

CITY OF LINCOLN
COMMITTEE OF THE WHOLE MEETING
AGENDA
MAY 12, 2026
CITY HALL COUNCIL CHAMBERS
700 BROADWAY STREET
6:00 PM

- 1. Call to Order**
- 2. Pledge of Allegiance**
- 3. Public Participation**
- 4. Request to Permit: Lincoln Community High School Homecoming Parade Friday, October 2, 2026.**
- 5. Veolia CPI Increase**
- 6. Discussion regarding changes to North Elm Street Traffic Regulations.**
- 7. An Ordinance authorizing and providing for the issuance of not to exceed \$8,250,000 aggregate principal amount General Obligation Bonds (Alternate Revenue Source), Series 2026, of the City and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds”.**
- 8. Ordinance Amending 11-4-2 of the Lincoln City Code.**
- 9. PC 2026-02 Request for Zoning Change at 300 Keokuk Street**
- 10. Announcements**
- 11. Possible Executive Session**
- 12. Adjournment**
- 13. Regular City Council Meeting – Monday, May 18, 2026 at 6:00 PM
Committee of the Whole Meeting – Tuesday, May 26, 2026 at 6:00 PM**

TRACY WELCH
MAYOR

PEGGY S. BATEMAN
CITY CLERK

CHARLES N. CONZO
CITY TREASURER

JOHN A. HOBLIT
CITY ATTORNEY



CITY OF LINCOLN, ILLINOIS

700 Broadway St., P.O. Box 509, Lincoln, IL 62656

Named for and Christened by Abraham Lincoln, 1853—Incorporated February 16, 1865
CITY COUNCIL MEETS FIRST AND THIRD MONDAY NIGHTS EACH MONTH

To: Mayor and Aldermen of the City of Lincoln

From: Bud Mason, Wastewater Project Manager

Meeting Date: May 12, 2026

RE: Veolia CPI Increase

Background

It is time to execute the CPI increase for Veolia. The CPI increase is calculated and applied on an annual basis starting in May, based upon the water, sewer, and trash index (CUUR0000SEHG01) from the Bureau of Labor Statistics for the preceding year February to February.

Analysis/Discussion:

The increase for this budget year amounts to 4.730%. This percentage increase will have a total cost \$1,638,995.38 for this fiscal year. The line item "50-7200-5227 Contract Operation" was budgeted for in the amount of \$1,653,501.71.

Resources:

<https://data.bls.gov/pdq/SurveyOutputServlet>

Fiscal Impact:

\$136,582.95 to be expensed from "50-7200-5227 Contract Operation" on a monthly basis.

Council Recommendation:

Approve the contractual CPI increase for Veolia, to continue the mutually beneficial relationship.

CITY COUNCIL

FIRST WARD
STEVE PARROTT
ROBIN McCLALLEN

SECOND WARD
TIM BECKE
SAM DOWNS

THIRD WARD
KEVIN BATEMAN
DENNIS CLEMONS

FOURTH WARD
RHONDA O'DONOGHUE
STAN ANDERSON

LINCOLN POLICE DEPARTMENT

CHIEF OF POLICE
JOSEPH MEISTER



DEPUTY CHIEF OF POLICE
MATTHEW COMSTOCK

To: City of Lincoln Mayor, Tracy Welch & City of Lincoln Council Members
From: Chief of Police, Joseph Meister
Meeting Date: May 12th, 2026

Re: Discussion regarding changes to North Elm Street Traffic Regulations

Background

After receiving complaints from residents in the 100 and 200 block of North Elm Street, the Lincoln Police Department conducted a traffic study to help identify patterns and behavior of traffic in the area. The study revealed North Elm Street, from 8th to Woodlawn, sees a significant amount of traffic flow, especially during weekdays. The traffic study, as well as signage proposals are attached for reference.

Analysis/Discussion

Elm Street is unique in this area, due to a narrowing of the traffic lanes between 8th and 10th Streets. Although the average speeds revealed by the traffic study are not alarming, the amount of traffic using Elm Street as a two way thoroughfare can be problematic due to the narrow lanes. Residents of the area met with Ward 1 Aldermen, the Mayor, Street Superintendent and I to discuss potential resolutions for their concerns.

Working together, we identified two potential changes to the current traffic regulations that may positively affect the neighborhoods concerns.

- 1) Changing the traffic flow on North Elm to one way, with northbound traffic permitted only, from 8th to 10th Street.
- 2) Reducing the speed limit from 8th to 10th Street from 30mph to 20mph and reducing the speed limit from 10th to Woodlawn from 30mph to 25mph.

Fiscal Impact

The fiscal impact of this project would be the cost of the signage, time and labor to install and maintain the signs as well as to amend the City Code to reflect the changes in traffic regulations.

COW Recommendation

Place on future voting agenda to amend the City Code to reflect regulatory changes regarding one way traffic between 8th and 10th, as well as reduction in speed limits.

Sincerely & Respectfully,

Chief of Police, Joe Meister #85
Lincoln, Illinois Police Department

ORDINANCE NO. _____

AN ORDINANCE authorizing and providing for the issuance of not to exceed \$8,250,000 aggregate principal amount General Obligation Bonds (Alternate Revenue Source), Series 2026, of the City of Lincoln, Logan County, Illinois, and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

WHEREAS, the City of Lincoln, Logan County, Illinois (the “City”), is a non-home rule municipal corporation and body politic of the State of Illinois (the “State”), duly created, organized, and existing under the Illinois Municipal Code, as supplemented and amended from time to time (the “Municipal Code”), and having the powers, objects, and purposes provided by said Municipal Code; and

WHEREAS, the Mayor of the City (the “Mayor”) and the City Council of the City (the “Corporate Authorities”) have heretofore determined and do hereby determine that it is advisable, necessary, and in the best interests of the residents of the City to (i) finance various capital-related items within the City, including but not limited to street improvements (the “Project”), and (ii) pay certain costs of issuance of the Bonds (as such term is hereinafter defined), all for the benefit of the inhabitants of the City; and

WHEREAS, the estimated cost of the Project, including engineering, legal, financial, bond discount, if any, printing and publication costs, capitalized interest, if any, and other expenses (collectively, the “Project Costs”), is not more than \$8,250,000, and there are insufficient funds on hand and lawfully available to pay such costs; and

WHEREAS, for the purpose of providing funds to pay the Project Costs and in accordance with the provisions of the Local Government Debt Reform Act of the State, as supplemented and amended (the “Act”), the Corporate Authorities on the 6th day of April, 2026, adopted an ordinance (the “Authorizing Ordinance”) authorizing the issuance of alternate bonds,

being general obligation bonds payable from any revenue source as provided by the Act, in an amount not to exceed \$8,250,000; and

WHEREAS, the Project constitutes a lawful corporate purpose within the meaning of the Act; and

WHEREAS, on the 10th day of April, 2026, the Authorizing Ordinance, together with a notice in the statutory form, was published in the *Lincoln Courier*, being a newspaper of general circulation in the City, and an affidavit evidencing the publication of the Authorizing Ordinance and said notice have heretofore been presented to the Corporate Authorities and made a part of the permanent records of the Corporate Authorities; and

WHEREAS, more than thirty (30) days have expired since the date of publication of the Authorizing Ordinance and said notice, and no petition with the requisite number of valid signatures thereon has been filed with the City Clerk of the City (the "City Clerk") requesting that the question of the issuance of the alternate bonds be submitted to referendum; and

WHEREAS, on the 20th day of April, 2026, the Corporate Authorities held a public hearing pursuant to the Bond Issuance Notification Act following notice published in the *Lincoln Courier*, on the 10th day of April, 2026; and

WHEREAS, the Corporate Authorities are now authorized to issue alternate revenue bonds in an amount not to exceed \$8,250,000 in accordance with the provisions of the Act, and the Corporate Authorities hereby determine that it is necessary and desirable that the bonds so authorized be issued at this time; and

WHEREAS, the alternate bonds to be issued will be payable from the Pledged Revenues and the Pledged Taxes, both as hereinafter defined; and

WHEREAS, the Corporate Authorities hereby determine that the Pledged Revenues will provide in each year an amount not less than 1.25 times debt service of the alternate bonds proposed to be issued; and

WHEREAS, such determination is supported by the most recent audit of the City (the "Audit), which Audit has been presented previously to the Corporate Authorities and is on file currently with the City Clerk:

NOW THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, AS FOLLOWS:

Section 1. Incorporation of Preamble. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are full, true, and correct and do hereby incorporate such recitals into this Ordinance by this reference. The Audit is hereby accepted and approved by the Corporate Authorities.

Section 2. Findings; Issuance of Bonds. The Corporate Authorities hereby find and determine that the Corporate Authorities of the City have been authorized by the provisions of the Act, that it is necessary and in the best interests of the City and necessary for the welfare of the government and affairs of the City, and that it is a proper public purpose and is in the public interest to issue alternate revenue bonds of the City in an amount not to exceed \$8,250,000 for the purpose of funding the costs of the Project and the costs of the City in connection with the issuance of such bonds.

Section 3. Bond Details. There shall be borrowed on the credit of and for and on behalf of the City an aggregate principal amount not to exceed \$8,250,000 for the purpose aforesaid and that the City shall issue in the name of the City its "General Obligation Bonds (Alternate Revenue Source), Series 2026" (the "Bonds").

The Bonds shall be issued in one or more series in the form of a separate single authenticated fully registered bond for the aggregate principal amount of each separate maturity of each series of the Bonds. The Bonds shall bear the date of authentication; shall be in denominations of Five Thousand Dollars (\$5,000) each or integral multiples thereof, numbered consecutively from 1 upward, and dated as set forth in the hereinafter described Bond Order. Interest on the Bonds shall be payable semiannually on each June 1 and December 1 of each year or such other date as provided in the Bond Order, beginning not earlier than December 1, 2026 (such interest computed upon the basis of a 360-day year of twelve 30-day months).

