

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE AMENDING ORDINANCE NO. 45-OH

WHEREAS, the City of Rochelle has previously adopted Ordinance No. 45-OH with respect to the Lee Ogle Enterprise Zone and the Enterprise Zone Intergovernmental Agreement; and

WHEREAS, the parties have indicated their willingness and desire to further expand the Enterprise Zone to include sites in Ogle and Lee Counties; and

WHEREAS, the Council of the City of Rochelle, hereby makes those findings set forth in said Enterprise Zone Intergovernmental Agreement, that said areas 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 stimulating neighborhood residential or commercial revitalization; or said areas meet the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone and meeting three of the ten criteria tests of the State of Illinois; and;

NOW, THEREFORE, be it ordained by the Council of the City of Rochelle, Illinois, as follows:

SECTION 1: Amendment 17 to Addendum A, "Lee Ogle Enterprise Zone Description for Recording," shall provide a description of the amended zone area, a copy of which is attached hereto and made a part hereof.

SECTION 2: The Mayor is authorized to execute Amendment 17 to Addendum "B", an Enterprise Zone Intergovernmental Agreement heretofore entered into by the City.

SECTION 3: That Subsection entitled “Lee Ogle Enterprise Zone Area and Funding Formula for EZ Administration Operating Expense”, in Section 5- “Administration Fees” of ORDINANCE NO. 45-OH, is amended to read as follows:

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 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 incorporating Amendment 17 area**

<b>LEE COUNTY AREA PORTION</b>	<b>Percent of Zone</b>	
<b>Original Area to Uninc. Lee</b>	<b>3206.25 acres</b>	<b>27.922%</b>
<b>Original Area To Dixon</b>	<b>1157.32 acres</b>	<b>10.078%</b>
<b>Original Connector Strips</b>	<b>9.05 acres</b>	<b>0.079%</b>
<b>To Amend. 1-Amboy</b>	<b>75.10 acres</b>	<b>0.654%</b>
<b>To Amend. 4-Dixon/Aanchor</b>	<b>4.16 acres</b>	<b>0.036%</b>
<b>To Amend. 5-Amboy/Jhnsn Trct</b>	<b>4.55 acres</b>	<b>0.040%</b>
<b>To Amend. 6-Ashton</b>	<b>66.24 acres</b>	<b>0.577%</b>
<b>To Amend. 10-Duke Solar Strip</b>	<b>0.58 acres</b>	<b>0.005%</b>
<b>To Amend. 11-Franklin Grove</b>	<b>61.90 acres</b>	<b>0.539%</b>
<b>To Amend. 13-Dixon/Hvarre</b>	<b>18.14 acres</b>	<b>0.158%</b>
<b>To Amend. 14-Amboy</b>	<b>2.09 acres</b>	<b>0.018%</b>
<b>To Amend. 14-Lee County</b>	<b>14.04 acres</b>	<b>0.122%</b>
<b>To Amend. 15-Dixon</b>	<b>707.21 acres</b>	<b>6.159%</b>
<b>To Amend. 15-Amboy</b>	<b>14.76 acres</b>	<b>0.129%</b>
<b>To Amend. 15-Franklin Grove</b>	<b>1.30 acres</b>	<b>0.011%</b>
<b>To Amend. 15-Ashton</b>	<b>0.97 acres</b>	<b>0.008%</b>
<b>To Amend. 16-Rural Lee</b>	<b>10.61 acres</b>	<b>0.092%</b>
 <b>Total Area To Lee County</b>	 <b>5354.27 acres</b>	 <b>46.628%</b>

<b>OGLE COUNTY AREA PORTION</b>	<b>Percent of Zone</b>	
<b>Original area to Uninc. Ogle</b>	<b>1066.92 acres</b>	<b>9.291%</b>
<b>Original area to Rochelle</b>	<b>3130.40 acres</b>	<b>27.261%</b>
<b>Original Connector Strips</b>	<b>9.05 acres</b>	<b>0.079%</b>
<b>To Amend. 2-Mount Morris</b>	<b>199.41 acres</b>	<b>1.737%</b>
<b>To Amend. 3-Rochelle/Manor Court</b>	<b>19.63 acres</b>	<b>0.171%</b>
<b>To Amend. 6-Oregon</b>	<b>91.76 acres</b>	<b>0.799%</b>

To Amend. 8-Rochelle/Pilot	12.12	acres	0.106%
From Amend. 9-Rochelle Corrected	-14.43	acres	-0.126%
To Amendment 13-Hvarre Housing	9.48	acres	0.083%
To Amend. 15-Rochelle	1376.92	acres	11.991%
To Amend. 15-Oregon	7.01	acres	0.061%
To Amend. 15-Mount Morris	30.89	acres	0.269%
To Amend. 17-Rural Ogle	17.71	acres	0.154%
To Amend. 18-Rural Ogle	171.92	acres	1.497%

Total Area To Ogle County            6128.79 acres 53.372%

Zone Acreage                                11483.07 acres 100.000%

Total area per EZ Statute            12800.00 acres

**Percent of Statutory 12800 Acres**

Total Area allocated to Zone	11483.07 acres	89.71%
Acres in reserve (unallocated)	1316.93 acres	10.29%

<b>Population</b>	<b>Lee</b>	<b>36,031</b>
	<b>Ogle</b>	<b><u>53,497</u></b>
<b>Total 2010 population both counties</b>		<b>89,528</b>
<b>Budget of \$.75 Per Capita for EZ Admin</b>		<b>\$67,146.00</b>

