

Land Use & TIF Committee Agenda

(Construction & Environmental Service)

August 2, 2023 9:00 am Room 250

To View Meeting Live go to:

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LaSalle County Board Rules for Public Speaking –Section 22 A

- A. Speakers **may not** address zoning matters which are pending before the Zoning Board of Appeals or the County Board; personnel matters, or pending or threatened litigation may not be addressed in open session. Personal attacks or inappropriate language of any sort will not be tolerated.

I. Approval or Dispense of Previous Minutes

II. TIF

- 1) Citizen Comment
- 2) Department Reports
 - a. Treasurer
 - b. County Clerk
 - c. Assessor
- 3) TIF Annual Review Meetings & Reports
- 4) House & Senate Bills

III. LAND USE (Construction/Environmental Service)

- 1) BUDGET 2022-2023
 - a. Review Current Bill Report to Monthly Report
 - b. Approval of Bills
- 2) Citizen Comment
- 3) Monthly Construction Permit Reports
- 4) Enforcement Inspection Report and updates
- 5) IEPA Inspection Reports
- 6) Recycling/HHW Events
- 7) Building Permit Ordinance
- 8) Zoning Ordinance
- 9) House & Senate Bills
- 10) General correspondence/discussion
- 11) Budget 2024

IV. Adjourn

LAND USE & TIF -

A meeting of the Land Use & TIF Committee was held on August 2, 2023, in room 250 with the following members present:

Per Diem	Mileage	Member's Absent
Doug Stockley, Chair		
Cathy Owens	Cathy Owens	
Kindra Pottinger		
Dave Torres		
Kathy Bright	Kathy Bright	
		Tina Busch Steve Aubry

Non-Members/Visitors Present:

Brian Gift	Land Use Department	Don Jensen	Board Chairman
Myranda Lakan	Land Use Department	Jennie Osborn	Health Dept
Mark Anderson	States Attorney's Office	Jennifer Ebner	County Clerk
Kristy Swango	County Clerk	Jynel Overrocker	County Clerk
Julie Harris	Treasurer	Tom Walsh	Board Member

Approval or dispense of Previous Minutes

Motion by Mrs. Owens 2nd by Mrs. Pottinger that the minutes of the July 5th, 2023 meeting be approved.
Aye=All Nay=None Absent= Busch and Aubry Motion Carried

TIF

Citizen Comments

- No comments at this time.

Department Reports

a. Treasurer b. County Clerk c. Assessor

- Tif spreadsheet from the beginning of the year to the end, and what Tiff districts we have agreements with.
 - 37 Total active Tif parcels with the county. Out of the 37 parcels, 30 of them have agreements with the county.
 - Tax year on the form is incorrect and should be 22-23.
 - Earliest Tif agreement was Oglesby back in 1986.
 - Peru Mall beginning and end payable information will be emailed to the committee.

Motioned carried for Department report from the month before. Motion by Torres 2nd by Owens.
Aye=All Nay=None Absent= Busch and Aubry Motion Carried

TIF Annual Review Meetings & Reports

- No comments at this time.

House & Senate Bills

- Copies of the signed bills from the previous meeting.

Land Use

BUDGET 2022-2023

(a) Review Current Bill Report to Monthly Report (b) Approval of Bills

Motion by Mrs. Owens, 2nd by Mr. Pottinger that the bills in the amount of be allowed:

<u>2023</u>			<i><u>Hand-drawn Breakout</u></i>
001-007	\$ <u>1,608.94</u>	hand-drawn	\$ <u>2,437.60</u>
031-000	\$ _____	hand-drawn	\$ <u>8,889.49</u>
031-010	\$ <u>0.00</u>	hand-drawn	\$ <u>0.00</u>

Aye=All Nay=None Absent= Busch and Aubry

Motion Carried

Citizen Comments

- No comments at this time

Monthly Construction Permit Reports

- 28 permits for July; 3 SFH; Below 10-year average
- The permit for Treehouse Campground was issued for the first four units.

Enforcement Inspection Report and Updates

- Mr. Doug Stockley questioned what the Dayton area Illinois Railway inspection for the floodplain area. Mr. Gift stated they are rebuilding a rail bridge that runs over Indian Creek.
- 8 non-IEPA inspections conducted.
- 3 no building permit.
- 3 abandoned properties
- 1 opened on multiple violations.
- 1 case closed.
- Mr. Doug Stockley wanted clarification on the violation letter for the USDA property. Mr. Gift gave clarification that it was likely a foreclosure of USDA loan property.

IEPA Inspection Reports

- 28 inspections; 12 complaint inspections, 11 re-inspections, 2 permitted inspections; total inspections are 25.
- July is the start of the new state fiscal year.
- Beginning year total of 22 inspections; above average.
- Mr. Torres questioned if any of the complaints were referred to us by the Rockford IEPA office. Mr. Gift informed the committee how cases are sometimes referred to us by IEPA because they are located in the county and sometimes we refer to the IEPA due to conflict or severity of case.