The Bonds shall become due and payable (subject to prior redemption as set forth in the Bond Order) on December 1 over a period ending not later than December 1, 2054, and in an amount not exceeding \$800,000 per year, all as further detailed in the Bond Order executed by the Designated Representatives (as hereinafter defined) (the "Bond Order"); provided, however, that no Bond shall bear interest at a rate per annum in excess of 6.00%. The Designated Representatives are hereby given full authority to execute and deliver a Bond Order for and on behalf of the City as herein provided. The Bond Order shall be made a part of the transcript of the proceedings related to the issuance of the Bonds.

Each Bond shall bear interest from the later of its Dated Date as herein provided or from the most recent interest payment date to which interest has been paid or duly provided for, until the principal amount of such Bond is paid or duly provided for. Interest on each Bond shall be paid by check or draft of the Paying Agent set forth in the Bond Order, payable upon presentation thereof in lawful money of the United States of America (the "United States"), to the person in whose name such Bond is registered at the close of business on the 15th day (whether or not a business day) of the calendar month next preceding the interest payment date,

and mailed to the registered owner of the Bond as shown in the Bond Register (hereinafter defined) or at such other address furnished in writing by such Registered Owner, or as otherwise may be agreed with DTC. The principal of the Bonds shall be payable in lawful money of the United States upon presentation thereof at the office maintained for such purpose by the Paying Agent or successor Paying Agent and locality.

The Bonds shall be signed by the manual or facsimile signature of the Mayor and shall be countersigned by the manual or facsimile signature of the City Clerk and in case any officer whose signature shall appear on any Bond shall cease to be such officer before the delivery of such Bond, such signature shall nevertheless be valid and sufficient for all purposes, the same as if such officer had remained in office until delivery.

All Bonds shall have thereon a certificate of authentication substantially in the form hereinafter set forth duly executed by the Bond Registrar as authenticating agent of the City and showing the date of authentication. No Bond shall be valid or obligatory for any purpose or be entitled to any security or benefit under this Ordinance unless and until such certificate of authentication shall have been duly executed by the Bond Registrar by manual signature, and such certificate of authentication upon any such Bond shall be conclusive evidence that such Bond has been authenticated and delivered under this Ordinance. The certificate of authentication on any Bond shall be deemed to have been executed by the Bond Registrar if signed by an authorized officer of the Bond Registrar, but it shall not be necessary that the same officer sign the certificate of authentication on all of the Bonds issued hereunder.

Section 4. Registration of Bonds; Persons Treated as Owners. (a) *General.* The City shall cause books (the "Bond Register") for the registration and for the transfer of the Bonds as provided in this Ordinance to be kept at the office maintained for such purpose by the Bond

Registrar, which is hereby constituted and appointed the registrar of the City. The City is authorized to prepare, and the Bond Registrar shall keep custody of, multiple Bond blanks executed by the City for use in the transfer and exchange of Bonds.

Upon surrender for transfer of any Bond at the office maintained for such purpose by the Bond Registrar, duly endorsed by, or accompanied by a written instrument or instruments of transfer in form satisfactory to the Bond Registrar and duly executed by, the registered owner or his attorney duly authorized in writing, the City shall execute and the Bond Registrar shall authenticate, date, and deliver in the name of the transferee or transferees a new fully registered Bond or Bonds of the same maturity of authorized denominations, for a like aggregate principal amount. Any fully registered Bond or Bonds may be exchanged at said office of the Bond Registrar for a like aggregate principal amount of Bond or Bonds of the same maturity of other authorized denominations. The execution by the City of any fully registered Bond shall constitute full and due authorization of such Bond and the Bond Registrar shall thereby be authorized to authenticate, date, and deliver such Bond, *provided, however*, the principal amount of outstanding Bonds of each maturity authenticated by the Bond Registrar shall not exceed the authorized principal amount of Bonds for such maturity less previous retirements.

The Bond Registrar shall not be required to transfer or exchange any Bond during the period beginning at the close of business on the 15th day (whether or not a business day) of the calendar month next preceding any interest payment date on such Bond and ending at the opening of business on such interest payment date, nor to transfer or exchange any Bond after notice calling such Bond for redemption has been mailed, nor during a period of fifteen (15) days next preceding mailing of a notice of redemption of any Bonds.

The person in whose name any Bond shall be registered shall be deemed and regarded as the absolute owner thereof for all purposes, and payment of the principal of or interest on any Bond shall be made only to or upon the order of the registered owner thereof or his legal representative. All such payments shall be valid and effectual to satisfy and discharge the liability upon such Bond to the extent of the sum or sums so paid.

No service charge shall be made for any transfer or exchange of Bonds, but the City or the Bond Registrar may require payment of a sum sufficient to cover any tax or other governmental charge that may be imposed in connection with any transfer or exchange of Bonds except in the case of the issuance of a Bond or Bonds for the unredeemed portion of a Bond surrendered for redemption.

(b) *Global Book-Entry System.* The Bonds shall be initially issued in the form of a separate single fully registered Bond for each of the maturities of the Bonds determined as described in Section 3 hereof. Upon initial issuance, the ownership of each such Bond shall be registered in the Bond Register in the name of Cede & Co., or any successor thereto (“Cede”), as nominee of The Depository Trust Company, New York, New York, and its successors and assigns (“DTC”). All of the outstanding Bonds shall be registered in the Bond Register in the name of Cede, as nominee of DTC, except as hereinafter provided. The Mayor and City Clerk, the Treasurer of the City, and the Bond Registrar are each authorized to execute and deliver, on behalf of the City, such letters to or agreements with DTC as shall be necessary to effectuate such book-entry system (any such letter or agreement being referred to herein as the “Representation Letter”), which Representation Letter may provide for the payment of principal of or interest on the Bonds by wire transfer.

With respect to Bonds registered in the Bond Register in the name of Cede, as nominee of DTC, the City and the Bond Registrar shall have no responsibility or obligation to any broker-dealer, bank, or other financial institution for which DTC holds Bonds from time to time as securities depository (each such broker-dealer, bank, or other financial institution being referred to herein as a “DTC Participant”) or to any person on behalf of whom such a DTC Participant holds an interest in the Bonds. Without limiting the immediately preceding sentence, the City and the Bond Registrar shall have no responsibility or obligation with respect to (i) the accuracy of the records of DTC, Cede or any DTC Participant with respect to any ownership interest in the Bonds, (ii) the delivery to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any notice with respect to the Bonds, including any notice of redemption, or (iii) the payment to any DTC Participant or any other person, other than a registered owner of a Bond as shown in the Bond Register, of any amount with respect to the principal of or interest on the Bonds. The City and the Bond Registrar may treat and consider the person in whose name each Bond is registered in the Bond Register as the holder and absolute owner of such Bond (a “Bondholder”) for the purpose of payment of principal and interest with respect to such Bond, for the purpose of giving notices of redemption and other matters with respect to such Bond, for the purpose of registering transfers with respect to such Bond, and for all other purposes whatsoever. The Bond Registrar shall pay all principal of and interest on the Bonds only to or upon the order of the respective registered owners of the Bonds, as shown in the Bond Register, or their respective attorneys duly authorized in writing, and all such payments shall be valid and effective to fully satisfy and discharge the City’s obligations with respect to payment of the principal of and interest on the Bonds to the extent of the sum or sums so paid. No person other than a registered owner of a Bond as shown in the

Bond Register shall receive a Bond evidencing the obligation of the City to make payments of principal and interest with respect to any Bond. Upon delivery by DTC to the Bond Registrar of written notice to the effect that DTC has determined to substitute a new nominee in place of Cede, and subject to the provisions in Section 3 hereof with respect to the payment of interest to the registered owners of Bonds at the close of business on the 15th day (whether or not a business day) of the calendar month next preceding the applicable interest payment date, the name "Cede" in this Ordinance shall refer to such new nominee of DTC.

In the event that (i) the City determines that DTC is incapable of discharging its responsibilities described herein and in the Representation Letter, (ii) the agreement among the City, the Bond Registrar and DTC evidenced by the Representation Letter shall be terminated for any reason or (iii) the City determines that it is in the best interests of the beneficial owners of the Bonds that they be able to obtain certificated Bonds, the City shall notify DTC and DTC Participants of the availability through DTC of certificated Bonds and the Bonds shall no longer be restricted to being registered in the Bond Register in the name of Cede, as nominee of DTC. At that time, the City may determine that the Bonds shall be registered in the name of and deposited with such other depository operating a universal book-entry system, as may be acceptable to the City, or such depository's agent or designee, and if the City does not select such alternate universal book-entry system, then the Bonds may be registered in whatever name or names registered owners of Bonds transferring or exchanging Bonds shall designate, in accordance with the provisions of Section 4(a) hereof.

Notwithstanding any other provisions of this Ordinance to the contrary, so long as any Bond is registered in the name of Cede, as nominee of DTC, all payments with respect to

principal of and interest on such Bond and all notices with respect to such Bond shall be made and given, respectively, in the name provided in the Representation Letter.

Section 5. Redemption. (a) *Optional Redemption.* All or a portion of the Bonds, if any, due on and after the date, if any, specified in the Bond Order shall be subject to redemption prior to maturity at the option of the City from any available funds, as a whole or in part, and if in part in integral multiples of \$5,000 in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Bond Registrar), on the date specified in the Bond Order, and on any date thereafter, at the redemption price of par plus accrued interest to the date fixed for redemption.

