



Lee-Ogle Enterprise Zone Agenda

Location: Acres Bistro 407 Lincoln Highway, Rochelle

Date: 12/7/2022 at 12:00 pm

12:00 p.m.	I. Lunch	Chair
	II. Call to Order and Attendance	Chair
	III. Minutes	
	IV. Unfinished Business	
	a. Financial Report	AS
	b. Administrator Report	AS
	c. Other Unfinished Business	Board
	V. New Business	
	a. Fee Policy for Amendments and other EZ projects	AS
	b. Potential Amendment	AS
	c. Discuss Regional Economic Development Partnering Options	AS
	VI. Next Meeting February 8 th on Zoom	
	VII. Roundtable Discussion	Chair

Meeting Schedule for 2023, by consensus, following the same convention as 2022:

2023 Meetings of the Lee Ogle Enterprise Zone Board are “1st Wednesdays (with exceptions noted), every other month, at 10 A.M.”:

1. February 8th (changed from first Wednesday to better allow financial report)
2. April 5th
3. June 7th
4. August 9th (changed from first Wednesday to better allow financial report)
5. October 4th
6. December 6th

Lee-Ogle Enterprise Zone Meeting Minutes

Location: Zoom

Date: 10/5/2022 | Time: 10:00 am

Voting Membership Attendance

In- Person	Remote	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dixon Mayor Liandro Arellano
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor John Schamberger
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mount Morris (Village Clerk Paula Diehl)
<input type="checkbox"/>	<input type="checkbox"/>	Oregon Mayor Ken Williams
<input type="checkbox"/>	<input type="checkbox"/>	Ashton President Tim Henert
<input type="checkbox"/>	<input type="checkbox"/>	Franklin Grove President David Atkinson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Lee County Vice-Chairman John Nicholson
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Ogle County Chairman John Finfrock
<input type="checkbox"/>	<input type="checkbox"/>	GREDCO (Jason Anderson)
<input type="checkbox"/>	<input checked="" type="checkbox"/>	LCIDA Exec. Director Kevin Marx
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input type="checkbox"/>	Greg Sparrow, Ogle County Board Econ Dev.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Chris Manheim, Econ. Dev. Advisor to Ogle County
<input type="checkbox"/>	<input type="checkbox"/>	Wendy Ryerson, Lee County Administrator
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	
<input type="checkbox"/>	<input type="checkbox"/>	

Call to Order

Minutes

Minutes from our meeting on 8/3/22 were presented. Motion by Finfrock and 2nd by Nicholson to approve both. Voice vote, all in favor.

Financial Reports

Reports for the admin expenses and the project fund were presented. The first was the admin expenses for the year to date. The next report was the Project Fund since its inception, with Shaw noting that one new project was paid just after the report cutoff at Bonnell in Dixon.

Motion by Arellano and 2nd by Nicholson to approve both. Voice vote, all in favor.

Administrator Report

Shaw noted items from the submitted report. The Steward Road EDA project was submitted and is anticipated to be one of the first projects reviewed in the new fiscal year. Also noted was the large amount of activity to move a resolution that is protective of EZ areas near Rochelle in Lee County. A fee structure is being considered to better compensate the zone for its time expended on amendment applications, more researched info to come at next meeting. BR&E plans are being developed for next year to include many interviews of larger employers in the zone.

New Business

Next Meeting, December 7th in person, at Acres Bistro in Rochelle, at 12pm. Lunch provided for board invitees, watch for calendar invitation.



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6. December 3th

Roundtable

Adjournment

Motion by Finrock and 2nd by Arellano to adjourn. Voice vote, all in favor.

