



**Lee-Ogle Enterprise Zone: Zoom Meeting Agenda**  
 Location: In-Person in Dixon City Hall Council Chambers  
 Date/Time: 10/2/24 at 9:30 a.m.

9:30 a.m.	I. (9:30-10:15) IL Tollway Presentation	IL Tollway Consultant Team
10:15	II. EZ Meeting Attendance and Call to Order	Chair
	III. Minutes from 8/21	Shaw
	IV. Financial and Administrator Reports	Shaw
	V. Old Business	Board
	VI. New Business	
	a. Steward Road Meeting Overview	Shaw
	b. Discuss Potential Amendment Project (no action anticipated)	Shaw and Columbe
	c. Discuss Use of EZ for Housing (no action anticipated)	Shaw
	d. Set 2025 Meeting Schedule	Shaw
	e. Set Location for December Lunch or Dinner Meeting	Board
	VII. Next Meeting December 4 <sup>th</sup> in person	Board

Meeting Schedule for 2024: Meetings of the Lee Ogle Enterprise Zone Board are “1<sup>st</sup> Wednesdays (with exceptions noted), every other month, at 10 A.M.”:

1. February 7<sup>th</sup>
2. April 3<sup>rd</sup>
3. June 5<sup>th</sup> at 5:00pm at Salt 251/Luna, 531 S 7<sup>th</sup> Street in Rochelle
4. ~~August 7<sup>th</sup>~~ August 21<sup>st</sup>
5. October 2<sup>nd</sup>
6. December 4<sup>th</sup>

## Lee-Ogle Enterprise Zone Meeting Minutes

Location: Luna Rochelle

Date: 8/21/2024 | Time: 10:00 pm

### Voting Membership Attendance

In- Person	Remote	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Rochelle Mayor John Bearrows (Chair)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Dixon Mayor Glen Hughes
<input type="checkbox"/>	<input type="checkbox"/>	Amboy Mayor Frank Stenzel
<input type="checkbox"/>	<input type="checkbox"/>	Mount Morris Designee Paula Diehl
<input checked="" 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 Board John Nicholson
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Lee County Board Angela Shippert
<input type="checkbox"/>	<input type="checkbox"/>	Ogle County Chairman John Finfrock
<input type="checkbox"/>	<input type="checkbox"/>	GREDCO (Jason Anderson)
<input checked="" type="checkbox"/>	<input type="checkbox"/>	LCIDA Exec. Director Tom Demmer
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Zone Administrator Andy Shaw (Vice-Chair)

### Guest Attendance

In- Person	Remote	
<input type="checkbox"/>	<input type="checkbox"/>	Jeremy Englund, Lee County Administrator
<input type="checkbox"/>	<input type="checkbox"/>	Charlene Columbe, Ogle County EDC
<input type="checkbox"/>	<input type="checkbox"/>	

### Call to Order

Six voting members were present for quorum.

### Minutes

Minutes from our meeting on 6/5/24 were presented. Motion by Williams and 2nd by Hughes to approve. Voice vote, all in favor.

### Financial Reports

With the project fund account, there are two pages with information due to the rescheduled meeting. The first is through the end of August and shows two new projects paid and CD interest, and one new CD purchased to move funds out of this account. The additional few weeks of August page has several previously unpaid projects deposited and CD interest. After those the project fund reports \$66,295.95 in a checking account and \$200k in CD's.

Motion for overall acceptance of the financial report by Demmer and 2nd by Hughes. Voice vote, with all in favor. Additional Motion to renew the \$100k CD with a term ending prior to our next meeting by Hughes and 2ns by Williams, all in favor.

### Administrator Report

The large EZ map amendment was approved and certified on 7/2 by the state, and Shaw is getting the word out to known potential projects in the new areas. He attended the Year 3 of CDI training recently in Springfield and plans to take the exam for the PCED in February. The Steward Road project now has a viable road alignment concept that was presented and expected to be in the plan developed. It shows a bypass of the village but on the west side of 39 with a move in the southbound 39 ramps to make it possible. This route would save time for those on it, and not require new bridges or structures to be far less expensive of an alternative. BHRC assisted Rochelle with an energy planning grant application to



IEPA. Shaw attended the open house for Hvarre’s project in Oregon and reported that the homes were very nice and was proud to have been involved with the project.

#### **New Business**

#### **Adjournment**

Motion by Hughes and 2nd by Williams to adjourn. Voice vote, all in favor.

#### **Meeting Schedule for 2024**

2024 Meetings of the Lee Ogle Enterprise Zone Board are “1st Wednesdays (with exceptions noted), every other month, at 10 A.M.”:

1. February 7<sup>th</sup>
2. April 3<sup>rd</sup>
3. June 5<sup>th</sup>
4. August 7<sup>th</sup>
5. October 2<sup>nd</sup>
6. December 4<sup>th</sup>

**2024 Lee-Ogle Enterprise Zone Budget  
January 1-September 30, 2024**

	<b>Budget Amount</b>	<b>Actual</b>
<b>INCOME</b>		
Lee County	\$ 12,022.33	\$ 12,022.33
Dixon	\$ 26,508.86	\$ 26,508.86
Amboy	\$ 813.31	\$ 813.31
Ashton	\$ 728.33	\$ 728.33
Franklin Grove	\$ 722.26	\$ 722.26
Ogle County	\$ 9,022.81	\$ 9,022.81
Rochelle	\$ 28,557.89	\$ 28,557.89
Mount Morris	\$ 2,124.30	\$ 2,124.30
Oregon	\$ 1,007.52	\$ 1,007.52
<b>TOTAL INCOME</b>	<b>\$ 81,507.61</b>	<b>\$ 81,507.61</b>

<b>EXPENSES</b>		
Personnel	\$ 50,736.00	\$ 38,258.06
Fringe	\$ 12,684.00	\$ 5,799.58
Travel	\$ 3,488.08	\$ 1,831.78
Other/Indirect	\$ 8,150.76	\$ 5,384.57
Non-Fixed Expenses/Contractual-Marketing	\$ 6,448.78	\$ 7,956.28
<b>TOTAL EXPENSES</b>	<b>\$ 81,507.62</b>	<b>\$ 59,230.27</b>

## Lee-Ogle Enterprise Zone General Ledger ending September 30, 2024

Note: On page 3 of the General Ledger there are two deposits made that had to be corrected by Sauk Valley Bank.

