



*Rebecca Huntley*  
Ogle County Clerk & Recorder

September 19, 2014

The Ogle County Board, at their regular meeting held on Tuesday, September 16, 2014, Welty presents the petition of Vicki & David Mulder, 7483 W. Montague Rd., German Valley, IL 61039 for a Special Use permit to allow a Small Rural Business (sale of baked goods, meat products, eggs, produce and crafts/knick-knacks; also catering) in the AG-1 Agricultural District on property described as follows and owned by the petitioners: Part of E1/2 GL2 of NW 1/4 Fractional Section 5 Maryland Township 25N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 14.98 acres, more or less. P.I.N.: 03-05-100-002 - Common Location: 7483 W. Montague Rd. Welty moves to approve O-2014-0901, Oltmanns seconds and the motion carries on a voice vote.(Placed on file)



*Rebecca Huntley*

Rebecca Huntley  
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.




SECTION TWO: Based on the findings of fact set forth above, the request of Vicki & David Mulder, 7483 W. Montague Rd., German Valley, IL for a Special Use Permit in the AG-1 Agricultural District (Petition No. 5-14SU) to allow a Small Rural Business (sale of baked goods, meat products, eggs, produce and crafts/knick-knacks; also, catering) on property located at 7483 W. Montague Road in Maryland Township and legally described as shown in Exhibit "A" attached hereto, is hereby approved subject to the following conditions:

1. All proposals and representations made by the applicant(s) and/or their representative shall be conditions of the Special Use Permit;
2. All requirements of the *Illinois Accessibility Code*, Ogle County Health Department, and any applicable state and/or federal agencies shall be complied with.

SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

SECTION FOUR: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 9.10 of the *Ogle County Amendatory Zoning Ordinance*.

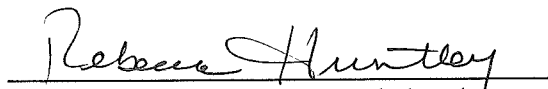
PASSED BY THE COUNTY BOARD THIS 16<sup>TH</sup> DAY OF SEPTEMBER 2014 A.D.



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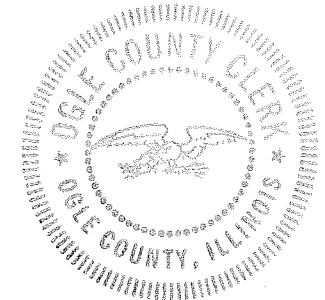
Kim P. Gouker, Chairman of the Ogle County Board

ATTEST:



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Rebecca Huntley, Ogle County Clerk and  
Ex Officio Clerk of the Ogle County Board



**EXHIBIT "A"**

**LEGAL DESCRIPTION**

Part of the Northeast Quarter of the Northwest Fractional Quarter of Section 5, Township 25 North, Range 9 East of the Fourth Principal Meridian, Ogle County, Illinois, described as follows, to wit:

Beginning at the Northeast corner of the Northwest Fractional Quarter of said Section 5; thence Westerly, along the North line thereof, a distance of 1,226.26 feet; thence Southeasterly, at an angle of 40° 31' 34" as measured clockwise from the last described course, a distance of 1,638.36 feet to a point on the East line of the Northeast Quarter of said Northwest Fractional Quarter; thence Northerly, along said East line, at an angle of 48° 26' 50" as measured clockwise from the last described course, a distance of 1,064.77 feet to the Point of Beginning, containing 14.985 acres, more or less

Property Identification Number 03-05-100-002

Common Location: 7483 W. Montague Road

**EXHIBIT "B"**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE ZONING BOARD OF APPEALS**

# Ogle County Zoning Board of Appeals

911 W. Pines Road  
Oregon, IL 61061  
815.732.1190  
Fax: 815.732.2229

## FINDINGS OF FACT AND RECOMMENDATION OF THE OGLE COUNTY ZONING BOARD OF APPEALS

This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of Vicki & David Mulder, 7483 W. Montague Rd., German Valley, IL, in case #5-14SU. The applicants are requesting a Special Use Permit in the AG-1 Agricultural District to allow a Small Rural Business (sale of baked goods, meat products, eggs, produce and crafts/knick-knacks; also, catering) on Parcel Identification No. 03-05-100-002, a 14.98 acre parcel which is part of Section 5, Township 25N, Range 9E of the 4<sup>th</sup> Principal Meridian and is located in Maryland Township at 7483 W. Montague Road.

