

**ROCHELLE CITY COUNCIL
SPECIAL COUNCIL MEETING MINUTES
DECEMBER 11, 2017**

The Rochelle City Council met in Special Session at 6:45 p.m. on Monday, December 11, 2017 in the Council Chambers of City Hall; 420 N. 6th Street; Rochelle, IL 61068.

ROLL CALL: Present on Roll Call was Councilmembers Bearrows, D. McDermott, T. McDermott, Shaw-Dickey and Mayor Olson. Absent: Burke and Hayes. A quorum of six was present. Also present were City Manager Fiegenschuh, and City Clerk McKinney. Councilman Hayes entered the meeting at 3:56 PM.

Public hearing on annexation agreement, zoning and variances or Loves Travel Stores, Inc. 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. Kip Countryman was present to answer questions. Councilor Barrows moved and seconded by Councilor Shaw-Dickey, **"I move the Council recess into a Public hearing for Annexation Agreement, Zoning and Variances for Loves Travel Stores, Inc."** Roll call vote was taken. Ayes: Bearrows, Hayes, D. McDermott, T. McDermott, Shaw Dickey and Mayor Olson. Nays: None. Motion passed 6-0. No one came forward to speak.

Councilor Barrows moved and seconded by Councilor Shaw-Dickey, **"I move the Council return to open session."** Motion passed by voice vote without dissent.

ADJOURNMENT: At 6:58 PM, moved by Counselor Bearrows and seconded by Counselor Shaw-Dickey. **I move the Council adjourn."** Motion passed by voice vote without dissent.



Chet Olson, Mayor



Bruce W. McKinney, CMC
City Clerk, City of Rochelle