### Yellow highlight on page 3

On 08/05/2024 a deposit was made in the amount of \$4,112.19 for all of BHRC certificate of deposits including the LOEZ's CDs. Of that amount \$684.74 belongs the LOEZ and \$3,427.45 to BHRC. On 09/13/2024 Sauk Valley Bank transferred BHRC portion to BHRC general account.

### Green highlight on page 3

On 09/05/2024 a deposit was made in the amount of \$9,468.78 for all of BHRC certificate of deposits including the LOEZ's CDs. Of that amount \$900.48 belongs the LOEZ and \$8,568.30 to BHRC. On 09/13/2024 Sauk Valley Bank transferred BHRC portion to BHRC general account.



**Blackhawk Hills Regional Council**  
 General Ledger  
 for the period of 01/01/2024 to 09/30/2024

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
Asset											
1002 - Sauk Valley Bank - LOEZ											
Beginning Balance											\$136,117.83
	01/04/2024	43721649	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$454.38		\$454.38	\$136,572.21
	01/25/2024	44480477	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Hvarre Holdings		Held for Others - LOEZ				
								\$2,000.00		\$2,000.00	\$138,572.21
	01/31/2024	44480427	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$115.75		\$115.75	\$138,687.96
	02/05/2024	44905958	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$454.38		\$454.38	\$139,142.34
	02/27/2024	45316025	Deposit	Blackhawk Hills Regional Council	LOEZ Admin Refund		Held for Others - LOEZ				
								\$9,729.03		\$9,729.03	\$148,871.37
	02/29/2024	45299141	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$110.75		\$110.75	\$148,982.12
	03/05/2024	45316021	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$425.07		\$425.07	\$149,407.19
	03/31/2024	45930021	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$126.21		\$126.21	\$149,533.40
	04/01/2024	45954692	Check	QwickRate	QwickRate CD		Held for Others - LOEZ				
									\$100,000.00	\$-100,000.00	\$49,533.40
	04/03/2024	46051132	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$454.38		\$454.38	\$49,987.78
	04/18/2024	46485586	Deposit	Blackhawk Hills Regional Council	QwickRate CD Maturity		Held for Others - LOEZ				
								\$100,000.00		\$100,000.00	\$149,987.78

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	04/24/2024	46552439	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Daniel and Katherine Sigwards		Held for Others - LOEZ				
								\$5,000.00		\$5,000.00	\$154,987.78
	04/30/2024	46788151	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$71.48		\$71.48	\$155,059.26
	05/06/2024	46908909	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$249.18		\$249.18	\$155,308.44
	05/06/2024	46908910	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$425.06		\$425.06	\$155,733.50
	05/08/2024	46995856	Check	QwickRate	QwickRate CD		Held for Others - LOEZ				
									\$50,000.00	\$-50,000.00	\$105,733.50
	05/08/2024	46999030	Check	Blackhawk Hills Regional Council	LOEZ Contribution to BHRC for SCRIC		Held for Others - LOEZ				
									\$50,000.00	\$-50,000.00	\$55,733.50
	05/31/2024	47531395	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$57.00		\$57.00	\$55,790.50
	06/05/2024	47640877	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$627.15		\$627.15	\$56,417.65
	06/05/2024	47640897	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Progress Drive Properties		Held for Others - LOEZ				
								\$10,500.00		\$10,500.00	\$66,917.65
	06/30/2024	48435446	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$40.18		\$40.18	\$66,957.83
	07/03/2024	48435444	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$655.68		\$655.68	\$67,613.51
	07/29/2024	48925886	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - County Line Design		Held for Others - LOEZ				
								\$325.00		\$325.00	\$67,938.51
	07/31/2024	49005345	Check	QwickRate	QwickRate CD		Held for Others - LOEZ				
									\$50,000.00	\$-50,000.00	\$17,938.51
	07/31/2024	50033942	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ				
								\$41.86		\$41.86	\$17,980.37

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	08/05/2024	49145090	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ				
								\$4,112.19		\$4,112.19	\$22,092.56
	08/13/2024	49343868	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Klean Laundry, Book Farms, Kaleel's Clothing and Printing, Newcomer Insurance	Book Farms	Held for Others - LOEZ				
								\$8,624.00		\$8,624.00	\$30,716.56
				Blackhawk Hills Regional Council		Kaleel's Clothing and Printing	Held for Others - LOEZ	\$3,750.00		\$3,750.00	\$34,466.56
				Blackhawk Hills Regional Council		Klean Laundry	Held for Others - LOEZ	\$1,855.00		\$1,855.00	\$36,321.56
				Blackhawk Hills Regional Council		Newcomer Insurance	Held for Others - LOEZ	\$16.25		\$16.25	\$36,337.81
	08/16/2024	49435157	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Dixon Lodging		Held for Others - LOEZ	\$30,000.00		\$30,000.00	\$66,337.81
	08/31/2024	49782915	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ	\$29.05		\$29.05	\$66,366.86
	09/03/2024	49880707	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Bonnell		Held for Others - LOEZ	\$30,000.00		\$30,000.00	\$96,366.86
	09/05/2024	49895160	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ	\$9,468.78		\$9,468.78	\$105,835.64
	09/09/2024	50028717	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Wesley 1895 Properties		Held for Others - LOEZ	\$2,250.00		\$2,250.00	\$108,085.64
	09/13/2024	50144152	Check	Blackhawk Hills Regional Council	CD Interest Earned Correction - July - Transfer to SVB Gen		Held for Others - LOEZ				
									\$3,427.45	\$-3,427.45	\$104,658.19
	09/13/2024	50144155	Check	Blackhawk Hills Regional Council	CD Interest Earned Correction - August -		Held for Others - LOEZ				
									\$8,568.30	\$-8,568.30	\$96,089.89