After due notice as required by law, the Zoning Board of Appeals held a public hearing in this case on August 28, 2014 in the County Board Room, 3<sup>rd</sup> Floor, Ogle County Courthouse, Oregon, Illinois and hereby report their findings of fact and their recommendation as follows:

**SITE INFORMATION:** See Staff Report (attached herewith).

**ANALYSIS OF SIX STANDARDS:** After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 9.08© (Standards for Special Use Permits) of the *Ogle County Amendatory Zoning Ordinance* that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed special use will not be unreasonably detrimental to the value of other property in the neighborhood in which it is to be located or the public health, safety, morals, comfort or general welfare at large. **The proposed use will provide a service to the area, is small in scale, will generate little traffic and will have no adverse impact on other property in the neighborhood. STANDARD MET.**
2. That the location and size of the special use, the nature and intensity of the operation involved in or conducted in connection with it, and the location of the site with respect to streets giving access to it are such that the special use will not dominate the immediate neighborhood so as to prevent development and use of neighboring property in accordance with the applicable zoning district regulations. In determining whether the special use will so dominate the immediate neighborhood, consideration shall be given to:
  - a. The location, nature and height of building, structures, walls and fences on the site; and,
  - b. The nature and extent of proposed landscaping and screening on the proposed site.

**The proposed use will utilize an existing building on the site, is well screened from the adjacent public roadway, and the proposed use will provide a service to the local community. STANDARD MET.**

3. That off-street parking and loading areas will be provided in accordance with the standards set forth in these regulations. **Evidence indicates the site is large enough so that adequate off-street parking and loading areas can be provided. STANDARD MET.**

4. That adequate utilities, ingress/egress to the site, access roads, drainage and other such necessary facilities have been or will be provided. **Evidence indicates that adequate utilities, ingress/egress to the site from W. Montague Road, access roads, drainage and other such necessary facilities have been or will be provided. STANDARD MET.**
5. That the proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the zoning district; can be developed and operated in a manner that is visually compatible with the permitted uses in the surrounding area; and is deemed essential or desirable to preserve and promote the public health, safety and general welfare of Ogle County. **Evidence indicates that the proposed use can be operated in a manner that is not detrimental to the permitted developments and uses in the AG-1 zoning district and is essential and desirable, as the proposed use will provide a service to the area. The proposed use will be visually compatible with the area, as it is utilizing an existing building and is well screened from the adjacent public roadway. STANDARD MET.**
6. That the proposed special use complies with all provisions of the applicable district regulations. **The proposed special use appears to comply with all provisions of the AG-1 district regulations and is consistent with the Ogle County Amendatory Comprehensive Plan. STANDARD MET.**

**RECOMMENDATION:** After considering all the evidence and testimony presented, this Board finds that the application meets all the standards as found in Section 9.08 (C) of the *Ogle County Amendatory Zoning Ordinance*.

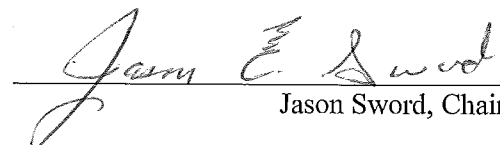
Therefore, the Zoning Board of Appeals hereby recommends that a Special Use Permit in the AG-1 Agricultural District be granted to allow a Small Rural Business (sale of baked goods, meat products, eggs, produce and crafts/knick-knacks; also, catering) subject to the following conditions:


1. All proposals and representations made by the applicant(s) and/or their representative shall be conditions of the Special Use Permit;
2. All requirements of the *Illinois Accessibility Code*, Ogle County Health Department, and any applicable state and/or federal agencies shall be complied with.

**ROLL CALL VOTE:** The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 28<sup>th</sup> day of August 2014 by the Ogle County Zoning Board of Appeals.

