

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
MONDAY, MARCH 27, 2006**

The Rochelle City Council met in Regular Session at 7:00 p.m. on March 27, 2006 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Absent: None Also present were City Manager Graff, City Attorney Cooper and City Clerk McKinney.

**APPROVAL OF MINUTES:** Councilman Eckhardt moved and seconded by Councilwoman Hollonbeck, **“I move the minutes of the Regular Council meeting of March 13, 2006 be approved.”** 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 last half of March 2006 be allowed and paid when checked over and found correct.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.

**REPORTS & COMMUNICATIONS:**

- **Mayor:** Mayor Olson asked staff to investigate an emergency plan for the bird flu.
- **Council:** Councilman Colwill stated that it is time to make a decision on new housing developments and an SSA policy.

**PUBLIC COMMENTARY:** None.

**BUSINESS ITEMS:**

1. **Ordinance – IEPA Loan Application:** Due to an error in the previous publication of this ordinance it is necessary for the City Council to vote again so the approved ordinance can be republished. It is recommended to approve Ordinance Authorizing the City to Borrow Funds from the Water Pollution Control Loan Program. Once approved, the City Clerk will need to publish the approved ordinance, within 10 days, giving electors the right to file a petition opposing the provisions of the ordinance. Councilman Colwill moved and seconded by Councilman Berg, **“I move Ordinance 06-3410, An Ordinance Authorizing the City of Rochelle of Ogle County, Illinois to borrow Funds from the Water Pollution Control Loan Program, be approved.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.

2. **Ordinance – Amendment Parking Restriction for Intermodal Drive:** In recent months there have been concerns with parking on Intermodal Drive. The current Rochelle Municipal Code Section 10.45.120 lists various locations where parking is prohibited at any time. Intermodal Drive is a heavily traveled truck route which carries many types of goods into the Global III site. The Global III site has a strict requirement for security and recently parking along Intermodal Drive has been a concern with respect to the security of Global III. Councilman Berg moved and seconded by Councilman Hayden, **“I move Ordinance 06-3411, An Ordinance Amending Section 10.45.120 of the Municipal Code of the City of Rochelle (Establishing No Parking Zone on the North and South Side of Intermodal Drive from State Route 251 to the Global III Entrance), be approved.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.

3. **Ordinance Amendment – Political Signs:** The Current Rochelle Municipal Code 17.72.100 prohibits signs in residential districts subject to certain regulations and exceptions. An exception of this prohibition is for signs advertising a particular candidate for a national, state or local election or political issues, subject to regulations regarding the size and placement of said signs, and further subject to the requirement that such signs “are not placed more than thirty days prior to the election”. Recent amendments to the Illinois Election Code allow for voting as early as 22 days before the election date. As a result of these changes to the election law the City Clerk has suggested that the time period for placing political signs be extended from thirty to fifty two days in order to allow for an appropriate period, prior to the period when ballots may be cast by early voting. At the March 20, 2006 meeting of the City of Rochelle Plan Commission a public hearing was held with regard to text amendments to Title 17 of the Rochelle Municipal Code. Upon completion of the public hearing the Plan Commission made a recommendation for approval of the text amendments to 17.72.100. by a vote of 4-2. Councilman Eckhardt moved and seconded by Councilman Hayden, **“I move Ordinance 06-3412, An Ordinance Amending Section 17.72.100 of the Municipal Code of the City of Rochelle to Extend the Time Period for Signs Advertising Candidates for Election or Political Issues from Thirty to Fifty-two Days Prior to the Election, be tabled.”** Roll call vote was taken. Ayes: Councilman Eckhardt, Councilman Hayden, Councilman Hays, Mayor Olson. Nays: Councilman Berg, Councilman Colwill, and Councilwoman Hollonbeck. Motion passed by a 4 to 3 vote.