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance	
	09/23/2024	50354606	Deposit	Blackhawk Hills Regional Council	Transfer to SVB Gen LOEZ Project Fee - Triple W Properties, Sterling Manor Apartments	Sterling Manor Apartments	Held for Others - LOEZ					
								\$2,500.00		\$2,500.00	\$98,589.89	
				Blackhawk Hills Regional Council		Triple W Properties	Held for Others - LOEZ					
								\$2,500.00		\$2,500.00	\$101,089.89	
Total for 1002 - Sauk Valley Bank - LOEZ								\$226,967.81	\$261,995.75	\$-35,027.94	\$101,089.89	
1501 - Investments - CDs												
Beginning Balance												
	04/01/2024	45954692	Check	QwickRate	QwickRate CD		Held for Others - LOEZ				\$100,000.00	
	04/18/2024	46485586	Deposit	Blackhawk Hills Regional Council	QwickRate CD Maturity		Held for Others - LOEZ	\$100,000.00		\$100,000.00	\$200,000.00	
	05/08/2024	46995856	Check	QwickRate	QwickRate CD		Held for Others - LOEZ		\$100,000.00	\$-100,000.00	\$100,000.00	
	07/31/2024	49005345	Check	QwickRate	QwickRate CD		Held for Others - LOEZ	\$50,000.00		\$50,000.00	\$150,000.00	
								\$50,000.00		\$50,000.00	\$200,000.00	
Total for 1501 - Investments - CDs								\$200,000.00	\$100,000.00	\$100,000.00	\$200,000.00	
Income												
5180 - Revenue from Program Service Fees												
	01/25/2024	44480477	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Hvarre Holdings		Held for Others - LOEZ		\$2,000.00	\$2,000.00	\$2,000.00	
	04/24/2024	46552439	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Daniel and Katherine Sigwards		Held for Others - LOEZ		\$5,000.00	\$5,000.00	\$7,000.00	
	06/05/2024	47640897	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Progress Drive Properties		Held for Others - LOEZ	\$10,500.00		\$10,500.00	\$17,500.00	

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	06/30/2024	48435446	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$40.18	\$40.18	\$17,540.18
	07/29/2024	48925886	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - County Line Design		Held for Others - LOEZ		\$325.00	\$325.00	\$17,865.18
	08/13/2024	49343868	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Klean Laundry, Book Farms, Kaleel's Clothing and Printing, Newcomer Insurance	Book Farms	Held for Others - LOEZ		\$8,624.00	\$8,624.00	\$26,489.18
				Blackhawk Hills Regional Council		Kaleel's Clothing and Printing	Held for Others - LOEZ		\$3,750.00	\$3,750.00	\$30,239.18
				Blackhawk Hills Regional Council		Klean Laundry	Held for Others - LOEZ		\$1,855.00	\$1,855.00	\$32,094.18
				Blackhawk Hills Regional Council		Newcomer Insurance	Held for Others - LOEZ		\$16.25	\$16.25	\$32,110.43
	08/16/2024	49435157	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Dixon Lodging		Held for Others - LOEZ		\$30,000.00	\$30,000.00	\$62,110.43
	09/03/2024	49880707	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Bonnell		Held for Others - LOEZ		\$30,000.00	\$30,000.00	\$92,110.43
	09/09/2024	50028717	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Wesley 1895 Properties		Held for Others - LOEZ		\$2,250.00	\$2,250.00	\$94,360.43
	09/23/2024	50354606	Deposit	Blackhawk Hills Regional Council	LOEZ Project Fee - Triple W Properties, Sterling Manor Apartments	Sterling Manor Apartments	Held for Others - LOEZ		\$2,500.00	\$2,500.00	\$96,860.43
				Blackhawk Hills Regional Council		Triple W Properties	Held for Others - LOEZ		\$2,500.00	\$2,500.00	\$99,360.43
Total for 5180 - Revenue from Program Service Fees									\$99,360.43	\$99,360.43	\$99,360.43

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
5310 - Revenue from Interest Earned											
	01/04/2024	43721649	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$454.38	\$454.38	\$454.38
	01/31/2024	44480427	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$115.75	\$115.75	\$570.13
	02/05/2024	44905958	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$454.38	\$454.38	\$1,024.51
	02/29/2024	45299141	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$110.75	\$110.75	\$1,135.26
	03/05/2024	45316021	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$425.07	\$425.07	\$1,560.33
	03/31/2024	45930021	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$126.21	\$126.21	\$1,686.54
	04/03/2024	46051132	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$454.38	\$454.38	\$2,140.92
	04/30/2024	46788151	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$71.48	\$71.48	\$2,212.40
	05/06/2024	46908909	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$249.18	\$249.18	\$2,461.58
	05/06/2024	46908910	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$425.06	\$425.06	\$2,886.64
	05/31/2024	47531395	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$57.00	\$57.00	\$2,943.64
	06/05/2024	47640877	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$627.15	\$627.15	\$3,570.79
	07/03/2024	48435444	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$655.68	\$655.68	\$4,226.47
	07/31/2024	50033942	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$41.86	\$41.86	\$4,268.33

