

Lee County
Ordinance No: _____

ORDINANCE AMENDING ORDINANCE NO. 12-15-001
AN ORDINANCE
AMENDING THE BOUNDARIES OF THE LEE COUNTY ENTERPRISE ZONE

WHEREAS, the Lee County Board has previously adopted Ordinance No. 12-15-001 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.

WHEREAS, the Board of Lee County, Illinois, 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 Lee County Board and Board Chair, in Lee County, Illinois as follows:

SECTION 1: Amendment 18 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 Lee County Board Chair and County Clerk are authorized to execute any and all documents necessary to implement this Ordinance, including but not limited to Amendment 18 to Addendum “B”, the original Intergovernmental Agreement regarding administration of an Enterprise Zone.

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. 12-15-001, 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 18 area**

LEE COUNTY AREA PORTION	Percent of Zone	
Original Area to Uninc. Lee	3206.25 acres	27.922%
Original Area To Dixon	1157.32 acres	10.078%
Original Connector Strips	9.05 acres	0.079%
To Amend. 1-Amboy	75.10 acres	0.654%
To Amend. 4-Dixon/Aanchor	4.16 acres	0.036%
To Amend. 5-Amboy/Jhnsn Trct	4.55 acres	0.040%
To Amend. 6-Ashton	66.24 acres	0.577%
To Amend. 10-Duke Solar Strip	0.58 acres	0.005%
To Amend. 11-Franklin Grove	61.90 acres	0.539%

To Amend. 13-Dixon/Hvarre	18.14	acres	0.158%
To Amend. 14-Amboy	2.09	acres	0.018%
To Amend. 14-Lee County	14.04	acres	0.122%
To Amend. 15-Dixon	707.21	acres	6.159%
To Amend. 15-Amboy	14.76	acres	0.129%
To Amend. 15-Franklin Grove	1.30	acres	0.011%
To Amend. 15-Ashton	0.97	acres	0.008%
To Amend. 16-Rural Lee	10.61	acres	0.092%

Total Area To Lee County	5354.27	acres	46.628%
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OGLE COUNTY AREA PORTION		Percent of Zone
Original area to Uninc. Ogle	1066.92 acres	9.291%
Original area to Rochelle	3130.40 acres	27.261%
Original Connector Strips	9.05 acres	0.079%
To Amend. 2-Mount Morris	199.41 acres	1.737%
To Amend. 3-Rochelle/Manor Court	19.63 acres	0.171%
To Amend. 6-Oregon	91.76 acres	0.799%
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%
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Zone Acreage	11483.07	acres	100.000%
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Total area per EZ Statute	12800.00	acres
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	Percent of Statutory 12800 Acres
Total Area allocated to Zone	11483.07 acres 89.71%
Acres in reserve (unallocated)	1316.93 acres 10.29%

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

		% of total
Lee County Share	\$9,904	14.75%
Dixon Share	\$21,838	32.52%
Amboy Share	\$670	1.00%
Ashton Share	\$600	0.89%
Franklin Grove Share	\$595	0.89%
 LEE COUNTY FINANCIAL SHARE	 \$33,607	 50.05%
 Ogle County Share	 \$7,433	 11.07%
Rochelle Share	\$23,526	35.04%
Mount Morris Share	\$1,750	2.61%
Oregon Share	\$830	1.24%
 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, repealed.

SECTION 6: This Ordinance shall take effect upon its passage, approval and publication as required by law.

Passed by the Lee County Board and the Lee County Board Chair,

this _____ day of _____, 2025.

The Lee County Board

By: _____

Robert Olson,
Lee County Board Chair

Attest:

Nancy Petersen,
Lee County Clerk

AMENDMENT 18 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).

CONNECTING STRIP 1

Starting at a Point of Beginning, in Oregon-Nashua Township, City of Oregon, Ogle County, Illinois, at the edge of the Lee Ogle Enterprise Zone, at a point N1°00'50"E for 218.164 feet of POINT 1 of BOUNDED AREA 81 of Amendment 15 to the Lee Ogle Enterprise Zone, an amendment certified by the State of Illinois on July 2, 2024.

At that point, CONNECTOR STRIP 1, which is 3 feet wide, covering an area of 1.99 acres extends 2382.33 feet Northward along the centerline of Daysville Road, then 4099.70 feet Eastward along the centerline of Brick Road, then 16533.85 feet Northerly along the centerline of Blackhawk Road, then 3975.74 feet Eastward along the centerline of Deer Path Road, then 1486.23 feet Northward along the centerline of German Church Road then N87°30'47"W for 32.59 feet to connect BOUNDED AREA 1 of this amendment, THIS AREA DESCRIBED AS EXHIBIT A ON THE FOLLOWING PAGE.