Motion by Mrs. Bright to recommend that the reports be placed on file 2nd by Mr. Torres

Aye=All Nay=None Absent= Busch and Aubry

Motion Carried

Recycling/ HHW Event

- Mr. Gift has yet to hear feedback from the IEPA on the HHW for future events.
- October 7th is the next Electronic Recycling Event
- The Friday before the event, townships and municipalities can drop off recycling items.
- Mr. Gift will get the notices to the townships and municipalities.

- Mr. Brian Gift talked to Don Ernat regarding the tire event this coming year. Mr. Ernat thought that there may not be enough tires from the County/Townships to have a tire event this year.
- Mr. Stockley questioned about tire drop off and if there is a location where townships can drop off. Mr. Gift explained that townships can bring the used tires to the highway department yard only when there is a scheduled event.

Building Permit Ordinance

- Mr. Gift still working on the building code and determining what year to use.
- Currently using the 2003 building code and would like to update the building code within 3 years.
- Current electrical code is 2002.
- Hesitant to update due to adopting the energy code.

Zoning Ordinance

- No comments at this time

House & Senate Bills

- No comments at this time.

General Correspondence/Discussion

- Heard back from the Illinois Emergency Management Agency that we were accepted to apply for the Natural Hazard Mitigation Plan funding.
- Estimated cost from NCIG will be \$24,000. The completion time for the current plan is by 2025.
- Mr. Gift requested a motion for the funds to be pulled out from Professional Services could cover the cost.
- Mr. Torres stated that Mr. Gift, as director, can use the funds as budgeted.
- Mr. Torres requested to have the packages emailed to the committee.
- The last date to turn in the grant application is August 31st. The grant will be awarded in 2024.
- Reviewed the spreadsheet regarding properties in violation that may need to be turned over to Mark Anderson for further action.
- Mr. Doug Stockley made a statement regarding an ordinance, from Whiteside counties that use the Illinois Litter Control Act. This holds the property owner responsible for having a first violation Class B misdemeanor, punishable by up to six months in jail and a \$1,500 fine.

Budget 2024

- Mr. Gift stated that he would have the budget ready for next month. He does not expect much overall increase except for wages.

Motion by Mrs. Owens, 2nd by Mrs. Pottinger to adjourn the meeting at 10:00 AM

Aye=All Nay=None Absent= Busch and Aubry

Minutes prepared by Myranda Lakan

Note: Minutes reflect the order of the agenda and may not necessarily reflect the order of business conducted at the meeting.

Attachment A

Land Use Department

Monthly Reports

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Earlville TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Earlville I	1988	2011/2012 Dissolved	Industrial Park	None	0		
Earlville II	1990	2013/2014 Dissolved	Residential	None	0		
Earlville III	1999	2021/2022 Dissolved	Downtown	51%	0		
TOTALS					0	\$ -	\$ -

LaSalle TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
LaSalle I	1993 2017/2018 EXTENDED	2016/2017 2029/2030 EXTENDED	Golf Course & Subdivisions	100% Existing Development (as of 1/1/16) / 51% New Development, excl. SR Family Fun	264	\$ 172,092.91	\$ 168,020.20
LaSalle II	1994	2017/2018 Dissolved	Flying J (Pilot) 351& I-80	None	0		
LaSalle III	1996 2020/2021 EXTENDED	2019/2020 2032/2033 EXTENDED	JC Whitney & Conway Trucking	100% Existing Development / 51% New Development (excl. JC Whitney)(as of 1/1/20)- STARTING 20/21	9	\$ 73,552.44	\$ 56,396.45
LaSalle IV	2006	2029/2030	Vermillionvue & Country Aire	51% + \$10/Parcel	126	\$ 45,476.61	\$ 23,193.07
LaSalle V	2006	2029/2030	Downtown	51% Except Kakaskia	482	\$ 31,827.64	\$ 16,201.31
LaSalle VI	2006	2029/2030	Waterpark	51%	9	\$ 20,288.24	\$ 10,347.00
LaSalle VII	2006	2029/2030	Industrial Park	51% Non-Res 60% Residential	34	\$ 8,446.12	\$ 4,307.52
LaSalle VIII	2012	2035/2036	Community Partnership	51%	93	\$ 25,111.26	\$ 12,806.74
TOTALS					1017	\$ 376,795.22	\$ 291,272.29

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Lostant TIF District	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Lostant I	2010	2033/2034	Downtown to I-39	51% after startup costs	157	\$ 7,481.70	\$ 3,815.67
TOTALS					157	\$7,481.70	\$3,815.67

Marseilles TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Marseilles I	1995	2018/2019 Dissolved	Industrial	None	0		
Marseilles II	1995	2018/2019 Dissolved	Timbers Edge (Residential)	None	0		
Marseilles III	1998	2021/2022 Dissolved 12/31/2020	Meadow View Estates (Residential)	40% 11% Developer (until 2011)	0		
Marseilles IV	2001	2024/2025	IV Cellular	None	5	\$ 7,989.77	
Marseilles V	2018	2041/2042	Downtown	Complicated - Begins 4th Collection Year 2021/2022	111	\$ 10,455.55	\$ 3,745.32
TOTALS					116	\$ 18,445.32	\$ 3,745.32