Name	Transaction Date	Transaction Number	Transaction Type	Contact	Note	Movement Note	Fund	Debits	Credits	Amount	Balance
	08/05/2024	49145090	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$4,112.19	\$4,112.19	\$8,380.52
	08/31/2024	49782915	Deposit	Blackhawk Hills Regional Council	Interest Earned		Held for Others - LOEZ		\$29.05	\$29.05	\$8,409.57
	09/05/2024	49895160	Deposit	Blackhawk Hills Regional Council	CD Interest Earned		Held for Others - LOEZ		\$9,468.78	\$9,468.78	\$17,878.35
Total for 5310 - Revenue from Interest Earned									\$17,878.35	\$17,878.35	\$17,878.35
5900 - Revenue from Other Sources											
	02/27/2024	45316025	Deposit	Blackhawk Hills Regional Council	LOEZ Admin Refund		Held for Others - LOEZ		\$9,729.03	\$9,729.03	\$9,729.03
Total for 5900 - Revenue from Other Sources									\$9,729.03	\$9,729.03	\$9,729.03
Expense											
7000 - Award and Subaward Expenses											
	05/08/2024	46999030	Check	Blackhawk Hills Regional Council	LOEZ Contribution to BHRC for SCRIC		Held for Others - LOEZ	\$50,000.00		\$50,000.00	\$50,000.00
Total for 7000 - Award and Subaward Expenses								\$50,000.00		\$50,000.00	\$50,000.00
8500 - Other Expenses											
	09/13/2024	50144152	Check	Blackhawk Hills Regional Council	CD Interest Earned Correction - July - Transfer to SVB Gen		Held for Others - LOEZ	\$3,427.45		\$3,427.45	\$3,427.45
	09/13/2024	50144155	Check	Blackhawk Hills Regional Council	CD Interest Earned Correction - August - Transfer to SVB Gen		Held for Others - LOEZ	\$8,568.30		\$8,568.30	\$11,995.75
Total for 8500 - Other Expenses								\$11,995.75		\$11,995.75	\$11,995.75



To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 10/1/2024  
Subject: Report of Activities

1. **Financial Reports:** See previous pages for reports. First is the EZ admin expenditure summary, then Project Fund details. With \$101,089.89 in the bank account and \$200k in 4 CD's, we have @301k. The single 100k CD is in progress as of the 1<sup>st</sup> of October as discussed last time.
2. **Steward EDA Project:** A two-night public meeting has been held the last two days in Steward and Rochelle. We will have comments and some of the slides from this in a new business item. Stewards' night had a great turnout of about 45 people following wide promotion on Facebook, local radio and newspaper, and flyers posted at village hall and the post office. Added flyers were dropped off at Nutrien's Steward location and also the Steward School, which was given enough to reach every child, staff and teachers, and board for the district.
3. **Potential Amendment:** A rural Oregon firm is contemplating a major expansion and is looking for EZ incentives to assist. Early stages of discussion. Char and I will discuss in new business.
4. **Ernst and Young Call:** Had a good overview call with this tax consultant for an unnamed client.
5. **Upcoming Projects:**
  - Additional taxing districts (with the addition of Dixon Rural Fire, there is only one MTD for South Dixon missing)-ongoing
  - Project closings and reporting followup-ongoing
  - Promote our added apartment zone areas for rehabs-ongoing
6. **Meetings Attended**
  - 8/26 SCRIC Call
  - 8/27 SCRIC Call
  - 8/30 EZ Client Call
  - 9/6 Zoning Admin Roundtable
  - 9/10 SCRIC Call
  - 9/11 SCRIC Call
  - 9/17 SCRIC Call
  - 9/18 EZ Overview Call with tax consultants
  - 9/24 SCRIC Call
  - 9/30 Steward Public Meeting
  - 10/1 Rochelle Public Meeting
  - 10/2 LCIDA then heading to Enterprise Zone Conference