(b) *Mandatory Redemption.* The Bonds maturing on the date or dates, if any, indicated in the Bond Order are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Bond Registrar, at a redemption price of par plus accrued interest to the redemption date, on December 1 of the years, if any, and in the principal amounts, if any, as indicated in the Bond Order.

The principal amounts of Bonds to be mandatorily redeemed in each year may be reduced through the earlier optional redemption thereof, with any partial optional redemptions of such Bonds credited against future mandatory redemption requirements in such order of the mandatory redemption dates as the City may determine. In addition, on or prior to the 60th day preceding any mandatory redemption date, the Bond Registrar may, and if directed by the Board shall, purchase Bonds required to be retired on such mandatory redemption date. Any such Bonds so purchased shall be cancelled and the principal amount thereof shall be credited against the mandatory redemption required on such next mandatory redemption date.

(c) *General.* The Bonds shall be redeemed only in the principal amount of \$5,000 and integral multiples thereof. The City shall, at least forty-five (45) days prior to any optional redemption date (unless a shorter time period shall be satisfactory to the Bond Registrar) notify the Bond Registrar of such redemption date and of the principal amount and maturity or maturities of Bonds to be redeemed. For purposes of any redemption of less than all of the outstanding Bonds of a single maturity, the particular Bonds or portions of Bonds to be redeemed shall be selected by lot by the Bond Registrar from the Bonds of such maturity by such method of lottery as the Bond Registrar shall deem fair and appropriate; *provided* that such lottery shall provide for the selection for redemption of Bonds or portions thereof so that any \$5,000 Bond or \$5,000 portion of a Bond shall be as likely to be called for redemption as any other such \$5,000 Bond or \$5,000 portion. The Bond Registrar shall make such selection upon the earlier of the irrevocable deposit of funds with an escrow agent sufficient to pay the redemption price of the Bonds to be redeemed or the time of the giving of official notice of redemption.

The Bond Registrar shall promptly notify the City in writing of the Bonds or portions of Bonds selected for redemption and, in the case of any Bond selected for partial redemption, the principal amount thereof to be redeemed.

Section 6. Redemption Procedure. Unless waived by any holder of Bonds to be redeemed, notice of the call for any such redemption shall be given by the Bond Registrar on behalf of the City by mailing the redemption notice by first class mail at least thirty (30) days and not more than sixty (60) days prior to the date fixed for redemption to the registered owner of the Bond or Bonds to be redeemed at the address shown on the Bond Register or at such other address as is furnished in writing by such registered owner to the Bond Registrar.

All notices of redemption shall state:

- (1) the redemption date,
- (2) the redemption price,
- (3) if less than all outstanding Bonds are to be redeemed, the identification (and, in the case of partial redemption, the respective principal amounts) of the Bonds to be redeemed,
- (4) that on the redemption date the redemption price will become due and payable upon each such Bond or portion thereof called for redemption, and that interest thereon shall cease to accrue from and after said date,
- (5) the place where such Bonds are to be surrendered for payment of the redemption price, which place of payment shall be the office maintained for such purpose by the Bond Registrar, and
- (6) such other information then required by custom, practice, or industry standard.

Unless moneys sufficient to pay the redemption price of the Bonds to be redeemed shall have been received by the Bond Registrar prior to the giving of such notice of redemption, such notice may, at the option of the City, state that said redemption shall be conditional upon the receipt of such moneys by the Bond Registrar on or prior to the date fixed for redemption. If such moneys are not received, such notice shall be of no force and effect, the City shall not redeem such Bonds, and the Bond Registrar shall give notice, in the same manner in which the notice of redemption shall have been given, that such moneys were not so received and that such Bonds will not be redeemed. Otherwise, prior to any redemption date, the City shall deposit with the Bond Registrar an amount of money sufficient to pay the redemption price of all the Bonds or portions of Bonds which are to be redeemed on that date.

Subject to the provisions for a conditional redemption described above, notice of redemption having been given as aforesaid, the Bonds or portions of Bonds so to be redeemed shall, on the redemption date, become due and payable at the redemption price therein specified,

and from and after such date (unless the City shall default in the payment of the redemption price) such Bonds or portions of Bonds shall cease to bear interest. Upon surrender of such Bonds for redemption in accordance with said notice, such Bonds shall be paid by the Bond Registrar at the redemption price. Installments of interest due on or prior to the redemption date shall be payable as herein provided for payment of interest. Upon surrender for any partial redemption of any Bond, there shall be prepared for the registered holder a new Bond or Bonds of the same maturity in the amount of the unpaid principal.

If any Bond or portion of Bond called for redemption shall not be so paid upon surrender thereof for redemption, the principal shall, until paid, bear interest from the redemption date at the rate borne by the Bond or portion of Bond so called for redemption. All Bonds which have been redeemed shall be cancelled and destroyed by the Bond Registrar and shall not be reissued.

Section 7. Form of Bonds. The form and tenor of the Bond shall be substantially as follows, all blanks to be filled in properly prior to delivery:

REGISTERED
NO R-__

REGISTERED
\$ _____

UNITED STATES OF AMERICA
STATE OF ILLINOIS
COUNTY OF LOGAN
CITY OF LINCOLN
GENERAL OBLIGATION BOND
(ALTERNATE REVENUE SOURCE), SERIES 2026

Interest Maturity Dated CUSIP:
Rate: ____% Date: December 1, 20__ Date: _____, 2026 _____

Registered Owner: CEDE & Co.

Principal Amount:

KNOW ALL BY THESE PRESENTS, that the City of Lincoln, in Logan County, Illinois (the "City"), for value received, hereby acknowledges itself to owe and for value received promises to pay to the Registered Owner identified above, or registered assigns as hereinafter provided, on the Maturity Date identified above, the Principal Amount identified above and to pay interest (computed on the basis of a 360-day year of twelve 30-day months) on such Principal Amount from the date of this Bond (defined below) or from the most recent interest payment date to which interest has been paid at the Interest Rate per annum set forth above on June 1 and December 1 of each year, commencing _____, 20__, until said Principal Amount is paid. Principal of this Bond is payable in lawful money of the United States of America (the "United States") upon presentation and surrender hereof at the office maintained for such purpose by _____, _____, _____, as bond registrar and paying agent (the "Bond Registrar"). Payment of the installments of interest shall be made to the Registered Owner hereof as shown on the registration books of the City maintained by the Bond Registrar at the close of business on the 15th day (whether or not a business day) of the calendar month next preceding each interest payment date and shall be paid by check or draft of the Bond Registrar, payable upon presentation in lawful money of the United States, mailed to the address of such Registered Owner as it appears on such registration books or at such other address furnished in writing by such Registered Owner to the Bond Registrar.

This Bond is one of an authorized issue of "General Obligation Bonds (Alternate Revenue Source), Series 2026 (the "Bonds"), of the City of like date, tenor, and effect, except as to rates of interest and dates of maturity; aggregating _____ Dollars (\$_____); numbered consecutively from R-1 up; issued for the purpose of paying the costs of the Project (as defined in the hereinafter defined Ordinance) and the costs of issuing the Bonds. This Bond

is issued pursuant to a Bond Ordinance adopted by the City Council of said City (“Corporate Authorities”) on the 18th day of May, 2026, and a Bond Order executed on the ___ day of _____, 2026 (the “Bond Order”), by the Mayor of said City pursuant thereto (collectively, the “Ordinance”) and in accordance with the Local Government Debt Reform Act of the State of Illinois, as supplemented and amended (the “Act”), the proceeds of which Bonds are to be applied solely to pay the costs of the Project and the payment of costs of issuance.

[Bonds maturing on and after December 1, 20___, shall be subject to redemption prior to maturity at the option of the City, from any available funds, in whole or in part, in integral multiples of \$5,000, in any order of their maturity as determined by the City (less than all of the Bonds of a single maturity to be selected by the Registrar (as hereinafter defined) and within any maturity by lot), on _____, and on any date thereafter, at the redemption price of par plus accrued interest to the redemption date.]

[Bonds due on December 1, 20___ and December 1, 20___, are subject to mandatory redemption, in integral multiples of \$5,000 selected by lot by the Registrar, at a redemption price of par plus accrued interest to the redemption date, as set forth in the Bond Order.]

This Bond is subject to defeasance prior to payment as provided in the Ordinance referred to herein. THE OWNER OF THIS BOND, BY THE ACCEPTANCE HEREOF, HEREBY AGREES TO ALL THE TERMS AND PROVISIONS CONTAINED IN THE ORDINANCE.

The City has designated the Bonds as qualified tax-exempt obligations to qualify the bonds for the \$10,000,000 exception from the provisions of Section 265(b) of the Internal Revenue Code of 1986, as supplemented and amended, relating to the disallowance of 100% of the deduction for interest expense allocable to tax-exempt obligations.

Bonds maturing in any one year are issuable only in fully registered form in the denomination of \$5,000 or any integral multiple thereof.

The Bonds shall be initially issued in a book-entry system. The provisions of this Bond and of the Ordinance are subject in all respects to the provisions of the Blanket Issuer Letter of Representations between the City and The Depository Trust Company, or any substitute agreement, affecting such book-entry system.

This bond is a general obligation of the City payable from (i) all collections distributed to the City from Retailers’ Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes, (ii) the City’s distributive share of State income taxes, and (iii) ad valorem property taxes levied against all of the taxable property in the City without limitation as to rate or amount, all in accordance with the provisions of the Act. The full faith, credit and resources of the City are pledged to the punctual payment of the principal of and interest on this bond. This Bond is negotiable, subject to registration provisions, pursuant to the laws of the State of Illinois.

