



MINUTES
CITY COUNCIL MEETING
Monday, July 13, 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, and Mayor John Bearrows. Absent were Councilors Arteaga and Valdivieso. A quorum of five were present. Also present: City Manager Zeke Jackson, City Clerk Rose Huéramo, and City Attorney Dominick Lanzito.
- III. **PROCLAMATIONS, COMMENDATIONS, ETC:** None.
- IV. **REPORTS AND COMMUNICATIONS:**
 1. Mayor's Report: Mayor thanked the library staff for reading the Declaration of Independence on July 9, the businesses that participated in Hot Dog Days on July 11, the Rochelle Township High School Class of 1961 for visiting City Hall, and the Police Department for their continued service to the community. Mayor also announced the Illinois DMV Mobile Unit and Legislative Session Update, the Pocket Park Mural Ribbon Cutting, Movie in the Park, and noted that the State of Illinois *Rules of the Road* books are available at various locations throughout the community.
 2. Council Members: None.
- V. **PUBLIC COMMENTARY:** None.
- VI. **DISCUSSION ITEMS:** None.
- VII. **BUSINESS ITEMS:**
 1. **CONSENT AGENDA ITEMS BY OMNIBUS VOTE** with Recommendations:
 - a) Approve City Council Meeting Minutes - 6/22/2026
 - b) Accept & Place on File - Planning & Zoning Commission Minutes - 6/1/26
 - c) Approve Payment Registers - 6/22/26, 6/29/26, 7/6/26
 - d) Approve Payroll - 6/8/26-6/21/26
 - e) Special Event Request - Hair Express Block Party - 8/1/26
 - f) Special Event Request - Downtown Date Night - 7/21/26
 - g) Special Event Request - Night on the Downtown - 9/10/26Motion made by Councilor Hayes, Seconded by Councilor D. McDermott, **"I move consent agenda items (a) through (g) be approved by Omnibus vote as recommended."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
 2. **An Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a DB41 Backyard Digger Derrick through Altec Industries.** Staff recommend that the City Council waive competitive bidding requirements and approve the purchase of one (1) Altec DB41 41-foot Tracked Backyard Digger Derrick from Altec Industries through the Sourcewell Cooperative Purchasing Program in the amount of \$258,171.00, including delivery. The Electric Department is requesting approval to replace its existing 2011 tracked backyard machine, which is reaching the end of its useful service life and has experienced increasing maintenance needs. This specialized piece of equipment is an essential tool for installing and maintaining electrical distribution infrastructure in areas that are inaccessible to conventional line trucks, including backyards, easements, and difficult terrain. The existing unit will be sent to auction once the new unit is placed in service. The proposed replacement is an Altec DB41 41-foot Tracked Backyard Digger Derrick equipped with a trailer and an isolating material handling jib with winch. The total purchase price, including delivery, is \$258,171.00. Although staff is requesting a waiver of competitive bidding, this purchase is being

made through the Sourcewell Cooperative Purchasing Program (Contract #110421-ALT). Sourcewell competitively solicits and awards contracts through a nationally recognized procurement process that satisfies the competitive bidding requirements of the Illinois Governmental Joint Purchasing Act (30 ILCS 525). Utilizing this cooperative purchasing contract allows the City to receive competitively bid pricing while avoiding the time and expense of conducting its own formal bid process. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 2026-35, an Ordinance Waiving Competitive Bidding Requirements and Authorizing the Purchase of a DB41 Backyard Digger Derrick through Altec Industries, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