# Strategic Plan



**Monday, September 30, 2024**  
5:30 to 7 p.m. CT

**Tuesday, October 1, 2024**  
5:30 to 7 p.m. CT

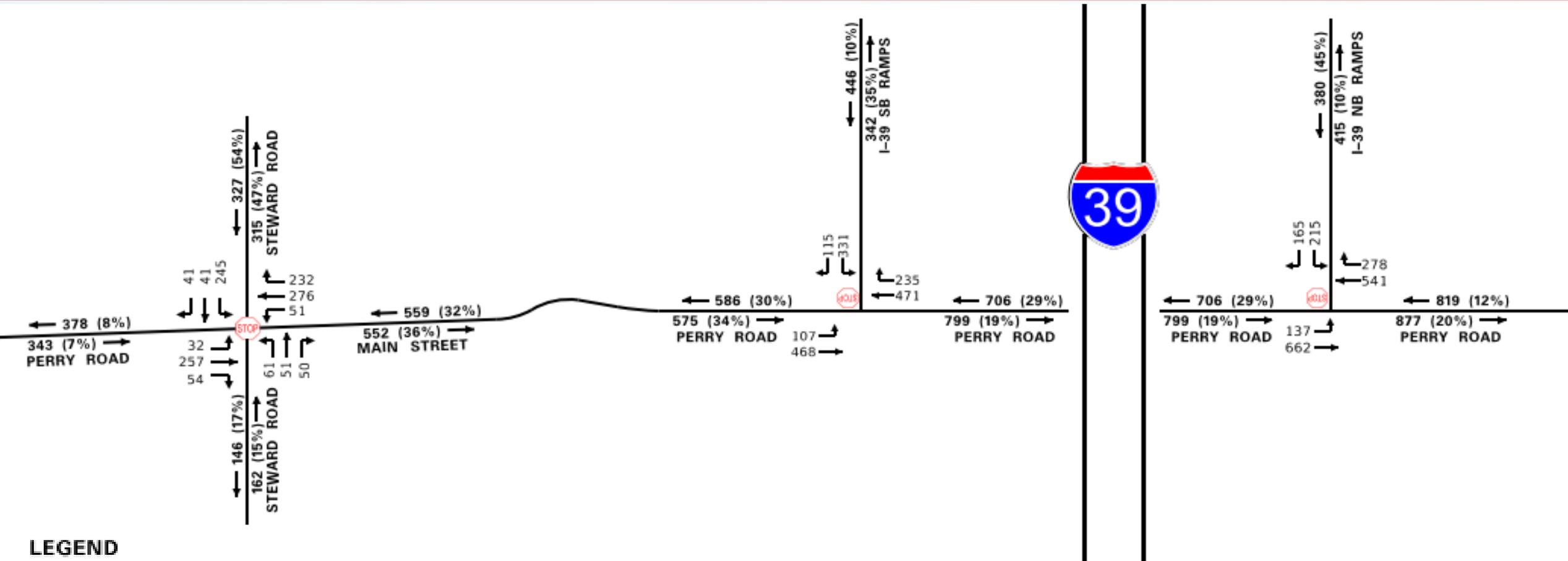
OR

Steward Elementary School  
602 Main Street  
Steward, IL 60553

Kennay Farms Distilling  
416 Lincoln Highway  
Rochelle, IL 61068



# New 24 -Hour Counts for Steward with Truck Shares



## LEGEND

-  STOP SIGN CONTROLLED INTERSECTION
- 100 WEEKDAY 24-HR TURNING MOVEMENT COUNT VOLUME
- 100 WEEKDAY APPROACH 24-HR VOLUME
- (100%) WEEKDAY APPROACH 24-HR TRUCK VOLUME %

150 to 200 trucks per direction per day  
 30% trucks on Main St., 50% trucks on Steward north of Main St. (!)  
 Major flows are Rochelle/I-39 and Rochelle/east on Perry Rd.

# Key Take -Aways from Interviews

## Village of Steward Concerns

- Trucks are a safety concern for pedestrians in the village especially children near the school
- Trucks going through the village impact the quality of life for residents

## Land Use

- Many properties available/in play – activity has been slow but could change fast
- Concern about impacts of growth
- Concern about type of growth – what industries, what transportation and utility needs
- Solar development

## Housing/Workforce

- Lack of housing stock within the city of Rochelle and not much new development.
- Workforce availability and commute distance is a limitation on business growth

## Freight Movement

- Majority of freight is done by truck
- Rail opportunities for users not dependent on Chicago area rail facilities

## Rail Dynamic

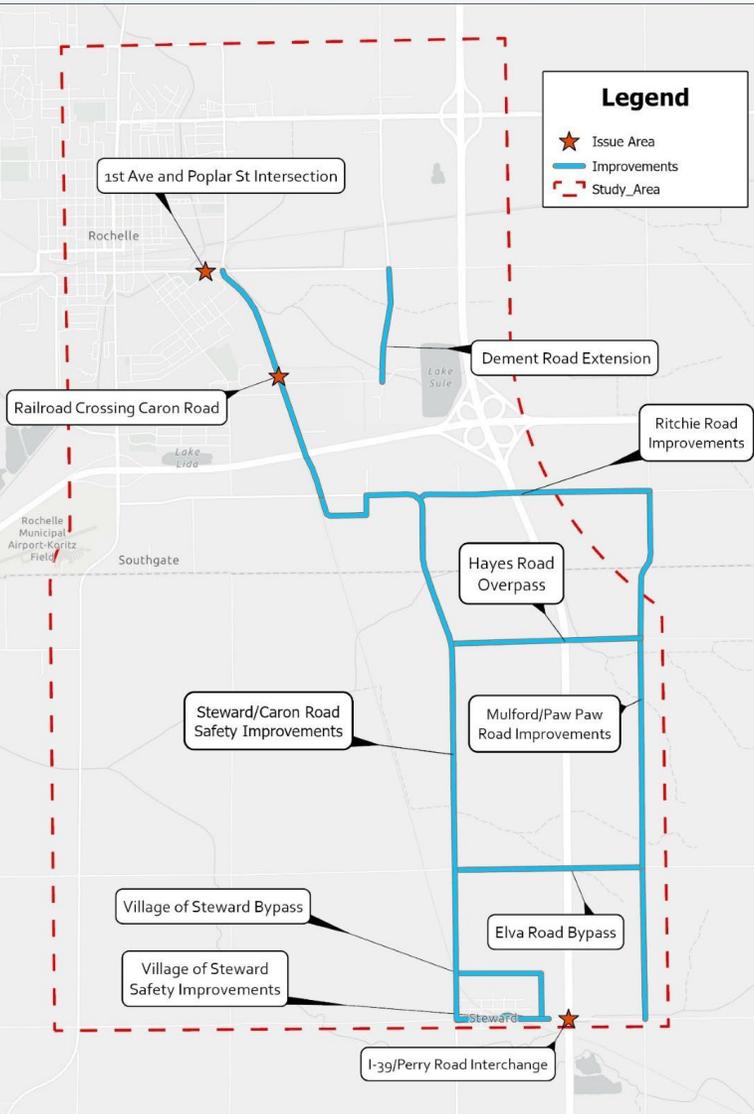
- The City of Rochelle Railroad is near capacity and needs additional investment for storage
- Switching operations can lead to delays along Steward Road

## Roadway Dynamic

- Current freight industries generally fine (“compared to Chicago ..”) except a few locations
- Enhancement / state of good repair work to Steward Road in Lee County is needed
- Dement Road extension would be beneficial to freight users
- Access to I-39 avoiding Village of Steward

# Potential Roadway Concepts Heard to Date

CONCEPTS FOR INFORMATION ONLY – NOT RECOMMENDATIONS



**Dement Road Extension** : A proposed extension of Dement Road would provide freight easier access to the industrial area. *Now advancing* .

