

**ROCHELLE CITY COUNCIL
AGENDA ITEM MEMO
REGULAR MEETING**

SUBJECT: Resolution Authorizing an Amendment to the Redevelopment Agreement with Rochelle Hub, LLC regarding 1663 S. Main Street

Staff Contact: Michelle Pease, Community Development Director

Summary: On October 28, 2024, the City approved the development agreement with Rochelle Hub, LLC, regarding property located at 1663 S Main Street.

In this agreement, the developer requested the following timeline:

Phase I is to be completed within one year of the effective date of this agreement.

Phase II is to be completed within three years of the effective date of this agreement.

Phase III is to be completed no later than five years of the effective date of this agreement.

The Developer is requesting that Phase I be completed by June 30, 2026, due to weather restraints for 2025. Phase I includes the hard surface area on the corner of South Main Street and Steward Road. Phase II and III timelines will remain the same.

Funding Sources:

Source:	Budgeted Amount:	Proposed Expenditure:

Strategic Plan Goal Application: Incorporate dynamic planning and evaluation in City-wide planning

Recommendation: Approve a resolution to amend the development agreement with Rochelle Hub, LLC regarding 1663 S Main Street.

EXHIBIT 1

DEPICTION OF PHASES OF HARD SURFACE IMPROVEMENTS

EXHIBIT 1



	KORU Koru Group, PLLC <small>800-343-4444, FAX 319-282-1222 www.korugroup.com</small>	
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PROPERTY INFO		
<small>1831 Main Street Rochelle, IL 61068 Project Use: Tenant Space Building Size: 5,200 Square Feet Exterior Space: 2,000 Square Feet</small>		
Land Area	63.46 AC	
Ex Building Footprint Area	63,46 SF	
LEGEND		
PARKED CARS	GROUT	
EXISTING CARS	CONCRETE	
EXISTING LAND	CONCRETE	
PARK DEPTH	PARKING	
CONSULTING ARCHITECT		
1831 S Main Street		
Rochelle, IL 61068		
Commercial Redevelopment		
NOT FOR CONSTRUCTION		
Redevelopment:		
1831 S Main Street Rochelle, IL 61068		
PROJECT NUMBER: 1831 S Main Street Sheet No.: 1831 S Main Street Sheet Title: Site Plan Sheet No.: 1831 S Main Street		
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