3. **An Ordinance Waiving Competitive Bidding Requirements and Accepting the Quote from Hupp Electric Motors for Repairs to Peaker 1 Generator.** The Peaker 1 generator was sent to Decatur Electric for rewinding and refurbishment. After the generator was returned, reinstalled, and placed back into service, it experienced a catastrophic bearing failure. Following the failure, Rochelle Municipal Utilities engaged in numerous discussions with Decatur Electric regarding warranty coverage for the repairs that had been performed. Unfortunately, Decatur Electric declined to accept responsibility for the failure or provide warranty coverage for the repair work. Staff consulted extensively with the City's legal counsel to evaluate potential legal remedies. After reviewing the facts, anticipated litigation costs, and the uncertainty of recovery, it was determined that pursuing legal action would likely cost more than the repair itself. Therefore, staff believe the most prudent course of action is to proceed with repairing the generator and returning the unit to service. The Peaker 1 generator provides significant value by allowing RMU to generate power during periods when market energy prices are high. Since the unit has been out of service, RMU has been unable to realize those operational savings. Staff estimate that the City is foregoing approximately \$200,000 in annual savings while the generator remains unavailable. At that rate, the cost of the proposed repair will be recovered in one year or less through avoided purchased power costs and increased generation savings. Hupp Electric Motors has provided a proposal totaling \$54,740.00 for the required repairs, including replacement of the failed bearing, machining and installation of a new shaft, generator disassembly and reassembly, testing, inspection, and on-site installation and commissioning. Staff is requesting that competitive bidding requirements be waived because this repair is highly specialized and requires a contractor with extensive experience repairing large synchronous generators of this type. Hupp Electric Motors has evaluated the generator and developed a comprehensive repair plan specific to this equipment. The proposal also represents a substantial savings compared to a previous repair estimate exceeding \$93,000 for similar work. Given the ongoing financial losses associated with the generator remaining out of service, delaying the repair to pursue a formal bidding process would not be in the City's best financial interest. Prompt authorization of the repair will allow RMU to return the unit to operation as quickly as possible and restore the annual operational savings. Superintendent of Electric Operations Blake Toliver was available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor T. McDermott, **"I move Ordinance 2026-36, an Ordinance Waiving Competitive Bidding Requirements and Accepting the Quote from HUPP Electric Motors for repairs to Peaker 1 Generator, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
4. **An Ordinance Amending Section 6-46 of the Municipal Code to Create One Class R-3 Liquor License.** The City has received a request from Catalino Jasso and Maria Dolores Alvarez to establish a new Class R-3 Liquor License for Apple Roasted Café and Family located at 314 May Mart Dr. The applicants have completed all required application materials and have satisfied the City's licensing requirements. The proposed Class R-3 liquor license authorizes the retail sale of alcoholic liquor by a restaurant with a bar, with all alcoholic beverages to be consumed on the licensed premises. The Liquor Commissioner, John Bearrows, has reviewed the request and has no objection

to the transaction. Council approval is requested to create and issue a Class R-3 Liquor License to Apple Roasted Café and Family at 314 May Mart Dr. City Clerk Rose Huéramo and owner Catalino Jasso were available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Hayes, **"I move Ordinance 2026-37, an Ordinance Creating One Class R-3 Liquor License for Apple Roasted Cafe and Family located at 314 May Mart Dr., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

5. **An Ordinance Addressing Residential Fences Along Golf Course Property.** The City of Rochelle is proposing a text amendment to Chapter 110 (Zoning), Article V (Districts), Division 2 (Residential Districts), Section 110-545 (Residential, Security and Farm Fences) to allow the installation of safety netting barriers on residential properties that directly abut the golf course. The proposed amendment recognizes that golf safety netting systems are unique structures designed for a specific protective purpose and differ substantially from conventional residential fencing. The amendment establishes a regulatory framework that allows such installations while maintaining appropriate design, safety and maintenance standards. The text amendment would:
 1. Allow safety netting barriers only on residential properties directly contiguous to a golf course.
 2. Limit installation to the rear property line shared with the golf course.
 3. Require a permit from the City Building Official prior to installation or modification.
 4. Establish a maximum allowable height of twenty (20) feet.
 5. Require durable, weather-resistant materials and non-reflective, dark-colored netting designed to minimize visual impacts.
 6. Require installation in accordance with manufacturer specifications.
 7. Require ongoing maintenance by the property owner.
 8. Provide enforcement authority should the structure become damaged, hazardous, unsightly, or fail to serve its intended purpose.

