

**.ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
JULY 27, 2015**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Monday, July 27, 2015 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

**PLEDGE TO THE FLAG & PRAYER:** The Prayer was said by Clerk McKinney.

**ROLL CALL:** Present on Roll Call were Councilmembers Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Absent: 0. Quorum of seven present. Also present were City Manager Plyman and City Clerk McKinney.

**PROCLAMATIONS, COMMENDATIONS, ETC.:**

None.

**REPORTS AND COMMUNICATIONS:**

Mayor. Mayor Olson reported on the IML meeting he attended last week.

Council Members: None.

Employee introduction: Kyle Bach and Emanuel (Manny) Escatel, working for RMU, were introduced.

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

**1) CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:**

- a) Approve Minutes of City Council Meeting – July 13, 2015
- b) Approve Bills: 070315-070915, 071015-071515.
- c) Approve Payroll – 062215-070515

Moved by Councilman Eckhardt and seconded by Councilwoman Hollenbeck, **"I move Consent Agenda Items (a) through (c) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

- (2) Ordinance amending section 110–291 to allow for commercial greenhouses as a permanent use in the I–2 zoning District.** The Rochelle Municipal Code currently allows commercial greenhouses in the I-1, Light Industry, zoning district, and with a special use permit in the B-1 and B-2 Districts. On March 9<sup>th</sup> the Mayor and Council approved the issuance of a special use permit for CG Greenhouse to construct a commercial greenhouse in the Centerpoint Intermodal Center. This property is zoned I-2, General Industry. The City is currently working on another development, Project Green, which would add a second commercial greenhouse in the I-2 Zoning District. Staff feels that the I-2 district is well suited for this use because of the size of the developments proposed, truck traffic associated with the use and the infrastructure required. The Planning and Zoning Commission held a public hearing to review the District Use Classification in Chapter 110-291 at its meeting on July 6th. Following some discussion the Planning and Zoning Commission, by a vote of 6-0, recommended that the City Council amend the Rochelle Municipal Code to allow commercial greenhouses as a permitted use within the I-2 Zoning District. Motion made by Councilman Eckhardt and seconded by Councilman Tom McDermott, **“I move the Council go into a public hearing for an ordinance to allow for commercial greenhouses as a permitted use in the I-2 zoning District.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0. No one came forward. Motion made by Councilman Eckhardt seconded by Councilman Dan McDermott, **“I move the Council return to open session.”** Motion passed by voice vote without dissent. Motion made by Councilwoman Hollenbeck and seconded by Councilman Dan McDermott: **“I move Ordinance 15-4466, an Ordinance amending Section 110-291 to allow for Commercial Greenhouses as a Permitted Use in the I-2 zoning District, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.
- 3) Rochelle Community Hospital Alley and Utility Easement Vacation.** On May 11<sup>th</sup> the Mayor and Council approved a preliminary and final plat of subdivision for Rochelle Community Hospital which combined ten properties into one between North 2nd and North 3rd Streets from 8th to 10th Avenue. This was done to facilitate the construction of a new 26,000 square foot medical office building on the hospital’s campus. The preliminary plat noted a utility easement and alley to be vacated on the new lot. The Planning and Zoning Commission will hold a public hearing on July 27<sup>th</sup> at 6:00 pm to discuss the vacation of the alley and utility easement. The Commission’s recommendation will be shared at the City Council meeting. Approval of the proposed ordinance will allow staff to formally file the vacations with Ogle County. Motion made by Councilman Dan McDermott and seconded by Councilwoman Hollenbeck: **“I move the Council recess into a public hearing for consideration of an ordinance vacating and alley and utility easement on property of Rochelle community Hospital.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0. No one came forward to speak. Motion made by Councilwoman Hollenbeck and seconded by Councilman Eckhardt: **“I move the Council return to open session.”** This motion passed by voice vote without dissent. Motion made by Councilman Hollenbeck and seconded by Councilman Tom McDermott: **“I move Ordinance 15-4467, an Ordinance Vacating an Alley & Utility Easement on property belonging to Rochelle Community Hospital, be approved.”** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

**DISCUSSION ITEMS: NONE**

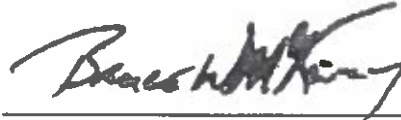
**EXECUTIVE SESSION:** At 7:24 PM a motion made by Councilman Eckhardt and seconded by Councilwoman Hollenbeck: **"I move Council recess into executive session to discuss the appointment, employment, compensation, discipline, performance and/or dismissal, of specific employee. Section 2 (c) (1).** Roll call vote was taken. Ayes: Burke, Eckhardt, Hayes, Hollenbeck, D. McDermott, T. McDermott and Mayor Olson. Nays: None. Motion passed 7-0.

At 7:59 PM Councilman Tom McDermott moved and seconded by Councilman Dan McDermott, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

**ADJOURNMENT:** At 7:59 p.m., moved by Councilman Eckhardt and seconded by Councilman Burke, **"I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor



Bruce W. McKinney, CMC  
City Clerk, City of Rochelle