**Jason Sword, Chairman**  
**Maynard Stivers**  
**Randy Ocken**  
**Paul Soderholm**  
**Dennis Williams**

  
 Jason Sword, Chairman

ATTEST:  
  
 Michael Reibel, Secretary



*Rebecca Huntley*  
Ogle County Clerk & Recorder

September 19, 2014

The Ogle County Board, at their regular meeting held on Tuesday, September 16, 2014, Welty presents the petition of Ward, Murray, Pace & Johnson, P.C. Profit Sharing Plan fbo Lisa A. Gabriel, 202 W. 5<sup>th</sup> St., Sterling, IL; and Christopher M. & Stephanie R. Beran, 5501 W. Edgewood Rd., Dixon, IL for an Amendment to the Zoning District to rezone from AG-1 Agricultural District to R-1 Rural Residential District on property described as follows, owned by Ward, Murray, Pace & Johnson, P.C. Profit Sharing Plan fbo Lisa A. Gabriel and being purchased by Christopher M. & Stephanie R. Beran: Part of the NW1/4 of the SE1/4 of Section 3 Grand Detour Township 22N, R9E of the 4<sup>th</sup> P.M., Ogle County, IL, 4.2 acres, more or less. P.I.N.: Part of 21-03-400-018 - Common Location: 5450 Block of W. Edgewood Rd. Welty moves to approve O-2014-0902, Simms seconds and the motion carries on a voice vote.(Placed on file)



*Rebecca Huntley*

Rebecca Huntley  
Ogle County Clerk

The contents of this letter are a portion of the tentative Ogle County Board minutes pertaining to your zoning request. These minutes are subject to approval at the next Ogle County Board meeting.

Clerk: 105 S. 5th St., Suite 104, Oregon, IL 61061 • Phone (815) 732-1110 • Fax (815) 732-3477  
Recorder: 105 S. 5th St., Suite 212, Oregon, IL 61061 • Phone (815) 732-1115 • Fax (815) 732-1189  
[www.oglecounty.org](http://www.oglecounty.org)



STATE OF ILLINOIS        )  
  ) SS  
COUNTY OF OGLE         )

ORDINANCE NO. 2014-0902

AN ORDINANCE APPROVING A ZONING MAP AMENDMENT ON PROPERTY  
LOCATED IN 5450 BLOCK OF W. EDGEWOOD ROAD IN GRAND DETOUR TOWNSHIP

WHEREAS, Ward, Murray, Pace & Johnson, P.C. fbo Lisa Gabriel, 202 W. 5<sup>th</sup> St., Sterling, IL and Christopher M. & Stephanie R. Beran, 5501 W. Edgewood Rd., Dixon, IL have filed a petition for a Map Amendment (Petition No. 8-14AM) to re-zone from AG-1 Agricultural District to R-1 Rural Residence District on property located in the 5450 Block of W. Edgewood Road in Grand Detour Township, and legally described as shown in Exhibit “A” attached hereto; and

WHEREAS, following due and proper notice by publication in the Ogle County Life at least fifteen (15) days prior thereto, and by mailing notice to all owners of property abutting the subject property at least fifteen (15) days prior thereto, the Ogle County Zoning Board of Appeals conducted a public hearing on August 28, 2014 at which the petitioners presented evidence, testimony, and exhibits in support of the requested Map Amendment, and no member(s) of the public spoke in support of or in opposition to the petition; and

WHEREAS, the Zoning Board of Appeals, having considered the evidence, testimony and exhibits presented has made its findings of fact and recommended that the requested Map Amendment be approved as set forth in the Findings of Fact and Recommendation of the Ogle County Zoning Board of Appeals dated August 28, 2014, a copy of which is appended hereto as Exhibit “B”; and

WHEREAS, the Planning and Zoning Committee of the Ogle County Board has reviewed the testimony and exhibits presented at the public hearing and has considered the Findings of Fact and recommendation of the Zoning Board of Appeals, and has forwarded a recommendation to the Ogle County Board that the requested Map Amendment be approved; and

WHEREAS, the Ogle County Board has considered the findings of fact and recommendation of the Zoning Board of Appeals and the recommendation of the Planning and Zoning Committee, and has determined that granting the Map Amendment would be consistent with the requirements established by Section 9.07(G) of the *Ogle County Amendatory Zoning Ordinance*;

NOW, THEREFORE, BE IT ORDAINED BY THE COUNTY BOARD OF OGLE COUNTY, ILLINOIS, as follows:

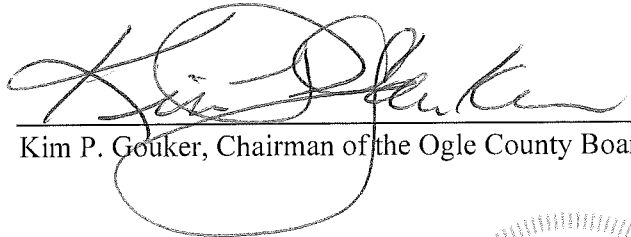
SECTION ONE: The report of the Ogle County Zoning Board of Appeals, Exhibit "B" attached hereto, is hereby accepted and the findings set forth therein are hereby adopted as the findings of fact and conclusions of the Ogle County Board.