On Monday, July 6, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed text amendment addressing residential fencing along golf course properties. Community Development Director Michelle Pease was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor D. McDermott, **"I move Ordinance 2026-38, an Ordinance Addressing Residential Fences along Golf Course Property, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
6. **An Ordinance Rezoning 900 N 3rd Street from R-2 to R-4 Residential District and Granting a Variance for an Ancillary Hospital Facility.** The petitioner is seeking rezoning of the property located at 900 N. 3rd Street to R-4 High Density Residential District; and a variance to permit the construction of an ancillary hospital support facility and associated parking improvements. The subject property is located at 900 N. 3rd Street and was formerly a nursing home facility. The property was recently acquired by the Rochelle Community Hospital Association to accommodate future operational needs and support services associated with the hospital. The petitioner proposes to construct a building that will serve as an ancillary use to the hospital campus. The proposed facility will provide: 1. Administrative office space 2. Meeting and training rooms 3. Garage and maintenance facilities 4. Employee support functions 5. An employee parking lot. The proposed development is intended to support hospital operations while alleviating space constraints on the existing hospital campus. The petitioner requests that the property be rezoned to R-4 High Density Residential District. The hospital campus located immediately across the street is currently zoned R-4. Rezoning the subject property to R-4 would create consistency between the two properties and allow the site to function as an integrated part of the hospital campus. The petitioner has identified the following hardship: 1. The existing hospital campus is substantially developed and constrained by surrounding development. 2. The hospital is effectively landlocked and has limited opportunities for expansion on its current campus. 3. The acquisition of the property at 900 N. 3rd Street provides one of the few available opportunities to accommodate necessary growth and support functions

required for continued hospital operations.4. Relocating administrative offices, meeting space, maintenance operations, and employee parking to the subject property will allow the hospital to better utilize its existing campus for patient care and medical services.

Sec. 110-29. – Variances. (a) Intent and purpose. A variance is a grant of relief to a property owner from the literal requirements of the zoning ordinance, where literal enforcement would cause undue hardship. Additionally, a variance is intended to provide relief where the requirements of the zoning ordinance render the land difficult to use because of some unique physical attribute of the property itself, or some other factor unique to the property for which the variance is requested. A variance is not intended merely to remove an inconvenience or financial burden that the requirements of the zoning ordinance may impose on a property owner in general. A variance is not intended to allow the establishment of a use that is not otherwise allowed in a zoning district or that would change the zoning district classification of any or all of the affected property and should not be granted where a special use permit or an amendment to the official zoning map would be more appropriate. (f) Standards for granting a variance. The planning and zoning commission shall not recommend, and the city council shall not grant, a variance from the regulations of the zoning ordinance unless it makes findings based on evidence presented to it in each specific case that: (1) The variance is in harmony with the general purpose and intent of the zoning ordinance; (2) The plight of the owner is due to unique circumstances (65 ILCS 5/11-13-4) and thus strict enforcement of the zoning ordinance would result in practical difficulties, or impose exceptional hardships, due to the special and unusual conditions that are not generally found on other properties in the same zoning district; (3) The property cannot yield a reasonable return if permitted only under the conditions allowed by the zoning ordinance; and (4) The variance, if granted, will not alter the essential character of the locality, and will not be a substantial detriment to adjacent property. (g) Burden of proof. In each case of a requested variance, the applicant must satisfy the proof that the proposed variance meets the standards of subsection (f) of this section, even if there is no testimony or other evidence opposing or rebutting the requested variance. On Monday, July 6, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed rezone and variance for the Rochelle Community Hospital. Community Development Director Michelle Pease and Kayce Chadwick and Karen Tracy from RCH were available for questions. Motion made by Councilor Shaw-Dickey, Seconded by Councilor Hayes, **"I move Ordinance 2026-39, an Ordinance Rezoning 900 N. 3rd Street from R-2 to R-4 Residential District and Granting a Variance for an Ancillary Hospital Facility, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

