

**ROCHELLE CITY COUNCIL
SPECIAL COUNCIL MEETING MINUTES
August 13, 2018**

The Rochelle City Council met in Special Session at 6:45 p.m. on Monday, August 13, 2018 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

ROLL CALL: Present on Roll Call was Councilmembers Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: None. A quorum of seven was present. Also present were City Manager Jeff Fiegenschuh, City Clerk Sue Messer and Deputy Clerk Rose Huéramo.


PUBLIC COMMENTARY: None

BUSINESS ITEMS:

- 1) **Public Hearing on Annexing and Zoning Four Properties Located at the Corner of Flagg Road and North Caron Road – Parcels 24-13-426-003, 24-13-426-005, 24-13-426-006 and 24-13-426-007.** City staff members have negotiated annexation agreements with four property owners on N Caron Road south of Flagg Road in order to include these properties in the Northern Gateway TIF district. The City of Rochelle Planning and Zoning Commission held a public hearing on August 6th to review the petition. After review of the facts the Planning and Zoning Commission recommends, by a vote of 4-0, that the City Council amends the official zoning map and changes the four parcels to B-2 Commercial Highway. Michelle Pease and Sam Tesreau were present to answer questions. Motion made by Councilor Bearrows moved and seconded by Councilor D. McDermott, "**I move the Council recess into a Public Hearing for Annexing and Zoning of Four Properties Located at the Corner of Flagg Road and North Caron Road – Parcels 24-13-426-003, 24-13-426-005, 24-13-426-006 and 24-13-426-007.**" Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 7-0. Public comment made by Sally Sawicki. Brought two concerns to Council, residential area would not be made commercialized. Other concerns are building more would cause flooding in the backyard. Motion made by Councilor D. McDermott moved and seconded by Councilor Burke, "**I move the Council return to open session.**" Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 7-0

ADJOURNMENT: At 6:56 PM, moved by Councilor D. McDermott and second by Councilor Burke, "**I move the Council adjourn.**" Motion passed by voice vote without dissent.

Chet Olson
Mayor



Susan L. Messer
City Clerk, City of Rochelle

**ROCHELLE CITY COUNCIL
SPECIAL COUNCIL MEETING MINUTES
August 13, 2018**

The Rochelle City Council met in Special Session at 6:30 p.m. on Monday, August 13, 2018 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

ROLL CALL: Present on Roll Call was Councilmembers Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: None. A quorum of seven was present. Also present were City Manager Jeff Fiegenschuh, City Clerk Sue Messer and Deputy Clerk Rose Huéramo.

PUBLIC COMMENTARY: None

BUSINESS ITEMS:

- 1) **Public Hearing on Amendment to Annexation Agreement and Subdivision of Property Located at 16218, 16314 Steward Road for Progressive Park.** Progressive Park LLC (formerly Prologis Park) has petitioned the City of Rochelle to amend the current annexation agreement to include the two lots that were excluded in the original Annexation Agreement in 2006. Progressive Park LLC has since purchased the excluded lots. The purpose of subdividing the lots from 3 to 1 allows the petitioner to develop the property for future expansion of warehouse distribution, office space, and off-street parking. The City improvements and easements were provided in the original Annexation Agreement but rezoning and a minor subdivision is required along with amending the current annexation agreement. Progressive Park LLC along with City staff developed the amended Annexation Agreement that will contain a preliminary and final plat of subdivision and Zoning for I-2 General Industry. Staff feels that the petitioner has entered into an annexation agreement with the City of Rochelle that meets all the standards provided in the Rochelle Municipal Code, staff has reviewed the preliminary and final plat, land improvements have been proposed, easements have been dedicated, a guarantee for completion of improvements has been met and a development in this area will provide a gateway of growth for the community of Rochelle. The proposed development is not dangerous to public health, will not impair property values in the neighborhood, will not impede normal development of the surrounding properties, will not impair light to adjacent property, congest public streets, or increase the risk of fire. The City of Rochelle Planning and Zoning Commission held a public hearing on August 6th to review the petition from Progressive Park LLC. After review of the facts the Planning and Zoning Commission recommends, by a vote of 4-0, that the City Council approve the preliminary and final plat of subdivision for the 3.7 acres contingent upon staff review and comments. Kip Countryman was present to answer questions. Motion made by Councilor Bearrows moved and seconded by Councilor T. McDermott, "**I move the Council recess into a Public Hearing for Amendment to Annexation Agreement and Subdivision of Property Located at 16218, 16314 Steward Road for Progressive Park.**" Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 7-0. Motion made by Councilor D. McDermott moved and seconded by Councilor Bearrows, "**I move the Council return to open session.**" Roll call vote was taken. Ayes: Bearrows, Burke, Hayes, D. McDermott, T. McDermott, Shaw-Dickey, and Mayor Olson. Nays: None. Motion passed 7-0

ADJOURNMENT: At 6:35 PM, moved by Councilor D. McDermott and second by Councilor Burke, "**I move the Council adjourn.**" Motion passed by voice vote without dissent.

Chet Olson
Mayor


Susan L. Messer
City Clerk, City of Rochelle