

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
TUESDAY, OCTOBER 10, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Tuesday, October 10, 2006 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Colwill, Hayes, Hollonbeck, and Mayor Olson. Absent: Berg, and Eckhardt. Also present were City Manager Alberts, City Attorney Cooper, and City Clerk McKinney.

*APPROVAL OF MINUTES:* Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **“I move the minutes of the Regular Council meeting of September 25, 2006 be approved.”** Motion passed by voice vote without dissent.

Councilman Hayden moved and seconded by Councilwoman Hollonbeck, **“I move the Council accept and place on file the reports of the Plan Commission meeting of September 18, 2006.”** Motion passed by voice vote without dissent.

*BILLS & PAYROLL:* Councilman Colwill moved and seconded by Councilwoman Hollonbeck, **“I move the bills and payroll for the first half of October 2006 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 5-0.

*REPORTS & COMMUNICATIONS:*

- Mayor: Proclamation read for Northern Illinois & Rochelle Postal Worker Appreciation Day: Presented by Mayor to the Rochelle Postmaster, Michelle Harris, on Friday, October 13<sup>th</sup>. Copy sent to Congressman Don Manzullo as requested.  
Proclamation read for Fire Prevention Week: Accepted by Chief Tom McDermott
- Councilmen: None

*PUBLIC COMMENTARY:* None

*BUSINESS ITEMS:*

1) **Resolution Directing Sale of Surplus Real Estate (518 N. Main Street and South Side Fire Station):** The City of Rochelle owns a 7,177.5 square foot lot located north of the Fire Department Museum at 518 N. Main Street and a 10,500 square foot parcel and building, previously the South Side Fire Station, located on Veterans Parkway. Multiple potential buyers have contacted the City of Rochelle and expressed a desire to purchase the vacant lot at 518 N Main Street. The City contacted Rochelle Appraiser Roger Jacobson to appraise and estimate the Fair Market Value of the property. After consideration of all factors the opinion of the appraiser is that the property currently has a market value of \$35,000. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Resolution R06-20, A Resolution Directing Sale of Surplus Real Estate (Vacant Lot North of Fire Museum), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 5-0. The Rochelle Fire Department, in a memo from Chief McDermott, recommends that the City liquidate the property known as the South Side Fire Station on Veterans Parkway. The City contacted Rochelle Appraiser Roger Jacobson to appraise and estimate the Fair Market Value of the property. After consideration of all factors the opinion of the appraiser is that the property currently has a market value of \$68,500. City Manager, Ken Alberts, recommends proceeding with the steps necessary to sell the two properties which includes approving these resolutions, publication of the resolutions, and final council approval of any offer recommended by the City Staff that meets state statute requirements of 80 percent of the appraised value. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Resolution R06-21, A Resolution Directing Sale of Surplus Real Estate (Southside Fire Station), be approved.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 5-0.

2) **Ordinance – Further Amending Chapter 78 of Rochelle Municipal Code (Landfill Siting**

**Procedures):** The Illinois Environmental Protection Act authorizes municipalities to adopt procedures for landfill siting matters that come before the municipality. The City's landfill siting ordinance is contained in Chapter 78 (formerly Title 13) of the City Code. On April 10, 2006, Title 13 was amended as suggested by the City Council's special environmental counsel, Don Moran. On August 14, 2006 Title 13 was further amended to accommodate changes suggested by the Shaw Group, engineering consultants retained by the City. Shaw has since requested additional amendments to facilitate the application and hearing process and the decision-making process. Per Alan Cooper, City Attorney, the proposed changes do the following:

- eliminate the requirement of consecutively numbered pages in the application;
- eliminate the requirement that the application be "proper and complete";
- that all copies be file-stamped and "immediately" delivered to County officials and the City Council;
- and eliminate the requirement that the fire protection plan include "a supply of water on site".

The City Attorney has reviewed all of these proposed changes with Mr. Moran, who has no objection to them. Alan Cooper, who was present to answer any questions, handed out copies of the code. Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **"I move Ordinance 06-3483, An Ordinance Further Amending Chapter 78 of the Municipal Code of the City of Rochelle (Landfill Siting Procedures), be approved."** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Colwill, Hollonbeck, and Mayor Olson. Nays: None. Motion passed 5-0.