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Mendota TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Mendota I	1988 2010/2011 EXTENDED	2009/2010 2022/2023 Dissolved 12/30/22	Downtown	51%	0		
Mendota II	1990	Dissolved 2011/2012	Bowne Subdivision	None	0		
Mendota III	1990	Dissolved 2011/2012	I-39	None	0		
Mendota IV	1991	Dissolved 2013/2014	McConnville Subdivision	Complicated Formula	0		
Mendota V	1995	2018/2019 Dissolved	Diversform	None	0		
Mendota VI	1996	2019/2020 Dissolved	Del Monte	51%	0		
Mendota VII	1998	2021/2022 Dissolved	Motorwheel Corp	None	0		
MendotaVIII	1999	2022/2023 Dissolved 12/30/22	Industrial Park	None	0		
Mendota 2017A	2017	2040/2041	Starved Rock Wood Products	5.25% of Increment	13	\$ 5,011.42	\$ 2,359.89
Mendota 2017B	2017	2040/2041	ADM Project	4.25% of Increment	12	\$ 82,626.20	\$ 31,497.74
Mendota 2022 (#11)	2022	2045/2046	2022 Redevelopment Project	5.60% of Increment for Development parcels/100% Pre-exist Residential + \$10 per parcel with exclusions	513	\$ 6,237.73	\$ 4,623.96
TOTALS					538	\$ 93,875.35	\$ 38,481.59

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Oglesby TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Oglesby I	1986 2009/2010 EXTENDED	2008/2009 2021/2022 Dissolved	I-39 to Downtown	None	0		
Oglesby II	1993	2016/2017 Dissolved	Nobelpharma Sold Bldg	None	0		
Oglesby III	1993	2016/2017 Dissolved	Cedar Creek	None	0		
Oglesby IV	1993	2016/2017 Dissolved	Hickory Hills	None	0		
Oglesby V	1996	2019/2020 Dissolved	Advantage Logistics	None	0		
Oglesby VI	2018	2041/2042	Commercial Development	None	191	\$ 23,187.72	\$ -
TOTALS					191	\$ 23,187.72	\$ -

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Ottawa TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Ottawa I	1993 2017/2018 EXTENDED	2016/2017 2029/2030 EXTENDED	I-80 North	100% developed/fully assessed parcels 51%/New Construction +\$10/Parcel on New Construction Parcels	95	\$ 287,577.52	\$ 275,977.85
Ottawa II	1994 2018/2019 EXTENDED	2017/2018 2030/2031 EXTENDED	Rt. 6 East	100% developed/fully assessed parcels 51%/New Construction +\$10/Parcel on New Construction Parcels	49	\$ 49,243.63	\$ 46,738.09
Ottawa III	1999 2023/2024 EXTENDED	2022/2023 2035/2036 EXTENDED	Downtown	Complicated - Begins Collection Year 2023/2024 + \$10/parcel for "Exempt Parcels"	209	\$ 41,609.00	\$ -
Ottawa IV	2003	2026/2027	Industrial Park	None	8	\$ 16,724.68	\$ -
Ottawa V	2006	2029/2030	Dayton	6.2% New Increment \$10/Parcel	23	\$ 84,135.08	\$ 50,454.61
Ottawa VI	2006	2029/2030	Canal/Heritage Harbor	6.2% of increment with exclusions + \$10/parcel	965	\$ 221,740.77	\$ 16,407.00
Ottawa VII	2011	2034/2035	I-80 S Commercial	51% + \$10/parcel	69	\$ 39,539.37	\$ 20,165.08
Ottawa VIII	2018	2041/2042	Route 71	51% + \$10/parcel with exclusions	107	\$ 2,636.25	\$ 802.98
TOTALS					1525	\$ 743,206.30	\$ 410,545.61

LaSalle County TIF Districts - 2022 Taxes Payable 2023- County Losses and Reimbursements

8/2/2023

Peru TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Peru I	1995	2018/2019 Dissolved	Midtown Plaza Hyvee	51% If/When unencumbered revenue available	0		
Peru II	2006	2029/2030	Industrial Park	Complicated + \$10/parcel	73	\$ 56,743.38	\$ 40,438.84
Peru III	2010	2033/2034	Peru North Commercial	Complicated	25	\$ 18,754.20	\$ 14,189.69
Peru Downtown IV	2019	2042/2043	Downtown	51% Plus 100% of gross increment of Pre-existing Residential Properties (Exceptions) + \$10/parcel	923	\$ 35,701.44	\$ 27,791.85
Peru Mall V	2019	2042/2043	Peru Mall	None	7	\$ 11,825.19	\$ -
TOTALS					1028	\$ 123,024.21	\$ 82,420.38

