 Resolution No. 106-2026, A Resolution Accepting Proposal for Community Park Storage Building - Public Works Director Heuerman

This resolution authorizes the execution of proposals from Heritage Builders of

Effingham, Inc. in the amount of \$768,995 for the base bid and \$177,692 for Alternative #1 for a total of \$946,687. Payment for this project will be made from the Hotel/Motel Fund.

[R 106-20026 Community Park Storage Building.pdf](#)  [R 106-2026 Bid Tab.pdf](#) 

Adopt

- 4.7 Resolution No. 113-2026, A Resolution Approving Preliminary Plat No. 26-016P - Replat of Block 14 Western Addition - City Planner Koester

The proposed subdivision is between Fayette (US Rte. 40 & IL Rte. 33) and Edgar Avenues and Linden and Maple Streets. It is a replat of all the lots in Block 14 of Western Addition and the alley to be vacated, which the owners have submitted a petition for, into 2 lots. At this time, only the preliminary plat is being presented for review and approval.

[R 113-2026 - Replat of Block 14 Western Addition - Preliminary Plat.pdf](#) 

Adopt

- 4.8 Resolution No. 114-2026, A Resolution Approving Preliminary Plat No. 26-010P Replat of Lots 1 & 2 of Voyles-Utz Subdivision, First Addition - City Planner Koester

The proposed subdivision is a replat of Lots 1 and 2 of Voyles-Utz Subdivision, First Addition. Lot 1 is being replatted into 7 lots and Lot 2 is being replatted into 2 lots. It is located on the East side of N. Fourth Street between I 57-70 and Rickelman Avenue. The proposed replat requires the extension of public street (Carson Court) and public watermain. At this time, a public sanitary sewer does not have sufficient depth to serve the subdivision, it is currently and will be served by private sewage disposal system. At this time, the preliminary plat is being presented for review and approval.

[R 114-2026 - Replat of Lots 1 and 2 Voyles Utz Subd 1st Add - Preliminary Plat.pdf](#) 

Adopt

- 4.9 Resolution No. 115-2026, A Resolution Approving Preliminary Plat No. 26-014P and Approving Final Plat No. 26-014F for Recording - Hawickhorst Subdivision - City Planner Koester

The proposed subdivision is the remainder of the Hawickhorst property owned by the City of Effingham into 4 lots. Lots 1, 2 and 3 are unimproved with Lot 4 improved with a sanitary sewer lift station. It is located on South Banker Street (US 45) to the CN Railroad and is just north and south of Airport Road extended west.

[R 115-2026 - Hawickhorst Subdivision - Preliminary and Final Plat.pdf](#) 

Adopt

- 4.10 Resolution No. 116-2026, A Resolution Approving Preliminary Plat No. 26-015P and Approving Final Plat No. 26-015F for Recording - Webb's Subdivision, Second Addition - City Planner Koester

The proposed subdivision is Lot 1 being an unplatted parcel of record with a part of Lot 2 of Webb's Subdivision and Lot 2 being the remainder of Lot 2 of Webb's Subdivision. It is located on the north side of the intersection of IL Rte. 32-33 and Nazarene Church Road.

[R 116-2026 - Webb's Subdivision 2nd Add - Preliminary and Final Plat.pdf](#) 

Adopt

- 4.11 Resolution No. 117-2026, A Resolution Approving Preliminary Plat No. 26-018P and Approving Final Plat No. 26-018F for Recording - Blue Beacon Subdivision No. 2 - City Planner Koester

The proposed subdivision is the platting of property improved with the Blue Beacon Truck Wash on Evergreen Avenue just west of the Keller Drive Interchange. It is currently a lease parcel on a larger tract of land.

[R 117-2026 - Blue Beacon Subdivision No 2 - Preliminary and Final Plat.pdf](#) 

Adopt

- 4.12 Resolution No. 118-2026, A Resolution Reapproving Final Plat No. 26-001F for Recording - Dalton Subdivision - City Planner Koester

Dalton Subdivision is a minor plat - it has been revised to replat 3 lots and parts of 2 lots into 3 lots instead of 2 lots.

