

Executive Committee
Tentative Minutes
September 12, 2023

1. Call Meeting to Order: Chairman Finfrock called the meeting to order at 4:49 p.m. Present: Billeter, Fritz, Griffin, Janes, Kenney, Reising, Nordman, Smith and Finfrock. Others Present: Heuer, Youman, County Clerk and Recorder Laura Cook, HR Director Amanda Jacinto and Lloyd Droege Absent: None.
2. Approval of Minutes – August 8, 2023: Motion by Nordman to approve the minutes as presented, 2nd by Kenney. Motion carried.
3. Public Comment: None.
4. Reports of Committees
 - Road and Bridge: Information to come from County Highway Engineer Jeremy Ciesiel.
 - Personnel & Salary: None.
 - Supervisor of Assessment, Planning & Zoning: Youman gave a brief presentation on the proposed Zoning Fee Increase and explained the commercial fee structure. There was discussion to place the fees into a liability fund. Motion by Reising to approve the fee structure and place fees into a liability fund, 2nd by Griffin. There was discussion to talk to State's Attorney Mike Rock about the liability fund. Motion carried.
 - S/Atty, Court Services - FOCUS House - Judiciary & Circuit Clerk - Public Defender: None.
 - County Facilities - County Security - IT: None.
 - H.E.W.: None.
 - Long Range Planning: None.
 - Finance & Insurance: Billeter would like to discuss the possibility of removing the revolving vehicle fund and placing the monies into the budget for the department that will be requesting a vehicle. There was discussion on how the money could be used once it is allocated to the department. No decision was made.
 - Executive: None.
 - Agriculture: None.
 - Workplace Safety: None.
 - Board Presentations: BEST.
5. Old Business:
 - Fiber Grant Update: Nothing to report.
 - RPC & ZBA Update: Janes stated there will be a Map Amendment brought before the County Board.
 - Economic Development: None.
 - G.R.E.D.C.O. Update: Kenney stated the fumigation and site development in Rochelle is moving forward.
 - I.A.C.B.M.: Nothing to report.
 - HR Update: Nothing to report.
 - Commissary Audit: Nothing to report.
 - ComEd (Constellation Energy): Nothing to report
 - Tower property: Finfrock stated he attended the 911 ETSB meeting and spoke during public comment since the topic was not placed on the 911 ETSB Agenda.

6. New Business:

- Rules of Order: Finfrock presented the County Board Rules of Order and discusses the changes. Motion by Smith to approve the County Board Rules of Order as presented, 2nd by Griffin. Motion carried.
- Labor Negotiations: Finfrock gave a brief update.
- Vets New Law update: Nothing to report.
- Exempt & Non-exempt status: HR Director Amanda Jacinto gave a brief update.
- HRIS update: Jacinto stated things are progressing.
- 2024 Holiday Schedule: Motion by Janes to approve the 2024 Holiday Schedule, 2nd by Fritz. Motion carried.

7. Adjournment: With no further business, Chairman Finfrock adjourned. Time: 5:56p.m.

Respectfully submitted,
Laura J. Cook
Ogle County Clerk and Recorder
(recording corrupted)

Summary of Ogle County Zoning Fee Review

Background Document

- Zoning Committee formed Ad-Hoc Committee to review new proposed State Zoning requirements for Wind and Solar
 - Ad Hoc Committee reviewed State Law and took input from, IACBM, States Attorney as well as members of community.
 - Ad Hoc Committee developed revised Ordinances for Solar Energy Facilities (SEF).and Wind Energy Facilities (WEF) and established common fee structures of 5%.
 - The Ad Hoc Committee unanimously approved Ordinances for both SEF and WEF.
 - Ad Hoc Committee passed recommendations on to Zoning Committee which approved Ordinances as did Full County Board.
- As part of the Ad Hoc Committee, it was decided to review our entire Zoning Fee Structures across County
 - It was found the County hadn't revised or increased Fees for some instances by nearly twenty (20) years.
 - It was also found Ogle County fees were very low compared to adjacent Counties and didn't keep up with procedural and regulatory requirements for inspections, oversight, and end of life assurances of properties.
 - To ensure no elevated concerns from State it was highly advised that our Commercial Fees be in line with all our Fees including SEF and WEF
- Commercial Building/Project Fee
 - Ogle County had a flat \$300 Fee no matter the size or complexity or even regulatory oversight requirements for land use and enforcement.
 - The Commercial Building/Project Fee is irrespective of zoning classification and is based on commercial value of building/business being built.
 - It was decided that a 5% Fee Apply for Commercial Fees to be aligned with all Fees.
- After some reconsideration it is believed for best interest of County that the Commercial Fee of 5% have some "Caps" or "Tiers" to represent smaller resident local business owners more fairly and that the fee also be adjusted based on not only commercial value of business but additionally the commercial revenue of business.
 - This adjusted the overall impact to County and Community
 - For instance, a small local "Ma & Pa" business would have very little impact to County from traffic or regulatory impact.
 - However, as business grows, traffic volume changes and more impact to local communities and oversight is required.
 - It is believed that larger more complicated businesses pay for the assessment, community impact analysis, oversight, inspection, and general compliance.