Seneca TIF District	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Seneca I	2004	2027/2028	Shipyard	None	11	\$ 62,367.14	\$ -
TOTALS					11	\$ 62,367.14	\$ -

Streator TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Streator I	1995	2018/2019 Dissolved	Bill Walsh	None	0		
Streator II	2006	2029/2030	Downtown to North	51%	549	\$ 48,422.35	\$ 24,695.40
Streator III	2016	2039/2040	Northpoint	51% <u>Except</u> Targeted Parcels	81	\$ 4,808.50	\$ 790.25
Streator IV	2016	2039/2040	South Industrial	51% <u>Except</u> Targeted Parcels	292	\$ 6,544.09	\$ 3,337.49
Streator V	2018	2041/2042	Route 18 East	51% <u>Except</u> Targeted Parcels	57	\$ 20,902.23	\$ 853.56
TOTALS					979	\$ 80,677.17	\$ 29,676.70

Tonica TIF Districts	Start Year	Ends/Payable	Description	Agreement	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Tonica I	1996	2019/2020 Dissolved	Whole Town	51%	0		
Tonica II	2018	2041/2042	Commercial	51% + \$10/Parcel	102	\$ 8,878.65	\$ 4,528.11
TOTALS					102	\$ 8,878.65	\$ 4,528.11

Utica TIF Districts	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Utica I	1995 2019/2020 EXTENDED	2018/2019 2031/2032 EXTENDED	Ridgeview/Oak Bluff Residential Downtown	Complicated	639	\$ 156,718.33	\$ 148,165.90
Utica II	2003	2026/2027	Town to I-80	60%	83	\$ 39,865.44	\$ 23,919.26
Utica III	2006	2029/2030	Industrial Park	Graduated Upon 1 st Development + \$10/parcel	9	\$ 787.21	\$ -
Utica IV	2006	2029/2030	Loves Truck Stop	51% + \$10/Parcel	2	\$ 9,245.68	\$ 4,715.34
Utica V	2006	2029/2030	Starved Rock Commons	None	5	\$ 476.23	\$ -
TOTALS					738	\$ 207,092.89	\$ 176,800.50

Wenona TIF District	Start Year	Ends/Payable	Description	Agreement with County	# Parcels	2022 pay 2023 County Loss	County Reimbursement (If Applicable)
Wenona I	1993	Dissolved	Parcels Removed	None	0		
TOTALS					0	\$ -	\$ -

***Note: Amounts due to LaSalle County are subject to change due to corrected bills, prior year sales in error, Trustee redemptions and resolutions, PTAB and decisions and due to parcels that go to the Trustee at the tax sale.

TIF Recapitulation

	Total # of Active TIFS	Total # of Parcels	2022 pay 2023 Total County Loss	Administration Fees Total*	Total Reimbursements for 2022 Taxes Payable 2023	Total County Loss After Reimbursements (Does not include Admin Fee deposits)
Totals For All TIFS	37	6,402	\$ 1,745,031.67	\$ 27,390.00	\$ 1,041,286.17	\$ 703,745.50

* Administration fee = \$10.00 per parcel in the TIF Districts that have an agreement for this.

TIF LOSSES - TAX YEARS 1998 - 2022

Tax Year	County Loss	% Increase/Decrease From Previous Year	Cumulative % Increase Since 1998	Total Loss From All Taxing Districts	% Increase/Decrease From Previous Year	Cumulative % Increase Since 1998
1998	\$ 330,470.00	-	-	\$ 3,701,261.00	-	-
1999	\$ 353,485.00	6.96%	-	\$ 4,025,293.00	8.75%	-
2000	\$ 405,878.00	14.82%	22.82%	\$ 4,499,609.00	11.78%	21.57%
2001	\$ 484,071.00	19.27%	46.48%	\$ 5,250,582.00	16.69%	41.86%
2002	\$ 549,385.00	13.49%	66.24%	\$ 5,937,607.00	13.08%	60.42%
2003	\$ 636,040.00	15.77%	92.47%	\$ 6,690,275.00	12.68%	80.76%
2004	\$ 940,802.00	47.92%	184.69%	\$ 7,928,262.00	18.50%	114.20%
2005	\$ 1,156,492.00	22.93%	249.95%	\$ 9,319,346.00	17.55%	151.79%
2006	\$ 1,383,594.00	19.64%	318.67%	\$ 11,226,351.00	20.46%	203.31%
2007	\$ 1,409,105.00	1.84%	326.39%	\$ 12,231,413.00	8.95%	230.47%
2008	\$ 1,545,301.00	9.67%	367.61%	\$ 14,267,517.00	16.65%	285.48%
2009	\$ 1,715,878.00	11.04%	419.22%	\$ 15,834,537.00	10.98%	327.81%
2010	\$ 1,755,042.00	2.28%	431.07%	\$ 16,373,842.00	3.41%	342.39%
2011	\$ 1,773,336.00	1.04%	436.61%	\$ 16,764,071.00	2.38%	352.93%
2012	\$ 1,728,346.00	-2.54%	423.00%	\$ 16,433,599.00	-1.97%	344.00%
2013	\$ 1,706,129.00	-1.29%	416.27%	\$ 16,082,652.00	-2.14%	334.52%
2014	\$ 1,779,929.00	4.33%	438.61%	\$ 16,545,526.00	2.88%	347.02%
2015	\$ 1,893,411.00	6.38%	472.94%	\$ 17,967,839.00	8.60%	385.45%
2016	\$ 1,951,854.00	3.09%	490.63%	\$ 18,817,953.00	4.73%	408.42%
2017	\$ 1,947,560.00	-0.22%	489.33%	\$ 18,174,373.00	-3.42%	391.03%
2018	\$ 2,019,578.00	3.70%	511.12%	\$ 18,709,403.00	2.94%	405.49%
2019	\$ 1,987,639.00	-1.58%	501.46%	\$ 18,475,649.00	-1.25%	399.17%
2020	\$ 1,900,879.00	-4.36%	475.20%	\$ 17,721,655.00	-4.08%	378.80%
2021	\$ 2,041,380.00	7.39%	517.72%	\$ 19,087,549.00	7.71%	415.70%
2022	\$ 1,745,032.00	-14.52%	393.67%	\$ 16,642,663.00	-12.81%	313.45%
2023						
2024						
2025						
2026						
2027						