**Lee Ogle Enterprise Zone Administrative Budget
January 1-November 30, 2022**

	Budgeted 1/1/22-1/31/22	Actual
Income		
Lee County	\$ 10,828.96	\$ 10,828.96
City of Dixon	\$ 23,877.51	\$ 23,877.51
City of Amboy	\$ 732.58	\$ 732.58
Village of Ashton	\$ 656.04	\$ 656.04
Village of Franklin Grove	\$ 650.57	\$ 650.57
Ogle County	\$ 8,127.18	\$ 8,127.18
City of Rochelle	\$ 25,723.15	\$ 25,723.15
Village of Mt. Morris	\$ 1,913.43	\$ 1,913.43
City of Oregon	\$ 907.51	\$ 907.51
Total	\$ 73,416.93	\$ 73,416.93
Expenses		
Personnel	\$ 47,417.67	\$ 34,819.28
Fringe	\$ 9,483.40	\$ 7,779.57
Travel	\$ 2,754.12	\$ 3,355.22
Other/Indirect	\$ 7,342.00	\$ 6,730.13
Contractual-Marketing/ Non-Fixed Expense	\$ 6,419.74	\$ 4,296.77
Total	\$73,416.93	\$ 56,980.97

Lee-Ogle Enterprise Zone
Sauk Valley Bank Checking Account
From inception through November 30, 2022

Date	Check Number	From	Deposit	Withdrawal	Total
5/25/2017	237254	Willett, Hofmann & Associates, Inc.	\$ 266.00		\$ 266.00
8/3/2017	2888	Centerstage Dance Company	\$ 50.00		\$ 316.00
8/23/2017	3865	Nathan & Jennifer McGee	\$ 200.00		\$ 516.00
8/29/2017	29265	Hayden Real Estate, Inc.	\$ 1,450.00		\$ 1,966.00
9/6/2017	39105	City of Amboy	\$ 3,670.00		\$ 5,636.00
9/19/2017	17440	Griffco Design/Build Inc.	\$ 50,000.00		\$ 55,636.00
9/20/2017	ETF	Harland Clarke (Checks for Account)		\$ 19.10	\$ 55,616.90
10/2/2017	6520	Larry Farley Insurance Agency, Inc.	\$ 15.00		\$ 55,631.90
10/2/2017		Interest	\$ 4.27		\$ 55,636.17
10/31/2017		Interest	\$ 11.00		\$ 55,647.17
11/30/2017	25173	Illinois River Energy LLC	\$ 1,688.86		\$ 57,336.03
11/30/2017		Interest	\$ 11.39		\$ 57,347.42
12/11/2017	9174	Richard & Doris Kennay	\$ 5,200.00		\$ 62,547.42
12/11/2017	5480	Hvarre Holdings	\$ 400.00		\$ 62,947.42
12/31/2017		Interest	\$ 12.89		\$ 62,960.31
1/31/2018		Interest	\$ 13.32		\$ 62,973.63
2/28/2018		Interest	\$ 12.03		\$ 62,985.66
3/31/2018		Interest	\$ 13.32		\$ 62,998.98
4/18/2018	3102001	Growmark, Inc.	\$ 14,000.00		\$ 76,998.98
4/30/2018		Interest	\$ 14.04		\$ 77,013.02
5/22/2018	5832	Blackhawk Hills Regional Council (Mt. Morris Application Fee)	\$ 3,000.00		\$ 80,013.02
5/22/2018	25555	Illinois River Energy LLC	\$ 139.46		\$ 80,152.48
5/31/2018		Interest	\$ 16.48		\$ 80,168.96
6/14/2018	1000	Blackhawk Hills Regional Council (Amboy's Admin. Fee)		\$ 670.00	\$ 79,498.96
