

**ROCHELLE CITY COUNCIL  
SPECIAL COUNCIL MEETING  
WEDNESDAY, AUGUST 2, 2006**

The Rochelle City Council met in Special Session at 6:00 p.m. on August 2, 2006 in the Conference Center of City Hall, 420 N. 6<sup>th</sup> Street, Rochelle, IL 61068.

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

***Business Items:***

1. Dedication Agreement with Westwood Enterprises. Kathy Cooper was present to answer questions and summarize the agreement. Gravity sewer main, force main and a lift station were installed by a contractor for the Westwood Subdivision west of the City from the RC2 site on route 38 to the subdivision. The developer of the subdivision agreed to oversize the facilities to meet future RMU requirements. RMU staff has evaluated numerous options in an effort to reach an agreement with the subdivision partnership on the acquisition of the sanitary sewer improvements constructed by the developer. These improvements will serve a significant area that is already in the RMU Facility Planning Area (FPA). After extensive analysis, staff has determined that the most appropriate methodology of reimbursing the subdivision partnership for over-sizing the sanitary sewer infrastructure was to pay the incremental cost of the over-sizing consistent with our municipal code provisions. The incremental cost has been reviewed by staff and our consulting engineer and has been calculated to be \$338,359. Councilmen Hayden and Eckhardt stated that they would abstain from voting. Councilman Colwill read a prepared statement saying that the city should not get involved in rural development and the county should take on the burden. Councilman Berg moved and Councilwoman Hollonbeck seconded, **“I move Agreement 06-3464, Dedication Agreement for Sewer Improvements with Westwood Enterprises, be approved.”** Roll call vote was taken. Ayes: Berg, Hayes, Hollonbeck and Mayor Olson. Nays: Colwill. Abstain: Eckhardt and Hayden. Motion passed 4-1 with 2 abstaining.

2&3. Conditional Use Permit for Planned Unit Development Commercial and Preliminary Plat/PUD Plat for Planned Unit Development Commercial North Route 38. North Route 38 LLC submitted a Petition for Planned Unit Development/Conditional Use and a Petition for Preliminary Plat on March 10, 2006 for the Lighthouse Pointe Subdivision located at the Northeast corner of Il Route 38 and Caron Rd. The City of Rochelle Planning Commission conducted a Public Hearing on the conditional use permit and for approval of a preliminary plat as required by law on April 17, 2006 which was continued to May 15, 2006 and June 19, 2006. The Planning Commission completed their review and voted 6-1 to recommend approval of the petition for conditional use permit and for approval of the preliminary plat on June 19, 2006, with the condition that all comments must be addressed and approved by staff. The Preliminary Plat has been prepared based on the currently approved BFE (Base Floodwater Elevation) of 791. This BFE has been approved by the IDNR and FEMA but is currently under review for a potential modification. The Preliminary Plat approval process will facilitate the issuance of a grading permit which is critical to the timeliness of the project schedule. Attorney Alan Cooper instructed the Council that their decision can only be based on the public hearing held by the Plan Commission. Engineer Sam Tesreau was present to answer questions. Councilman Hayes stated that the Council should not approve any plats for building in a flood plain. Councilman Colwill moved and seconded by Councilman Berg, **“I move Council approve a Conditional Use Permit for Planned Unit Development Commercial North Route 38, LLC for the Lighthouse Pointe Subdivision located at the Northeast corner of Route 38 and Caron Road, with all conditions to be specified and approved by the City Council be fore approval of a final plat.”** Roll call vote was taken. Ayes: Berg, Colwill, Eckhardt, Hayden Hollonbeck and Mayor Olson. Nays: Hayes. Motion passed 6-1.

4. City Manager Report. The City has received a letter from Tracy Elder on behalf of her daughter, Alyssa Elder, requesting approval to hold a blood drive in the parking lot south of Unger-Horner Funeral Home. The date of the blood drive is Monday, August 28, 2006 from 3:00 to 7:00. This day is immediately following the Heritage Festival. The Heritage Festival Committee has offered to keep the first row of parking spaces in the lot blocked off so that the Rock River Valley Blood Mobile can pull in there for the blood drive. Alyssa is attempting to earn her Bronze Award in Girl Scouts by organizing and completing a community service project and has chosen to sponsor a blood drive with the help of her troop. Council had no objection.

*ADJOURNMENT:* With no further business, Councilman Berg moved and seconded by Councilwoman Hollonbeck, **"I move the Council adjourn."** Motion passed by voice vote without dissent. Meeting adjourned at 7:11 p.m.

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

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Chet J. Olson  
Mayor, City of Rochelle