

**ROCHELLE CITY COUNCIL
SPECIAL MEETING 12/11/17
HEARING FOR THE ANNEXATION AGREEMENT**

SUBJECT: Introduction and staff statements for the annexation agreement, including the annexation, zoning, and variances

Staff Speaking at hearing: Kip Countryman and Sam Tesreau

Following the motion to open the public hearing, the following should be provided.

Summary of the Annexation Agreement: The City of Rochelle Love's Travel Stops & Country Stores, Inc. have proposed an Annexation Agreement for the development of approximately 17 acres with the City of Rochelle at the corner of US Route 251 South and Steward Road south of I-88. The Annexation Agreement contemplates the construction of a travel stop with a convenience store, Hardees restaurant, Chester's chicken, passenger fueling, semi-truck fueling, semi-truck parking, and a tire shop.

On December 4, 2017, the Planning & Zoning Commission voted to recommend the annexation, rezoning, and variances for this property. Those provisions are part of the annexation agreement that is on the agenda for approval during the regular City Council meeting to be held at 7 p.m. on December 11, 2017.

The annexation sets forth the terms of the annexation, the development of the parcel, and the travel stop to be constructed. Pursuant to the terms of the Annexation Agreement, if approved by the City Council, Love's would not only construct the facilities necessary for its operation, it would construct water and sanitary sewer infrastructure large enough to serve adjacent properties. This includes the installation of a larger lift station that is larger than what is needed for this facility on its own.

Next, the agreement will provide for the installation of traffic signalization at this intersection and the widening of Steward Road. Love's Travel Stops, along with City staff, has developed an annexation agreement with the City of Rochelle that will contain a preliminary and final plat of subdivision, Zoning for B-2 Commercial Highway, City utilities (Water, Sewer, Electric) to the easterly edge of the property, widening along Steward road for a vehicle turn lane, traffic signaling at Route 251 and Steward road, and upgrades to the current lift station to serve adjoining properties as part of the Hub City Development Annexation Agreement in 2010. The expenses identified on Exhibit C of the agreement are the responsibility of Love's Travel Stops, with the exception of a contribution of up to \$350,000 by the City to be used for traffic signalization and other intersection improvements at IL Route 251 and Steward Road. This contribution will be made over a three year period with the first installment of \$125,000 included in the City's 2018 budget. The new infrastructure will improve the overall safety of this particular intersection.

Staff believes that this annexation agreement and the anticipated project will foster economic development in the southern portion of the city and potential development of the adjacent property, which was the subject of a 2010 annexation agreement.

**THEN ALLOW PUBLIC COMMENT AFTER THESE STATEMENTS
THEN CLOSE THE HEARING, ADJOURN MEETING AND BEGIN REGULAR MEETING.**