6/30/2018		Interest	\$ 16.36		\$ 79,515.32
7/31/2018		Interest	\$ 16.81		\$ 79,532.13
8/8/2018	12769	Boise Cascade Company	\$ 2,375.00		\$ 81,907.13
8/15/2018	27265	Bob Slain Construction LLC	\$ 800.00		\$ 82,707.13
8/31/2018		Interest	\$ 17.28		\$ 82,724.41
9/28/2018	1001376075	Love's Travel Stops	\$ 12,252.00		\$ 94,976.41
9/30/2018		Interest	\$ 16.93		\$ 94,993.34
10/5/2018		Interest	\$ 5.19		\$ 94,998.53
10/18/2018	5183	Kennay Farms	\$ 5,400.00		\$ 100,398.53
10/31/2018		Interest	\$ 22.84		\$ 100,421.37
11/30/2018		Interest	\$ 53.49		\$ 100,474.86
12/31/2018		Interest	\$ 55.30		\$ 100,530.16
1/31/2019		Interest	\$ 55.32		\$ 100,585.48
2/8/2019	5996	BHRC (\$7875.15)	\$ 8,206.07		\$ 108,791.55
	2071	Angelkrishna Corporation (\$330.92)			\$ 108,791.55
2/28/2019		Interest	\$ 53.06		\$ 108,844.61
3/15/2019	75358	Sewer Equipment	\$ 138.00		\$ 108,982.61
3/18/2019	1024	BHRC (Oregon and Ashton Application Fee)	\$ 6,000.00		\$ 114,982.61
3/18/2019	1001	Fehr Graham (Lee-Ogle Boundary project)		\$ 8,900.00	\$ 106,082.61
3/28/2019	75620	Sewer Equipment	\$ 170.00		\$ 106,252.61
3/31/2019		Interest	\$ 60.35		\$ 106,312.96
4/1/2019	1002	BHRC (Mt. Morris Admin. Fee)		\$ 1,785.58	\$ 104,527.38
4/12/2019	26483	Illinois River Energy LLC	\$ 1,500.00		\$ 106,027.38
4/15/2019	1019	Venier Construction LLC	\$ 309.96		\$ 106,337.34
4/30/2019		Interest	\$ 56.26		\$ 106,393.60
5/16/2019	10002	HP Rochelle Real Estate	\$ 4,975.00		\$ 111,368.60
5/31/2019		Interest	\$ 59.97		\$ 111,428.57
6/30/2019		Interest	\$ 59.35		\$ 111,487.92
7/19/2019	34936711	Mighty Vine (\$27,001.80)	\$ 27,014.80		\$ 138,502.72
	10120	TLM Enterprises, Inc. (\$13.00)			\$ 138,502.72
7/31/2019		Interest	\$ 67.59		\$ 138,570.31
8/16/2019	27134	Farmers National Bank - Brinkmann Roth IRA	\$ 100.00		\$ 138,670.31
8/21/2019	1136	Hub City Development LLC	\$ 310.00		\$ 138,980.31
8/31/2019		Interest	\$ 76.35		\$ 139,056.66
9/30/2019		Interest	\$ 74.06		\$ 139,130.72
10/15/2019	1039	Jesse Lee Properties LLC (\$930.00)	\$ 1,205.55		\$ 140,336.27
	641	Fit for Life Boot Camp Inc. (\$244.05)			\$ 140,336.27
	26868	CHS Inc. (\$31.50)			\$ 140,336.27
10/31/2019		Interest	\$ 76.92		\$ 140,413.19
10/31/2019	3384420	Pilot Flying J	\$ 17,500.00		\$ 157,913.19
11/30/2019		Interest	\$ 84.10		\$ 157,997.29