SECTION TWO: Based on the findings of fact as set forth above, the petition of Ward, Murray, Pace & Johnson, P.C. fbo Lisa Gabriel, 202 W. 5<sup>th</sup> St., Sterling, IL and Christopher M. & Stephanie R. Beran, 5501 W. Edgewood Rd., Dixon, IL for a Map Amendment (Petition No. 8-14AM) to re-zone from AG-1 Agricultural District to R-1 Rural Residence District on property located in the 5450 Block of W. Edgewood Road in Grand Detour Township, and legally described as shown in Exhibit "A" attached hereto, is hereby approved, and the Ogle County Zoning Map shall be amended to reflect said zone change.

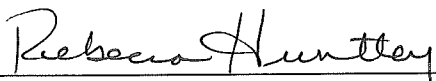
SECTION THREE: This Ordinance shall be in full force and effect upon its adoption by the County Board of Ogle County, Illinois and attestation by the Ogle County Clerk.

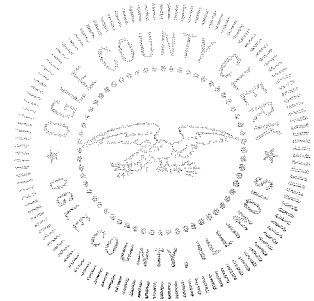
SECTION FOUR: Failure of the owners of other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 9.10 of the Ogle County Amendatory Zoning Ordinance.

PASSED BY THE COUNTY BOARD THIS 16<sup>TH</sup> DAY OF SEPTEMBER 2014 A.D.

  
Kim P. Gouker, Chairman of the Ogle County Board

ATTEST:

  
Rebecca Huntley, Ogle County Clerk and  
Ex Officio Clerk of the Ogle County Board



**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Part of the Southeast Quarter of Section 3, Township 22 North, Range 9 East of the Fourth Principal Meridian, bounded and described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 3; thence Westerly along the North Line of the Southeast Quarter of said Section 3, a distance of 1770.47 feet to the Point of Beginning of the hereinafter described tract of land; thence continuing Westerly along said North Line, a distance of 800.00 feet to the centerline of a public road designated Edgewood Road; thence Southeasterly along said centerline, at an angle of 53 degrees 12 minutes 18 seconds as measured clockwise from the last described course, a distance of 462.00 feet; thence continuing Southeasterly along said centerline, at an angle of 179 degrees 22 minutes 34 seconds as measured clockwise from the last described course, a distance of 109.21 feet; thence Northeasterly at an angle of 82 degrees 26 minutes 00 seconds as measured clockwise from the last described course, a distance of 646.03 feet to the Point of Beginning, containing 4.200 acres, more or less, all situated in the Township of Grand Detour, the County of Ogle and the State of Illinois, subject to any and all existing rights-of-way for public highways, or road purposes, utilities and drainage easements and subject to all existing, easements, agreements, covenants, restrictions and reservations or record.

Property Identification Number (PIN): Part of 21-03-400-018

Common Location: 5450 Block of W. Edgewood Road

**EXHIBIT "B"**

**FINDINGS OF FACT AND RECOMMENDATION  
OF THE ZONING BOARD OF APPEALS**

FINDINGS OF FACT AND RECOMMENDATION  
OF THE OGLE COUNTY ZONING BOARD OF APPEALS

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This is the findings of fact and the recommendation of the Ogle County Zoning Board of Appeals concerning an application of Ward, Murray, Pace & Johnson, P.C. fbo Lisa Gabriel, 202 W. 5<sup>th</sup> St., Sterling, IL and Christopher M. & Stephanie R. Beran, 5501 W. Edgewood Rd., Dixon, IL, in case #8-14AM. The applicants are is requesting a map amendment to change the zoning classification of part of Parcel Identification No. 21-03-400-018 from AG-1 Agricultural District to R-1 Rural Residence District, a 4.2 acre parcel which is part of the NW 1/4 SE 1/4 Section 3, Township 22N, R9E of the 4<sup>th</sup> P.M., and is located in Grand Detour Township in the 5450 Block of W. Edgewood Road.