3&4) **Conditional Use Permit for Planned Unit Development Silverwood:**

**Preliminary Plat/PUD Plat for Planned Unit Development Silverwood:**

**Planned Unit Development Agreement:** Wiseman Hughes Enterprises submitted a Petition for Planned Unit Development/Conditional Use and a Petition for Preliminary Plat on June 13, 2006 for the Silverwood Subdivision located at the northwest intersection of 20<sup>th</sup> Street and 8<sup>th</sup> Avenue. The proposed PUD would consist of 223 units of single family dwelling units and 216 units of multi-family units. The City of Rochelle Plan Commission conducted a Public Hearing on the conditional use permit and the preliminary plat/PUD plat on July 17, 2006 which was continued to August 21, 2006. The Planning Commission completed their review and voted 5-2 to recommend approval of the conditional use permit subject to resolution of staff comments, the Preliminary Plat/PUD Plat subject to resolution of staff comments, and the Planned Unit Development Agreement subject to resolution of staff recommendations with 35-foot heights of buildings and bike path standards with the Park District. Wiseman Hughes resubmitted plans on October 2, 2006. Staffs review of planning finds that the comments from TESKA have been addressed. Prior to approval of the Final Plat, a final landscape plan and entryway sign plan needs to be approved by staff. Engineering review indicates that the comments that are left to be addressed are minor in nature and our consulting engineer EEI recommends approval. Rochelle Municipal Utilities review found that the intent of the plan is met and minor items need to be changed. From the City, Chris Limas and Sam Tesreau were present to answer questions. Also present were Carrie Hansen from Wiseman-Hughes Enterprises, Inc.; Neal Evans of Fehr-Graham & Associates, Inc.; Mike Shoppe of Schoppe Design Associates; and John Philipchuck, Attorney from Dommernuth, Brestal, Cobine & West, Ltd. Ken Alberts referred to the annexation agreement and stated that all the conditions are met in the agreement. Chris Limas and Sam Tesreau have reviewed the PUD agreement and have made suggestions. Attorney Philipchuck said they would do their own development. Mike Schoppe, who is doing the landscape architecture and land planning, had the following to present:

- Highlights of Plans
- Changes and improvements
- Expand ROW of 20<sup>th</sup> Street
- 10<sup>th</sup> Avenue through to west side
- Club House Community
- Land swap with Park District to have bike path cross at 10<sup>th</sup> Avenue for better control.

Neal Evans of Fehr-Graham discussed extending 12" main from 20<sup>th</sup> Street to under railroad. Councilman Colwill asked Sam about islands in cul-de-sac. Sam said that they meet the code. Don Elliott stated that the islands have challenges. They are desirable to developments but are a minor inconvenience to parking. Chief McDermott stated that he personally hates cul-de-sacs as they are a concern with the ladder truck, but the code allows. Carrie Hansen presented pictures of different homes, showing the many options to buyers. Silverwood Lodge, Western Homeowners Association, will also maintain the cul-de-sacs. There needs to

be a meeting with both school districts and the park district. Basements will be optional. The basements will be adjusted a minimum of 1', however this does not relieve developer from floodplain requirements. Sam Tesreau spoke about improvements on 20<sup>th</sup> Street where there is a high pressure gas main. North of 10<sup>th</sup> Avenue is urbanized and will need curb and gutter. South of 19<sup>th</sup> Avenue it is rural standard and no curb or gutters; with two gas mains. It was decided to hold consideration for the Silverwood Development over to a special Council meeting. This meeting will be held, Tuesday, October 17<sup>th</sup> at 7:00 p.m. at City Hall.

5) **City Manager's Report:**

- **Lions Club Candy Days** The Rochelle Lions Club has requested permission to conduct their annual Candy Day Project on Friday and Saturday, October 13<sup>th</sup> and 14<sup>th</sup>. They plan to solicit donations in return for candy at the intersections of Lincoln Highway/4<sup>th</sup> Avenue and South Main Street/1st Avenue. These donated funds help cover the cost of eye examinations and prescription lenses for local citizens. Having no objections, the Council approved the Lions Club request.
- **Fall Health Fair** A Fall Health Fair will be held on Sunday, October 15, 2006 from 1:00-5:00 p.m. at the St. Patrick Learning Center on Caron Road. Educational information will be available on awareness and prevention of several forms of cancer and Aids. This event is sponsored by St. Patrick Church and the Illinois Department of Public Health, Center for Minority Services.
- **Rochelle Leadership Academy** The Leadership Academy, sponsored by the Rochelle Chamber of Commerce, will be meeting here at City Hall on Wednesday, October 25<sup>th</sup> for City Government Day. Several speakers from the City, Township, and Park District will participate. The afternoon schedule will include a tour around City and Park District sites.
- **Electronics Recycling Event** Lee County and Ogle County will be jointly hosting their seventh annual Electronics Recycling Event on Friday, November 3<sup>rd</sup> and Saturday, November 4<sup>th</sup>. The collection event will be open from 9:00 a.m. to 3:00 p.m. on Friday and 9:00 a.m. to 1:00 p.m. on Saturday. It will be located at the Oregon Commerce Center, 425 W. Pines Road in Oregon. The event is open to residents, businesses, and institutions in Lee and Ogle County. A wide range of electronic equipment will be accepted, including computers and peripherals, office equipment, and entertainment and visual equipment. A copy of the event announcement is posted in City Hall and in all Departments.

*DISCUSSION ITEMS:* None

*EXECUTIVE SESSION:* None

At 9:03 p.m., Councilman Colwill moved and seconded by Councilman Hayes, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

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Bruce McKinney, CMC  
City Clerk, City of Rochelle

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Chet Olson  
Mayor, City of Rochelle