- A tiered system represents best of interest of County, encourages local business growth, and provides broader funds to oversee more complex and environmentally impactful business on the county while also providing funds through end-of-life issues that will fall on County and not to the taxpayers.
- The proposed Commercial Fee Schedule doesn't unduly impact smaller residential business, while spreading appropriate level of funding for oversight and protection to ensure County is monitoring requirements and inspections and limiting any undue risk or liability falls upon County or Community and taxpayers.

FEE SCHEDULE
OGLE COUNTY PLANNING & ZONING DEPARTMENT

| ZONING CERTIFICATES | | |
|--|--|--|
| | <u>Current FEE</u> | <u>New Fee Proposal</u> |
| Dwelling. | \$200.00 per dwelling unit | \$400 |
| Addition to dwelling (May 19, 2009) | \$100.00 | \$200 |
| Private residential garage (>216 sq. ft.) or other building (May 19, 2009) | \$75.00 | \$125 |
| Residential accessory structures (sheds [<216 sq. ft.], decks, patios, etc.) (May 19, 2009) | \$50.00 | \$75 |
| Private residential swimming pools (May 19, 2009) | \$75.00 | \$200 |
| Principal commercial/industrial building. | \$300.00 | See Proposed Commercial Fee Schedule and Tier Listing |
| Addition to a commercial/industrial building. | \$150.00 | \$500 Flat Fee up to \$500K in Value \$1000 Flat Fee up to \$1000K in Value Follow Commercial Fee Schedule and Tier Listing for Values > \$1000K |
| Accessory commercial/industrial building. | \$150.00 | \$500 Flat Fee up to \$500K in Value \$1000 Flat Fee up to \$1000K in Value Follow Commercial Fee Schedule and Tier Listing for Values > \$1000K |
| Cellular Communications Facility (8121101) | \$25.00/foot of tower height | See Proposed Commercial Fee Schedule and Tier Listing |
| Co-location off additional equipment to an existing cellular communications facility (8121101) | \$1,200.00 | \$2500 Flat Fee |
| Commercial Wind Energy Conversion System (WECS) (September 21, 2004) | 5 or fewer WECS - \$25.00 per foot of tower height 6-20 WECS - \$12 per foot of tower height 20 or more WECS - \$8 per foot of tower height | New Requirement 5% of Commercial Value of WES Facility per Commercial Fee Schedule |

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| Replacement of major components of an existing Wind Energy Conversion System (June 11,2003) | \$1,200.00 | \$25,000 Flat Fee |
| Commercial television/radio tower facility (September 21, 2004) | \$25 per foot of tower height up to 300 and \$1.00 per foot of tower height thereafter. Co-location of additional equipment to an existing television and/or radio tower facility shall be a flat fee of \$1,200. | 2% of Value |
| Commercial Solar Farm (9/19/17) | \$0.50 per kW (nameplate capacity) up to 10,000 kW (nameplate capacity), and \$0.10 per kW (nameplate capacity) over the first 10,000kW. | New Requirement 5% of Commercial Value of WES Facility Value per Commercial Fee Schedule |
| Mobile home, mobile office, recreational vehicle. | \$100.00 initial, \$100.00 renewal | \$200, \$100 renewal |
| Change in the use of a building/structure or change in the use of land. | \$50.00 | \$100 |
| Home occupation permit. | \$25.00 | \$100 |
| Change Use Permit: Mark's consideration: <i>Change Use Permit is a Zoning Certificate that we are required to issue for changing the use of the land. These can require a fair amount of staff time. A few recent examples: an accessory building converted in to a dwelling, a dwelling converted in to a church and a seed facility being converted in to an office and maintenance facility. My proposal would be wording on the fee schedule to the effect that the change-in-use fee would be the same as whatever a new dwelling, new church or new office building would be. It's the same amount of work on our end and they still have to comply with whatever other reqs might apply (buildable parcel/proper zoning, septic permits, storm water management, building codes, parking, handicapped accessibility - depending upon the type of project).</i> | 0 | New Fee would be the same as whatever a new dwelling, new church, or new office building would be. It would follow the Change Use Category. |
| Miscellaneous | \$25.00 | \$75 |