4. Ordinance Annexing Certain Territory to the City of Rochelle (100' Strip for Rail Extension). GREDCO and the City of Rochelle have jointly petitioned to annex a 100 foot wide parcel of land extending from the Ogle/Lee County Line to Elva Road along the Burlington Northern Santa Fe Railway. The requested annexation/zoning will allow the City to extend the City Lead Track as well as continuing to pursue the Boundary Agreement with the Village of Steward. Councilman Colwill moved and seconded by Councilman Hayes, **“I move Ordinance 06-3413, An Ordinance Annexing Certain Territory to the City of Rochelle (100' Strip for Rail Extension), be approved.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.
5. Ordinance Amending Boundaries of R-D and I-2 Districts and Amending Official Zoning Map of the City of Rochelle (Rezoning 100' Strip for Rail Extension from R-D to I-2) GREDCO and the City of Rochelle have jointly petitioned to annex a 100 foot wide parcel of land extending from the Ogle/Lee County Line to Elva Road along the Burlington Northern Santa Fe Railway. The requested annexation/zoning will allow the City to extend the City Lead Track as well as continuing to pursue the Boundary Agreement with the Village of Steward. At the March 20, 2006 meeting of the City of Rochelle Plan Commission a public hearing was held with regard to a petition to zoning the 100 foot wide parcel of land. Upon completion of the public hearing the Plan Commission made a recommendation for approval of the zoning by a vote of 6-0. Councilman Colwill moved and seconded by Councilman Berg, **“I move Ordinance 06-3414, An Ordinance Amending Boundaries of R-D and I-2 Districts and Amending Official Zoning Map of the City of Rochelle (Rezoning 100' Strip for Rail Extension from R-D to I-2), be approved.** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.
6. Resolution – Supporting Northern Illinois Corridor The north central region of Illinois, comprised of the Counties of Boone, DeKalb, Kane, McHenry, Ogle and Winnebago, has seen unprecedented growth within the past decade. In the next twenty years, our region will continue to see tremendous population and economic growth, particularly along the Interstate 90 corridor. The pressures resulting from this growth will continue to strain the existing highway network within the corridor. Alternative modes to transportation must be studied in order to maintain a thriving region that will continue to compete for economic development and continue to provide an exemplary quality of life for its residents. In November 2004, a feasibility study detailing the potential feasibility of commuter rail within this transportation corridor was completed. The results of this study indicated that commuter rail was feasible. The next step in the Federal Transit Administration New Starts Planning and Project Development Process is to complete an Alternatives Analysis. Attached is an outline of the projects progression thus far, as well as the steps to be taken in the future to possibly implement commuter transportation improvements within the Interstate 90 corridor. Again, like in 2002, NICRI is requesting support in the form of a resolution from the City of Rochelle. Councilwoman Hollonbeck moved and seconded by Councilman Berg, **“I move Resolution R06-05, A Resolution Endorsing an Alternatives Analysis of the Elgin to Rockford Corridor in Northern Illinois, be approved.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.
7. Revised Job Description City Clerk: The existing City Clerk Job Description is not dated but is estimated to have originated in 1996 or 1997. By City ordinance, the City Clerk position is appointed by the Mayor with approval of the City Council to a four year term. Several of the duties and responsibilities of the City Clerk have changed over the years resulting in the need for a job description revision. The overall organization of the City has changed and the utility office and data processing no longer report to the City Clerk as indicated on the existing job description. Advances in technology have resulted in several changes in the City Clerk's office. In addition the City Clerk has assumed several duties that were not addressed in the existing job description. Councilman Berg moved and seconded by Councilwoman Hollonbeck, **“I move the Council approve and place on file the Revised Job Description (06-3415) for the City Clerk.”** Roll call vote was taken. Ayes: Councilmembers Colwill, Hayden, Berg, Eckhardt, Hollonbeck, Hayes, and Mayor Olson. Nays: None. Motion passed 7-0.

8. City Manager's Report:

- **Improvements Illinois Route 38 and Interstate Route 39 interchange:** City Staff members have had conversations with IDOT staff to discuss potential issues at Rte 38/I-39. A meeting was held between City and IDOT staff to discuss the traffic fatalities that had occurred at this location and the need for a study to determine what modifications or improvements could be incorporated into this location to help enhance the safety. In the fall of 2005 IDOT indicated they were in the process of developing a plan for this location but they were unsure when the improvements might be constructed. Mayor Olson received a letter dated 3/8/06 from IDOT which indicated their intent to begin improvements to the subject location. According to IDOT the proposed improvement will consist of pavement widening, eastbound and northbound dual left/through lanes for additional vehicular storage as well as split phase signal upgrades. The signal upgrades include such items as new LED lamps, louvered backplates, updated signal heads & components, and high intensity strobes to indicate a "stop condition". These items will enhance the visibility of signals during poor weather conditions. These improvements are being made within the restriction of the existing Rte 38 Bridge over I39. The estimated cost for these improvements is approximately \$350,000. IDOT will assume all costs associated with the construction and engineering. However, the cost associated with City owned utility relocation will be at the expense of the City.
- **2006-07 Budget:** Several meetings have been planned to discuss the 2006-07 proposed budget. Those meetings are scheduled as follows: Utility Budget Presentation 3/27 at 6:00 PM, Capital Improvements Program 3/29 at 5:30 PM, and General and Special Funds 4/3 at 5:30 PM. A public hearing on April 24<sup>th</sup> is recommended and a motion setting that public hearing is requested. Adoption of the Budget on or before April 30<sup>th</sup> is required by state law.

*DISCUSSION ITEMS:*

1. Proposed Super WalMart Site Plan

The 3/20/06 Rochelle Plan Commission Meeting included a discussion of the proposed Super WalMart. Mayor Olson reviewed the maps of the new Super Wal-Mart.

2. Update by Nicolosi & Associates – SSA Analysis & Comments

Gino Galluzzo, of Nicolosi & Associates, of Rockford, presented spread sheets regarding land development impact fees associated with the Ryland SSA proposal. It was suggested that a \$1,500 fee with the developer paying \$500 at closing and the development's homeowners being taxed annually \$1,000 above the regular tax structure until infrastructure costs are paid. Costs to the developer for offsite infrastructure improvements would total approximately \$4,900 per residence. Mayor Olson, Councilmen Berg and Colwill expressed their desire to move forward. Councilmen Hayes and Hayden and Councilwoman Hollenbeck thought they could accept the \$1,500 SSA, but wanted more information from the school districts involved. Councilman Eckhart expressed concerns.

3. Peter Raphael – Q & A session regarding SSA Financing & Bonds.

Peter Raphael was not able to attend the meeting due to another commitment.

**ADJOURNMENT:** At 8:48 p.m., Councilman Colwill moved and seconded by Councilman Berg, **"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