After due notice, as required by law, the Zoning Board of Appeals held a public hearing in this case on August 28, 2014 in the County Board Room, 3<sup>rd</sup> Floor, Ogle County Courthouse, Oregon, Illinois and hereby reports its findings of fact and recommendation(s) as follows:

**SITE INFORMATION:** See Staff Report (attached herewith).

**ANALYSIS OF SIX STANDARDS:** After considering all the evidence and testimony presented at the public hearing, this Board makes the following analysis of the six standards listed in Section 9.07(G) (Standards for Map Amendments) of the *Ogle County Amendatory Zoning Ordinance* that must all be found in the affirmative prior to recommending granting of the petition.

1. That the proposed amendment will allow development that is compatible with existing uses and zoning of nearby property. **Residential use of the site will not adversely affect surrounding agricultural operations, the site is adjacent to an existing non-farm dwelling, and it is compatible with the surrounding area as there are seven (7) non-farm dwellings within 1/4 mile of the site and twelve (12) non-farm dwellings within 1/2 mile of the site. Standard met.**
2. That the County of Ogle and other service providers will be able to provide adequate public facilities and services to the property (including, but not necessarily limited to, schools, police and fire protection, roads and highways, water supply and sewage disposal), while maintaining adequate public facilities and levels of service to existing development. **The site is located on a seal coat surface road and will generate a low density of development (one dwelling). Standard met.**
3. That the proposed amendment will not result in significant adverse impacts on other property in the vicinity of the subject site or on the environment, including air, noise, stormwater management, wildlife and natural resources. **Little or no adverse impacts on other property in the vicinity of the subject site or on the environment, including air, noise, stormwater management, wildlife and natural resources are anticipated from the development of the site, provided care is taken in designing a septic system considering the limitations of the soils. Standard met.**

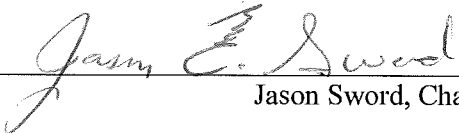
4. That the subject property is suitable for the proposed zoning classification. **Nearly one-half of the site is wooded and sloping, the site is located in a rural area that contains several non-farm residential uses within 1/4 mile of the site, is adjacent to an existing non-farm residential parcel, is located on a seal coat surfaced Township road, and has a low LESA score. Standard met.**
5. That the proposed zoning classification is consistent with the trend of development, if any, in the general area of the subject property including changes, if any, which have taken place since the day the property in question was placed in its present zoning classification. **There is a trend of development in the vicinity of non-farm residential uses, as there are seven non-farm dwellings within 1/4 mile and 12 within 1/2 mile of the site. The proposed zoning classification of R-1 Rural Residence District is consistent with this trend. Standard met.**
6. That the proposed amendment is consistent with the public interest and not solely for the interest of the applicant, giving due consideration to the stated purpose and intent of the Amendatory Zoning Ordinance as set forth in Division 1 therein, the Land Evaluation and Site Assessment (LESA) findings (if applicable), and the recommendation(s) of the Ogle County Regional Planning Commission with respect to the *Ogle County Amendatory Comprehensive Plan*. **The LESA score indicates a low rating for protection, and the proposed amendment is consistent with the purpose and intent of the Amendatory Zoning Ordinance. The Zoning Board of Appeals has given due consideration that the Regional Planning Commission has recommended approval. Standard met.**

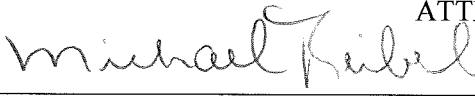
**RECOMMENDATION:** We find that the proposed map amendment requested meets all the standards for recommending granting as found in Section 9.07(G) of the *Ogle County Amendatory Zoning Ordinance* and that such request is in the public interest. Therefore, the Zoning Board of Appeals hereby recommends that the zoning district classification of the property described above be changed from AG-1 Agricultural District to R-1 Rural Residence District.

**ROLL CALL VOTE:** The roll call vote was 5 members for the motion to recommend granting, 0 opposed.

Respectfully submitted this 28<sup>th</sup> day of August 2014 by the Ogle County Zoning Board of Appeals.