It is hereby certified and recited that all acts, conditions and things required to be done precedent to and in the execution, issuance and delivery of this Bond have been done and performed in regular and due form as provided by law; that the indebtedness of the City,

including the issue of the Bond of which this is one, does not exceed any limitation imposed by law; and that provision has been made for the collection of a direct annual tax sufficient to pay the interest hereon as it falls due and also to pay and discharge the principal hereof at maturity.

This Bond shall not be valid or become obligatory for any purpose until the certificate of authentication hereon shall have been executed by an authorized representative of the Bond Registrar.

IN WITNESS WHEREOF, the City of Lincoln, Logan County, Illinois, has caused this Bond to be executed by the manual or duly authorized facsimile signature of the Mayor of the City, the seal of said City (or a facsimile thereof) to be affixed, imprinted, engraved or otherwise reproduced hereon and attested by the manual or duly authorized facsimile signature of the City Clerk, all as of the Original Date identified above.

**CITY OF LINCOLN,
LOGAN COUNTY, ILLINOIS**

By: _____
Mayor

(SEAL)

Attest:

By: _____
City Clerk

CERTIFICATE OF AUTHENTICATION

This Bond is one of the Bonds described in the within-mentioned Ordinance.

By: _____
Authorized Representative

[End of Form of Bond]

Section 8. Authorization for Preparation and Sale of the Bonds; Purchase Contract.

(a) The Treasurer of the City (the "Treasurer") is hereby authorized and directed to have the Bonds prepared, and the Mayor and the City Clerk are hereby authorized and directed to execute

and attest the Bonds in the form and manner provided herein. The Treasurer is hereby authorized and directed to deliver the Bonds to Bernardi Securities, Inc., as underwriter for the Bonds (the "Purchaser") thereof, upon receipt of the purchase price of not less than 95% of the par amount of the Bonds plus accrued interest to date of delivery, as further detailed in the Bond Order. The Mayor, the City Clerk, and the City Treasurer (the "Designated Representatives") are authorized and directed to execute a bond purchase agreement (the "Purchase Contract") in connection with the sale of the Bonds, in the name of and on behalf of the City, provided that the Bonds shall be sold at such price and bear interest at such rates that neither the true interest cost (yield) nor the net interest rate received upon such sale shall exceed the maximum rate otherwise authorized by Illinois. The Purchase Contract shall be substantially in the form of purchase contracts commonly used in transactions similar to that described in this Ordinance, with such changes as necessary to reflect the terms and provisions of the Bonds, this Ordinance and such other changes as the Mayor or Treasurer shall determine are necessary or desirable in connection with the sale of the Bonds. No person holding any office of the City, either by election or appointment, is in any manner financially interested directly in his own name or indirectly in the name of any other person, association, trust, or corporation, in the Purchase Contract. Before being issued, the Bonds shall be registered and numbered, such registration being made in a book provided for that purpose, in which shall be entered a description of the Bonds issued, including the number, date, to whom issued, amount, rate of interest and when due. The Bonds shall be executed as in this Ordinance provided as soon after the execution of the Purchase Contract as may be done, and thereupon the Bonds shall be deposited with the Treasurer and be by said Treasurer delivered to the Purchaser upon receipt of the purchase price therefor.

(b) The Bonds, when fully paid for and delivered to the Purchaser, shall be the binding general obligations of the City. The proper officers of the City are hereby directed to sell the Bonds to the Purchaser and to do whatever acts and things which may be necessary to carry out the provisions of this Ordinance.

Section 9. Official Statement. The use by the Purchaser of the Preliminary Official Statement and any final Official Statement relating to the Bonds, on behalf of the City, is hereby ratified, approved, and authorized, and the Mayor and the Treasurer are authorized and directed to execute the Preliminary Official Statement and the final Official Statement on behalf of the City in a form consistent with this Ordinance. The Preliminary Official Statement is hereby deemed nearly final. The Corporate Authorities are hereby authorized to take any action as may be required on the part of the City to consummate the transactions contemplated by the Purchase Contract, this Ordinance, the Preliminary Official Statement, the final Official Statement, and the Bonds.

Section 10. Bond Insurance. In the event the Purchaser certifies to the City that it would be economically advantageous for the City to acquire a municipal bond insurance policy for the Bonds, the City hereby authorizes and directs the Treasurer to obtain such an insurance policy. The acquisition of a municipal bond insurance policy is hereby deemed economically advantageous if the difference between the present value cost of (a) the total debt service on the Bonds if issued without municipal bond insurance and (b) the total debt service on the Bonds if issued with municipal bond insurance, is greater than the cost of the premium on the municipal bond insurance policy. In the event the payment of principal and interest on the Bonds is insured pursuant to a municipal bond insurance policy issued by a bond insurer (the "Bond Insurer"), and as long as such municipal bond insurance policy shall be in full force and effect, the City and the

Bond Registrar agree to comply with such usual and reasonable provisions regarding presentment and payment of the Bonds, subrogation of the rights of the Bondholders to the Bond Insurer upon payment of the Bonds by the Bond Insurer, amendment hereof, or other terms, as approved by the Mayor on advice of counsel, his or her approval to constitute full and complete acceptance by the City of such terms and provisions under authority of this Section.

Section 11. Continuing Disclosure. The Continuing Disclosure Undertaking (the “Undertaking”) in substantially the form which has been presented to and is hereby approved by the Corporate Authorities, and the Mayor and the City Clerk are hereby authorized and directed to complete, execute, and attest the same on behalf of the City. Notwithstanding any other provisions of this Ordinance, failure of the City to comply with the Undertaking shall not be considered an event of default under the Bonds or this Ordinance.

Section 12. Alternate Revenue Source; Tax Levy. For the purpose of providing funds required to pay the interest on the Bonds promptly when and as the same falls due, and to pay and discharge the principal thereof at maturity, the City covenants and agrees with the Purchaser and the owners of the Bonds that the City will deposit (i) all collections distributed to the City from Retailers’ Occupation Taxes, Service Occupation Taxes, Use Taxes and Service Use Taxes, and (ii) the City’s distributive share of State income taxes, into the Bond Fund (as hereinafter defined). The Pledged Revenues are hereby pledged to the payment of the Bonds, and the Corporate Authorities covenant and agree to provide for, collect, and apply the Pledged Revenues to the payment of the Bonds and the provision of not less than an additional .25 times debt service.

For the purpose of providing additional funds to produce sums necessary to pay the interest on the Bonds as it falls due and also pay and discharge the principal thereof at maturity,

there shall be levied upon all the taxable property within the City a direct annual tax (the “Pledged Taxes”) for each of the years while the Bonds or any of them are outstanding, in amounts sufficient for that purpose, and that there be and there is hereby levied upon all of the taxable property in the City, in each of the years 2026 (collectible in 2027) to 2053 (collectible in 2054) a maximum direct annual tax in an amount not to exceed \$850,000, such amount to be finalized in the Bond Order.

Principal or interest coming due at any time when there are not sufficient funds on hand from the foregoing Pledged Taxes to pay the same shall be paid from current funds on hand of the City, and the fund from which such payment was made shall be reimbursed out of the Pledged Taxes when the same shall be collected.

The City covenants and agrees with the Purchaser and the Bondholders that so long as the Bonds remain outstanding, the City will take no action or fail to take any action which in any way would adversely affect the ability of the City to levy and collect the foregoing Pledged Taxes, unless the abatement of any particular tax levy amount has been provided for through the deposit of moneys in a segregated account, and the City and its officers will comply with all present and future applicable laws in order to assure that the Pledged Revenues will be available and the Pledged Taxes will be levied, extended, and collected as provided herein and deposited in the Bond Fund established to pay the principal of and interest on the Bonds.

The funds derived from the Pledged Taxes be and the same are hereby appropriated and set aside for the sole and only purpose of paying principal and interest on said Bonds when and as the same become due. The funds from the sale of said Bonds be and they are hereby appropriated and set aside for the purpose hereinbefore set out.

If the City deposits funds from any lawful source into the Bond Fund, the City Clerk shall file written direction with the County Clerk of the County of Logan, Illinois (the “County Clerk”) to abate the Pledged Taxes by the amount so deposited, and such deposits shall be made prior to any such abatement being filed with the County Clerk. No Pledged Taxes may be abated unless and until the proper amount of such abatement has been deposited irrevocably into the Bond Fund and dedicated to the payment of the Bonds.

Pursuant to Section 13 of the Debt Reform Act, the moneys deposited or to be deposited into the Bond Fund (as defined herein), including any tax receipts derived from the taxes levied pursuant to this Ordinance, are pledged as security for the payment of the Bonds. While any Bonds remain outstanding and unpaid, the tax levies to be made as provided by this Ordinance shall be for the sole benefit of the owners of the outstanding Bonds and such owners shall have and are granted a security interest in, and a lien upon, all rights, claims, and interests of the City arising pursuant to those levies and all present and future proceeds of such levies. The security interest in and lien upon those rights, claims, and interests are immediately valid and binding from the time the Bonds are issued, and shall immediately attach to (a) the tax receipts wherever held, (b) amounts held in the Bond Fund and other funds pledged for the benefit of Bondholders, and (c) those rights, claims, and interests pledged hereby, without any physical delivery or further act and the lien of such pledge shall be immediately valid and binding as against all parties having claims of any kind in tort, contract, or otherwise against the City or against the funds, rights, claims, or interests pledged hereby irrespective of whether such parties have notice thereof.

The pledge is an agreement between the City and the bondholders to provide security for the Bonds in addition to any statutory lien.

