

Rochester Village Board – Special Board Meeting
3/30/2026

President Munroe called the meeting to order at 5:32 pm.

Members present: Trustee Andrade, Trustee Eandi, Trustee Giles-Brown, Trustee Kindred, Trustee Reiss, President Munroe, Deputy Clerk Burris; **Members absent:** Trustee Butcher

PUBLIC FORUM:

N/A

Old Business:

Ord 25-29 – Consideration of an ordinance amending the Village’s Code of Ordinances to impose regulations regarding the operation of low-speed electric vehicles and other actions in connection therewith. *Trustee Kindred made a motion to table Ord 25-29. Trustee Giles-Brown seconded the motion.* Motion passed with *Unanimous aye vote. Zero nay votes.*

Ord 26-02 – Consideration of an ordinance amending chapter 110 of the Village’s Code of Ordinances to implement a new process for licensing solicitors and peddlers within the village limits and other actions in connection therewith. *Trustee Kindred made a motion to table Ord 26-02. Trustee Giles-Brown seconded the motion.* Motion passed with *Unanimous aye vote. Zero nay votes.*

Ord 26-10 – Consideration of an ordinance rejecting the recommendation of the Planning & Zoning Commission to deny a variance of section 156.172 (C)(3) of the Village’s Code of Ordinances as applied to parcel 23-22.0-227-018 (1230 Community Drive) for the installation of a sign exceeding 25’ in height along Illinois State Route 29; granting a variance of the same provisions; and other actions in connection therewith.

Discussion: Mr. Patel was invited to come to the meeting, but he was unable to make it. He provided a new photo of the proposed signage with the additional pricing of fuel on the 80’ sign. Mr. Patel said he would like to go 10’ above the billboard. The billboard is 31.5 feet tall. With the Phillips 66 sign at 12’ tall, the sign would probably have to be at 60’.

Trustee Andrade confirmed that what we would be looking at is a 60’ sign which would be the top of the Phillips 66 sign. Attorney Schuering that Ordinances 26-10 & 26-11 work in tandem. If we approve one, we must deny the other.

P&Z Chairman Petit asked if we had a printout or diagram that shows the 60’ request and asked where the 60’ idea come from? President Munroe stated that that was the number that Mr. Patel provided to her. Mr. Petit stated that during their meetings with Planning & Zoning, there wasn’t an additional height number thrown out for negotiation. It was 80’ or nothing. When President Munroe spoke to him, she stated that she informed Mr. Patel that 80’ was not going to work and advised him to go back to the drawing board.

Jim Theis stated that in the past there were a ton of issues with a previous gas station where Bank & Trust sits now with signage and lights, etc. If you make that kind of exception for this station, what will happen to the other businesses that complied. He would like to caution the board about how we move

forward by granting a variance from the status quo and the current ordinances. P&Z spent a lot of time on the previous signage issues.

Kindred: Issue is light pollution and how the light will be lit and glowing 24/7 and future development along Route 29 and Community Drive. We don't know what development is coming. If we do an 80' sign off Maxheimer, will we need to do another 80' sign across from Village Hall?

President Munroe likes the idea of the light pollution because of the traffic crossing the highway. She also added that Mr. Patel would be willing to come to a meeting should additional explanations need to be made. We just need to make sure it's done right.

Trustee Kindred made a motion to table Ord 26-10. Trustee Reiss seconded the motion. Motion passed with Unanimous aye vote. Zero nay votes.

Ord 26-11 – Consideration of an ordinance accepting the recommendation of the Planning & Zoning Commission to deny a variance of section 156.172 (C)(3) of the Village Code of Ordinances as applied to parcel 23-22.0-227-018 (1230 Community Drive) for the installation of a sign exceeding 25 feet in height along Illinois State Route 29 and other actions in connection therewith. *Trustee Kindred made a motion to table Ord 26-11. Trustee Giles-Brown seconded the motion. Motion passed with unanimous aye vote. Zero nay votes.*

Trustee Andrade stated that constituents are seeking Rochester to be more business friendly and have more investment in the community. We don't want to be seen as holding up progress. We don't want potential business to not want to work with us and view us as obstructionists. We should proceed to a resolution quickly to bring the business to town.

President Munroe agrees with Trustee Kindred that we are still trying to attract business to that section of town, so we need to consider things and come up with a unilateral plan for the whole area.

Trustee Kindred said that we already have a unilateral plan that is 25' or building height. We either need to stick with it or do what you want. We shouldn't allow them to do whatever they want. We have uniformity in the town. If we are going to develop the entire block, having them all at the same height or variances of that will look a lot better than having a big 80' sign at the end.

President Munroe believes that corporate Phillips 66 is the pushing party to the 80' sign. We are not as close to the highway as they may believe.

Petit said that the driving force in his decision was similar layout in another town he travels through has several businesses and all the signs are uniform and fit well and are all 25'.

President Munroe said if we're going to grow in the way we want to grow, we're going to have more corporate entities within the Village. We need to be cautious and aware of the decisions we are making now.

New Business

Trustee Kindred made a motion to enter executive session regarding 5 ILCS 120/2(c)(2) Personnel. Trustee Reiss seconded the motion. Unanimous aye vote. Zero nay votes.

Trustee Reiss made a motion to enter regular session of Special Village Board meeting. Trustee Andrade seconded the motion. Unanimous aye vote. Zero nay votes.

Other Business: Discussion of Fiscal Year 2026-2027 Budget

Office Manager Burris has made some adjustments and explained the updates/changes. Topics of discussion include CURES funds, Utility Rates, Village Hall Maintenance and Repairs, Public Works Machinery, Park Pond, Playground Equipment, Website and Meeting Streaming

Motion to Adjourn

Trustee Giles-Brown made a motion to adjourn the meeting. Trustee Andrade seconded the motion. The motion passed unanimously at 7:27pm.

Respectfully submitted,

Erica Burris
Deputy Clerk