**Jason Sword, Chairman  
Maynard Stivers  
Randy Ocken  
Dennis Williams  
Paul Soderholm**

  
\_\_\_\_\_  
Jason Sword, Chairman

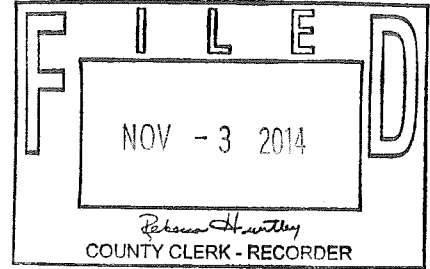
ATTEST:  
  
\_\_\_\_\_  
Michael Reibel, Secretary



**Illinois**  
**Department of Commerce**  
**& Economic Opportunity**

Pat Quinn, Governor

October 29, 2014



Ms. Kim Gouker  
Chairperson  
County of Ogle  
County Court House  
Oregon, Illinois 61061

Dear Ms. Gouker:

The Department of Commerce and Economic Opportunity has approved your application and certified the Ordinances and Intergovernmental Agreements that expand the boundaries of the Dixon/Lee County Enterprise Zone.

We have filed certified copies of the Ordinances and Intergovernmental Agreements with the Lee and Ogle County Recorders and the Secretary of State. A copy of the certification is enclosed for your records.

Best wishes with the continued success of your program.

Sincerely,

Kendalynn Jackson,  
Enterprise Zone Manager

KJ/mh

Enclosures

**CERT1612**

[www.ildceo.net](http://www.ildceo.net)

500 East Monroe  
Springfield, Illinois 62701-1643  
217/782-7500 • TDD: 800/785-6055

James R. Thompson Center  
100 West Randolph Street, Suite 3-400  
Chicago, Illinois 60601-3219  
312/814-7179 • TDD: 800/785-6055

2309 West Main, Suite 118  
Marion, Illinois 62959-1180  
618/997-4394 • TDD: 800/785-6055

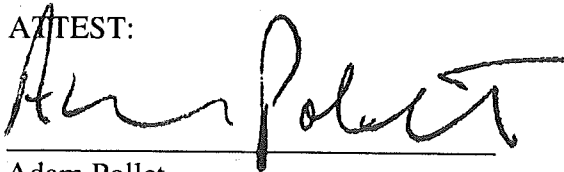
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**CERTIFICATION**

Pursuant to 20 ILCS 655/5.4 of the "Illinois Enterprise Zone Act," the Department of Commerce and Economic Opportunity hereby certifies the attached Ordinances and Intergovernmental Agreements that expand the boundaries of the Dixon/Lee County Enterprise Zone.

This certification is effective on and after execution of this certification by the Director of the Department of Commerce and Economic Opportunity or designee.

ATTEST:



Adam Pollet  
Director  
Illinois Department of Commerce  
and Economic Opportunity

10/28/14  
Date

**CERT1612**

This document was prepared by Kendalynn Jackson  
Any costs or questions, please direct to her attention at:  
Department of Commerce and Economic Opportunity  
500 East Monroe, 4<sup>th</sup> Floor  
Springfield, Illinois 62701  
217/524-0165



Ogle County

ORDINANCE AMENDING ORDINANCE DATED: OCTOBER 16, 2001

AN ORDINANCE  
AMENDING LEE COUNTY ENTERPRISE ZONE #9

NOW THEREFORE, BE IT ORDAINED by the Ogle County Board and Board Chairman, in Ogle County, Illinois, as follows:

SECTION 1: That an Ordinance dated October 16, 2001 regarding the Lee County Enterprise Zone, as amended, is further amended as follows:

SECTION 2: Section 1, Exhibit A, shall be amended to include the property described in Exhibit 1 attached hereto, containing 45.0 acres, more or less.

SECTION 3: In all other respects the Ordinance Dated October 16, 2001, as amended, shall remain in full force and effect.

SECTION 4: The Ogle County Board, County Clerk and Board Chairman are authorized to execute any and all documents necessary to implement this ordinance, including but not limited to Amendment No. 17 to the original Intergovernmental Agreement Regarding Administration of an Enterprise Zone, Dated December 23, 1986, a copy of which is attached hereto and made a part hereof.

SECTION 5: The provisions and Sections of this Ordinance shall be deemed to be separable, and the validity of any portion of this Ordinance shall not affect the validity of the remainder.