		<b>% of total</b>
<b>Lee County Share</b>	<b>\$9,904</b>	<b>14.75%</b>
<b>Dixon Share</b>	<b>\$21,838</b>	<b>32.52%</b>
<b>Amboy Share</b>	<b>\$670</b>	<b>1.00%</b>
<b>Ashton Share</b>	<b>\$600</b>	<b>0.89%</b>
<b>Franklin Grove Share</b>	<b>\$595</b>	<b>0.89%</b>

**LEE COUNTY FINANCIAL SHARE    \$33,607            50.05%**

<b>Ogle County Share</b>	<b>\$7,433</b>	<b>11.07%</b>
<b>Rochelle Share</b>	<b>\$23,526</b>	<b>35.04%</b>
<b>Mount Morris Share</b>	<b>\$1,750</b>	<b>2.61%</b>
<b>Oregon Share</b>	<b>\$830</b>	<b>1.24%</b>

**OGLE COUNTY FINANCIAL SHARE    \$33,539            49.95%**

**Total Budget for Administration    \$67,146**

**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, with a 2018 basis year.**

SECTION 4: The provisions and Sections of this Ordinance shall be deemed to be separable, and the invalidity of any portion of this ordinance shall not affect the validity of the remainder.

SECTION 5: All ordinances and parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

SECTION 6: This Ordinance shall be in full force and effect from and after its passage and approval, and publication, as required by law.

Passed by the Mayor and the City Council of the City of Rochelle this \_\_\_\_\_ day of \_\_\_\_\_, 2025

BY: \_\_\_\_\_  
Mayor

ATTEST: \_\_\_\_\_  
City Clerk

**AMENDMENT 17 TO ADDENDUM "A"**

**LEE OGLE ENTERPRISE ZONE**

**DESCRIPTION FOR RECORDING**

The LEE OGLE ENTERPRISE ZONE being situated in the County of Lee and County of Ogle and the State of Illinois; described in Addendum A in its Designating Ordinance and subsequent amending ordinances; is hereby amended to include the following described bounded areas; also listing present legal parcels within the bounded areas with the respective Parcel Identification Numbers (PIN).

**BOUNDED AREA 1**

Starting at a Point of Beginning, POINT 1 of CONNECTOR STRIP 1 of this amendment, in Oregon-Nashua Township, City of Oregon, Ogle County, Illinois, at a point at the edge of the Lee Ogle Enterprise Zone, between sides 1 and 4 of BOUNDED AREA 1B of Amendment 6 to the Lee Ogle Enterprise Zone, an amendment certified by the State of Illinois on February 20, 2019, CONNECTOR STRIP 1, which is 3 feet wide, covering an area of 0.501 acres extends S3°53'49"W for 115.83 from POINT 1 to the centerline of Pines Road, at POINT 2 of CONNECTOR STRIP 1, then continues Southeasterly for 5146.47 feet to the intersection with Devil's Backbone Road, Point 3 of CONNECTOR STRIP 1, then Southward along the centerline of Devils Backbone Road for 1987.57 feet to Point 4, then S13°57'21"E for 61.24 feet to Point 1 of BOUNDED AREA 1 of this amendment.

Starting at Point 1 of BOUNDED AREA 1 of this amendment, extending S7°31'32"E for 55.36 feet, then S89°37'17"E for 157.40 feet, then S45°44'47"E for 301.79 feet, then S88°56'32"E for 1560.00 feet, then N0°40'23"E for 738.87 feet, then S67°41'03"W for 653.71 feet, then S72°40'12"W for 251.65 feet, then S77°13'32"W for 319.76 feet, then S83°00'49"W for 380.88 feet, then S89°32'42"W for 414.37 feet to return to Point 1 and close BOUNDED AREA 1, calculated to include 17.21 acres.

**TABLE 1:**

An area presently known by OGLE COUNTY PINs	16-08-200-002
BOUNDED AREA 1	17.21 acres
CONNECTOR STRIP 1	0.501 acres

The sum of the bounded areas including connecting strips is 17.71 acres added to the LEE OGLE ENTERPRISE ZONE, in rural Ogle County.

## **AMENDMENT 17 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 January 9<sup>th</sup>, 2025, in the Enterprise Zone, on the question of expanding the Enterprise Zone to include specific project areas, and;

**WHEREAS**, the areas to be added to the Lee Ogle Enterprise Zone meets the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone, having specific development commitments, and stimulating neighborhood residential or commercial revitalization; or meeting the statutory requirements of contiguity to the existing zone, not exceeding the total allowable area of the zone, and meeting three of the ten criteria tests of the State of Illinois; 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 D) 2) 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 decennial census as well as allocation of Enterprise Zone Acreage as described below:

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**% of total**

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**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, with a 2018 basis year.**

In all other respects, the Intergovernmental Agreement dated December 15, 2015, and as amended and certified by the State of Illinois, shall remain in full force and effect.

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

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 2025

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_  
Mayor, City of Dixon Mayor, City of Amboy Lee County Board Chairman

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_  
Mayor, City of Rochelle President, Village of Mount Morris Ogle County Board Chairman

By: \_\_\_\_\_ By: \_\_\_\_\_ By: \_\_\_\_\_  
Mayor, City of Oregon President, Village of Franklin Grove President, Village of Ashton