

February 27, 2024

The Honorable Mark Pietrowski, Mayor  
Town of Cortland  
59 S Somonauk Road, PO Box 519  
Cortland, IL 60112-0519

Dear Mayor Pietrowski and Town Board:

The DeKalb County Economic Development Corporation is in the process of applying to the Illinois Department of Commerce and Economic Opportunity (DCEO) to amend the existing boundary of the DeKalb County Enterprise Zone by adding 14 parcels totaling approximately **794.24 acres** adjacent to the current Zone boundary just south of the ChicagoWest Business Center in unincorporated DeKalb County.

As part of the application process, we are presenting boundary modification requests in the form of Ordinances and Resolutions, to the Zone's designating units of government, including the Town of Cortland, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Village of Waterman, and DeKalb County.

The **Town of Cortland** document is attached and consists of a combined Designating Ordinance Amendment and the Intergovernmental Agreement Amendment. Having these combined into a single document makes a more efficient approval process locally and is in a form accepted by DCEO. The documents include a map and the legal description of the parcels to be included.

Upon approval by all designating units of government, documents will be formatted and attached to the application package and submitted to DCEO. Once this is done and the Illinois Department of Agriculture provides its clearance for the project, we wait for DCEO's questions and decisive action on our application requests. Assuming all local approvals are accomplished in the next 45 days, the state, by statute, has 90 days to approve or deny our request. Along with our Zone Consultant, we will be monitoring the review process closely to address any concerns that may arise.

The proposed addition is intended to allow the region to be able to compete for large-scale projects more effectively and is designed to enhance the previously announced Mega Site Designation by the Illinois Department of Commerce and Economic Opportunity. By having Mega Site acreage available in the Zone, which is ready for immediate development, DeKalb County will continue to be able to be considered for large-scale projects that can provide significant numbers of quality jobs and capital investment. Despite our past successes, we are currently at somewhat of a competitive disadvantage due to the lack of parcels that meet the immediate needs of today's high-impact projects and development prospects. When we are contacted by prospects seeking such large acreage, one of the key questions we have been asked is about the

availability of Enterprise Zone designation. Unfortunately, parcels like the one we are intending to add are not readily available in the Zone and we miss further discussions

because clients are looking at land in other communities that are already in an Enterprise Zone.

One last point. In the Enterprise Zone Program, any locally approved amendment to the IGA and Designating Ordinances are not effective until the Department of Commerce and Economic Opportunity approves the applications, approves the Amending Ordinances and Resolutions, and files a certified copy of the Ordinances and Resolutions with the local Recorder of Deeds and the Illinois Secretary of the State, as provided in the Illinois Enterprise Zone Act.

Sincerely,



C. Mark Williams  
Executive Director