**1st Ave and Poplar Road** : The turning radius for eastbound traffic onto 1st Ave is not built for trucks and the median causes issues. *We are exploring* .

**Caron Road Train Switching** : Rail switching along Caron Road near Lineage Logistics can cause delays of up to 30 -minutes. *We are exploring* .

**Corridor Truck Safety, Bike/Ped Access, and Open Space Amenities:** The opportunity is for improved geometry, safety, capacity and amenity improvements. *We are designing for current traffic and future growth* .

**Village of Steward Pass -Through Traffic** : Signage, traffic management, and route restriction options were mentioned, along with:

- **Perry Road/I -39 Interchange Elimination** : would significantly impact a federal road, likely to be non-viable. *We are not considering* .
- **Steward “East Side Bypass” options:** potential use of Ritchie Road, Hayes Road, or Elva Road to cross I-39 and access the I-39/Perry Road interchange from the east via Mulford/Paw Paw Road. *We analyzed travel times for these options and found they added too much travel time and distance, and GPS would not direct trucks to use the routes. We are not considering* .
- **Steward “West Side Bypass” options:** would run west of I-39 and east of the Village, as in Village Plan. *This would be a GPS -friendly route, but IDOT determined the turn location is too close to the I -39 SB off/on ramps. We are looking at ways to increase that separation so a bypass can advance* .

# Ramp Relocation Concept

# -PRELIMINARY ONLY

Relocate I -39 SB off and on ramps, with new configuration similar to existing I -88 interchange in Aurora

Continuous move from Rochelle to roundabout/SB ramps to Perry Rd/NB ramps, bypassing the Village

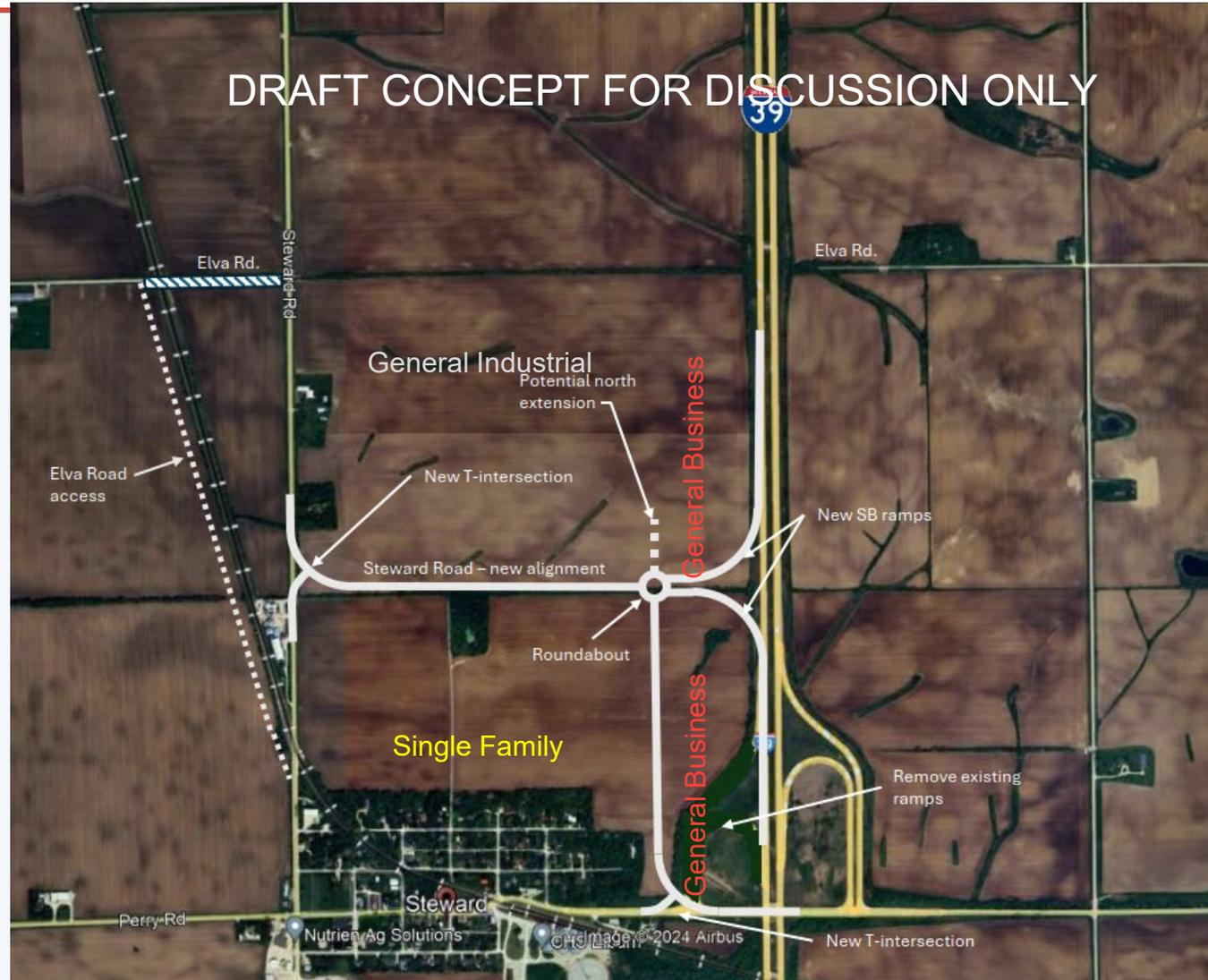
Bypass is shorter, faster, avoids rail crossings, vs route through Village

