
THE CITY OF ROCHELLE
Ogle County, Illinois

RESOLUTION
NO. _____

**RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT
AGREEMENT WITH ROCHELLE HUB, LLC REGARDING 1663 S. MAIN STREET**

JOHN BEARROWS, Mayor
ROSE HUERAMO, City Clerk

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City Council

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**RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT
AGREEMENT WITH ROCHELLE HUB, LLC REGARDING 1663 S. MAIN STREET**

RESOLUTION NO. _____

WHEREAS, Section 7 of Article VII of the 1970 Constitution of the State of Illinois provides that a municipality that is not a home rule unit shall only have the powers granted to them by law and as such the City of Rochelle ("City"), Ogle County, Illinois being a non-home rule unit pursuant to the provisions of said Section 7 of Article VII, and may exercise only the powers expressly granted by law; and

WHEREAS, the City is a non-home rule municipal corporation organized under the laws of the State of Illinois, and has the power to enter into and amend annexation agreements, pursuant to the applicable provisions of the Illinois Municipal Code, including without limitation 65 ILCS 5/11-15.1-1 et. seq.; and

WHEREAS, on October 28, 2024, the City approved Resolution 24-67, A Resolution Authorizing a Redevelopment Agreement with Rochelle HUB, LLC, regarding 1663 Main Street; and

WHEREAS, Under Section Three of the RDA, Phase I was to be completed within one year of the effective date of the Agreement; and

WHEREAS, due to weather conditions there were delays in the completion of Phase I; and

WHEREAS, the Redevelopment Agreement needs to be amended to reflect that the parties mutually agree the deadline for Phase I should be extended to June 30, 2026; and

WHEREAS, it has been determined by the Corporate Authorities of the City of Rochelle that it is in the best interest of the City and its residents to amend the Redevelopment Agreement with Rochelle HUB, LLC to reflect the Phase I deadline is extended to June 30, 2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF ROCHELLE, ILLINOIS as follows:

SECTION ONE: The foregoing Recitals are not mere preparatory language but are hereby incorporated in this Section 1 as if said Recitals were fully set forth.

SECTION TWO: The City Manager is authorized and directed, by this action of the City Council, to enter into the Amendment to the Redevelopment Agreement with Rochelle Hub, LLC (a copy of which is attached herein as Exhibit 1).

SECTION THREE: If any provision of this Resolution or application thereof to any person or circumstance is ruled unconstitutional or otherwise invalid, such invalidity shall not affect other provisions or applications of this Resolution that can be given effect without the invalid application or provision, and each invalid provision or invalid application of this Resolution is severable.

SECTION FOUR: Where the conditions imposed by any provisions of this Resolution are more restrictive than comparable provisions imposed elsewhere in any other local law, ordinance, resolution, rule or regulation, the regulations of this Resolution will govern.

SECTION FIVE: The City Clerk shall publish this Resolution in pamphlet form.

SECTION SIX: This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED THIS 26th day of January, 2026.

AYES:

NAYS:

ABSENT:

APPROVED THIS 26th day of January, 2026.

MAYOR

ATTEST:

CITY CLERK

EXHIBIT 1
**AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ROCHELLE HUB,
LLC REGARDING 1663 S. MAIN STREET**

This FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT (this "First Amendment") entered into as of the 26th day of January, 2026, between the CITY OF ROCHELLE, an Illinois municipal corporation ("City") and ROCHELLE HUB, LLC, an Illinois limited liability company ("Rochelle Hub, LLC"):

WHEREAS, the City is a non-home rule municipal corporation organized under the laws of the State of Illinois and has the power to enter into and amend redevelopment agreements, pursuant to the applicable provisions of the Illinois Municipal Code, including without limitation 65 ILCS 5/11-15.1-1 et. seq.; and

WHEREAS, the City and Rochelle Hub, LLC, previously entered into a Redevelopment Agreement on October 28, 2024, relating to certain real property commonly known as 1663 S. Main Street, Rochelle, Illinois (PIN 25-31-100-003), which was recorded as Document No. 8082423 in the Office of the Ogle County Recorder on March 13, 2025 (the "Original Redevelopment Agreement"); and

WHEREAS, the parties wish to amend Section Three of the Redevelopment Agreement, as set forth in this First Amendment;

NOW THEREFORE, for good and valuable consideration, the parties agree to the following:

1. **Amended Agreement:** Section Three of the Redevelopment Agreement is hereby amended as follows, effective as of the date set forth above:

SECTION THREE.
PAVEMENT AND HARD SURFACE OF IMPROVEMENTS

Rochelle Hub, LLC understands and acknowledges that the City's Building/Municipal Code requires all surfaces for entrance/exits or upon which any vehicle or trailer will be parked and/or stored, for any period of time, must be on an improved surface and with concrete curb and gutter around the perimeter of such entrance/exit, parking, loading/unloading and storage areas. An improved surface means that the surface is an approved and permitted concrete or asphalt surface, of depth and thickness, appropriate for the traffic generated and vehicles using such facilities. Given the amount of improved surface needed for the redevelopment of the Subject Property, the City will allow Rochelle Hub, LLC to construct the improved surfaces in phases and to continue operating its business from the Property during all phases; however, in no circumstance will the construction of the improved surfaces be completed more than five years from the effective date of this Agreement. Rochelle Hub, LLC will complete the phases as follows and as depicted in Exhibit 1:

- Phase I is to be completed by June 30, 2026;
- Phase II is to be completed within three (3) years of the effective date of the original Agreement;
- Phase III is to be completed no later than five (5) years of the effective date of the original Agreement.

The areas affected by each of the Phases is depicted on that certain Site Plan for the Subject Property, prepared by Koru Group and dated October 10, 2024 (the "Site Plan"), which is incorporated herein by reference.

2. **Other Terms and Conditions.** All other sections, terms and conditions of the Original Redevelopment Agreement shall remain in full force and effect.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, the Parties hereto have executed this First Amendment.

THE CITY OF ROCHELLE, an Illinois municipality

By: _____

Its: _____

ROCHELLE HUB, LLC

By: Darius Vaitiekus, Manager

By: Vytautas Zizminskas, Manager

STATE OF ILLINOIS)
)
COUNTY OF OGLE) SS.

CERTIFICATE

I, Rose Hueramo, City Clerk of the City of Rochelle, County of Ogle and State of Illinois, DO HEREBY CERTIFY that the foregoing is a true and correct copy of Resolution No. _____, "RESOLUTION AUTHORIZING AN AMENDMENT TO THE REDEVELOPMENT AGREEMENT WITH ROCHELLE HUB, LLC REGARDING 1663 S. MAIN STREET" which was adopted by the Mayor and City Council of the City of Rochelle on January 26, 2026.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of Rochelle this 26th day of January, 2026.

CITY CLERK