Section 13. Filing of Ordinance. Forthwith upon this Ordinance becoming effective, the City Clerk is hereby directed to file a certified copy of this Ordinance, which certificate shall recite that this Ordinance has been passed by the Corporate Authorities and published, with the County Clerk, and it shall be the duty of said County Clerk in and for the years 2026 to 2053 while the Bonds or any of them are outstanding (as set forth in the Bond Order), inclusive, to annually ascertain the rate necessary to produce the tax herein and therein levied, and extend the same for collection on the tax books against all of the taxable property within the City in connection with other taxes levied in said years, in order to raise the respective amounts aforesaid and in said years such annual tax shall be computed, extended, and collected in the same manner as now or hereafter provided by law for the computation, extension, and collection of taxes for general corporate purposes of the City, and when collected, the taxes hereby levied shall be used only for the purpose of paying the principal of and interest on the Bonds.

Section 14. Abatement of Pledged Taxes. The City covenants and agrees with the owners of the Bonds that so long as any of the Bonds remain outstanding, the City will not cause the abatement of the Pledged Taxes and otherwise will take no action or fail to take any action which in any way would adversely affect the ability of the City to levy and collect the Pledged Taxes, unless and to the extent there then shall be moneys irrevocably on deposit for the payment of the Bonds in the Bond Fund (as discussed below). Upon the funding of said fund, the City will abate the Pledged Taxes to the extent funded, and appropriate certification of such abatement shall be timely filed with the County Clerk in connection with such abatement.

If for any reason there is a failure to pay debt service after such abatement, the additional amount, together with additional interest accruing, shall be added to the tax levy in the year of, or the next year following, such failure.

Section 15. Treatment of Bonds as Debt. The Bonds shall be payable from the Pledged Revenues and shall not constitute an indebtedness of the City within the meaning of any constitutional or statutory limitation, unless the Pledged Taxes have been extended pursuant to the general obligation, full faith and credit promise supporting the Bonds, in which case the amount of the outstanding Bonds will be included in the computation of indebtedness of the City for purposes of all statutory provisions or limitations until an audit of the City shows that the Bonds been paid from the Pledged Revenues for a complete fiscal year, in accordance with the Act.

Section 16. Costs of Issuance. Costs of issuance of the Bonds not otherwise paid shall be paid by the City from the remaining proceeds. When all the costs of issuance of the Bonds have been paid, the City shall then transfer any amount then remaining from the proceeds of the Bonds to the Bond Fund as herein provided.

Section 17. Bond Fund. There is hereby created and established a special fund of the City known as the “Bond Fund, Series 2026” (the “Bond Fund”) to be held by the Treasurer, which is a trust fund established for the purpose of carrying out the covenants, terms, and conditions imposed upon the City by this Ordinance. The Bond Fund shall be the fund for the payment of the principal of and interest on the Bonds at maturity or on interest payment dates or redemption. Any capitalized interest included in the proceeds of the sale of the Bonds shall be deposited in the Bond Fund for the payment of interest on the Bonds, and the Pledged Taxes and Pledged Revenues shall be deposited into the Bond Fund, as received, and shall be used solely and only for the payment of principal and interest on the Bonds when due (including any redemption). The Bonds are secured by a pledge of all moneys on deposit in the Bond Fund, and such pledge is irrevocable until the Bonds have been paid in full or until the obligations of the

City are discharged under this Ordinance. Accrued interest and premium received at the time of delivery of the Bonds, if any, shall be deposited in the Bond Fund.

The City directs that the Treasurer deposit the following amounts received from the collection of the Pledged Taxes into the Bond Fund (a) an amount equal to one-half of the total principal and interest due on the Bonds in such year (the "Debt Service Requirement") shall be deposited into the Bond Fund from collections of the first installment of property taxes and (b) an amount equal to the other half of the Debt Service Requirement shall be deposited into the Bond Fund from collections of the second installment of property taxes.

Section 18. Project Fund. There is hereby created and established a special fund of the City known as the "Project Fund, Series 2026" (the "Project Fund") to be held by the Treasurer. Proceeds of the Bonds shall be deposited in the Project Fund, and the Project Fund shall be used for the purpose of paying for the costs of the Project, and costs of issuance. For the purpose of paying first interest due on the Bonds, an amount necessary for that purpose may be loaned from the Project Fund to the Bond Fund. Said amount shall be reimbursed to the Project Fund from the Bond Fund as Pledged Revenues and/or Pledged Taxes are received and available therefor. Additional loans from the Project Fund to the Bond Fund to pay debt service on the Bonds may be made upon further direction by the Corporate Authorities so long as provision is made to reimburse the Project Fund with Pledged Revenues and/or Pledged Taxes.

Interest received from deposits in the Project Fund shall, at the discretion of the Corporate Authorities, either be transferred for the payment of the principal of and interest on the Bonds on the interest payment date next after such interest is received or retained in the Project Fund.

In the event that any moneys remain in the Project Fund upon completion of the Project, the City shall deposit the remaining moneys in the Project Fund into the Bond Fund and shall cause such moneys to be used to pay the interest on the Bonds on the earliest possible date.

Section 19. Additional Funds and Accounts. In addition to the funds established hereunder, the Mayor is hereby authorized and directed to establish, and the Treasurer is further authorized to hold, any and all funds and/or accounts they deem necessary or convenient to the accomplishment of the purposes set forth in this Ordinance.

Section 20. Defeasance of the Bonds. If, when the Bonds or a portion thereof shall have become due and payable in accordance with their terms or shall have been duly called for redemption or irrevocable instructions to call the Bonds or a portion thereof for redemption shall have been given, and the whole amount of the principal and the interest and the premium, if any, so due and payable upon all of the Bonds or a portion thereof then outstanding shall be paid; or (i) sufficient moneys or (ii) direct obligations of the United States (including obligations issued or held in book entry form on the books of the Department of the Treasury), the principal of and the interest on which when due will provide sufficient moneys for such purpose, shall be held in trust for such purpose, and provision shall also be made for paying all fees and expenses for the redemption, then and in that case the Bonds or any designated portion thereof issued hereunder shall no longer be deemed outstanding or entitled to any pledge of the Pledged Taxes or the Pledged Revenues made herein.

Section 21. Investment of Moneys. Moneys in the Bond Fund and the Project Fund may be invested by the Treasurer in lawful investments for the City. All income earned or losses sustained on such investments shall be credited to the fund or account from which the investments were made.

Section 22. Additional Bonds. The City may without limit issue additional bonds (“Additional Bonds”) on a parity with or junior to the Bonds as to the pledge of the Pledged Revenues. If such Additional Bonds are to be parity bonds, the Pledged Revenues shall be sufficient to provide for or pay all of the following: (i) debt service on all outstanding Bonds computed immediately after the issuance of any proposed Additional Bonds, and (ii) an additional amount not less than 0.25 times debt service on the outstanding Bonds and Additional Bonds after the issuance of the proposed Additional Bonds. Such sufficiency shall be calculated for each year to the final maturity of the Bonds and the Additional Bonds. The determination of the sufficiency of the Pledged Revenues shall be supported by reference to the most recent audit of the City. If such audit shows the Pledged Revenues to be insufficient, then the determination of sufficiency may be supported by the report of an independent accountant or feasibility analyst demonstrating the sufficiency of the Pledged Revenues and explaining by what means they will be greater than shown in the audit.

Section 23. Amendments with Consent of Bondholders. Subject to the terms and provisions contained in this section, and not otherwise, the owners of not less than sixty-six and two-thirds percent (66 $\frac{2}{3}$ %) in aggregate principal amount of the Bonds issued pursuant to this Ordinance and then outstanding shall have the right from time to time, anything contained in this Ordinance to the contrary notwithstanding, to consent to and approve the adoption by the City of such ordinance or ordinances supplemental hereto or amendatory hereof, as shall be deemed necessary or desirable by the City for the purpose of modifying, altering, amending, adding to, or rescinding in any particular manner any of the terms or provisions contained in this Ordinance, or in any supplemental ordinance; provided, however, that nothing herein contained shall permit or be construed as permitting:

- (a) An extension of the maturity of the principal of or interest on any Bond issued pursuant to this Ordinance; or
- (b) A reduction in the principal amount of any Bond or the rate of interest thereon; or
- (c) A preference or priority of any Bond or Bonds issued pursuant to this Ordinance over any other Bond or Bonds issued pursuant to the provisions of this Ordinance; or
- (d) A reduction in the aggregate principal amount of the Bonds required for consent to such supplemental ordinance.

If the owners of not less than sixty-six and two-thirds percent ($66\frac{2}{3}\%$) in aggregate principal amount of the Bonds outstanding at the time of adoption of such supplemental ordinance shall have consented to and approved the adoption thereof by written instrument to be maintained on file in the office of the City Clerk, no owner of any Bond issued pursuant to this Ordinance shall have any right to object to the adoption of such supplemental ordinance or to object to any of the terms and provisions contained therein or the operation thereof, or in any manner to question the propriety of the adoption thereof, or to enjoin or restrain the City from adopting the same, or from taking any action pursuant to the provisions thereof. Upon the adoption of any supplemental ordinance pursuant to the provisions of this section, this Ordinance shall be, and shall be deemed, modified, and amended in accordance therewith, and the respective rights, duties and obligations of the City under this Ordinance and all owners of Bonds then outstanding, shall thereafter be determined, exercised, and enforced in accordance with this Ordinance, subject in all respects to such modifications and amendments. Notwithstanding anything contained in the foregoing provisions of this Ordinance, the rights and obligations of the City and of the owners of the Bonds authorized by this Ordinance, and the terms and provisions of the Bonds and this Ordinance, or any supplemental or amendatory ordinance, may

be modified or altered in any respect with the consent of the City and the consent of the owners of all the Bonds then outstanding.

Section 24. Pledged Revenues; General Covenants. The City covenants and agrees with the registered owners of the Bonds, so long as any such Bonds remain Outstanding, as follows:

A. The Pledged Revenues are pledged to the payment of the Bonds. The Corporate Authorities will provide for, collect, and apply the Pledged Revenues to the payment of the Bonds as are from time to time outstanding and the provision of not less than an additional 0.25 times debt service thereon, all in accordance with Section 15 of the Act.