SECTION 6: All ordinances and parts of ordinances in conflict herewith are, to the

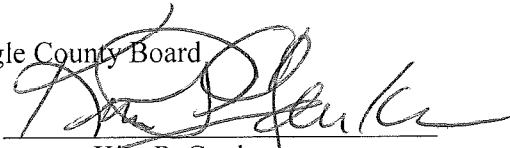
extent of such conflict, hereby repealed.

SECTION 7: This Ordinance shall take effect upon its passage, approval and publication as required by law.

Passed by the Ogle County Board and the Ogle County Board Chairman, this 16th day of September, 2014.

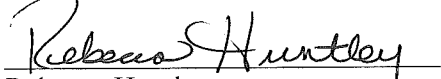
The Ogle County Board

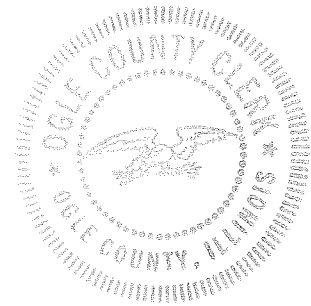
By:



Kim P. Gouker,  
Ogle County Board Chairman

Attest:

  
Rebecca Huntley,  
Ogle County Clerk



**EXHIBIT 1**

**LEGAL DESCRIPTION - ADDITION TO LCEZ#9**

LOT 2 IN CENTERPOINT INTERMODAL CENTER ROCHELLE PHASE ONE, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 24, 2007 AS DOCUMENT NUMBER 0707621, IN THE CITY OF ROCHELLE, THE TOWNSHIP OF FLAGG, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

ALSO

A 3 FOOT WIDE STRIP OF LAND IN SECTIONS 22 AND 27, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN CENTERPOINT INTERMODAL CENTER ROCHELLE PHASE ONE, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 24, 2007 AS DOCUMENT NUMBER 0707621; THENCE SOUTH ALONG THE SOUTH EXTENSION OF THE EAST LINE OF SAID LOT 2 TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AND THE POINT OF TERMINUS; THE SIDE LINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE SOUTH LINE OF SAID LOT 2 AND THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD, IN THE TOWNSHIP OF FLAGG, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

CONTAINING 45 ACRES, MORE OR LESS.

AMENDMENT NO. 17

TO AN INTERGOVERNMENTAL AGREEMENT BETWEEN THE CITY OF DIXON, CITY OF AMBOY, VILLAGE OF ASHTON, VILLAGE OF FRANKLIN GROVE, VILLAGE OF PAW PAW, CITY OF ROCHELLE AND COUNTIES OF LEE AND OGLE REGARDING ADMINISTRATION OF AN ENTERPRISE ZONE DATED DECEMBER 23, 1986.

WHEREAS, on the 23<sup>rd</sup> day of December, 1986 the City of Dixon and County of Lee entered into an Intergovernmental Agreement (“Agreement”) to provide for the administration of an enterprise zone encompassing contiguous portions of the City of Dixon and County of Lee in the State of Illinois; and

WHEREAS, the Agreement was subsequently amended to include the City of Amboy, Village of Ashton, Village of Franklin Grove, and Village of Paw Paw in said County and the City of Rochelle and County of Ogle; and

WHEREAS, the City of Dixon, County of Lee, City of Amboy, Village of Ashton, Village of Franklin Grove, Village of Paw Paw, City of Rochelle and County of Ogle have indicated their willingness and desire to extend the boundaries of the Lee County Enterprise Zone #9 to include certain property in the City of Rochelle and County of Ogle.

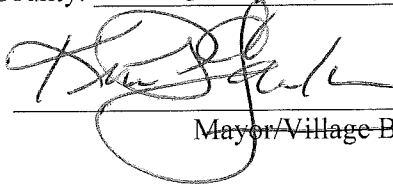
NOW, THEREFORE, it is agreed by the City of Dixon, County of Lee, City of Amboy, Village of Ashton, Village of Franklin Grove, Village of Paw Paw, City of Rochelle and County of Ogle that the Intergovernmental Agreement, as previously amended and agreed to by these parties, shall be further amended in the following respects:

