



**MINUTES**  
**CITY COUNCIL REGULAR MEETING**

**Monday, August 11, 2025 at 6:30 PM**

**City of Rochelle Council Chambers—420 North 6th Street, Rochelle, IL 61068**

- I. CALL TO ORDER:** Pledge to the Flag and prayer were led by Mayor Bearrows.
- II. ROLL CALL:** Present were Councilors T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor John Bearrows. Absent: Councilors Hayes and Shaw-Dickey. A quorum of 5 were present. Also, present City Manager Jeff Fiegenschuh, City Clerk Rose Huéramo, City Attorney Dominick Lanzito.
- III. PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. REPORTS AND COMMUNICATIONS:**
  1. Mayor's Report: The ribbon-cutting of the Trans Load Intermodal Yard expansion is scheduled for Thursday, 8/14 and the Lincoln Highway Heritage Festival 8/15–8/17. The Masonic Lodge marked its 100th anniversary on Sat 8/9, and a thank you to all who supported the Fly-In & Drive-In on Sun 8/10. With the News-Leader closing in September, the Mayor and City Manager will share regular City updates on Facebook.
  2. Council Members: Councilwoman Arteaga thanked the Lincoln Highway Heritage Festival Committee for their hard work. As the school year begins, she encourages families to stay involved and wishes everyone a successful year ahead.
- V. PUBLIC COMMENTARY:** None.
- VI. DISCUSSION ITEMS: Indiana Municipal Power Agency Presentation:** Superintendent of Electric Operations Blake Toliver, Kyle Brouillette, and Sam Wilson from Indiana Municipal Power Agency presented to the Council with an update on wholesale power prices, including recent changes in power generation, resource accreditation projections for energy capacity, and insights into the energy market outlook for 2026 year.
- VII. BUSINESS ITEMS:**
  1. **CONSENT AGENDA ITEMS BY OMNIUS VOTE** with Recommendations:
    - a) Approve City Council Meeting Minutes - 7/28/25
    - b) Accept & Place on File Planning & Zoning Commission Meeting Minutes - 6/02/2025
    - c) Approve Payroll - 07-07-25-07/20/25
    - d) Approve Payment Registers - 7/28/25, 8/4/25Motion made by Councilor Arteaga, Seconded by Councilor T. McDermott, **"I move consent agenda items (a) through (d) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 5-0.
  2. **An Ordinance Creating a Class C Liquor License for Vince Carney Community Theatre DBA Lincoln Arts Center at 108 S. Main Street.** The City has received a formal request from Vince Carney Community Theater (VCCT), doing business as the Lincoln Arts Center, located at 108 S. Main Street. The Lincoln Arts Center is a not-for-profit organization. VCCT is seeking a Class C (Not-for-Profit) liquor license to permit the sale of alcoholic beverages during its theatrical performances and special events, including its annual Gala. The organization notes that the ability to offer alcoholic beverages would significantly enhance patron experience and support efforts to attract outside acts throughout the year. VCCT holds performances ranging from single-day shows to events spanning up to three consecutive days, typically scheduled Friday through Sunday. Show durations vary, generally lasting up to four hours, with most events concluded by 10:00 PM. Liquor Commissioner John Bearrows has reviewed the request and has expressed no objections to the issuance of the license. City Clerk, Rose Huéramo was available for questions. Motion made by

Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move Ordinance 2025-49, an Ordinance Creating a Class C Liquor License for Vince Carney Community Theatre d/b/a Lincoln Arts Center at 108 S. Main Street, be approved."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 5-0.

