
THE CITY OF ROCHELLE
Ogle County, Illinois

ORDINANCE
NO. _____

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
WITH KENNAY FARMS DISTILLING, LLC**

CHET OLSON, Mayor
BRUCE McKINNEY, City Clerk

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DAN McDERMOTT
JOHN BEARROWS
City Council

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200 W. Adams, Ste. 2125, Chicago, IL 60606

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ORDINANCE NO. ____

**AN ORDINANCE AUTHORIZING THE EXECUTION OF A REDEVELOPMENT
WITH KENNAY FARMS DISTILLING, LLC**

WHEREAS, the City of Rochelle (“City”), County of Ogle, is a non-home rule body politic and corporate, organized and existing pursuant to the Illinois Municipal Code, 65 ILCS 5/1-1-1, et seq.; and

WHEREAS, Kennay Farms Distilling, LLC (“Kennay”), an Illinois Limited Liability Company is in the process of renovating the building formerly used as the Hub Theater located at 416 Lincoln Highway, Rochelle, Illinois (“Property”) and converting the property to a distillery; and

WHEREAS, as part of the renovations significant alteration to the interior, exterior, and utilities are being made to complete the renovation and repurposing of this building; and

WHEREAS, Staff and Kenny have negotiated a Redevelopment Agreement to accommodate some of the renovations to the property, upgrades to the utility services, and replacement of the former Hub Theater marque with a new balcony; and

WHEREAS, the balcony provides an additional area for Kennay to serve its customers; and

WHEREAS, the prior marque and proposed balcony are above the right of right of the City; and

WHEREAS, City Staff has determined that prior to the construction of the Hub Theater marque, there was a balcony affixed to the front of 416 Lincoln Highway, Rochelle, Illinois; and

WHEREAS, an Easement Agreement, which is part of the Redevelopment Agreement, is necessary to allow Kennay to utilize the air rights above the City’s right of way; and

WHEREAS, it has been determined by the Mayor and City Council of the City or Rochelle that it is in the best interest of the City and its residents to enter into a redevelopment agreement with Kennay.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ROCHELLE, OGLE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1: The foregoing recitals shall be and are hereby incorporated as findings of fact as if said recitals were fully set forth herein.

SECTION 2: That the City Manager or his designee is authorized to execute the Redevelopment Agreement with the accompanying Easement Agreement with Kennay Farms Distilling, LLC in a form substantially similar to Exhibit A, attached hereto, subject to review and revision as to form by the City Attorney.

SECTION 3: Any policy, resolution, or ordinance of the City that conflicts with the provisions of this Ordinance shall be and is hereby repealed to the extent of such conflict.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption and approval and

SECTION 5: The City Clerk be and hereby is authorized and directed to publish this Ordinance in pamphlet form.

PASSED THIS 11th day of December, 2017.

AYES:

NAYS:

ABSENT:

APPROVED THIS 11th day of December, 2017.

CITY MAYOR

ATTEST:

CITY CLERK