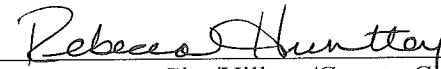
- (1) Section 1, Exhibit A, shall be amended to include the property described in Exhibit 1 attached hereto, containing 45.0 acres, more or less.
- (2) In all or other respects the Intergovernmental Agreement dated December 23, 1986, and amended on the 13<sup>th</sup> day of October 1992, and as further amended on the 15<sup>th</sup> day of December, 1992; the 17<sup>th</sup> day of January, 1995; the 21<sup>st</sup> day of September, 1998; the 21<sup>st</sup> day of February, 2000; the 18<sup>th</sup> day of December, 2001; the 8<sup>th</sup> day of September, 2003; the 18<sup>th</sup> day of April 2006; the 10<sup>th</sup> day of July, 2006; and the 28<sup>th</sup> day of November, 2006; the 15<sup>th</sup> day of May, 2007; the 21<sup>st</sup> day of December, 1010; the 21<sup>st</sup> day of March, 2011; the 2<sup>nd</sup> day of November 2011; and the 21<sup>st</sup> day of January 2013, shall remain in full force and effect.
- (4) This Amendment No. 17 may be executed in any number of counterparts and any party hereto may execute any such counterparts, each of which when executed and delivered shall be deemed to be an original and all of which counterparts taken together shall constitute one and the same instrument. This Amendment No. 17 shall become binding when one or more counterparts taken together shall

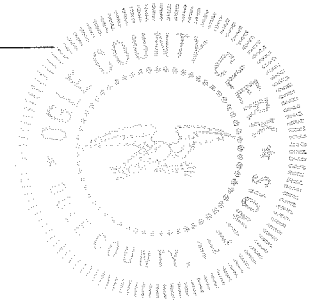
have been executed and delivered by the parties. It shall not be necessary in making proof of this Amendment No. 17 or any counterpart hereof to produce or account for any other counterparts.

Dated this 16th day of September, 2014.

City/Village/County: Ogle County

BY:  Title: Ogle County Board Chairman  
~~Mayor/Village Board President~~/County Board Chairman

ATTEST:  Ogle County Clerk  
City/Village/County Clerk



**EXHIBIT 1**

**LEGAL DESCRIPTION - ADDITION TO LCEZ#9**

LOT 2 IN CENTERPOINT INTERMODAL CENTER ROCHELLE PHASE ONE, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 24, 2007 AS DOCUMENT NUMBER 0707621, IN THE CITY OF ROCHELLE, THE TOWNSHIP OF FLAGG, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

ALSO

A 3 FOOT WIDE STRIP OF LAND IN SECTIONS 22 AND 27, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE EAST LINE OF SAID STRIP IS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 IN CENTERPOINT INTERMODAL CENTER ROCHELLE PHASE ONE, BEING A SUBDIVISION LOCATED IN SECTION 22, TOWNSHIP 40 NORTH, RANGE 1 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JULY 24, 2007 AS DOCUMENT NUMBER 0707621; THENCE SOUTH ALONG THE SOUTH EXTENSION OF THE EAST LINE OF SAID LOT 2 TO THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD AND THE POINT OF TERMINUS; THE SIDE LINES OF SAID STRIP TO BE SHORTENED OR LENGTHENED TO TERMINATE AT THE SOUTH LINE OF SAID LOT 2 AND THE CENTERLINE OF THE MAIN TRACK OF THE UNION PACIFIC RAILROAD, IN THE TOWNSHIP OF FLAGG, THE COUNTY OF OGLE AND THE STATE OF ILLINOIS.

CONTAINING 45 ACRES, MORE OR LESS.

PART G. APPLICANT CERTIFICATION THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:

Lee County  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Lee County Board Chairman  
Title

CERTIFYING REPRESENTATIVE:

City of Dixon  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Mayor, City of Dixon  
Title

CERTIFYING REPRESENTATIVE:

City of Amboy  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Mayor, City of Amboy  
Title

CERTIFYING REPRESENTATIVE:

Village of Ashton  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Village President, Ashton  
Title

CERTIFYING REPRESENTATIVE:

Village of Franklin Grove  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Village President, Franklin Grove  
Title

CERTIFYING REPRESENTATIVE:

Village of Paw Paw  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Village President, Paw Paw  
Title

CERTIFYING REPRESENTATIVE:

Ogle County  
Designating Unit of Government

September 16, 2014  
Date



\_\_\_\_\_  
Chief Elected Official

Ogle County Board Chairman  
Title

CERTIFYING REPRESENTATIVE:

City of Rochelle  
Designating Unit of Government

\_\_\_\_\_  
Date

\_\_\_\_\_  
Chief Elected Official

Mayor, City of Rochelle  
Title