TABLE 1:

A project area comprised of portions of the listed OGLE COUNTY PINs	09-13-300-002 09-13-400-002 10-18-300-001 09-24-200-005 09-24-200-006
BOUNDED AREA 1 (EXHIBIT A)	169.93 +/- acres
CONNECTOR STRIP 1	1.99 +/- acres

The sum of the bounded areas including connecting strips is 171.92 +/- acres added to the LEE OGLE ENTERPRISE ZONE, in rural Ogle County.



DECEMBER 19, 2024

22001700EX-02

PART OF PINS 09-13-300-002, 09-13-400-002, 09-24-200-005, 09-24-200-006, & 10-18-300-001
ILLINOIS DESIGN FIRM #184-005876

EXHIBIT A

ENTERPRISE ZONE LEGAL DESCRIPTION

THAT PART OF THE SOUTH HALF OF SECTION 13, TOWNSHIP 24 NORTH, RANGE 10 EAST AND THAT PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 24 NORTH, RANGE 10 EAST AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 24 NORTH, RANGE 11 EAST OF THE FOURTH PRINCIPAL MERIDIAN, ALL IN OGLE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 13;

THENCE SOUTH 88°32'13" WEST 2049.42 FEET ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER TO THE POINT OF BEGINNING;

THENCE SOUTH 01°10'24" EAST 1154.94 FEET;

THENCE SOUTH 89°56'49" EAST 2057.40 FEET TO THE EAST LINE OF SAID SOUTHEAST QUARTER;

THENCE NORTH 89°24'14" EAST 65.50 FEET;

THENCE NORTH 00°40'03" WEST 366.39 FEET;

THENCE NORTH 89°25'38" EAST 848.28 FEET;

THENCE SOUTH 00°39'12" EAST 759.27 FEET;

THENCE SOUTH 89°20'58" WEST 947.66 FEET TO THE WEST RIGHT OF WAY LINE OF NORTH GERMAN CHURCH ROAD;

THENCE SOUTH 01°31'50" EAST 1039.04 FEET ALONG SAID WEST LINE;

THENCE SOUTH 01°29'42" EAST 1151.68 FEET ALONG SAID WEST LINE, **THE END POINT OF THIS LINE ALSO BEING THE END POINT OF REFERENCED CONNECTOR STRIP 1, CONNECTING EXHIBIT A AREA TO THE LEE OGLE ENTERPRISE ZONE;**

THENCE SOUTH 89°00'16" WEST 2262.93 FEET;

THENCE NORTH 00°18'53" 2420.54 FEET;

THENCE SOUTH 89°24'36" WEST 489.37 FEET;

