

**ROCHELLE CITY COUNCIL
REGULAR COUNCIL MEETING MINUTES
MONDAY, SEPTEMBER 13, 2010**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, September 13, 2010 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

PLEDGE TO THE FLAG:

PRAYER: The Prayer was said by City Clerk McKinney.

ROLL CALL: Present on Roll Call were Councilmembers Hayes, T. McDermott, D. McDermott, Hollonbeck, Eckhardt and Mayor Olson. Councilman Berg in attendance by phone. Absent: None. Also present were City Manager Alberts and City Clerk McKinney.

PROCLAMATION: Constitution Week September 17-23: Read by Bruce McKinney. Will be accepted by Sarah Flanigan of the library on behalf of the DAR.

REPORTS AND COMMUNICATIONS:

- **Mayor:**
 - Thanked the volunteers from RTHS for the “30 Men Who Cook” fund raiser held at the Rochelle Airport over the weekend; there was a big crowd and the proceeds went to RTHS.
 - FEMA visited the Mayor in regards to the recent big rain/flooding we had. Disaster help is available to those who need it. There is a web-site as well as a phone number to call available in the Clerk’s office.
- **Council Members:**
 - Kathy Hollonbeck further commended the City involvement in the fund raiser at the airport; she was glad to see so many city staff taking part.

PUBLIC COMMENTARY:

- Vickie Novak:
 - Quiet Zones: Has a structure in a 110 decimal zone. After talking to the City Manager, Ken Alberts, she gets the impression that her local officials don’t find 110 decimals a problem. It is not the train noise, but the train whistles that are the problem. She encourages anyone who is in favor of a quiet zone show up at the September 27th council meeting.
- Christy Seebach:
 - Recreation and Wellness Center – would like a referendum: She’s been to many Park Board meetings and she’s concerned about the taxes. She and her husband feel that the Recreation and Wellness Center should be done at a later time. With the many citizens who are against it, she feels there should be a referendum.

BUSINESS ITEMS:

1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – August 23, 2010;
- b) Approve Minutes of Special Council Meeting – August 16, 2010;
- c) Accept and Place on File Minutes of Planning and Zoning Meeting – August 2, 2010
- d) Accept and Place on File Minutes of Planning and Zoning Commission – August 30, 2010;
- e) Approve Bills 08/13/10-09/02/10;
- f) Approve Payroll 08/09/10-08/22/10;
- g) Authorize Rochelle Township High School Homecoming Parade – September 23, 2010.
Moved by Councilman Hayes and seconded by Councilman Eckhardt, **I move Consent Agenda Items (a) through (g) be approved by Omnibus Vote as Recommended.** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

- 2) **Resolution Supporting the Installation of Blue Hospitality Logo Signs along the Entire Illinois State Toll Highway Authority System:** Representatives from the Chicago Southland Convention & Visitors Bureau have been in contact with the Illinois State Toll Highway Authority for years in an attempt to allow the installation of logo signs for hotels, restaurants and service stations along the entire toll way system. They believe that having the proper signage along these state routes is extremely important for travelers and economic activity in their region. In July the City received a request from Jim Garrett, President of the Chicago Southland Convention & Visitors Bureau, requesting that the Mayor and Council consider approving a resolution which supports these efforts. The City of Rochelle is located at the intersection of two interstate highways and has various businesses which could benefit from hospitality signs that direct travelers to their establishments. Under the current economic conditions, these hospitality signs could help maintain the viability of our local restaurants, hotels, and service stations in addition to generating additional sales tax revenue required for maintaining services in our community. Several organizations and communities have already adopted resolutions supporting this effort including: Illinois Hotel Lodging Association, Illinois Restaurant Association, Northern Illinois Mayors and Manager Association and the City of Rock Falls. The Rochelle Tourism and Visitor's Association voted to recommend support of this resolution at their meeting on August 25, 2010. Moved by Councilwoman Hollonbeck and seconded by Councilman D. McDermott, **"I move Resolution R10-20, A Resolution Supporting the Installation of Blue Hospitality Logo Signs along the entire Illinois State Toll Highway Authority System, be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.
- 3) **Resolution Supporting Efforts to Establish Veterans/ Memorial - 7th Street and 10th Avenue:** In September of 2002 the City of Rochelle purchased the property and structure located at 927 North Seventh Street, the former Coldwell Banker May Realty location. In 2005 the structure was demolished and the site was cleared in an effort to improve visibility at the intersection of Highway 251 and 10th Avenue. This site has remained vacant since that time due to several factors which make it difficult to develop including: the need for a 35 foot sight distance easement on the west side of the property to maintain visibility, a 25 foot building setback requirement on the north and east and limited access to the site. A group of interested citizens, represented by former councilman Wendell Colwill, would like the Mayor and City Council to consider the establishment of a Veterans' Memorial at this location. The concept plan would need to incorporate appropriate sight distance easements and would require approval by the Mayor and Council. Wendell Colwill was present to further discuss and to answer questions. He gave the steps it would take to proceed any further:
1. Get Council's approval;
 2. Put together Concept Plan;
 3. Get Plan's approval from Council and determine the cost;
 4. Get the community involved in a fund raiser;
 5. Implement the plan.
- Dan McDermott questioned the parking problem as well as the size of the memorial for this particular lot. Mayor Olson asked who is involved in this plan. Mr. Colwill said that those from the VFW, American Legion, and Kiwanis are involved as well as other citizens. Mr. Colwill said they would work closely with the City Engineer. The idea is supported by the Council. Moved by Councilman Eckhardt and seconded by Councilman T. McDermott, **"I move Resolution R10-21, A Resolution Supporting Efforts to Establish Veteran's Memorial on Vacant Land owned by the City, to be adopted."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

