

**ROCHELLE CITY COUNCIL  
SPECIAL COUNCIL MEETING MINUTES  
MONDAY, SEPTEMBER 17, 2007**

The Rochelle City Council met in a Special Session at 7:00 p.m. on Monday, September 17, 2007 in the Council Chambers of City Hall; 420 N. 6<sup>th</sup> Street; Rochelle, IL 61068.

Present on Roll Call were Councilmembers Hayden, Hayes, Berg, Colwill, Eckhardt, Hollonbeck and Mayor Olson. Absent: None. Also present were City Manager Alberts, City Attorney Cooper, and City Clerk McKinney.

*BUSINESS ITEMS:*

**1. Ordinance – Approving Right-of-Way Plat and Dedicating Right-of-Way (Dement Road)**

On June 25, 2007 the City Council authorized the purchase of 20.33 acres to be used in the future development of the Rochelle Business and Technology Park. Development of the Rochelle Business and Technology Park will include improvements to Dement Road, which fronts the park. The proposed Right-of-Way Plat dedicates a 50 foot section of the aforementioned acreage to allow for these improvements. Discussion followed. There will be more right-a-way on the east side of Dement Road at this time. All of the improvements for a two-lane urban roadway will be done at this time, including curbs and gutters. Moved by Councilman Colwill and seconded by Councilwoman Hollonbeck, **“I move Ordinance 07-3609, An Ordinance Approving Right-of-Way Plat and Dedicating Right-of-Way (Dement Road), be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

**2. Ordinance - Preliminary Plat (Rochelle Business and Technology Park – Phase 1)** Reed

Harris and Corliss Baer have petitioned for approval of a preliminary plat for the first lot in the Rochelle Business and Technology Park located on the east side of Dement Road north of the Petro Travel Plaza. On July 16, 2007 the City of Rochelle Plan Commission reviewed the petition for a preliminary plat. The Plan Commission voted to recommend approval of the preliminary plat by a vote of 5-0. This request is for a one lot subdivision for Project Andrea; a Data Processing, Storage and Computing Center. Chris Limas, Community Development Director recommends approval of the preliminary plat. Moved by Councilman Hayes and seconded by Councilman Berg, **“I move Ordinance 07-3607, An Ordinance Approving Preliminary Plat for Rochelle Business and Technology Park – Phase 1, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

**3. Ordinance - Final Plat (Rochelle Business and Technology Park– Phase 1)** A petition for final

plat for the first lot in the Rochelle Business and Technology Park was also reviewed on July 16, 2007 by the City of Rochelle Plan Commission. The Plan Commission voted to recommend approval of the final plat by a vote of 5-0. Due to the development of the Northern Illinois Technology Triangle, fiberoptic cable will be located along I-39. Access to this state of the art, multi-gigabit data network will make the Rochelle Business and Technology Park the ideal location to house data and communication centers. Moved by Councilman Hayden and seconded by Councilman Berg, **“I move Ordinance 07-3608, An Ordinance Approving Final Plat for Rochelle Business and Technology Park – Phase 1, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

4. **Ordinance Approving Purchase Agreement (Rochelle Business and Technology Park – Phase 1).** In addition to authorizing the purchase of 20.33 acres on June 25, 2007, the City agreed to acquire property rights to approximately 138 acres east of Dement Road and north of Route 38. These actions were taken with the intention of developing the entire 160 acre site into the Rochelle Business and Technology Park. The City has been working with representatives of a Fortune 100 company for the past several months to facilitate the construction of a large data center in Rochelle, referred to as Project Andrea. On July 9, 2007 the Council authorized the City to exercise its option to purchase an additional 25 acres within the park for resale to Project Andrea contingent upon the approval and execution of all contract documents. The City has negotiated a purchase agreement with Project Andrea for approximately 25 acres in the northwest corner of the Rochelle Business and Technology Park. Moved by Councilman Eckhardt and seconded by Councilman Colwill, **“I move Ordinance 07-3610, An Ordinance Approving Purchase Agreement for Rochelle Business and Technology Park – Phase 1, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
  
5. **Ordinance Approving Development Agreement (Rochelle Business and Technology Park – Phase 1).** In the preceding agenda item City Council was asked to approve a Purchase Agreement with Project Andrea. Since the property has already been annexed into the City, the Purchase Agreement is contingent on a Development Agreement. The City has negotiated a Development Agreement with Project Andrea which formally details the future development of the property. Details of the Development Agreement were provided, and discussed, at the September 10, 2007 City Council Meeting. Moved by Councilman Colwill and seconded by Councilman Berg, **“I move Ordinance 07-3611, An Ordinance Approving Development Agreement for Rochelle Business and Technology Park – Phase 1, be adopted.”** Roll call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.
  