New "T" intersections for Village traffic – all existing access maintained

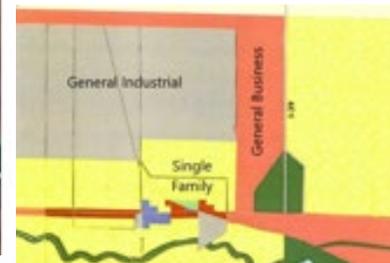
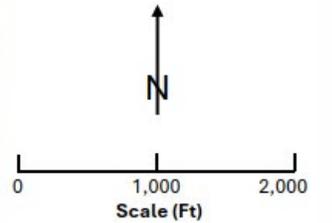
Separation of/access to Village's planned land use areas, supporting future growth as desired

Closure of Elva Rd. rail crossing and new access west of BNSF

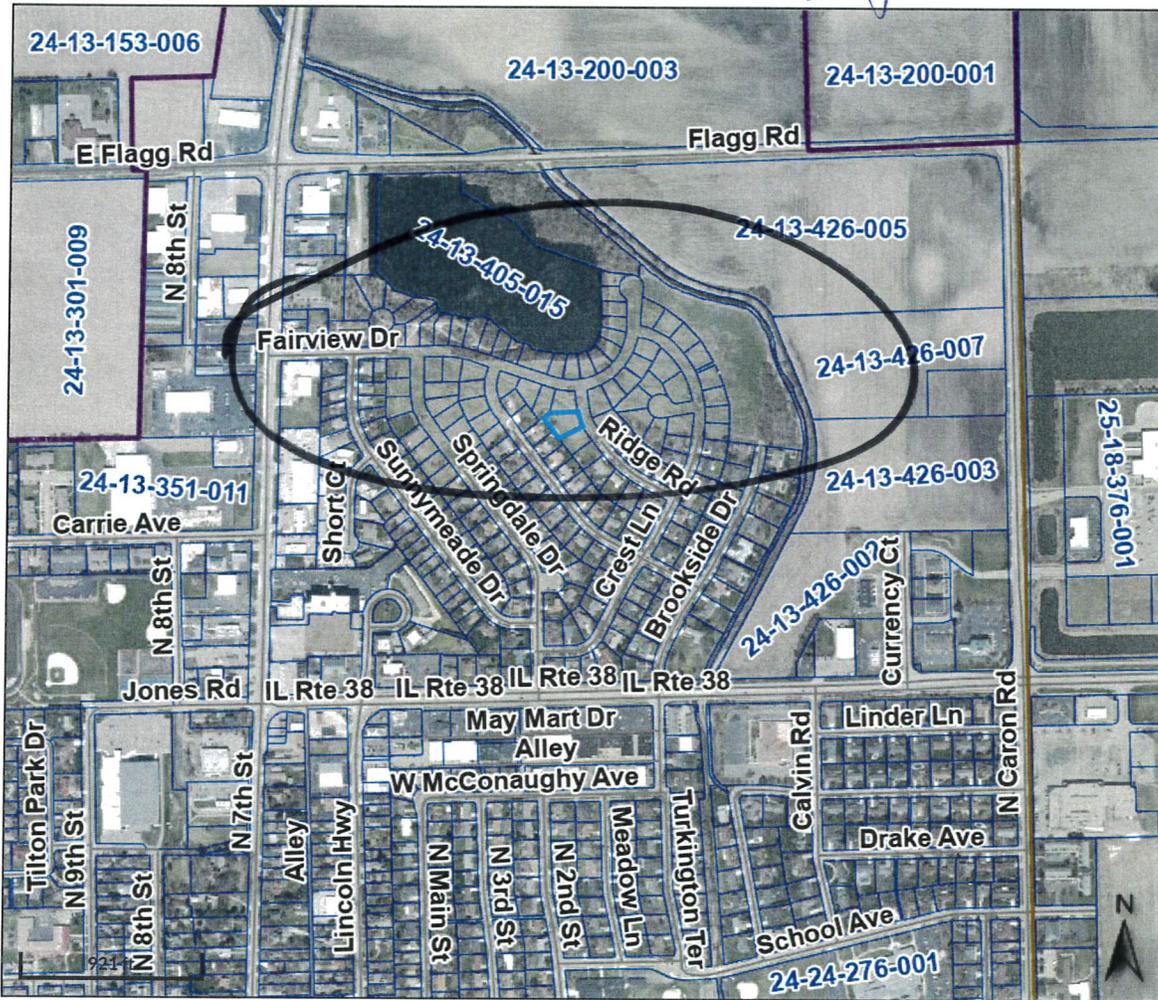
Discussed with Lee County and IDOT; awaiting FHWA feedback



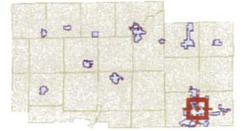
Steward I-39 Interchange and Steward Road Realignment Concept  
September 12, 2024