- 4) **Lot Coverage Variance – 1751, 1701, and 1621 Knights Lane:** The City has received requests from Joe Contarino for lot coverage variances at 1751, 1701 and 1621 Knights Lane. The petitioner has requested a variance to the minimum lot and yard area requirements in Chapter 110, Section 321 which state that “no more than one-third of a single-family lot can be covered with structures or paved areas.” The applicant would like to construct a 14’x16’ wood deck adjacent to the back of each of the homes. The addition of these structures would exceed the allowable lot coverage by 236 square feet at 1751 Knights Lane, 44 square feet at 1701 Knights Lane and 523 square feet at 1621 Knights Lane. At the September 7, 2010 meeting of the Planning and Zoning Commission the variance requests were considered. The commission voted 5-1, to recommend approval of a lot coverage variance as requested at 1751 and 1701 Knights Lane. The commission voted 2-4 to deny approval of a lot coverage variance as requested at 1621 Knights Lane. Chris Limas, Community Development Director, recommended approval of the three requested lot coverage variances for the following reasons: the proposed variances will not be detrimental to the surrounding area; the proposed decks fit the neighborhood character; and similar variances have been granted in the subdivision. The Planning and Zoning Commission plans to consider alternatives to decks being included in lot coverage calculations and will discuss this topic at their October meeting. Council brought up the fact that two of the houses are already non-compliant with being too big; not sure how that passed zoning at the time. By accepting these variances, it sets precedence for future construction. Moved by Councilman D. McDermott and seconded by Councilman T. McDermott, **“I move Ordinance 10-3949, An Ordinance Denying a Variance for Property Located at 1751 Knights Lane, be Approved.”** Roll call vote was taken. Ayes: Councilmembers Berg, D. McDermott, T. McDermott, and Mayor Olson. Abstain: Councilman Eckhardt. Nays: Councilmembers Hayes and Hollonbeck. Motion passed 4-2 to deny the variance.
- Moved by Councilman D. McDermott and seconded by Councilman T. McDermott, **“I move Ordinance 10-3950, An Ordinance Denying Variance for Property Located at 1701 Knights Lane, be adopted.”** Roll call vote was taken. Ayes: Councilmembers D. McDermott, T. McDermott, and Mayor Olson. Abstain: Councilman Eckhardt. Nays: Councilmembers Berg, Hayes, and Hollonbeck. Motion failed as a result of no majority. (3Ayes; 3 Nays; 1 Abstain).
- Moved by Councilman D. McDermott and seconded by T. McDermott, **“I move Ordinance 10-3951, An Ordinance Denying a Variance for Property Located at 1621 Knights Lane, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, D. McDermott, T. McDermott, and Mayor Olson. Abstain: Councilman Eckhardt. Nays: Councilmembers Hayes and Hollonbeck. Motion passed 4-2 to deny variance.
- To assure there was no confusion, there was a re-vote on the property at 1701 Knights Lane. Moved by Councilwoman Hollonbeck and seconded by Councilman Berg, **“I move Ordinance 10-3950, An Ordinance Approving a Variance for Property Located at 1701 Knights Lane, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Hayes, Hollonbeck; Abstain: Councilman Eckhardt; Nays: D. McDermott, T. McDermott, and Mayor Olson. Motion failed (3 Ayes; 3 Nays; 1 Abstain).
- 5) **Preliminary Plat – Interstate Transportation Center Subdivision:** Daniel Peterson, on behalf of Black Earth Development, has petitioned for approval of a preliminary plat for a seven lot industrial subdivision located on the north side of Illinois Route 38, 2,400 feet west of the intersection of 15th Street. The proposed subdivision would include six buildable lots, with one lot reserved for stormwater detention purposes. Lot two is the proposed site for Project E-Rail, a large manufacturing facility. The applicant has requested two variances from the City of Rochelle Municipal Code: the allowance of a “flag lot” and an exception to the requirement that roads extend to the farthest limits of the plat boundary. These variances are requested to facilitate railroad access which is essential to the development, and allow for existing sanitary sewer in the area and required stormwater management. On September 7, 2010 the Planning and Zoning Commission reviewed the petition for a preliminary plat. The Plan Commission voted to recommend approval of the preliminary plat and requested variances by a vote of 6-0 subject to: Final Plat to reflect any changes to easements, lot configuration and right-of-way recommended by staff during final engineering; final engineering to reflect any recommendations of staff; final landscape plan to be submitted for approval during the Final Plat process; any additional right-of-way be dedicated on the final plat along Illinois Route 38 as needed; the location of access of ITC Parkway may be adjusted on the Final Plat upon recommendation of staff due to plans for the Jack Dame Road overpass; a stormwater management and special flood hazard plan must be approved according to City code. Jason Anderson,