| HEARINGS | | | |
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| | FEE | PUBLICATION FEE | OTHER FEES |
| Amendment and Special Use Permit | \$500.00 \$700 | Applicant billed for actual cost of publication. | Applicant billed for actual cost of public hearing (transcript and reporting time of court reporter) and actual postage costs incurred by County of Ogle for adjoining owner notification via Certified Mail. Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and applicable fee(s). (October 15, 2013) |
| Variation and Appeal | \$300.00 \$400 | Applicant billed for actual cost of publication. | Applicant billed for actual cost of public hearing (transcript and reporting time of court reporter) and actual postage costs incurred by County of Ogle for adjoining owner notification via Certified Mail. Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and applicable fee(s). (October 15, 2013) |
| Variation when necessary to correct a violation of the Zoning Ordinance. | \$350.00 | Applicant billed for actual cost of publication. | Applicant billed for actual cost of public hearing (transcript and reporting time of court reporter) and actual postage costs incurred by County of Ogle for adjoining owner notification via Certified Mail. Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and applicable fee(s). (October 15, 2013) |
| Special Use Permit petition for Commercial Wind Energy Conversion System project on multiple parcels of land. | \$2,500.00 New Value in Ordinance 5% Commercial Value of WEF | Applicant billed for actual cost of publication. | 1) Applicant billed for actual cost of public hearing (transcript and reporting time of court reporter); 2) Applicant shall be responsible for payment of actual postage costs incurred by County of Ogle for adjoining owner notification via Certified Mail; 3) Applicant shall provide signs of design and quantity as determined by Planning & Zoning Administrator for posting at proposed turbine sites prior to public hearing(s). Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and applicable fee(s). (October 15, 2013) |
| Special Use Permit for Commercial Solar Farm (9/19/17) | \$1,500.00 New Value in Ordinance 5% Commercial Value of SEF | Applicant billed for actual cost of publication. | 3) Applicant billed for actual cost of public hearing (transcript and reporting time of court reporter); 4) Applicant shall be responsible for payment of actual postage costs incurred by County of Ogle for adjoining owner notification via Certified Mail; 5) Applicant shall provide signs of design and quantity as determined by Planning & Zoning Administrator for posting at proposed solar farm sites prior to public hearing(s) if deemed necessary by Zoning Administrator. Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act and applicable fee(s). |

| PLATS | |
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| | FEE |
| Filing of a Preliminary Plat | \$200.00 \$300 |
| Filing of a Final Plat | \$100.00 + \$5.00 per lot. \$250 |
| Final Plat - Mapping Fees | \$35.00 per lot. \$75 |
| Applicant responsible for consultation under the Illinois Endangered Species Protection Act and Illinois Natural Areas Preservation Act. <small>to October 1st, 2013</small> | As applicable payable to the Illinois Department of Natural Resources. (October (5, 2013) |

| SPECIAL FLOOD HAZARD AREAS (SFHA) DEVELOPMENT PERMITS | |
|---|--------------------------|
| For clearing debris, demolishing buildings, or removing buildings out of the SFHA. | No fee |
| For construction of a building valued at more than one hundred thousand dollars (\$100,000.00). | \$100.00 \$200 |
| For construction or reconstruction of a building valued at less than one hundred thousand dollars (\$100,000.00). | \$75.00 \$100 |
| For improvements made to an existing building and for any other development project. | \$50.00 |
| Use Permit | No fee |

| OTHER | |
|--|--------------------------|
| | FEE |
| Variation of 10% or less pursuant to Section 9.06, Subsection D(3) of the Ogle County Amendatory Zoning Ordinance. | \$100.00 \$200 |
| Variation of 10% or less pursuant to Section 9.06, Subsection D(3) of the Ogle County Amendatory Zoning Ordinance when necessary to correct a violation of the zoning ordinance. | \$200.00 \$300 |
| Temporary use permits pursuant to Section 6.07 of the Ogle County Amendatory Zoning Ordinance. | \$100.00 \$150 |
| Copies | \$0.25 per page |

FEE SCHEDULE AMENDMENTS: OCTOBER 15, 1996; AUGUST 21, 2001; FEBRUARY 18, 2003; JUNE 17, 2003; DECEMBER 16, 2003 (EFFECTIVE JANUARY 23, 2004); SEPTEMBER 21, 2004; MAY 19, 2009; OCTOBER 15, 2013; SEPTEMBER 19, 2017

PROPOSAL OGLE COUNTY COMMERCIAL FEE STRUCUTRE

| Category | Fee Percent | Fee Cap | Definition |
|----------------------------|-------------|--|---|
| Commercial Light | 5.0% | \$1,000 for < \$500K Value \$2,000 for <\$1,000K Value 5% of project value on value above \$1M with max \$35K in fees per application | Ogle County Resident and small commercial business/local business and less than \$1M per year in sales volume. |
| Commercial Medium | 5.0% | 5% of project value up to max \$150K in fees per application | County Local Business and Medium Commercial value (high traffic/high volume) and exceeding \$1M per year in sales volume. |
| Commercial Heavy/Corporate | 5.0%* | 5% of project value up to max \$250K in fees per application | High Commercial Value, High Traffic/County Impact and High Sales Volume exceeding \$5M per year in overall sales volume. |
| Commercial Industrial | 5.0%* | 5% of project value up to max \$1000K in fees per application | High Industrial Commercial Value, Industrial Production, Energy Production all requiring specialty Inspections and Oversight Requirements as well as unknown environmental monitoring during operation and end of life. |
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