7. **An Ordinance Approving a Car Wash as a part of a Planned Unit Development at PIN 25-18-378-002.** The petitioner is seeking approval of site plan, building elevations, signage plan and landscaping plan for a previously approved special use permit for the development of a car wash within a Planned Unit Development (PUD) Zoning District. The subject property is located at parcel #25-18-378-002. The parcel is a vacant lot, is .91 acres and is located next to 450 Coronado Drive. The petitioner is now seeking approval of the final development plans prior to issuance of building permits and commencement of construction. The Planning and Zoning Commission and City Council previously reviewed and approved a Special Use Permit allowing a car wash facility within the PUD District. The approval recognized the compatibility of the proposed use with the surrounding commercial development and established the framework for future site development. The petitioner has now submitted detailed development plans including:
 - Site Plan
 - Building Elevations
 - Signage Plan
 - Landscaping Plan
 - Stormwater and engineering information as required

The purpose of the current review is to determine whether the submitted plans are consistent with the approved Special Use Permit, the intent of the PUD District, and applicable provisions of the Rochelle Municipal Code. On Monday, July 6, 2026, the Planning and Zoning Commission voted 6-0 to approve the proposed Special Use site plan, building elevations, signage plan and landscaping plan for the property located at parcel # 25-18-378-002, a vacant lot next to 450 Cornado Drive. Community Development Director Michelle Pease and Owners Mike Judge, Sr. and Mike Judge, Jr., were available for questions. Motion made by Councilor D. McDermott, Seconded by Councilor T. McDermott, **"I move Ordinance 2026-40, an Ordinance Approving a Car Wash as Part of a Planned Unit Development at PIN 25-18-378-002, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

8. **A Resolution Authorizing the Purchase of a Ford Maverick and the Sale of Surplus Property Pursuant to a Vehicle Sales Agreement with Enterprise Fleet Management, Inc.** The Water Department seeks to gain approval for the purchase of a Ford Maverick through Enterprise Fleet Management to replace a 2015 Ford F-150. In addition, we also would like to trade in the 2015 F-150 as listed below: 2015 Ford F-150, VIN 1FTFW1EF96FD52058. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor T. McDermott, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-29, a Resolution Authorizing the Purchase of a Ford Maverick and the Sale of Surplus Property Pursuant to a Vehicle Sales Agreement with Enterprise Fleet Management, Inc., be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.
9. **A Resolution Amending the Contract for Grant Management with Ellen Burgeson for an Amount Not to Exceed \$30,000.** In addition to completing the closing out tasks for the Sewer Lining Grant, Ellen Burgeson is working with the Water/Water Reclamation Department to secure additional grant funding for capital projects. She has presented a revised contract increasing the not-to-exceed amount from \$24,500 to \$30,000. The additional work will include reviewing data to determine if any W/WR project would qualify for DCEO grant and to seek other grant opportunities. Superintendent of Water/Water Reclamation Adam Lanning was available for questions. Motion made by Councilor Hayes, Seconded by Councilor Shaw-Dickey, **"I move Resolution R2026-30, a Resolution Amending the Contract for Grant Management with Ellen Burgeson to an amount not to exceed \$30,000, be approved."** Voting Yea: T. McDermott, Hayes, D. McDermott, Shaw-Dickey, and Mayor Bearrows. Nays: None. Motion passed 5-0.

VIII. EXECUTIVE SESSION: None.

IX. **ADJOURNMENT:** Motion made by Councilor Shaw-Dickey Seconded by Councilor D. McDermott, **"I move the Council adjourn."** Voice vote all in favor. Motion passed 5-0.

John Bearrows, Mayor

Rose Huéramo, City Clerk