Date	Check Number	From	Deposit	Withdrawal	Total
12/5/2019	100016	Invenergy	\$ 50,000.00		\$ 207,997.29
12/31/2019		Interest	\$ 110.92		\$ 208,108.21
1/31/2020		Interest	\$ 114.54		\$ 208,222.75
2/29/2020		Interest	\$ 107.20		\$ 208,329.95
3/31/2020		Interest	\$ 85.12		\$ 208,415.07
4/30/2020		Interest	\$ 52.03		\$ 208,467.10
4/24/2020	2611	LSET Johnson Properties (Johnson Tractor)	\$ 11,000.00		\$ 219,467.10
5/14/2020	EFT	Blackhawk Hills Regional Council	\$ 6,157.04		\$ 225,624.14
5/22/2020	1003	City of Dixon		\$ 41,212.43	\$ 184,411.71
5/22/2020	1004	City of Amboy		\$ 1,247.28	\$ 183,164.43
5/22/2020	1005	Village of Ashton		\$ 1,116.98	\$ 182,047.45
5/22/2020	1006	Lee County Board		\$ 18,995.91	\$ 163,051.54
5/22/2020	1007	Voided			\$ 163,051.54
5/22/2020	1008	City of Rochelle		\$ 43,787.04	\$ 119,264.50
5/22/2020	1009	Village of Mt. Morris		\$ 3,257.83	\$ 116,006.67
5/22/2020	1010	City of Oregon		\$ 1,545.14	\$ 114,461.53
5/22/2020	1011	Ogle County Board		\$ 13,837.39	\$ 100,624.14
5/31/2020		Interest	\$ 47.36		\$ 100,671.50
6/30/2020		Interest	\$ 27.83		\$ 100,699.33
7/20/2020		Simpleray	\$ 515.01		\$ 101,214.34
7/31/2020		Interest	\$ 21.60		\$ 101,235.94
8/31/2020		Interest	\$ 17.47		\$ 101,253.41
9/25/2020	1012	Moran Economic Development, LLC		\$ 4,062.50	\$ 97,190.91
9/30/2020		Interest	\$ 16.65		\$ 97,207.56
10/20/2020	47552230	Mighty Vine	\$ 25,000.00		\$ 122,207.56
10/31/2020		Interest	\$ 18.84		\$ 122,226.40
11/16/2020	88608	Sewer Equipment (\$3500.00)	\$ 4,500.00		\$ 126,726.40
	61798358	John Dobbs (\$1000.00)			\$ 126,726.40
11/30/2020		Interest	\$ 20.58		\$ 126,746.98
12/31/2020		Interest	\$ 16.15		\$ 126,763.13
1/20/2021	1015	FNB, Cust. For Chad Brinkmann's IRA (Refund)		\$ 100.00	\$ 126,663.13
1/31/2021		Interest	\$ 16.14		\$ 126,679.27
2/26/2021	195968	Sauk Valley Bank	\$ 625.00		\$ 127,304.27
2/28/2021		Interest	\$ 14.59		\$ 127,318.86
3/1/2021	1926	Everest Hospitality, LLC	\$ 1,081.88		\$ 128,400.74
3/15/2021	144288/090905	Residential Alternatives of IL \$39,688.69, Sewer Equipment \$658.31	\$ 40,347.00		\$ 168,747.74
3/31/2021		Interest	\$ 19.17		\$ 168,766.91
4/20/2021	1167	Amboy Storage LLC	\$250.00		\$ 169,016.91
4/26/2021	1375	Aanchor Road Storage LLC	\$34.78		\$ 169,051.69
4/30/2021		Interest	\$13.88		\$ 169,065.57
5/5/2021	1079	Rooney's Bar LLC	\$700.00		\$ 169,765.57
5/31/2021		Interest	\$ 14.41		\$ 169,779.98
6/30/2021		Interest	\$13.96		\$ 169,793.94
7/19/2021	9200	LFI Finance LLC	\$1,750.00		\$ 171,543.94
7/31/2021		Interest	\$14.48		\$ 171,558.42
8/2/2021	1014	MDS General Contracting LLC	\$4,811.63		\$ 176,370.05
8/31/2021		Interest	\$14.97		\$ 176,385.02
9/1/2021		Blackhawk Hills Regional Council (Housing Study)		\$17,645.50	\$ 158,739.52
9/23/2021	1248	Moore Family Land LLC	\$ 1,275.00		\$ 160,014.52
9/30/2021		Interest	\$ 13.07		\$ 160,027.59
10/31/2021		Interest	\$ 13.59		\$ 160,041.18
11/3/2021	094871/006594	Cord Construction Co. (\$3272.72) Triple W Properties Inc (\$2375.00)	\$ 5,647.72		\$ 165,688.90
11/15/2021	8526	Hub City Car Wash	\$ 450.00		\$ 166,138.90
11/15/2021	1340	Dakota Hagerman Proporties	\$ 150.00		\$ 166,288.90
11/23/2021	EFT	UPM Raflatac Inc.	\$ 3,882.88		\$ 170,171.78
11/30/2021		Interest	\$ 13.70		\$ 170,185.48
12/31/2021		Interest	\$ 14.45		\$ 170,199.93
1/6/2022	96994	Sewer Equipment	\$ 4,651.51		\$ 174,851.44
1/6/2022	10030	Merlin Hagemann	\$ 900.00		\$ 175,751.44
1/31/2022		Interest	\$ 14.86		\$ 175,766.30
2/14/2022	5287	Phoenix Mt. Morris LLC (\$3943.50)	\$ 4,943.50		\$ 180,709.80
	25247	Advance EMS of Dixon (\$1000.00)			\$ 180,709.80
2/28/2022		Interest	\$ 13.68		\$ 180,723.48
3/7/2022	1056	James Construction Inc.	\$ 1,750.00		\$ 182,473.48
3/21/2022	6220	Kennay Farms Distilling, LLC	\$ 156.19		\$ 182,629.67
3/31/2022		Interest	\$ 15.48		\$ 182,645.15
4/30/2022		Interest	\$ 22.51		\$ 182,667.66
5/3/2022	1028	Aaqil A. Khan Sole Member Connektd Properties, LLC	\$ 250.00		\$ 182,917.66