3. **An Ordinance Approving the Plat of Annexation and a Zoning Map Amendment for 13800 Gurler Road, PIN# 24-35-400-008 (Public Hearing and Action).** The City of Rochelle is proposing a plat of annexation for five acres contiguous to the Rochelle Airport to be annexed into the City of Rochelle. The subject property is currently outside of the city limits with an auto body shop for semis and large fleet vehicles known as Large Car Rebuilders. The City of Rochelle would like to annex the property into the City limits with an A-Airport Zoning. The Planning and Zoning Commission can recommend to the City Council an amendment to expand or alter the zoning map after review of the petition of the owner with a public hearing. On Monday, August 4, 2025, the Planning and Zoning Commission voted 4-0, to approve the proposed Plat of Annexation for 13800 Gurler, Road, PIN# 24-35-400-008. Community Development Director Michelle Pease was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move the Council recess into a Public Hearing for a discussion on the Plat of Annexation and Zoning Map Amendment for 13800 Gurler Road."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None Motion passed 5-0. Motion made by Councilor T. McDermott, Seconded by Councilor Valdivieso, **"I move Council return to open session."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None Motion passed 5-0. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move Ordinance 2025-50, an Ordinance Approving the Plat of Annexation and a Zoning Map Amendment for 13800 Gurler Road, Pin 24-35-400-008, be approved."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None Motion passed 5-0.
4. **An Ordinance Approving the Preliminary and Final Plats of Subdivision for 1133 N. 7th Street, PIN # 24-13-377-053.** Rochelle Hospitality, LLC has petitioned to subdivide the property located at 1133 N. 7th Street. The property is zoned B-2 Commercial Highway. The purpose is to re-subdivide a portion of two lots into one. The newly subdivided lot will be an exchange of land as per the approved development agreement with the City of Rochelle. This land exchange allows the hotel to build an exterior pool, in conformance with City codes, which is required by the franchise. The access easement to the Condo Association's garbage corral will be eliminated. There is an agreement between the condo and hotel to move the garbage corral to the North side of the building. Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of Rochelle Hospitality, LLC for a single lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. On Monday, August 4, 2025, the Planning and Zoning Commission voted 4-0, to approve the proposed Preliminary and Final Plat of Subdivision Rochelle Hospitality, LLC located at 1133 N. 7th Street. Community Development Director Michelle Pease was available for questions. Motion made by Councilor Arteaga, Seconded by Councilor Valdivieso, **"I move Ordinance 2025-51, an Ordinance Approving the Preliminary and Final Plats of Subdivision for 1133 N. 7th Street, PIN 24-13-377-053, be approved."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 5-0.

5. **An Ordinance Approving the Preliminary and Final Plats of Subdivision for 1123 N. 7th Street, PIN 24-13-377-041.** The City of Rochelle has petitioned to subdivide the property located at 1123 N. 7th Street. The property is zoned B-2 Commercial Highway. The purpose is to re-subdivide lots two and three and part of lots one and four of Binz and Davis Subdivision, as well as lot seven and part of lot eight and nine of Tilton Manor Subdivision into a two-lot subdivision. Lot one will be approximately .11 acres, 4,794 square feet. As part of the development agreement, lot one will be less than the Rochelle Municipal Code minimum lot size requirement of 15,000 square feet and will be transferred to the adjacent property owner, Rochelle Hospitality LLC. Also, a 20' ingress/egress to Lot 1 is being dedicated to Rochelle Hospitality. Lot two will be approximately 1.94 acres and will be marketed for future commercial development. Willett Hofmann and Associates developed a preliminary and final plat of subdivision on behalf of the City of Rochelle for a two-lot subdivision with easements. City staff and the Planning and Zoning Commission shall review the preliminary and final plat for conformance with the comprehensive plan, the provisions hereof, and all other applicable City ordinances. Pursuant to 65 ILCS 5/11-12-8, the Planning and Zoning Commission shall recommend or not recommend the approval of the preliminary and final plat within 90 days of the application. On Monday, August 4, 2025, the Planning and Zoning Commission voted 4-0, to approve the proposed Preliminary and Final Plat of Subdivision Vagabond located at 1123 N. 7th Street. Community Development Director Michelle Pease was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Arteaga, **"I move Ordinance 2025-52, an Ordinance Approving the preliminary and Final Plats of Subdivision for 1123 N. 7th Street, PIN 24-13-377-041, be approved."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 5-0.

- VIII. **EXECUTIVE SESSION:** At 7:28 P.M. Motion made by Councilor Valdivieso, Seconded by Councilor T. McDermott, **"I move the Council recess into executive session to discuss purchase or lease of real property for the City's use, section (c)(5) and setting of a price for sale or lease of property owned by the City, Section (c) (6) and discuss the minutes of meetings lawfully closed under this Act for purposes of approval by the body of the minutes or semi-annual review of the minutes as mandated, Section (c) (21)."** Voting Yea: T. McDermott, D. McDermott, Arteaga, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 5-0.

At 7:55 P.M. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move the Council return to open session."** Voice vote all in favor. Motion passed 5-0.

- IX. **ADJOURNMENT:** At 7:56 P.M. Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Voice vote all in favor. Motion passed 5-0.

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John Bearrows, Mayor

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Rose Huéramo, City Clerk