



MINUTES
CITY COUNCIL MEETING
Monday, August 10, 2026 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, Hayes, D. McDermott, Shaw-Dickey, Valdivieso, and Mayor John Bearrows. Absent: Councilor Arteaga. A quorum of six were present. Also present: City Manager Zeke Jackson, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito. Councilor Hayes arrived at 6:43 pm.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
1. Mayor's Report: Highlighted the excellent turnout for National Night Out and thanked the vendors and community for their participation. Also recognized the recent groundbreaking and ribbon-cutting ceremonies and expressed appreciation for the strong community support at the "Stuff the Squad" event. With school returning to session, reminded motorists to drive carefully and watch for children walking and biking.
 2. Council Members: Councilwomen Shaw-Dickey expressed appreciation for the School Resource Officer (SRO) program as students return to school..
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:**
1. **Comprehensive Plan - Introduction & Residential Growth and Development:** Michelle Pease Director of Community Development presented an update on the City's Comprehensive Plan, highlighting housing and residential growth goals, future development areas, updated land use mapping, and recommended planning priorities to guide future development.
 2. **Audit Presentation:** Finance Director Matt Hoffman along with Lindsey Fish from Audit Firm Sikich presented council with the results of the 2025 financial audit.
- VII. **BUSINESS ITEMS:**
1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 7/27/2026
 - b) Approve Planning and Zoning Commission Meeting Minutes - 7/6/2026
 - c) Approve Payroll - 7/6/2026 - 7/19/2026
 - d) Approve Payment Registers - 7/27/2026, 8/3/2026
 - e) Approve Special Event Request - Chamber of Commerce Ribbon Cutting - 8/11/26Motion made by Councilor Valdivieso, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) through (e) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
 2. **A Resolution Approving an Easement Agreement with Boyle Farm.** The City of Rochelle has negotiated a permanent utility easement across a portion of the Boyle family property near Steward Road and East Ritchie Road. The agreement grants the City a permanent, exclusive corridor for underground electric and fiberoptic facilities, together with the access necessary to construct, operate, maintain, repair, and replace those facilities. The agreement provides \$20,000 in consideration for the easement. The easement is needed to advance the Ritchie Road Substation-to-CHS project. The alignment also preserves a utility corridor that can support future development of the Boyle farm and future connections associated with the CenterPoint Substation. Approval of the

agreement formally memorializes the discussions held with the Boyle family in 2025 and secures the utility rights needed for current and future electric system improvements. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-31, a Resolution Approving an Easement Agreement with Boyle Farm, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

3. **An Ordinance approving the Preliminary and Final Plats of the Rochelle Business and Technology Park, Phase 3.** The City of Rochelle has petitioned to subdivide the property located at Parcel #25-17-300-025 and #25-17-300-026. The parcels are zoned B-2 Commercial Highway. The purpose of the preliminary and final plat of subdivision is to change the property lines for future development. 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 3, 2026, the Planning and Zoning Commission voted 5-0 to approve the preliminary and final plats. Community Development Director Michelle Pease was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 2026-42, an Ordinance Approving the Preliminary and Final Plats of the Rochelle Business and Technology Park, Phase 3, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.
4. **An Ordinance approving a Special Use Permit for Recycling at 200 Standard Oil Road.** The petitioner is seeking a proposed special use permit to operate an oil recycling facility. The subject property is zoned I-2 General Industrial and is located at 200 N. Standard Oil Drive, Parcel 24-25-283-006. Sec. 110-160, District Use Classification List, a recycling center requires a Special Use. The proposed use will utilize an existing vacant industrial property. Any future site improvements, outdoor storage, screening, lighting, fencing, signage, or building modifications shall comply with the requirements of the Rochelle Municipal Code and any applicable building, fire, and environmental codes. A development agreement shall be proposed to allow the developer to phase in all code requirements to develop the property according to Rochelle Municipal Code. On Monday, August 3, 2026, the Planning and Zoning Commission voted 5-0 to approve the proposed Special Use. Community Development Director Michelle Pease and Jason Whisbrook with Space Co. were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 2026-43, an Ordinance Approving a Special Use Permit for Recycling at 200 Standard Oil Road, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, Valdivieso, and Mayor Bearrows. Nays: None. Motion passed 6-0.

VIII. EXECUTIVE SESSION: None.

IX. ADJOURNMENT: At 7:15 PM. Motion made by Councilor D. McDermott, Seconded by Councilor Valdivieso, **"I move the Council adjourn."** Voice vote all in favor.

John Bearrows, Mayor

Rose Huéramo, City Clerk