TOTAL LOSSES	\$ 35,140,616.00			\$ 328,708,827.00		
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REIMBURSEMENTS FROM TIF DISTRICTS WITH INTERGOVERNMENTAL AGREEMENTS

AMOUNTS DUE TO LASALLE COUNTY ***

TAX YEAR / PAYABLE YEAR

	<u>2020/2021</u>	<u>2021/2022</u>	<u>2022/2023</u>	<u>2023/2024</u>
LaSalle TIF I Extension	\$ 168,706.53	\$ 166,484.75	\$ 168,020.20	
LaSalle TIF III Extension	\$ 57,978.61	\$ 58,322.30	\$ 56,396.45	
LaSalle TIF IV	\$ 18,670.84	\$ 21,299.48	\$ 23,193.07	
Admin Fee @ \$10 per parcel	\$ 1,260.00	\$ 1,260.00	\$ 1,260.00	
LaSalle TIF V - Downtown	\$ 14,243.74	\$ 15,152.35	\$ 16,201.31	
LaSalle TIF VI - Water Park	\$ 8,834.11	\$ 8,894.07	\$ 10,347.00	
LaSalle TIF VII - Industrial Park	\$ 3,629.48	\$ 4,034.11	\$ 4,307.52	
LaSalle TIF VIII-Comm Prtnrshp	\$ 10,523.61	\$ 12,635.62	\$ 12,806.74	
Lostant TIF I	\$ 2,598.14	\$ 3,104.28	\$ 3,815.67	
Marseilles TIF V - Downtown	\$ -	\$ 3,841.78	\$ 3,745.32	
Mendota 2017A TIF	\$ 11.01	\$ 13.94	\$ 2,359.89	
Mendota 2017B TIF	\$ 32,845.17	\$ 33,043.85	\$ 31,497.74	
Mendota TIF #11 (2022) - <u>Surplus</u>	\$ -	\$ -	\$ 2,996.34	
Capital Costs	\$ -	\$ -	\$ 1,627.62	
Admin Fee - Parcels* (Dvmnt only w/ stipulation)		\$ -	\$ 3,230.00	
Ottawa I-80 North TIF I Extension	\$ 271,186.17	\$ 274,453.00	\$ 263,905.26	
Capital Costs	\$ 9,853.94	\$ 12,049.78	\$ 12,072.59	
Admin Fee @ \$10 per parcel (Vacant)	\$ 370.00	\$ 380.00	\$ 380.00	
Ottawa US Rt. 6 East TIF II Extension	\$ 47,412.96	\$ 47,715.05	\$ 44,130.27	
Capital Costs	\$ 1,874.87	\$ 1,885.73	\$ 2,607.82	
Admin Fee @ \$10 per parcel	\$ 180.00	\$ 180.00	\$ 180.00	
Ottawa TIF III - Downtown Extension	\$ -	\$ -	\$ -	
Ottawa Dayton TIF V	\$ 49,868.56	\$ 50,528.81	\$ 50,454.61	
Admin Fee @ \$10 per parcel	\$ 230.00	\$ 230.00	\$ 230.00	
Ottawa Canal TIF VI	\$ 12,745.37	\$ 12,885.81	\$ 16,407.00	
Admin Fee @ \$10 per parcel	\$ 7,970.00	\$ 8,700.00	\$ 9,650.00	
Ottawa I-80 II S Commercial TIF VII	\$ 19,764.94	\$ 18,882.72	\$ 20,165.08	
Admin Fee @ \$10 per parcel	\$ 680.00	\$ 680.00	\$ 690.00	
Ottawa Route 71 TIF VIII - <u>Surplus</u>	\$ -	\$ 93.23	\$ 89.82	
Capital Costs	\$ 393.16	\$ 347.55	\$ 713.16	
Admin Fee @ \$10 per parcel (exceptio	\$ 670.00	\$ 670.00	\$ 680.00	
Peru TIF II Industrial Park	\$ 27,288.48	\$ 41,566.08	\$ 40,438.84	
Admin Fee @ \$10 per parcel	\$ 720.00	\$ 720.00	\$ 730.00	

