

**ROCHELLE CITY COUNCIL  
REGULAR COUNCIL MEETING MINUTES  
November 12, 2013**

The Rochelle City Council met in Regular Session at 7:00 p.m. on Tuesday, November 12, 2013 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 City Clerk McKinney.

**ROLL CALL:** Present on Roll Call were Councilmembers McDermott, Eckhart, Hayes, and Hollenbeck. Absent: Councilman Rice and Mayor Olson. Quorum was present. Also present were City Manager Plyman and City Clerk McKinney.

Councilman Hayes moved and seconded by Councilwoman Hollonbeck, **"I move that Councilman Berg be appointed as Mayor Pro tem to tonight's meeting."** Roll call was taken. Ayes: Eckhardt, Hayes, Hollonbeck, McDermott and Berg. Nays: None.

**PROCLAMATIONS, COMMENDATIONS, ETC.:** None

**REPORTS AND COMMUNICATIONS:**

- Mayor: None
- Council Members: Councilman Berg thanked the Fire Department and the Rochelle Hospital for their quick and professional response when he had to go to the hospital.

**PUBLIC COMMENTARY:** None

**BUSINESS ITEMS:**

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

CONSENT AGENDA ITEMS BY OMNIBUS VOTE with Recommendations:

- a) Approve Minutes of City Council Meeting – October 28, 2013
- b) Accept and Place on File Minutes of Planning and Zoning Commission - July 1, 2013
- c) Accept and Place on File Minutes of Planning and Zoning Commission – October 7, 2013
- d) Approve Bills – 10/18/13-10/24/13=**\$773,755**; 10/25/13-10/31/13=**\$404,893**
- e) Approve Payroll – 10/14/13-10/27/13=**\$219,734**
- f) Approve Purchase of UPS Batteries from Critical Uptime Services
- g) Approve Downtown Rochelle Association Request – Old Fashioned Christmas Walk
- h) Authorize Lighted Christmas Parade – December 6, 2013

Moved by Councilwoman Hollonbeck and seconded by Councilman McDermott, **"I move Consent Agenda Items (a) through (h) be approved by Omnibus Vote as recommended."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Eckhardt, Hayes, and Mayor Pro tem Berg. Nays: None. Motion passed 5-0.

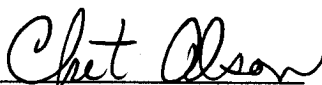
- 2) **North 8<sup>th</sup> Street Stormwater Detention Facility Improvements Project:** Earlier this year Dan Sawicki of Sawicki Motors contacted the City about his intention to redevelop the automobile dealership located at 1260 North 7th Street. Based on the proposed redevelopment plan and the anticipated economic impact, the Mayor and City Council approved a Development Agreement in early June to facilitate the improvements. Among the incentives included in the agreement was the construction and maintenance of stormwater facilities by the City on easements provided by Sawicki. The stormwater detention facility project includes excavation, installation of additional storm sewer inlets, installation of a pipe culvert, removal and replacement of pavement, and associated grading, shaping and restoration. While this project was not included in the 2013-14 Capital Improvements Budget, funding is available from the Stormwater Management Fund and Sales Tax Fund. Subsequent to the required public notice, the City Clerk opened bids for the North 8th Street Stormwater Detention Facility Improvements Project on November 8th. City Engineer Sam Tesreau reviewed the bids and provided the Mayor and City Council with his recommendation at the meeting. This project is on an expedited schedule to coincide with the expansion of the Sawicki Motors facility. Sam Tesreau was present to answer questions. Engineer Tesreau was present to answer questions. Councilman Eckhardt moved and seconded by Councilman McDermott, **"I move Council accept Bid C13-15 for the North 8<sup>th</sup> Street Stormwater Detention Facility Improvement Project from Fischer Excavating, Inc. in the amount of \$124,637.01 and reject all other bids."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Eckhardt, Hayes, and Mayor Pro tem Berg. Nays: None. Motion passed 5-0.
- 3) **Sawicki Motor's Variance for Signage - 1260 N. 7<sup>th</sup> Street:** Construction is underway on a new 20,000 square foot showroom at the Sawicki Motors facility located at 1260 N. 7th Street in Rochelle. In connection with the redevelopment of the facility, Dan Sawicki has petitioned the City to allow a 37-foot tall ground sign and an additional 190 square feet of signage, over and above the 260 feet allowed. These variances are being requested so that Sawicki Motors can comply with the standards established by General Motors (GM). The proposed sign is consistent with all GM dealership signage and is the shortest height allowed by GM. The sign will be located on the east side of the property, along North Seventh Street, within the setback distance allowed under B-2 Zoning. On November 4th the Planning and Zoning Commission reviewed the petition for a variance to the sign ordinance. Following some discussion the commission voted 5-0 to recommend approval of the request subject to a revised site plan and building permit application showing the proposed location of the ground sign within the proper setback. Councilwoman Hollonbeck moved and seconded by Councilman McDermott, **"I move Ordinance 13-4342, An Ordinance Approving a Variance for Ground Signage for Sawicki Motors at 1260 N. Seventh Street subject to a revised site plan and building permit application showing the proposed location of the ground sign within the proper setback be adopted."** Roll call vote was taken. Ayes: Councilmembers Hollonbeck, McDermott, Eckhardt, Hayes, and Mayor Pro tem Berg. Nays: None. Motion passed 5-0.

#### DISCUSSION ITEMS:

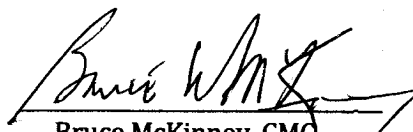
- 1) **Renovate the Hub Theatre:** Speaking as a private citizen, Attorney Allan Cooper informed the Council on possible renovation of the downtown Hub Theatre. The purchase price for the theatre is \$100,000 and renovation costs would be \$1 to \$1.5 million.

EXECUTIVE SESSION: None.

ADJOURNMENT: At 7:49 p.m., moved by Councilman McDermott and seconded by Councilwoman Hollonbeck, **"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