*Dozens of Lots Ready to build*



Overview



Legend

- Municipalities
- Townships
- Roads
- Tax Parcels

*Ready to build*

*Flagg Rd  
Rochelle  
Properties LLC  
Libertyville, IL*

Parcel ID	24-13-402-007	Class	0032	Owner Address Available with Subscription
Township	Flagg	Acreage	n/a	
Property Address				
District	00640			
Brief Tax Description	LOT 28 WHISPERING WATERS SUBD IN SEC 13-40-1; CITY OF ROCHELLE; SURVEY 07-11285			
	<i>(Note: Not to be used on legal documents)</i>			

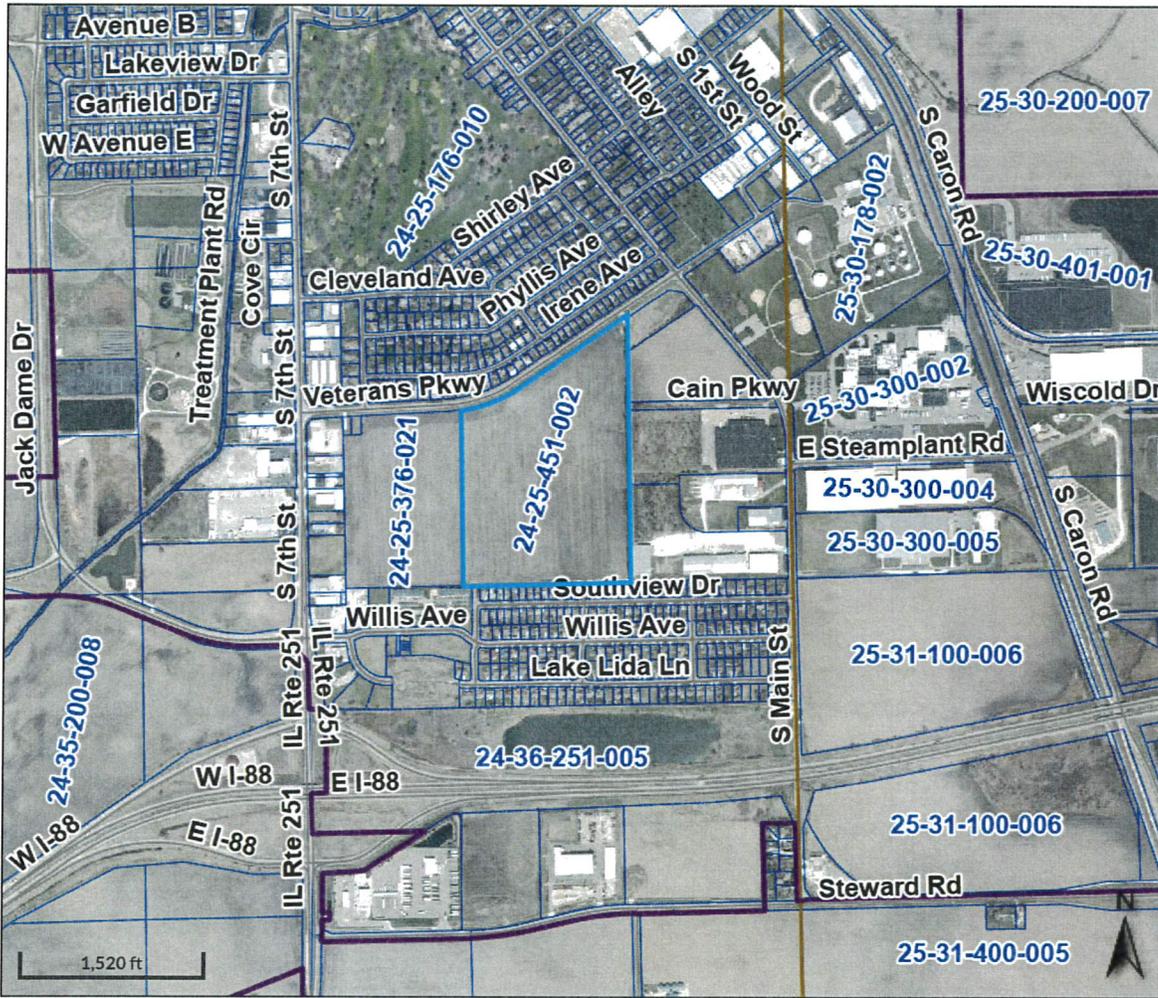
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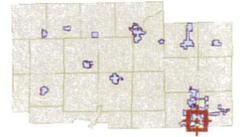
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*[Handwritten signature]*



Overview



Legend

-  Municipalities
-  Townships
-  Roads
-  Tax Parcels

*Scott Young  
Trust  
Little Rock AR  
  
53 AC.  
  
IN EZ  
+  
Zoned Residential*

Parcel ID	24-25-451-002	Class	0021	Owner Address Available with Subscription
Township	Flagg	Acreage	53.0	
Property Address				
District	00640			
Brief Tax Description	PT W2 SE4 & PT E2 SW4 SEC 25-40-1			
	<i>(Note: Not to be used on legal documents)</i>			

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GEOSPATIAL



To: Enterprise Zone Advisory Board  
From: Andy Shaw, Administrator  
Date: 10/1/24  
Subject: Proposed Meeting Schedule for 2025

Meetings of the Lee Ogle Enterprise Zone Board are "1<sup>st</sup> Wednesdays (with exceptions noted), every other month, at 10 A.M.":

1. February 5<sup>th</sup>
2. April 2<sup>nd</sup>
3. June 4<sup>th</sup>
4. August 6<sup>th</sup>
5. October 8<sup>th</sup> (changed from first Wednesday to better allow financial report)
6. December 3<sup>rd</sup>