Peru TIF III N Commercial	\$ 11,405.54	\$ 11,720.54	\$ 14,189.69
Peru Downtown TIF - Surplus	\$ 9,596.13	\$ 12,775.62	\$ 19,559.41
Capital Costs	\$ 3,677.58	\$ 5,412.01	\$ 8,232.44
Admin Fee @ \$10 per parcel	\$ 9,040.00	\$ 9,230.00	\$ 9,230.00
Streator TIF II	\$ 24,688.28	\$ 25,018.27	\$ 24,695.40
Streator TIF III Northpoint-Surplus	\$ 449.71	\$ 531.29	\$ 790.25
Streator TIF IV S. Industrial - Surplus	\$ 3,178.77	\$ 2,767.24	\$ 3,337.49
Streator TIF V Route 18 East - Surplus	\$ 68.92	\$ 219.87	\$ 853.56
Tonica TIF II Commercial	\$ 4,200.39	\$ 4,297.68	\$ 4,528.11
Admin Fee @ \$10 per parcel	\$ 1,020.00	\$ 1,030.00	\$ 1,020.00
Utica TIF I	\$ 137,152.18	\$ 138,365.07	\$ 148,165.90
Utica TIF II	\$ 21,863.61	\$ 21,883.65	\$ 23,919.26
Utica Ind Park TIF III	\$ -	\$ -	\$ -
Admin Fee @ \$10 per parcel	\$ 90.00	\$ 90.00	\$ 90.00
Utica Love's Travel Stop TIF IV	\$ 4,866.40	\$ 4,894.36	\$ 4,715.34
Admin Fee @ \$10 per parcel	\$ 20.00	\$ 20.00	\$ 20.00
Totals=Reimbursements + Admin Fees	\$ 1,001,827.20	\$ 1,038,309.89	\$ 1,068,676.17
			\$ -

* Administration fee = \$10.00 per parcel in the TIF District

Note: Amounts due to LaSalle County are subject to change due to corrected bills throughout the tax season.

