

LEE COUNTY

Resolution No: \_\_\_\_\_

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**RESOLUTION AFFIRMING THE JOINT GOALS AND OBJECTIVES OF THE LEE-OGLE COUNTY ENTERPRISE ZONE, LEE COUNTY, AND THE CITY OF ROCHELLE FOR THE INDUSTRIAL DEVELOPMENT BETWEEN THE LEE-OGLE COUNTY LINE AND ELVA ROAD**

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WHEREAS, Lee County and its in-county municipal partners, including the City of Dixon, established the Lee County Enterprise Zone in 1986 to further mutual goals of job creation and industrial development, eventually amending the zone in 2001 to add the City of Rochelle and Ogle County as equal partners in regional development.

WHEREAS, the Lee County Board adopted its 2010 Comprehensive Land Use Plan, outlining expected intergovernmental cooperation between the City of Rochelle and Lee County for mutually beneficial planning for the area (Volume II- Page 12) and anticipating the development of business and industry in the corridor between Steward and Rochelle (Volume II- Page 24).

WHEREAS, in December 2015, the Lee County Board passed the Ordinance and Intergovernmental Agreement to designate the new Lee-Ogle Enterprise Zone (LOEZ), and upon the State of Illinois' approval the LOEZ began its life on January 1, 2017.

WHEREAS, in year 13 of its life the LOEZ must apply to the State of Illinois for a ten-year extension, showing how it has met or still has the ability to meet its designated goals, or risk the loss of the EZ designation for the entire zone after year 15.

WHEREAS, key goals in its application to the State of Illinois included creation of hundreds of good paying industrial jobs within the LOEZ to serve its Local Labor Market Area, anticipating hundreds of millions of dollars in new capital investment, buildings and land development, along with creating tens of millions in new EAV.

WHEREAS, the City of Rochelle has aggressively engaged development partners at the Federal, State and Local levels, municipal and regional utilities, municipal and Class I railroads, the Greater Rochelle Economic Development Corporation and the Lee County Industrial Development Association, along with dozens of industries, to invest over \$100 million in infrastructure over the past 20 years to facilitate industrial development within the LOEZ including upgraded power, water and sewer, roads, bridges, and rail to make the city attractive to heavy industry.

LEE COUNTY

Resolution No: \_\_\_\_\_

WHEREAS, The City of Rochelle and the Greater Rochelle Economic Development Corporation also have collaborated to buy more than 75 acres at a cost exceeding \$1.5MM to further extend development of the City Rail system into Lee County for the purposes of attracting rail-served heavy industry.

WHEREAS, the City of Rochelle Railroad and the BNSF Railroad are collaborating to install a new interchange switch near the Village of Steward to allow trains to move quickly off the main line and reduce blocked crossings to increase public safety in Steward and Rochelle and be more attractive to industrial development while the planned rail loop will encompass the LOEZ from the Lee-Ogle County Line to Elva Road.

WHEREAS, as industrial growth occurs in the LOEZ between the Lee-Ogle County Line and the Village of Steward, extension of Rochelle Municipal Utilities water and sewer lines will allow water and sewer services to be available to the Village of Steward, currently without a sanitary sewer and having a limited water supply.

WHEREAS, thousands of construction jobs will be created over the next decade in this LOEZ for the purpose of extending existing road, rail and utility infrastructure as well as numerous industrial projects between the Lee-Ogle County Line and Elva Road in Lee County.

WHEREAS, with industrial development in the LOEZ, storm water detention systems are planned to improve flooding, erosion and drainage problems that currently exist in the area between the Lee-Ogle County line and Elva Road.

WHEREAS, The Lee County Industrial Development Association and the Greater Rochelle Economic Development Corporation have recently spent over \$125,000 in Phase I environmental studies, land options, soil testing, wetland reviews and numerous surveys to show industrial site selectors that the portion of the LOEZ South of the Lee-Ogle County Line and Elva Road is ideal for industrial development.

WHEREAS, the Lee County Board and the LOEZ Board recently approved \$125,000 contributions to match a grant from the EDA to be spent on a Comprehensive Economic Development Plan for the portion of the LOEZ between the Lee-Ogle County line and Elva Road. The plan will layout the future for industrial development in this part of the LOEZ.

WHEREAS, development of new business and industry within the LOEZ between the Lee-Ogle County line and Elva Road will help facilitate the funding that is needed for a Village of Steward By-pass to re-route heavy truck traffic that currently runs through the center of the Village, past a Grade School, Church and cemetery.

LEE COUNTY

Resolution No: \_\_\_\_\_

NOW THEREFORE, BE IT RESOLVED the Lee County Board hereby declares the following:

SECTION 1: The Lee County Board supports the Lee County Industrial Development Association, the Greater Rochelle Economic Development Association, the City of Rochelle, the City of Rochelle Railroad and the Rochelle Municipal Utilities in their efforts to attract and retain heavy industry intending to employ many hundreds of new workers and the investment of millions of dollars in buildings and infrastructure within the LOEZ.

SECTION 2: The Lee County Board resolves to pursue an intergovernmental agreement with the City of Rochelle to establish long-term boundaries, community separation areas, responsibilities for service provision, and minimum standards for quality of development pursuant to the Lee County Comprehensive Plan.

SECTION 3: The Lee County Board resolves to update its Comprehensive Plan to reflect the joint goals and objectives of Lee County, LOEZ, and the City of Rochelle.

SECTION 4: The Lee County Board resolves to work with the City of Rochelle to re-zone the area within the LOEZ between the Lee-Ogle County Line and Elva Road for Heavy Industrial use consistent with I-3 zoning, providing clarity to developers.

SECTION 5: The Lee County Board resolves to permit only proposed projects within the LOEZ that are consistent with the LOEZ goals and objectives.

Passed by the Lee County Board  
this \_\_\_\_\_ day of \_\_\_\_\_, 2022.

By: \_\_\_\_\_  
Robert Olson, Lee County Board Chairman

Attest:

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Nancy Petersen, Lee County Clerk