6. **Ordinance Approving Declaration of Covenants (Rochelle Business and Technology Park).** On August 27, 2007 the City Council authorized the creation of a Technology Overlay District. This district was created to restrict the uses within the Rochelle Business and Technology Park, to ensure that only appropriate businesses locate in the area, and to regulate the design of the site and buildings. In order to protect property owners investments within the park, additional covenants are required. Details of the Declaration of Covenants were also provided at the September 10, 2007 City Council Meeting. Following Mr. Alberts, Alan Cooper, City Attorney, gave some further details. The number to be used for the seismic condition needs to be decided on. Moved by Councilwoman Hollonbeck and seconded by Councilman Colwill, **“I move Ordinance 07-3612 Approving Declaration of Covenants for Rochelle Business and Technology Park, be adopted, subject to the Conclusion of the Seismic Condition.”** Roll Call vote was taken. Ayes: Councilmembers Hayden, Hayes, Hollonbeck, Berg, Colwill, Eckhardt, and Mayor Olson. Nays: None. Motion passed 7-0.

*ADJOURNMENT:*

At 7:20 pm Councilwoman Hollonbeck moved and seconded by Councilman Eckhardt, **“I move the Council adjourn.”** Motion passed by voice vote without dissent.

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Chet Olson  
Mayor, City of Rochelle

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Bruce McKinney, CMC  
City Clerk, City of Rochelle

**Following the business meeting, the Rochelle Business and Technology Park Plans were announced:**

- Jason Anderson (Moderator) provided opening remarks. The Tech Park is the result of a culmination of work dating back to 1996 when RMU launched its first high speed service, 1998 into a fiber network, in 2001 the first wireless network was installed, 2006 free wireless network was installed downtown Rochelle, 2007 the Northern Illinois Technology Triangle (NITT) intergovernmental agreement was ratified, and the City Council authorized the purchase of land to develop the Rochelle Business and Technology Park.
- As Mayor Olson unveiled the conceptual drawing of the Tech Park entrance, he thanked Reed Harris and Corliss Baer, the previous landowners, and their families for their cooperation in getting this off the ground. Also, he thanked the City staff, as well as County and Township, and all the other people involved in this project for their hard work.
- Mr. Anderson then introduced Scott Koteski, the City's new Advanced Communications Superintendent. Scott is also the President, Board of Directors, of NITT. He explained NITT and the area it covers. The Technology Park is comprised of 160 acres. It will provide technology that is normally found only in large municipalities. It will provide service to Rochelle and surrounding areas and be a big plus in economic development.
- Jason Anderson then told how a project of this size is available in Rochelle is because we now have an anchor in this facility. He then introduced Brandi Landreth, Director of Continuity Management Infrastructure Services, who revealed the identity of "Project Andrea" which is Allstate. She showed pictures of their first phase as well as future plans.
- Chad Freese, First Vice-President, CB Richard Ellis was introduced next. He explained how they chose Rochelle over the 29 areas they originally looked at. After being narrowed down to three finalists, they saw that Rochelle had the most going for it in the Midwest, with leaders who look to the future, the convenience of major highways, own utilities, etc.
- Mr. Anderson then introduced Representative Bob Pritchard. He emphasized how time, hard work, trust, and cooperation are needed to bring about a large project such as this, as he congratulated the City.
- Next to be introduced was Ed Rice, Chairman of the Ogle County Board. He has served on the Board of GREDCO as Chairman in the past. Mr. Rice said that they are very excited at the County level with this project. The County plans to relocate the county's communication center to the facility as well.
- Ken Alberts commented on the significance of the Development Agreement and how proud he is to be a part of this as well as his appreciation to all involved.
- Mayor Olson and Ken Alberts, City Manager, then signed the develop agreements.
- Jason Anderson then adjourned the program.