TIF DISTRICT INTERGOVERNMENTAL AGREEMENTS BETWEEN LASALLE COUNTY AND MUNICIPALITIES

TIF DISTRICT	AGREEMENTS FOR REIMBURSEMENTS
EARLVILLE TIF III DISSOLVED 12/31/22	51% of County's Tax Rate (Loss)
LASALLE TIF I EXTENSION (Commencing 2017 payable 2018)	100% of existing development of County's tax rate. Existing development = any parcel that has a building or paved parking lot as of Jan. 1, 2016. New development = 51% of loss with exclusions - Starved Rock Family Fun & Mini Golf Course on Rt. 6
LASALLE TIF III EXTENSION (Commencing 2020 payable 2021)	100% of existing development of County's tax rate. Existing development = any parcel that has a building or paved parking lot as of Jan. 1, 2020. New development = 51% of County's Tax Rate (loss) with exclusions - JC Whitney Project (50% of County's Tax Rate)
LASALLE TIF IV	51% of County's Tax Rate (Loss) + \$10 per parcel for Admin Fee
LASALLE TIF V - DOWNTOWN	51% of County's Tax Rate (Loss) <u>except</u> any increment generated from the Kaskaskia Development
LASALLE TIF VI - WATER PARK	51% of County's Tax Rate (Loss)
LASALLE TIF VII - IND. PARK	51% of Loss of Non-Residential / 60% of Loss of Residential
LASALLE TIF VIII-COMM PRTRNSHP	51% of County's Tax Rate (Loss)
LOSTANT TIF I	51% of County's Tax Rate (Loss) which will commence once the village has been fully reimbursed for all fees and costs associated with the establishment of the TIF. (Received partial payment starting Tax year 2015 payable 2016) Not to exceed \$44,000.00 from the initial RE increment
MARSEILLES TIF III - DISSOLVED 12/31/2020	40% of Gross Real Estate Increment - (Allocate and Distribute Surplus to all Taxing Districts in the same manner and proportion as the distributions)
MARSEILLES TIF V - DOWNTOWN (Commencing 4th Collection Year 2021/2022)	For the 1st \$100,000 to \$200,000 of Incremental Revenues generated, the Taxing Districts shall receive 22% of that amount. For Incremental Revenues of \$200,000 to \$300,000, the Taxing Districts shall receive 32% of that amount. For Incremental Revenues of \$300,000 to \$400,000, the Taxing Districts shall receive 42% of that amount. For Incremental Revenues of \$400,000 and up, the Taxing Districts shall receive 52% of that amount. Distributions shall be made in the following proportions: 78.8% to School District, 15.4% to LaSalle County and 5.8% to IVCC.
MENDOTA TIF I EXTENSION - (Commencing Tax Year 2010 Payable 2011) DISSOLVED 12/31/22	51% of County's Tax Rate (Loss)
MENDOTA TIF IV DISSOLVED 2013 PAY 2014	80% of net increment from Brookside 1st Subdivision (Phase I) + all of net increment from 2nd subdivision (Phase II) minus bond payments, minus 10% of net increment of Phase I for the Grade School, minus 10% for the High School, minus Admin fees & costs = Surplus for distribution to entities. County portion is figured as a % by dividing the County portion loss by the Total loss.
MENDOTA TIF VI - DISSOLVED 2019 PAY 2020	51% of County's Tax Rate (Loss)
MENDOTA 2017A TIF	5.25% of the annual gross real estate tax increment created by any development or increase in equalized assessed valuation within the TIF district.
MENDOTA 2017B TIF	4.25% of the annual gross real estate tax increment created by any development or increase in equalized assessed valuation within the TIF district.
MENDOTA TIF #11 2022 REDEVELOPMENT PROJECT	5.60% of the annual gross real estate tax increment created by any development or increase in equalized assessed valuation within the TIF district. TIF surplus = 100% of gross real estate tax increment generated from the natural growth of the Pre-existing Residential Properties. + \$10 per parcel Admin Fee <u>except</u> Pre-Existing Residential Parcels if the TIF district generates sufficient increment to make such payments and <u>AFTER</u> payment of all intergovernmental agreement payments.
OTTAWA I-80 NORTH TIF I EXTENSION (COMMENCES TAX YEAR 2017 PAYABLE 2018)	100% of gross real estate tax increment for all parcels within the TIF that are currently developed with a fully completed and assessed bldg value or parking lot value as of 12/31/13. ("Surplus Funds") Parcels vacant as of 12/31/13 shall be exempt from the "surplus" declaration and all new annual real estate tax increment generated due to increased assessments from new construction, expansion, or renovation after 1/1/14. Plus the city agrees to reimburse 51% of the County's annual tax rate for real estate tax increment generated by any Exempt Parcels. Also, an admin fee of \$10.00 per parcel for each exempt parcel within the TIF districts shall be paid.
OTTAWA TIF II EXTENSION - RT 6 EAST I (COMMENCES TAX YEAR 2018 PAYABLE 2019)	100% of gross real estate tax increment for all parcels within the TIF that are currently developed with a fully completed and assessed bldg value or parking lot value as of 12/31/13. ("Developed Parcels") Parcels vacant as of 12/31/14 ("vacant parcels") shall be exempt from the "surplus" declaration. (Vacant = Any parcel that does not have a building or parking lot constructed thereon) Any new development after 1/1/15 shall be exempt from the surplus declaration. The County will be reimbursed 51% any real estate increment generated by the exempt parcels (vacant as of 1/1/15) + \$10 per parcel for each exempt parcel within the TIF district.