[R 118-2025 Reapprove Dalton Subd.pdf](#) 

Adopt

5. Other Action Items

- 5.1 Bills and Requisitions
Motion to Pay Bills & Requisitions

6. Discussion

- 6.1 Ordinance No. 068-2026, An Ordinance Authorizing the Lease of Real Estate - Mark Goldstein Farm Lease 2026 -

This ordinance authorizes the lease of real estate from the Mark Goldstein Farm.

[O 068-2026 Mark Goldstein Farm Lease.pdf](#)  [O 068-2026 Mark Goldstein Farm Lease Santa Maria.pdf](#)  [O 068-2026 Mark Goldstein Farm Lease Exhibit A Santa](#)

[Maria.pdf](#) 

- 6.2 Resolution No. 111-2026, A Resolution Granting Permission to Allow Village Wine to have Downtown Cruise Night in Downtown Effingham and to Allow Certain Temporary City Street Closures for Said Public Event - Tourism Director Thoele

This resolution grants permission to have Downtown Cruise Night and close certain streets for the event on September 12, 2026.

[Res 111-2026 effingham cruise night .pdf](#) 

- 6.3 Resolution No. 119-2026, A Resolution Authorizing First Amendment to Downtown/Southtown Business Area Redevelopment Program Agreement (Hawkins) - Economic Development Director Althoff

This amends the previous agreement with Chad Hawkins to extend it by 6 months.

[Res. No. 119-2026 Amendment Downtown Rehab Hawkins.pdf](#) 

- 6.4 Downtown/Southtown Rehabilitation Program Project (Koester) - Economic Development Director Althoff

Ted and Laura Koester have a rehabilitation project at 109 S. First St. for Climate Controlled Storage of Effingham.

[Koester.pdf](#) 

- 6.5 Grant of Easement to Ameren Illinois Company at the Water Treatment Plant for extension of electric service to River Ridge Subdivision - City Planner Koester

Ameren Illinois proposes to serve River Ridge Subdivision from an existing overhead electric line on the Water Treatment Plant with an underground extension of the electric. An easement will be required. Ameren and City Staff are reviewing the easement document.

[Ameren Easement.pdf](#)  [Ameren Easement to River Ridge.pdf](#) 

Discussion

- 6.6 Zoning Ordinance Text Amendments - City Planner Koester

City Staff is reviewing text amendments to the Zoning Ordinance on the following:

- Combining the Plan Commission and Zoning Board of Appeals into one body. There are other communities that have a combined board or commission fulfilling the statutory duties of the Plan Commission and Zoning Board of Appeals. Considerations include the number of members, terms, and whether the same approval/recommendation structure is retained or is changed to all recommendation - variances would be a recommendation

to the City Council instead of the board making the decision.

- Accessory Dwelling Units: Does the City want to consider allowing these? If so, under what regulations? Will they be allowed by right or require a Special Use Permit? Parking, utilities, only family or non-family allowed.

- Battery Energy Storage Systems: This is newer technology that may be part of a Solar Energy System, Wind Energy System, Data Center, or a stand-alone development. It generally is a large battery or series of batteries in shipping containers or similar structures that stores excess energy for use later for a use on the property or simply an accessory to the electrical grid. There can be concerns with noise, fire detections and suppression, environmental and other impacts to the adjacent areas.

Discussion

7. Departmental Reports

8. Announcements/Commissioner Comments

8.1 Reports from Commissioners

8.2 Reports from Staff - City Administrator Miller; Deputy City Administrator Presley; Public Works Director Heuerman; Economic Development Director Althoff; Fire Chief Yochum; Police Chief Davis; City Engineer Thoele; Tourism Director Thoele; City Treasurer Polk; City Clerk Nosbisch

8.3 Public Participation

9. Recess in Executive Session

For the purpose of consideration of the following subjects, pursuant to 5 ILCS 120/2 (c); Personnel- Section 2 (c) (1); Collective Bargaining- Section 2 (c) (2); Purchase or Lease of Real Estate - Section 2 (c) (5); Sale or Lease of Property - Section 2 (c) (6); Litigation - Section 2 (c) (11); and Review of Executive Session Minutes - Section 2 (c) (21). (If the Council desires to recess into executive session, the Council shall specifically indicate the desired topic of discussion for public record.)

10. Adjournment

Motion to Adjourn