Economic Development Director, Chris Limas, Community Development Director, and Sam Tesreau, City Engineer, were present for further discussion and to answer questions. Mr. Limas gave a presentation after which Mr. Anderson gave further information. The State of Illinois (IDOT) has committed \$2,000,000 to the widening of Hwy 38 and an incentive letter (CDAP) for \$1,000,000 for water and sewer improvements. An additional grant is being sought for development along Hwy. 38. Moved by Councilwoman Hollonbeck and seconded by Councilman D. McDermott, **“I move Ordinance 10-3952, An Ordinance Approving the Preliminary Plat of Interstate Transportation Center Subdivision, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

- 6) **Economic Development Program Agreements and Resolution – Wiscold Drive:** The City of Rochelle submitted an Economic Development Program (EDP) grant application to the Illinois Department of Transportation (IDOT) on December 18, 2009 in an effort to acquire funding to assist with Wiscold Drive improvements related to the expansion of Sara Lee Corporation. On January 8, 2010 the City received an award letter through the EDP program for assistance with funding up to 50% of Wiscold Drive improvements and associated expenses, not to exceed \$1,123,860. The Wiscold Drive Project includes approximately 3,000 feet of roadway upgrades in addition to widening and intersection modifications. City staff and representatives from IDOT District 2 have prepared a State/Local Joint Agreement which has been sent to Springfield for review and approval. This agreement will not be finalized until the City approves the agreement and related resolution defining the limits of the proposed 80,000 pound truck route and identifying the truck route class. This particular Class II truck route will be established from the existing intersection of Wiscold Drive and Caron Road and extend easterly to Americold Drive. The Local Agency/Company Agreement is another requirement of the EDP agreement. A letter of commitment and agreement has been secured with Sara Lee Corporation and Mayor Olson has executed the agreement on behalf of the City. Once the State/Local Joint Agreement has been approved by the State and the funding is secured, the City has three years to begin the construction project. Funds will be budgeted in subsequent years, beginning in Fiscal Year 2011/2012, for the City’s portion of the project. Sam Tesreau, City Engineer, provided further details. This is an agreement that doesn’t come along everyday. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **“I move Agreement 10-3953, A State/Local Joint Agreement related to EDP Funding for Wiscold Drive, be approved.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilwoman Hollonbeck and seconded by Councilman Eckhardt, **“I move Agreement 10-3954, A Local Agency/Company Agreement related to EDP Funding for Wiscold Drive, be approved.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0. Moved by Councilwoman Hollonbeck and seconded by Councilman Hayes, **“I move Resolution R10-22, A Resolution Establishing a Class II Designated Truck Route along Wiscold Drive, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.
- 7) **Letter of Understanding between the City and IDOT – Route 251 Overpass:** As discussed at the August 9, 2010 City Council Meeting, the Illinois Department of Transportation (IDOT) has notified the City that the Illinois Route 251 overpass in our community will require some extensive rehabilitation due to structural deterioration. The State of Illinois has added supplementary support structures to the overpass pending the start of the rehabilitation project in Spring of 2011. The options of a 90 day complete closure and a 180 day staged lane closure were also discussed. The consensus of the Mayor and Council was to recommend that IDOT proceed with plans for a 90 day complete closure and associated detour route. IDOT has subsequently drafted a Letter of Understanding related to the Route 251 overpass rehabilitation project. The project is expected to begin in March and take approximately three months to complete, during which time the overpass will be closed to through traffic between 4th Avenue and Washington Street. During this closure northbound traffic will be routed from Route 251 to Intermodal Drive, Intermodal Drive to Jack Dame Road, Jack Dame Road to 1st Avenue, 1st Avenue to 15th Street, 15th Street to Illinois Route 38 with southbound traffic using the same route in reverse. In preparation for the additional traffic, IDOT will widen the intersection of 1st Avenue and 15th Street and resurface a portion of the detour route on 15th Street and 1st Avenue. IDOT and City representatives will inspect the