B. The City will punctually pay or cause to be paid from the sources provided for in this Ordinance, the principal of and interest to become due on the Bonds in strict conformity with the terms of the Bonds and this Ordinance, and it will faithfully observe and perform all of the conditions, covenants, and requirements thereof.

C. The City will pay and discharge, or cause to be paid and discharged, from the Bond Fund, any and all lawful claims which, if unpaid, might become a lien or charge upon the Pledged Revenues or Pledged Taxes, or any part thereof, or upon any such funds in the hands of the Bond Registrar, or which might impair the security of the Bonds. Nothing herein contained shall require the City to make any such payment so long as the City in good faith contests the validity of said claims.

D. The City will keep, or cause to be kept, proper books of record and accounts, separate from all other records and accounts of the City, in which complete and correct entries will be made of all transactions relating to the Pledged Revenues, the Pledged Taxes, and the Bond Fund. Such books of record and accounts will at all times during business hours be subject

to the inspection of the Bondholders of not less than ten percent (10%) of the principal amount of the outstanding Bonds or their representatives authorized in writing.

E. The City will preserve and protect the security of the Bonds and the rights of the registered owners of the Bonds and will warrant and defend their rights against all claims and demands of all persons. From and after the sale and delivery of any of the Bonds by the City, to the extent lawful the Bonds shall be incontestable by the City.

F. The City will adopt, make, execute, and deliver any and all such further ordinances, instruments, and assurances as may be reasonably necessary or proper to carry out the intention of, or to facilitate the performance of, this Ordinance, and for the better assuring and confirming unto the owners of the Bonds of the rights and benefits of this Ordinance.

G. As long as any Bonds are outstanding, the City will continue to deposit the Pledged Revenues and, if necessary, the Pledged Taxes into the Bond Fund. The City covenants and agrees with the purchasers of the Bonds and with the registered owners thereof that so long as any Bonds remain outstanding, the City will take no action or fail to take any action which in any way would adversely affect the ability of the City to collect the Pledged Revenues. The City and its officers will comply with all present and future applicable laws in order to assure that the Pledged Revenues will be available and that the Pledged Taxes will be levied, extended, and collected as provided in this Ordinance and deposited in the Bond Fund.

H. Once issued and while outstanding, the Bonds shall be and forever remain until paid or defeased the general obligation of the City, for the payment of which its full faith and credit are pledged, and shall be payable from, in addition to the Pledged Revenues as herein provided, the levy of the Pledged Taxes as provided in the Act.

Section 25. Tax Covenants. In order to preserve the exclusion of interest on any Bonds, the interest on which is exempt from gross income for federal tax purposes under Section 103 of the Internal Revenue Code of 1986 as existing on the date of issuance of the Bonds (the “Code”) and as an inducement to purchasers of the Bonds, the City represents, covenants, and agrees that:

(a) The facilities financed with the Bonds are available for use by members of the general public. Use by a member of the general public means use by natural persons not engaged in a trade or business. No person or entity, other than the City or another state or local governmental unit, will use more than 10% of the proceeds of the Bonds or property financed by Bond proceeds other than as a member of the general public. No person or entity other than the City or another state or local governmental unit own property financed by Bond proceeds or have actual or beneficial use of such property pursuant to a lease, a management or incentive payment contract, an arrangement such as a take-or-pay or output contract or any other type of arrangement that conveys other special legal entitlements and differentiates that person’s or entity’s use of such property from the use by the general public, unless such uses in the aggregate relate to no more than 10% of the proceeds of the Bonds.

(b) No more than ten percent (10%) of the payment of principal of or interest on the Bonds will be (under the terms of the Bonds, this Ordinance or any underlying arrangement), directly or indirectly, (i) secured by any interest in property used or to be used for a private business use or payments in respect of such property or (ii) derived from payments (whether or not to the City) in respect of such property or borrowed money used or to be used for a private business use.

(c) No more than five percent (5%) of the Bond proceeds will be loaned to any entity or person other than a state or local governmental unit. No more than five percent (5%) of the Bond proceeds will be transferred, directly or indirectly, or deemed transferred to a non-governmental person in any manner that would in substance constitute a loan of the Bond proceeds.

(d) The City reasonably expects, as of the date hereof, that it will comply with the covenants described in paragraph (a), (b) and (c) above during the entire term of the Bonds.

(e) No more than five percent (5%) of the proceeds of the Bonds will be attributable to private business use as described in (a) and private security or payments described in (b) attributable to unrelated or disproportionate private business use. For this purpose, the private business use test is applied by taking into account only use that is not related to any government use of proceeds of the issue (Unrelated Use) and use that is related but disproportionate to any governmental use of those proceeds (Disproportionate Use).

(f) The City will not take any action nor fail to take any action with respect to the Bonds that would result in the loss of the exclusion from gross income for federal tax purposes nor will the City act in any other manner which would adversely affect such status, and it will not make any investment or do any other act or thing during the period that the Bonds are outstanding which would cause the Bonds to be “arbitrage bonds” within the meaning of Section 148 of the Code.

(g) The City certifies that to the extent necessary to preserve the tax-exempt status of the Bonds it will rebate any arbitrage profits to the United States in accordance with Section 148(f) of the Code and the Regulations promulgated thereunder.

It shall be not an event of default under this Ordinance if interest on any Bond is not excludable from gross income for federal income tax purposes pursuant to any provision of the Code which is not currently in effect and in existence on the date of issuance of the Bonds.

(h) The City represents that:

(i) The Bonds are not private activity bonds as defined in Section 141 of the Code;

(ii) The City shall designate all or a portion of the Bonds as qualified tax-exempt obligations for purposes of Section 265(b) of the Code pursuant to the Bond Order; and

(iii) The reasonably anticipated amount of qualified tax-exempt obligations (including the City's \$500,000 General Obligation Limited Tax Bonds, Series 2026, dated February 3, 2026, 501(c)(3) obligations, and tax-exempt leases but excluding other private activity bonds) which will be issued by the City and all entities subordinate to the City during 2026 does not exceed \$10,000,000.

(iv) The City has not designated more than \$10,000,000 of qualified tax-exempt obligations during 2026.

(i) These covenants are based solely on current law in effect and in existence on the date of delivery of the Bonds.

The City hereby authorizes the Designated Representatives responsible for issuing the Bonds to make such further covenants and certifications as may be necessary to assure that the use thereof will not cause the Bonds to be arbitrage bonds and to assure that the interest on the Bonds will be excludable from gross income for federal income tax purposes. In connection therewith, the City further agrees: (a) through its officers, to make such further specific covenants, representations as shall be truthful, and assurances as may be necessary or advisable; (b) to consult with counsel approving the Bonds and to comply with such advice as may be given; (c) to pay to the United States, as necessary, such sums of money representing required rebates of excess arbitrage profits relating to the Bonds as required pursuant to Section 148 of the

Code and the regulations promulgated thereunder; (d) to file such forms, statements, and supporting documents as may be required and in a timely manner; and (e) if deemed necessary or advisable by their officers, to employ and pay fiscal agents, financial advisors, attorneys, and other persons to assist the City in such compliance.

Section 26. Noncompliance with Tax Covenants. Notwithstanding any other provisions of this Ordinance, the covenants and authorizations contained in this Ordinance (the “Tax Sections”) which are designed to preserve the exclusion of interest on the Bonds from gross income under federal law (the “Tax Exemption”) need not be complied with if the City receives an opinion of nationally recognized bond counsel that any Tax Section is unnecessary to preserve the Tax Exemption.

Section 27. Registered Form. The City recognizes that Section 149(a) of the Code requires the Bonds to be issued and to remain in fully registered form in order that interest thereon is exempt from federal income taxation for the Bonds. In this connection, the City agrees that it will not take any action to permit the Bonds to be issued in, or converted into, bearer or coupon form.

Section 28. Severability. If any section, paragraph, clause, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, clause, or provision shall not affect any of the remaining provisions of this Ordinance.

Section 29. Publication. The City Clerk is hereby authorized and directed to publish this Ordinance in pamphlet form and to file copies thereof for public inspection in his/her office.

Section 30. Conflicting Ordinances. All ordinances, resolutions and parts of ordinances and resolutions, in conflict herewith are hereby repealed.

Section 31. Headings. The headings or titles of the several sections shall be solely for convenience of reference and shall not affect the meaning, construction, or effect of this Ordinance.

Section 32. Effective Date. This Ordinance shall be in full force and effect from and after its adoption and publication.

ADOPTED this 18th day of May, 2026, by a roll call vote as follows:

AYES: _____.

NAYS: _____.

ABSENT: _____.

APPROVED this 18th day of May, 2026.

Mayor, City of Lincoln, Logan County, Illinois

ATTEST:

City Clerk, City of Lincoln, Logan County,
Illinois

Alderman _____ moved and Alderman _____ seconded the motion that said Ordinance as presented by the City Clerk and read by title be adopted.

After a full discussion thereof, the Mayor directed that the roll be called for a vote upon the motion to adopt said Ordinance as read by title.

Upon the roll being called, the following Aldermen voted AYE: _____

_____ and the following Aldermen voted NAY: _____.

Whereupon the Mayor declared the motion carried and said Ordinance adopted, approved, and signed the same in open meeting and directed the City Clerk to record the same in full in the records of the City Council of the City of Lincoln, Logan County, Illinois, which was done.

Other business not pertinent to the adoption of said Ordinance was duly transacted at said meeting.

Upon motion duly made, seconded, and carried, the meeting was adjourned.

City Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF LOGAN)

CERTIFICATION OF MINUTES AND ORDINANCE

I, the undersigned, do hereby certify that I am the duly qualified and acting City Clerk of the City of Lincoln, Logan County, Illinois (the “City”), and as such official am the keeper of the official journal of proceedings, books, records, minutes, and files of the City Council (the “Corporate Authorities”).

I further certify that the foregoing is a full, true, and complete transcript of that portion of the minutes of the meeting of the Corporate Authorities held on the 18th day of May, 2026, insofar as the same relates to the adoption of Ordinance No. _____ entitled:

AN ORDINANCE authorizing and providing for the issuance of not to exceed \$8,250,000 aggregate principal amount General Obligation Bonds (Alternate Revenue Source), Series 2026 of the City of Lincoln, Logan County, Illinois, and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

a true, correct, and complete copy of which said Ordinance as adopted at said meeting appears in the foregoing transcript of the minutes of said regular public meeting.

I do further certify that the deliberations of the Corporate Authorities on the adoption of said ordinance were conducted openly, that the vote on the adoption of said ordinance was taken openly, that said meeting was held at a specified time and place convenient to the public, that notice of said meeting was duly given to all of the news media requesting such notice, that an agenda for said meeting was posted at the location where said meeting was held and at the principal office of the Corporate Authorities, at least 48 hours in advance of the holding of said meeting, that said agenda contained a separate specific item concerning the proposed adoption of said ordinance, that said meeting was called and held in strict compliance with the provisions of the Open Meetings Act of the State of Illinois, as supplemented and amended, and with the provisions of the Illinois Municipal Code, as supplemented and amended, and that the Corporate Authorities have complied with all of the applicable provisions of said Act and said Code and the procedural rules in the adoption of said ordinance.

IN WITNESS WHEREOF, I hereunto affix my official signature and seal of said City, this 18th day of May, 2026.

City Clerk

(SEAL)

[ATTACH AGENDA AS EXHIBIT A)

STATE OF ILLINOIS)
) SS
COUNTY OF LOGAN)

FILING CERTIFICATE

I, the undersigned, do hereby certify that I am the duly qualified and acting County Clerk of Logan County, Illinois, and as such official I do further certify that on the ____ day of _____, 2026, there was filed in my office a duly certified copy of Ordinance No. _____ entitled:

AN ORDINANCE authorizing and providing for the issuance of not to exceed \$8,250,000 aggregate principal amount General Obligation Bonds (Alternate Revenue Source), Series 2026 of the City of Lincoln, Logan County, Illinois, and for the levy of a direct annual tax sufficient to pay the principal of and interest on said bonds.

duly adopted by the City Council of the City of Lincoln, Logan County, Illinois, on the 18th day of May, 2026, and that the same has been deposited in the official files and records of my office.

IN WITNESS WHEREOF, I hereunto affix my official signature and the seal of said County, this ____ day of _____, 2026.

County Clerk of Logan County, Illinois

(SEAL)

MINUTES of regular public meeting of the City Council of the City of Lincoln, Logan County, Illinois, held in the Council Chambers at City Hall, 700 Broadway Street, Lincoln, Illinois at 7:00 p.m. on the 18th day of May, 2026.

The meeting was called to order by the Mayor, and upon the roll being called, Tracy Welch, the Mayor, and the following members were physically present at said location:

The following members were allowed by a majority of the members of the City Council in accordance with and to the extent allowed by rules adopted by the City Council to attend the meeting by video or audio conference: _____

No member was not permitted to attend the meeting by video or audio conference.

The following members were absent and did not participate in the meeting in any manner or to any extent whatsoever: _____

The Mayor announced that the City Council would next consider the sale of General Obligation Bonds (Alternate Revenue Source), Series 2026, to be issued by the City pursuant to the Illinois Municipal Code and that the City Council would consider the adoption of an ordinance providing for the issue of said bonds and the levy of a direct annual tax sufficient to pay the principal and interest thereon.

Whereupon Member _____ presented and read by title an ordinance as follows, a copy of which was provided to each member of the City Council prior to said meeting and to everyone in attendance at said meeting who requested a copy:

ORDINANCE NO.

ORDINANCE AMENDING 11-4-2 OF THE LINCOLN CITY CODE

THIS ORDINANCE is made and adopted by the CITY COUNCIL OF THE CITY OF LINCOLN, LOGAN COUNTY, ILLINOIS, at a regular meeting held in the City Council Chambers in said City on the ____ day of _____, 2026, WITNESSETH:

WHEREAS, the CITY OF LINCOLN is a municipal corporation located in Logan County, Illinois; and

WHEREAS, the CITY OF LINCOLN has adopted new international pool and spa codes; and

WHEREAS, said international pool and spa code provide that each pool must have a fence of at least four feet in height (certain exceptions are outlined in the international code); and

WHEREAS, the City Code of the City of Lincoln provides that fence height be 3 ft, which conflicts with the international pool and spa code; and

WHEREAS, the CITY COUNCIL of the CITY OF LINCOLN desires to amend 11-4-2 of the Lincoln City Code to reflect adherence to the international pool and spa code;

NOW, THEREFORE, IT IS HEREBY ORDAINED by the CITY COUNCIL OF THE CITY OF LINCOLN, as follows:

1. The City of Lincoln will amend Title 11 Chapter 4 Part 2 to remove the three feet height and insert adherence to the international pool and spa code. (See below Exhibit).
2. Effective Date. That this Ordinance is effective immediately upon passage of the same.

The vote on the adoption of this Ordinance was as follows:

Alderman Parrott	_____	Alderwoman O'Donoghue	_____
Alderman Clemons	_____	Alderwoman McClallen	_____
Alderman Becke	_____	Alderman Bateman	_____
Alderman Downs	_____	Alderman Anderson	_____

Ayes: _____

Nays: _____

Abstain: _____

Absent: _____

Passed and approved this ____ day of _____, 2026.

CITY OF LINCOLN,

BY: _____

Tracy Welch, Mayor
City of Lincoln, Logan County, Illinois

ATTEST: _____ (SEAL)

City Clerk, City of Lincoln,
Logan County, Illinois

EXHIBIT A

§ 11-4-2 Uses Permitted, All Residence Districts.

[1960 Code § 12.08.041; amended 1975 Code; Ord. 116, 2-2-1981; Ord. 164, 4-2-1984; Ord. 199, 3-18-1985; Ord. 709, 3-1-2010]

The following uses are permitted in all residential zones subject to the following conditions:

Boarding houses. The taking of boarders or leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed four in any one-family or two-family dwelling, or two per dwelling unit in any multiple-dwelling.

Cemeteries, provided the location thereof is approved by resolution of the City Council after public hearing held and recommendation made by the planning commission.

Churches or similar place of worship, parish house, convents, where the principal building is located at least 50 feet from any other lot in any RR or R-1 residential district or 25 feet from any lot in any R-2 residence district.

Daycare homes and foster family homes.

Existing railroad rights of way, providing that there is no switching, storage, freight yards or sidings.

Home occupations as defined in Section 11-2-1 of this title.

Municipal, state or federal administrative or service buildings, and hospitals, where the principal building is located at least 25 feet from any other lot in any residence district.

Nurseries, truck gardening and the raising of farm crops, but not the raising of poultry, commercial pet or livestock raising, and provided further that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.

Permanent type swimming pools with a water depth of three feet or more; provided they meet the requirements of setbacks for accessory buildings and provided they ~~are adequately protected by a fence and gate at least three feet in height.~~ comply with the international pool and spa code.

Public libraries, public museums and public art galleries, where the principal building is located at least 25 feet from any other lot in any residence district.

Public parks, playgrounds and community centers, provided that any buildings shall be located at least 25 feet from any other lot in any residence district.

Public, parochial and private schools, daycare centers and nurseries, where the principal building is located at least 25 feet from any other lot in any residence district.

Signs:

Unlighted real estate sign advertising the sale or rent of the land or buildings upon which it is located. Such sign shall not exceed 10 square feet in area, and shall be distant from the street line not less than one-half of the front yard depth.

One sign or bulletin board not exceeding 16 square feet in area in connection with churches or public buildings.

Nonconforming business use signs constructed after the passage of this title shall not exceed six square feet in area.

Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Accessory buildings shall not be constructed before the principal building. Accessory buildings may be located on the same lot with the principal building; provided, not nearer than three feet to any wall thereof; and provided, not violating the location limitations of Chapter 7 of this title. No part of any accessory building may be used for residence purposes, except that domestic employees of the owner, lessee or occupants of the principal building, and the family of the employee may have quarters in such accessory building. No accessory building shall exceed 18 feet in height. No required front yard shall be used for the open air parking or storage of motor vehicles, trailers, boats or other personal property.

Any building used as a residence shall contain on the ground floor at least 600 square feet of livable floor space.

MEMORANDUM

TO: Mayor Tracy Welch and Members of the City Council

FROM: Wes Woodhall, Building and Safety Official

DATE: May 12th, 2026

RE: PC 2026-02, Request for Zoning Change at 300 Keokuk St.

Background: The Building and Safety Department received a request from a potential purchaser of the property as noted above, formally the Lincoln College campus. The property is currently zoned as R-2 and as such has made the sale of the property difficult, as there are limited options for usage. The request is to re-zone the property to a C-2 district, which will allow for several opportunities for various uses. As explained, the intent is to convert the existing dormitories into one and two bedroom apartments. The remainder of the campus and its multiple buildings is to be utilized as lease space for specific business use. This will provide for the use of an otherwise abandoned, unused property.

Analysis/Discussion: A public planning commission meeting was held on May 7th in the City Hall Council Chambers. All public notices and certified mailings were completed per statute by Building and Safety Department staff. All requirements were met and the Planning Commission voted to recommend approval of the rezoning request.

