

## AMENDMENT 1 TO AMENDMENT 3 TO ADDENDUM "B"

TO THE INTERGOVERNMENTAL AGREEMENT MADE DECEMBER 15, 2015, BY AND BETWEEN THE CITY OF DIXON, THE COUNTY OF LEE, THE CITY OF ROCHELLE AND THE COUNTY OF OGLE REGARDING THE ADMINISTRATION OF THE LEE OGLE ENTERPRISE ZONE.

**WHEREAS**, the Designating Units of Government wish to further expand the Lee Ogle Enterprise Zone to support vital projects, and;

**WHEREAS**, a public hearing was held on February 12, 2018, in the Enterprise Zone, on the question of expanding the Enterprise Zone to include one specific project area within the city of Rochelle and one specific project area within the City of Dixon, and;

**WHEREAS**, the Rochelle project, while being commercial in nature, is occurring, as an allowable use, in an area under the PUD-Residential zoning class in the City of Rochelle; and

**WHEREAS**, the Rochelle project area to be added to the Lee Ogle Enterprise Zone meet the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone, having specific development commitments, and creating or retaining specific jobs; and

**NOW, THEREFORE**, in consideration of the foregoing premises, the Designating Units of Government agree that the intergovernmental agreement shall be amended in the following respects:

**A. CHANGE TO SECTION I. OF THE INTERGOVERNMENTAL AGREEMENT– GENERAL PROVISIONS**

**Subsection A) is hereby amended to read as follows:**

- A) Legal Description. The area as described in the original Lee Ogle Enterprise Zone "ADDENDUM "A" LEE OGLE ENTERPRISE ZONE DESCRIPTION FOR RECORDING" and;
  - a. "AMENDMENT 1 to AMENDMENT 1 TO ADDENDUM "A" LEE OGLE ENTERPRISE ZONE DESCRIPTION FOR RECORDING" and;
  - b. "AMENDMENT 2 TO ADDENDUM "A" LEE OGLE ENTERPRISE ZONE DESCRIPTION FOR RECORDING" and;
  - c. "AMENDMENT 1 TO AMENDMENT 3 TO ADDENDUM "A" LEE OGLE ENTERPRISE ZONE DESCRIPTION FOR RECORDING";

upon each amendment's acceptance by the Department of Commerce and Economic Opportunity, shall be designated as the Lee Ogle Enterprise Zone.

Subsection D) is hereby amended to read as follows:

D) **Administration Fees.**

2) **Designating Units of Government** – The Designating Units of Government agree to provide financial assistance to the organization employing the Zone Administrator. Said assistance shall be calculated using a per capita rate of \$0.75 (seventy-five cents) based on the population of the respective Designating Units of Government according to the most recent decennial census as well as allocation of Enterprise Zone Acreage as described below:

**Lee Ogle Enterprise Zone Area and Funding Formula for EZ Administration Operating Expense**

**2010 US Census Population Lee & Ogle Counties**

Dixon 15,692	Rochelle 9,574	Both County Pop.	89,528
Amboy 2,404	Mount Morris 2,998	Budget of \$.75 Per Capita	
Lee 36,031	Ogle 53,497	for EZ Admin=	\$67,146

Total area per EZ Statute= 9600.00 acres

LEE COUNTY PORTION	Percent of Zone	OGLE COUNTY PORTION	Percent of Zone
to Uninc. Lee 3206.40 acres	36.14%	to Uninc. Ogle 1066.92 acres	12.03%
To Dixon 1157.32 acres	13.04%	To Rochelle 3150.03 acres	35.50%
To Amboy 73.97 acres	0.83%	To Mount Morris 193.43 acres	2.18%

50% of Connector Strips= 12.13 acres 0.14%

50% of Connector Strip= 12.13 acres 0.14%

Total Area To Lee County 4449.82 acres 50.15%

Total Area To Ogle County 4422.51 acres 49.85%

Zone Acreage 8848.07 acres 99.73%

Connector Strips 24.26 acres 0.27%

Total Area allocated to Zone 8872.33 acres 100.00%

Total Area allocated to Zone 8872.33 acres 92.42%

Acres in reserve (unallocated) 727.67 acres 7.58%

Max area per statute 9600.00 acres 100.00%

LEE COUNTY FINANCIAL SHARE

Lee County Share	\$10,574.00
Dixon Share	\$22,508.00
Amboy Share	\$670.00
50.15% of Budget	\$33,752.00

OGLE COUNTY FINANCIAL SHARE

Ogle County Share	\$7,778.00
Rochelle Share	\$23,866.00
Mt Morris Share	\$1,750.00
49.85% of Budget	\$33,394.00

Total Budget for Administration                      \$67,146.00

Budget shall be adjusted each year for the following year according to the 3-year rolling average of each year's annualized October CPI published by the US-BLS.