condition of the detour route roadways prior to and upon completion of the project with IDOT being responsible for costs associated with any necessary repairs or restorations that are identified. In addition, all detour signage, barricades and normal roadway maintenance on the detour route will be IDOT's responsibility throughout the project. IDOT is currently preparing contract plans and a bid letting is tentatively scheduled for November 5, 2010. Approval of the Letter of Understanding is required by September 20, 2010 to maintain that schedule. Sam Tesreau, City Engineer, was present for further information and to answer any questions. Media will be contacted ahead of time so that people will be aware of when this starts. They utilize their volunteers as much as possible. Councilman McDermott said that there is a utility facility on the south end that could house a fire truck. Jim Busse, a south side resident, requested a chance to address the Council. Feels that there is a need to have an ambulance on the south side, not only for himself but for other south side residents. It was brought up that there are industries on the south side as well. It was said that when there is a south side call, the volunteers living on the south side of town go directly to the point of emergency rather than the station. Moved by Councilman Eckhardt and seconded by Councilwoman Hollonbeck, **"I move a Letter of Understanding, 10-3955, between the City and IDOT related to the Route 251 Overpass Closure and Detour, be approved."** Roll call vote was taken. Ayes: Councilmembers Berg, Eckhardt, Hayes, Hollonbeck, D. McDermott, T. McDermott, and Mayor Olson. Nays: None. Motion passed 7-0.

DISCUSSION ITEMS:

- 1) **Community Campus:** Various stakeholders have been meeting for the past few years with the goal of constructing a facility which provides recreational and wellness opportunities for the community. On May 26, 2009, to demonstrate their commitment to the initiative, the Mayor and City Council passed a resolution Supporting Collaboration on a Community Center Project. Area taxing bodies and other vested parties have subsequently worked with consultants to develop a concept plan for a Community Campus. Noah Carmichael from Fehr-Graham and Chuck Hanlon of Land Vision were in attendance to present the concept plan to the Mayor, City Council and the public.
 - Noah Carmichael:
 - Many community participants
 - Just west of the current high school; part of King's Crossing sub-division; elementary school district; high school; and park district all have plots of land there.
 - Pool resources; share space; share utilities; common area.
 - Could lead to other things; i.e. tie into the high school, the Kyte River nature area; connect Rochelle, Hillcrest and Kings all in a common area.
 - Others involved are Barbara Heller, a recreational consultant; Jack Rizo, an expert in ecology and restoring native prairie; go back in time with a green area.
 - Chuck Hanlon: Hi-lights of the concept plan.
 - Make the best use in regards to everyone involved.
 - Look at future transportation and pedestrian circulation; a concern
 - Overall scale of property and utilization; cooperation of usage
 - How these intergovernmental agreements come together
 - Drainage
 - Theme of architectures – for schools, sport areas, drainage areas.

EXECUTIVE SESSION: None

ADJOURNMENT: At 9:00 pm, Councilwoman Kathy Hollonbeck moved and seconded by Councilman Eckhardt, **"I move the Council adjourn."** Motion passed by voice vote without dissent.

Chet Olson
Mayor, City of Rochelle

Bruce McKinney, CMC
City Clerk, City of Rochelle