COW Recommendation: Place on Committee of the Whole agenda for discussion of request.

Fiscal Impact: There will be no negative financial impact to the City of Lincoln.

Council Recommendation: Approve or Deny the previously noted plan commission recommendation.

AGENDA

CITY OF LINCOLN PLANNING COMMISSION

May 7th, 2026

6:00 P.M.

City Hall Council Chambers, 700 Broadway St.

- 1. Call to Order**
- 2. Roll Call**
- 3. New Business**
 - A. Approval of Meeting Minutes from PC 2026-01
 - B. PC 2026-02, Consideration of a rezoning request for 300 Keokuk St. and additional properties
- 4. Adjournment**



MEMORANDUM

TO: City of Lincoln Planning Commission
FROM: Wes Woodhall, Building and Safety Official
DATE: May 7th, 2026
RE: PC 2026-02: Rezoning Request for 300 Keokuk and Various Linked Parcels

PART A. BACKGROUND:

1) **PUBLIC HEARING:** The Planning Commission of the City of Lincoln will conduct a public hearing on Thursday, May 7th, 2026 at 6:00 p.m. in the City Council Chambers, City Hall, 700 Broadway Street, Lincoln, Illinois with regards to case No. PC 2026-02. The appropriate Public Hearing notice was submitted on April 13th, 2026 for publication on April 16th, 2026. In addition, 67 adjoining property owners within 150' of the subject property were notified by Registered Mail.

2) **REQUESTED ACTION:** Rezoning of parcels.

3) **APPLICANT:**
Chase Huston
16230 354th Ave. SE
Sultan, WA 98294

4) **APPLICABLE ZONING REGULATIONS: R-2, C-2**

11-5-7: ALLOWABLE USES IN THE R-2, C-1 AND C-2 DISTRICTS:

11-4-2: USES PERMITTED, ALL RESIDENCE DISTRICTS:

The following uses are permitted in all residential zones subject to the following conditions:

Boarding houses. The taking of boarders or leasing of rooms by a resident family, provided the total number of boarders and roomers does not exceed four (4) in any one-family or two-family dwelling, or two (2) per dwelling unit in any multiple-dwelling.

Cemeteries, provided the location thereof is approved by resolution of the city council after public hearing held and recommendation made by the planning commission.

Churches or similar places of worship, parish house, convents, where the principal building is located at least fifty feet (50') from any other lot in any RR or R-1 residential district or twenty five feet (25') from any lot in any R-2 residence district.

Daycare homes and foster family homes.

Existing railroad rights of way, providing that there is no switching, storage, freight yards or sidings.

Home occupations as defined in section 11-2-1 of this title.

Municipal, state or federal administrative or service buildings, and hospitals, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Nurseries, truck gardening and the raising of farm crops, but not the raising of poultry, commercial pet or livestock raising, and provided further that no building shall be erected or maintained on the property which is used for the sole purpose of selling the products grown or raised.

Permanent type swimming pools with a water depth of three feet (3') or more; provided they meet the requirements of setbacks for accessory buildings and provided they are adequately protected by a fence and gate at least three feet (3') in height.

Public libraries, public museums and public art galleries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Public parks, playgrounds and community centers, provided that any buildings shall be located at least twenty five feet (25') from any other lot in any residence district.

Public, parochial and private schools, daycare centers and nurseries, where the principal building is located at least twenty five feet (25') from any other lot in any residence district.

Signs:

Unlighted real estate sign advertising the sale or rent of the land or buildings upon which it is located. Such sign shall not exceed ten (10) square feet in area, and shall be distant from the street line not less than one-half ($1/2$) of the front yard depth.

One sign or bulletin board not exceeding sixteen (16) square feet in area in connection with churches or public buildings.

Nonconforming business use signs constructed after the passage of this title shall not exceed six (6) square feet in area.

Other customary accessory uses and buildings, provided such uses are incidental to the principal use and do not include any activity commonly conducted as a business. Accessory buildings shall not be constructed before the principal building. Accessory buildings may be located on the same lot with the principal building; provided, not nearer than three feet (3') to any wall thereof; and provided, not violating the location limitations of chapter 7 of this title. No part of any accessory building may be used for residence purposes, except that domestic employees of the owner, lessee or occupants of the principal building, and the family of the employee may have quarters in such accessory building. No accessory building shall exceed eighteen feet (18') in height. No required front yard shall be used for the open air parking or storage of motor vehicles, trailers, boats or other personal property.

Any building used as a residence shall contain on the ground floor at least six hundred (600) square feet of livable floor space. (1960 Code § 12.08.041; amd. 1975 Code; Ord. 116, 2-2-1981; Ord. 164, 4-2-1984; Ord. 199, 3-18-1985; Ord. 709, 3-1-2010)

11-5-2: C-1 DISTRICT, USES:

The following uses shall be permitted in all C-1 districts:

Any use permitted in a residential district; individual mobile homes when located in an approved trailer park.

Accessory uses or buildings.

Automotive and related uses: new and used car sales, service and repair (providing such repairs are of a minor nature and totally contained within buildings), gasoline filling stations, motorcycle and bicycle shops, cab and bus stands and depots.

Business and advertising signs pertaining to the business on the property on which the sign is located; providing that:

- (A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the public ways, and
- (B) That any sign located in the direct line of vision of any traffic control signal shall not have flashing intermittent red, green or amber illumination.

Business and professional offices: medical and dental offices and clinics, law offices, insurance and real estate offices, banks, finance and utility companies.

Community residential alternatives and community living facilities providing the following requirements are met:

- (A) The minimum lot area shall be seven hundred fifty (750) square feet per resident.
- (B) The required off street parking shall be provided only in the rear and side yards.
- (C) The facility shall be licensed or approved by the state agency.

Food, drug and beverage: grocery stores, supermarkets, meat markets, drugstores and liquor stores, bakery in conjunction with retail sales, restaurants, tea rooms and taverns.

Major retail outlets: furniture, department, clothing, shoe and variety stores; hardware, appliance, paint and wallpaper stores.

Nursing homes.

Service and recreation: motels and hotels; laundromats; dry cleaning and laundry pick up stations; barber and beauty shops; shoe repair and tailor shops; mortuaries, newspaper publishing, printing shops, with not more than ten (10) full time regular employees; storage and transfer establishments; places of amusement and assembly; commercial recreation.

Specialty shops: gift shops, magazine, book and stationery outlets, florist shops, camera and photography shops, sporting goods. (1960 Code § 12.08.051; amd. Ord. 199.3-18-1985; Ord. 317, 10-15-1990)

11-5-3: C-2 DISTRICT, USES:

The following uses shall apply in all C-2 districts:

Any use permitted in the residential districts including mobile homes and trailer parks as permitted in the C-1 district.

Any other use permitted in the C-1 district.

Accessory uses or buildings.

Building trades or equipment: building, concrete, electrical, masonry, sheet metal, plumbing and heating shops, building material establishments (providing no assembly, construction, millwork or concrete block manufacture is done on premises).

Business and advertising signs pertaining to the business on the property on which the sign is located providing that:

(A) Illumination of all signs shall be diffused or indirect and shall be arranged so as not to reflect direct rays of light into adjacent residential districts or into the direct line of vision of any traffic control signal, and

(B) Signs shall not have flashing intermittent red, green or amber illumination.

Heavy service and processing facilities: laundry and dry cleaning plants; linens, towel, diaper and similar supply services; animal pounds, kennels, and veterinary establishments; frozen food lockers; seed and food processing plants; dairies.

Medical cannabis dispensing organization.

Vehicle drive-in and heavy vehicle service: drive-in theaters, drive-in restaurants and refreshment stands; express, cartage and trucking facilities; large item machinery or bulk sales and storage not including outdoor unfenced storage. (1960 Code § 12.08.052; amd. Ord. 2014-820, 9-2-2014)

PART B. ISSUE:

A potential buyer of the former Lincoln College property has requested a zoning change to the involved parcels, to allow for the intended use, if purchased.

The parcels lie within an R-2 zoning district and thereby limits what uses may be available if a sale were to be realized.

PART C. ANALYSIS:

The attached site plans show the parcels in question. While pursuing the sale of this property the current owners (Lincoln College) have found that due to the size of the grounds as well as the quantity of structures, the sale has been deemed "too large" by potential buyers. While some buildings are sought after for use, the totality of the property is not always deemed necessary.

The applicant intends on acquiring the entire property. An initial income investment will come in the form of renovating the existing dormitories into apartments, for public rental.

As noted, there is considerable interest in the use of many of the remaining buildings. In the event of property purchase, the owner would then begin leasing out individual properties to businesses for use. Purchase would be the entirety of the property under one owner and would lend towards a more complete and cohesive management and maintenance concept.

PART D. STAFF OPINION:

With the ongoing vacancy of these expansive grounds the City of Lincoln will unfortunately soon see the overall dilapidation of these properties. Approval of a rezone of this property will provide an opportunity to not only utilize the property but revitalize the area and allow for new opportunities for community growth. Staff opinion is to allow for the rezoning of said parcels to the requested C-2 designation.

ATTACHMENTS:

Special Use Application, Public Notice, Site Plan and Applicable Resident List

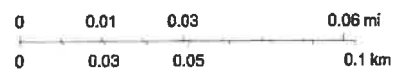
ArcGIS Web Map



4/14/2026, 11:25:46 AM

- Road Centerlines 2023 - West
- City Village
- Address Points
- Parcels
- Red: Band_1
- Green: Band_2
- Blue: Band_3
- Light_Gray_Canvas_Base

1:1,785



Logan County, Missouri Dept. of Conservation, Esri, HERE, Garmin, GeoTechnologies, Inc., USGS, EPA