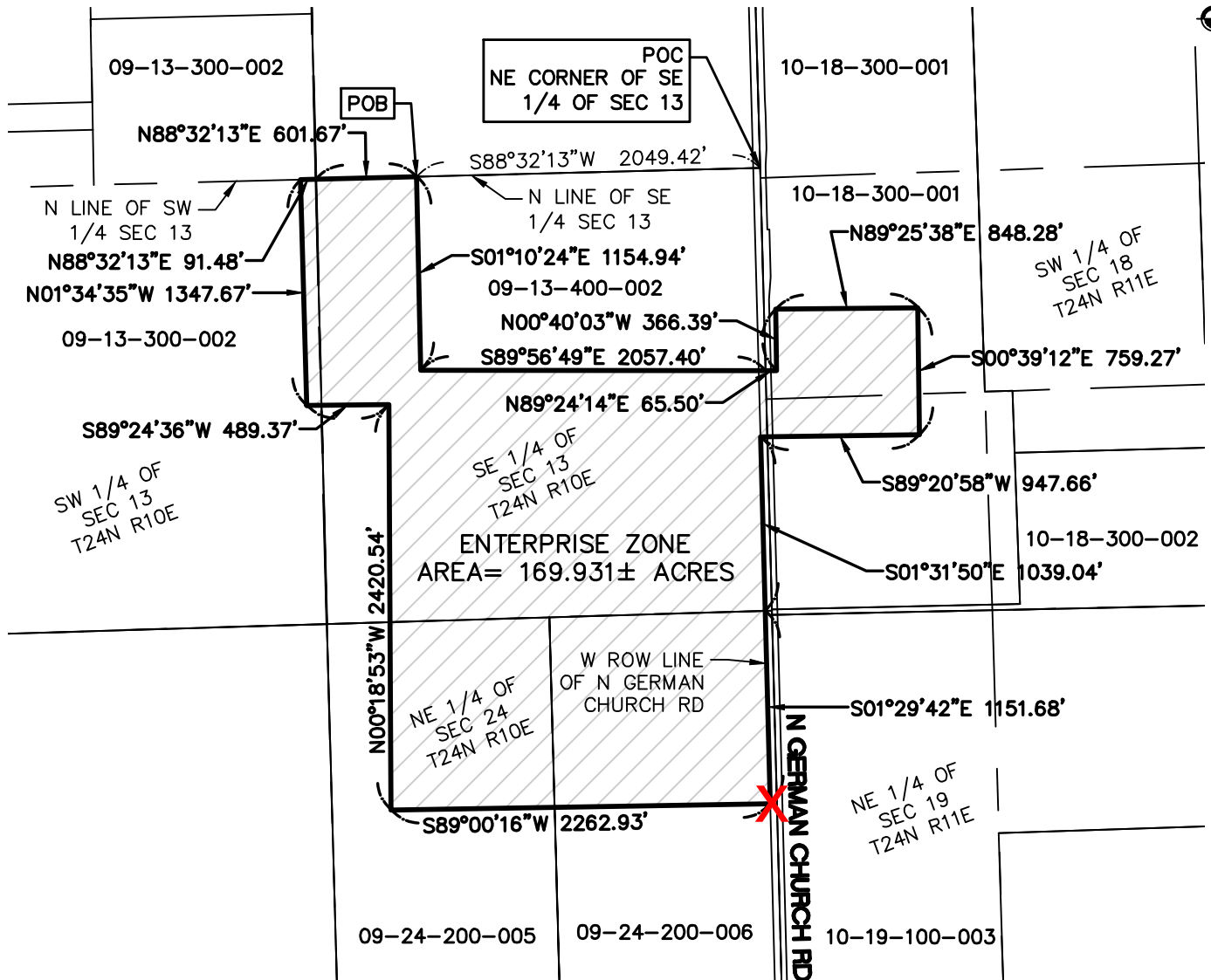
THENCE NORTH 01°34'35" WEST 1347.67 FEET TO THE NORTH LINE OF THE SOUTHWEST QUARTER OF SECTION 13;

THENCE NORTH 88°32'13" EAST 91.48 FEET ALONG SAID NORTH LINE TO THE CENTER OF SAID SECTION 13;

THENCE CONTINUING NORTH 88°32'13" EAST 601.67 FEET ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE POINT OF BEGINNING, CONTAINING 169.931 ACRES OF LAND MORE OR LESS.

ENTERPRISE ZONE EXHIBIT

BYRON GENERATING STATION
OGLE COUNTY, ILLINOIS



X- Endpoint of referenced 3 foot wide Connector Strip 1, establishing site contiguity to the Lee Ogle Enterprise Zone

GENERAL NOTES

1. TOTAL PERIMETER OF PARCEL IS 15,604± FEET.
2. THIS EXHIBIT IS A SKETCH DESCRIPTIVE ONLY OF SIZE, SHAPE, AND LOCATION OF THE PARCELS AND DOES NOT CONSTITUTE A PLAT OF SURVEY OF THE GRANTOR'S PROPERTY.

LEGEND



ENTERPRISE ZONE

BOUNDARY ADJACENT

SECTION LINE



PREPARED BY:

ATWELL

866.850.4200 www.atwell-group.com

1250 EAST DIEHL ROAD, SUITE 300
NAPERVILLE, IL 60563
DESIGN FIRM #184-005876

BYRON GENERATING STATION
SECTIONS 13 & 24, T24N, R10E
SECTION 18, T24N, R11E
OGLE COUNTY, ILLINOIS

PREPARED FOR:
**CONSTELLATION ENERGY
GENERATION, LLC**

DATE: 12/19/2024

DR. CSF

CH. BDE

P.M. B. ELSBREE

JOB 22001700EX-02

SHEET NO. 1 OF 1

REVISIONS

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AMENDMENT 18 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 9th, 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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Zone Acreage 11483.07 acres 100.000%

Total area per EZ Statute 12800.00 acres

Percent of Statutory 12800 Acres

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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.

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