Date	Check Number	From	Deposit	Withdrawal	Total
5/25/2022	6344	Dixon Land Group, LLC	\$ 60.00		\$ 182,977.66
5/31/2022		Interest	\$ 23.31		\$ 183,000.97
6/6/2022	8376	Hvarre Holdings, LLC	\$ 750.00		\$ 183,750.97
6/30/2022		Interest	\$ 52.67		\$ 183,803.64
7/21/2022	997442	Seldal Properties LLC	\$ 925.00		\$ 184,728.64
7/31/2022		Interest	\$ 78.04		\$ 184,806.68
8/30/2022	978994	Raynor Mfg. Co.	\$ 7,500.00		\$ 192,306.68
8/31/2022		Interest	\$ 86.39		\$ 192,393.07
9/30/2022		Interest	\$ 87.34		\$ 192,480.41
10/31/2022		Interest	\$ 105.93		\$ 192,586.34
11/30/2022		Interest	\$ 157.50		\$ 192,743.84
		Balance on hand as of 11/30/22			\$ 192,743.84



To: Enterprise Zone Advisory Board
From: Andy Shaw, Administrator
Date: 12/7/2022
Subject: Report of Activities

1. **Financial Reports:** Reports follow, with current year's income and expenses, then the project fund. The Steward Road planning project match would be still to be deducted from the current total.
2. **Steward EDA Project:** Last word was a document and further information request. We are still under consideration by EDA, not awarded yet.
3. **Steward Corridor Resolution:** After Lee County passed its resolution protective of the area, several portions of it have now moved through a re-zoning process with Lee County Zoning to be protected under industrial zoning. This passed the full Lee County board on November 22. In tandem, the Ogle County board on November 15th passed a comparable resolution protective of the Ogle County jurisdictional area in the enterprise zone, which would be around the City of Rochelle.
4. **QCREDA Connect:** This event was a nice look at the resources available from this regional agency, including "back-pocket" enterprise zone capability for situations where we may not be able to readily do a large amendment for a project, and tax free funding via bonding authority for large industrial projects. There may be legislative activity in the next General Assembly to bring in counties that are currently not in one of the regional authorities. Ogle County is one of those. I will be watching this in the new year and Ogle officials should consider reaching out to legislators at that time.
5. **2023 fee with inflation adjustment:** With the October annualized CPI published we can calculate the fee for administration of the EZ. It is based on the 3-year rolling average of each October's annual CPI, published by BLS in early November. https://www.bls.gov/news.release/archives/cpi_11102022.htm Figures for each of the last three year's reports are as follows: 1.2%(2020), 6.2%(2021), 7.7%(2022). The 3-year rolling average is 5.0333%, which would be applied to the previous year's administrative fee and be billed to units of local government in the first quarter of 2023. See further in packet for how this calculates out.
6. **Housing Study:** Kevin Marx and I presented the findings of the Lee County study to the Dixon City Council, and received favorable commentary and press coverage.
7. **Z-Best Amboy Area Amendment:** Pending with the State of Illinois DCEO.
8. **Fee for Amendments:** Document attached outlining findings across Illinois enterprise zones is for our new business discussion. I had a phone call with Craig Coil to clarify what was there. There is a wide latitude given for fees when amendment costs come into the picture. Since the work is complex, and sometimes involves outside consultants to accomplish. Amendment fees may



appear unusually large but typically cover actual costs of amendment work. New Business.

9. New Amendment: We have not heard back from the firm that potentially needed this. On hold.
10. Regional Cooperation/Regional Organization: Ogle County has been working toward a countywide economic development partnership, with strong financial commitments from the county and from several Ogle municipal governments. It appears they have strong forward motion to get an organization going, but at some point a two-county effort may make sense as well. I want to open the discussion in New Business for your input on future cooperation between Lee and Ogle Counties in such an effort.