**B. CHANGE TO SECTION II OF THE INTERGOVERNMENTAL AGREEMENT– DEFINITIONS**

Subsection D) is hereby amended to read as follows:

- D) "Eligible Special Uses, Variations" as defined herein are considered Eligible Project Types when the Special Use or Variation is granted pursuant to local ordinance of the applicable Designating Unit of Government where the project is located.

City of Dixon Districts for Eligible Project Types:

- B-1 Limited Neighborhood Business District
- B-2 General Business District
- CBD Central Business District
- BH-1 Interchange Planned Unit Development District
- LM Limited Manufacturing/Business Park District
- GM General Manufacturing District

City of Amboy Districts for Eligible Project Types

- C-1 Neighborhood Commercial District
- C-2 General Commercial District
- I-1 Light Industrial District
- I-2 Heavy Industrial District

Lee County Districts for Eligible Project Types:

- C-1 Neighborhood Office and Business District
- C-2 Planned Office and Business District
- C-3 General Business District
- I-1 Planned Industrial District
- I-2 General Industrial District
- PUD Planned Unit Development
- DPA Detailed Planning Area

Rochelle Districts for Eligible Project Types:

Commercial Districts

- B-1 Central Business District (CBD)
- B-2 Highway Commercial District
- B-3 Neighborhood Commercial District

Industrial Districts

- I-1 Light (limited) Industry District
- I-2 General Industrial District
- I-3 Heavy Industrial District

Overlay Districts

- TTO Transportation Overlay District
- TOD Technology Overlay District

**Mixed Districts**

**PUD-C Planned Unit Development**

**PUD-I Planned Unit Development**

**PUD-R Planned Unit Development**

Village of Mount Morris Districts for Eligible Project Types

- C-1 General Business District
- C-2 Highway Business District
- I-1 Light Industrial District
- I-2 General Industrial District

Ogle County Districts for Eligible Project Types:

- B-1 Business District
- B-2 Business Recreational District
- B-3 Restricted Interstate Highway Area Business District
- I-1 Industrial District
- PD Planned Development District

In all other respects, the Intergovernmental Agreement dated December 15, 2015 shall remain in full force and effect.

*(the signature of the parties appears on the following page)*

Dated this 3rd day of July, 2018

City of Dixon

City of Amboy

County of Lee

By:



Mayor

Mayor

County Board Chairman

City of Rochelle

County of Ogle

By:



Mayor

County Board Chairman

Am. 3



**Illinois  
Department of Commerce  
& Economic Opportunity**

Bruce Rauner, Governor

August 10, 2018

Mr. Andrew Shaw  
Lee/Ogle Zone Administrator  
Blackhawk Hills Regional Council  
309 First Avenue  
Rock Falls, Illinois 61071

**RE: Lee/Ogle Enterprise Zone Boundary Expansion, Option 1 - Residential Alternatives of Illinois (a/k/a Manor Court of Rochelle)**

Dear Mr. Shaw:

The Department of Commerce and Economic Opportunity has approved your application and certified the Ordinances that expand the boundaries of the Lee/Ogle Enterprise Zone to include Residential Alternatives of Illinois (a/k/a Manor Court of Rochelle) located in Ogle County.

Certified copies of the Ordinances will be filed with the Ogle County Recorder and the Secretary of State. A copy of the certification is enclosed for your records.

Should you have any questions, please do not hesitate to contact me at 217.782.4240.

Sincerely,

A handwritten signature in blue ink that reads "Benjamin R. Denney".

Ben Denney  
Assistant Deputy Director  
Office of Business Development

Enclosure

**CERT1960**