11. Meetings Attended

- 10/5 to 10/7 Illinois Enterprise Zone Association in Normal
- 10/12 QCREDA Connect
- 10/16 to 10/18 Illinois GIS Association in Normal
- 10/28 BHRC GIS Roundtable
- 11/9 Rochelle Transload Groundbreaking
- 11/16 Nuclear Host Community Conference
- 11/17 Ogle County ED Retreat
- 11/21 Dixon Council Housing Report Presentation
- 11/30 County Board Chairs Roundtable
- 12/2 Zoning Administrators Roundtable

2023 EZ Budget

Income Side

	IGA (2018 Basis Year)	2019 +2.0333%	2020 +2.1%	2021 +1.8333%	2022 +3.0667%	2023+5.0333%
Lee County Share	\$9,904.00	\$10,105.38	\$10,317.59	\$10,506.75	\$10,828.96	\$11,374.01
Dixon Share	\$21,838.00	\$22,282.04	\$22,749.96	\$23,167.04	\$23,877.51	\$25,079.34
Amboy Share	\$670.00	\$683.62	\$697.98	\$710.78	\$732.58	\$769.45
Ashton Share	\$600.00	\$612.20	\$625.06	\$636.52	\$656.04	\$689.06
Franklin Grove Share	\$595.00	\$607.10	\$619.85	\$631.21	\$650.57	\$683.32
	\$33,607.00	\$34,290.34	\$35,010.44	\$35,652.29	\$36,745.65	\$38,595.17
Ogle County Share	\$7,433.00	\$7,584.14	\$7,743.41	\$7,885.36	\$8,127.18	\$8,536.25
Rochelle Share	\$23,526.00	\$24,004.36	\$24,508.45	\$24,957.77	\$25,723.15	\$27,017.88
Mount Morris Share	\$1,750.00	\$1,785.58	\$1,823.08	\$1,856.50	\$1,913.43	\$2,009.74
Oregon Share	\$830.00	\$846.88	\$864.66	\$880.51	\$907.51	\$953.19
	\$33,539.00	\$34,220.96	\$34,939.60	\$35,580.15	\$36,671.28	\$38,517.05
Total Budget for Administ	\$67,146.00	\$68,511.30	\$69,950.04	\$71,232.43	\$73,416.93	\$77,112.22



2022 Illinois Enterprise Zone Fee Analysis

Andy Shaw Lee-Ogle EZ

11/7/2022

The Lee-Ogle Enterprise Zone administrator wishes to implement a new fee for amendments, so he decided to dissect the annual fee disclosure forms that Illinois DCEO posts to its site each year. Such disclosure is mandated, and currently 98 zone fee disclosures are available at the DCEO EZ website, describing a variety of fees assessed to projects in the various local enterprise zones. Full file of disclosures at the following:

<https://dceo.illinois.gov/content/dam/soi/en/web/dceo/expandrelocate/incentives/taxassistance/documents/2022-enterprise-zone-fee-schedules.pdf>

Proposed Fee Structure

For the typical combined application where project is seeking BMEC or BMEC + Real Estate Tax Abatement: 0.5% of materials/max \$50k per project, No Change.

On applications where only local real estate tax abatement is sought, a comparable fee of 0.5% of materials/max \$50k per project. This has generally been our practice but it should be codified for clarity in future projects.

On applications where a zone amendment is required:

- Map amendment to include project area, \$2,000 amendment fee and/or actual costs.
- Map amendment to include new municipality, driven by specific company project, \$2,000 amendment fee and/or actual costs, borne by company showing need for the amendment.
- Other map amendment, variable amendment fee and/or actual costs.
- Incentive or other ordinance change to accommodate project, variable amendment fee and/or actual costs.

36 of zones had no fees:

Altamont-Effingham, Beardstown, Bensenville, Canton-Fulton County, Carmi-White, Champaign-Champaign County, Chicago 1, Chicago 2, Chicago 3, Chicago 4, Chicago 5, Chicago 6, Flora-Clay, Franklin I-57, Galesburg, Gateway Commerce-Madison County, Greater Centralia, Greenville-Smithboro, Hodgkins-McCook, Joliet Arsenal, Loves Park-Machesney Park, Macoupin, Madison Co-Discovery, Monmouth, Mt Carmel-Wabash, Mt Vernon, Nashville-Washington, Newton Jasper, Rantoul, Riverbend, Salem-Marion, Springfield-Sangamon, SW Madison, Vandalia-Fayette, Waukegan, and Zion-Benton



38 of zones have a fee for projects, in a similar form to the allowed maximum (0.5% of materials/max 50k per project), with some lower as noted:

Alexander-Pulaski (lowered to .35%), American Bottoms-St Clair, Bedford Park, Belvedere-Boone, Bloomington-Normal, Cal Sag, Calumet Region, Coles, Decatur-Macon (lowered to 0.125% for EDC members/donors, 0.5% otherwise), Diamond, Effingham, Fairmont-Casey, Franklin Park, Hamilton-Wayne, Jacksonville Regional, **Jo-Carroll LRA**, Kankakee, Kankakee River Valley, Kewanee-Henry County, **Lee-Ogle**, Lincoln 394, Macomb-Bushnell-McDonough, Massac, Montgomery, North Tazewell, **Northwest Illinois**, Ottawa Area, Peoria Rural, Peoria Urban, Quincy, Robinson-Crawford, Saline County, South Tazewell, St Clair-Mid America, Taylorville-Christian, West Regional, **Whiteside-Carroll**, and Will-Cook.

1 zone has the 0.5% fee for projects only in the rare cases where an expansion amendment to the zone is needed:

Belleville

7 zones have a fee for all projects at the allowed maximum (0.5% of materials/max 50k per project), while also charging a fee for amendments to the zone:

Carbondale (\$500 plus client must provide survey description), Douglas-Tuscola (\$5,000+Actual Costs), Edgar-Paris (\$5,000+Actual Costs), Jersey-Greene (\$500), Rockford 1 (Variable), Rockford I-90 (Variable), and Williamson (\$500 plus client must provide survey description)

1 zone has the 0.5% fee for projects but with a local maximum fee of \$100, while also charging an up to \$200 fee when an amendments to the zone is undertaken:

Clark County

1 zone has the 0.5% fee only in city, with a zero fee if rural, and also has a zero fee on projects of less than \$5,000. This is also the only zone with fees noted for RE abatement: 5 years (\$250), 6 years (\$600), 7 years (\$700), and a fee for zone amendments: \$5 per 1000 in project materials:

Urbana-Champaign Co

4 R/EDA zones charge both the standard project fee of 0.5%, AND an application fee of \$2,000:

QCREDA, SEIDA, UIRVDA, and WIEDA. Projects in these zones would typically involve a map amendment so this may be an amendment fee in reality. **QUESTION: Would such a fee violate the allowed maximum fee of .5% per project, if the "all-in" net fees were to exceed 0.5% of building materials?**



5 zones charge an variable application fee rather than the more typical project fee based solely on the materials cost:

Bureau-Putnam (\$250 application and \$250 per certificate, with “not to exceed public act” language), Fairview Heights (2.0% application fee on total project, max \$500), Quad City (\$250 application and \$75 per certificate), Streator Area (\$250 application fee), Western Hoffman Estates (\$500 application fee)

QUESTION: If a project’s “all-in” net fee exceeds what can be charged under the allowed maximum of 0.5% of materials, is that still compliant with State of Illinois’ rules?

A final 5 zones have a fee for projects, in a similar form to the allowed maximum with some more unusual caps & minimum/maximums noted:

Cicero—0.5% application fee up to local maximum \$1000 fee.

DeKalb County—0.5% fee up to \$50k per certificate (likely misprint with “per certificate” instead of “per project”)

Harvard-Woodstock—0.5% fee, with minimum \$250 fee, Max \$50k fee **(QUESTION: This seems to be charging the fee for a \$50k materials project ($\$50k * .005 = \250) to all projects smaller than this threshold. If a project’s “all-in” net fees exceed \$50k, does this violate the 0.5% fee cap?)**

Monroe-Randolph—0.5% fee but has stated minimum project of \$10,000. **(QUESTION: Is this compliant with the “benefit entitlement” understanding that if someone is in the zone, they may use it?)**

Perry County—0.5% fee only when materials exceed \$10k. \$5.00 for those under \$10k