TIF DISTRICT INTERGOVERNMENTAL AGREEMENTS BETWEEN LASALLE COUNTY AND MUNICIPALITIES

TIF DISTRICT	AGREEMENTS FOR REIMBURSEMENTS
OTTAWA TIF III EXTENSION DOWNTOWN (COMMENCING TAX YEAR 2023 PAYABLE 2024)	Surplus Funds - 50% of Gross Real Estate Increment-except New Construction/Development "Exempt Parcels" - (Allocate and Distribute Surplus to all Taxing Districts in the same manner and proportion as the distributions) Capital Costs - 50% of County Loss except "Exempt Parcels" and 51% of County Loss for "Exempt Parcels" Plus \$10 per Parcel for each "Exempt Parcel" within the TIF District.
OTTAWA DAYTON TIF V	6.2% of the annual gross real estate tax increment created in the TIF district + \$10 per parcel for Admin Fee
OTTAWA CANAL TIF VI	6.2% of the annual gross real estate tax increment created in the TIF district excluding any development or increase in EAV pursuant to the Development Agreement between the City of Ottawa and Ottawa Real Estate Investments, Jordan Block Holdings and Heritage Harbor Ottawa Development Corp. + \$10 per parcel for Admin Fee
OTTAWA I-80 COMM TIF VII	51% of County's Tax Rate (Loss) + \$10 per parcel for Admin Fee
OTTAWA ROUTE 71 TIF VIII	51% of County's Tax Rate (Loss) + \$10 per parcel for Admin Fee - EXCEPT the parcels that were part of the Ottawa Ind Park TIF Dist & those parcels annexed adjacent to said parcels. The County will not receive any RE tax increment generated nor the \$10 Admin fee for the "Excluded Parcels."
PERU TIF I - DISSOLVED 2018 PAY 2019	51% of County's Tax Rate (Loss) if and when unencumbered incremental revenues generated by the TIF are available
PERU TIF II INDUSTRIAL PARK (1ST PERIOD COMMENCES WITH THE RECEIPT OF RE TAXES FOR THE TAX YR IN WHICH THE 1ST BLDG CONSTRUCTED IN THE TIF DIST IS FULLY ASSESSED)	For properties in Dimmick Grade School Dist.--- Co. current tax rate is divided by sum of rates for Co., IVCC, LPHS & Dimmick Grade to get the Co. share of total allocation. That # or % is then multiplied by 20%(years 1-6), 40% (years 7-12) or 60% (years 13-23) which results in the County's Share of the Gross Increment (as a %). The calculation is the same for properties in Peru Elementary School Dist. except use the rate for Peru School Dist. instead of Dimmick. The County's share of the Gross Increment for Dimmick and Peru's Grade School Districts are then added together for the total reimbursement. + \$10 per parcel for Admin Fee
PERU TIF III N COMMERCIAL	Tax years 2010-2014, collected 2011-2015---100% of taxes paid at County rate (rec'd 12-9-2015). Beginning with tax year 2015 payable 2016, 80% of TIF revenue collected for taxes paid at the County rate (Co. loss) for the Hotel (11-32-403-003). Beginning with tax year 2015 payable 2016, 70% of the TIF revenue collected for taxes paid at the County rate (Co. loss) for all properties <u>except</u> the Hotel site
PERU DOWNTOWN TIF IV	Capital Costs: 51% of County's Tax Rate (Loss) - Not to exceed a max rate of 1.25%. Surplus: 100% of gross Real Estate Tax increment from the "natural growth" of the Pre-existing Residential Properties which shall be distributed annually to the Taxing Bodies. Exceptions: If the Pre-existing Residential Properties is included in a Private Redevelopment Agreement or if LaSalle County changes the classification to something other than single family residential. Plus \$10 per parcel for Admin Fee.
PERU TIF V - PERU MALL	No agreement
STREATOR TIF II	51% of County's Tax Rate (Loss)
STREATOR TIF III - NORTHPOINT	51% of County's Tax Rate (Loss) of all Residential Parcels even if such parcels and uses are on tracts identified as Targeted Parcels. All other parcels 51 % of Loss <u>except</u> for <u>Targeted Parcels</u> which are delineated tracts that are the subject of an approved and executed redevelopment agreement.
STREATOR TIF IV - S. INDUSTRIAL	51% of County's Tax Rate (Loss) of all Residential Parcels even if such parcels and uses are on tracts identified as Targeted Parcels. All other parcels 51 % of Loss <u>except</u> for <u>Targeted Parcels</u> which are delineated tracts that are the subject of an approved and executed redevelopment agreement.
STREATOR TIF V - ROUTE 71 EAST	51% of County's Tax Rate (Loss) of all Residential Parcels even if such parcels and uses are on tracts identified as Targeted Parcels. All other parcels 51 % of Loss <u>except</u> for <u>Targeted Parcels</u> which are delineated tracts that are the subject of an approved and executed redevelopment agreement.
TONICA TIF I - DISSOLVED 2019 PAY 2020	51% of County's Tax Rate (Loss)
TONICA TIF II - COMMERCIAL	51% of County's Tax Rate (Loss) subject to a maximum County Tax rate of 1.25% + 10 per parcel for Admin Fee

TIF DISTRICT INTERGOVERNMENTAL AGREEMENTS BETWEEN LASALLE COUNTY AND MUNICIPALITIES

TIF DISTRICT	AGREEMENTS FOR REIMBURSEMENTS
UTICA TIF I (This is th OLD agreement. TIF has a new agreement starting 2019 pay 2020)	Current Year Tax Rate %'s of Detention Home + Nursing Home + Highway + .0004562 (Admin Cost) x Tax Increment. Divide that # by the Total Estimated TIF Increment. This % figured is multiplied by the Total Estimated real estate TIF Increment which =Reimbursement Amount as a % of Total real estate TIF Increment
UTICA TIF I (This TIF has been extended and this is the NEW agreement starting 2019 pay 2020)	"Existing Development" (Any parcel that has a bldg or paved parking lot constructed as of 1/1/2019) - '100% of County Tax Rate. "New Development" (Any parcel subject to a redevelopment agreement on or after 1/1/2019) - '50% of County Tax Rate. This does not constitute single family homes constructed after 1/1/2019 - they will be considered "Existing" which will be 100% of the County Tax Rate.
UTICA TIF II	60% of County's Tax Rate (Loss)
UTICA TIF III INDUSTRIAL PARK (COMMENCES ON JAN 1 OF THE CALENDAR YR ON WHICH THE 1ST NEW BLDNG CONSTRUCTED IN THE TIF IS FULLY ASSESSED FOR RE TAXES AND FULL TAXES ARE PD)	25% of Loss (years 1-3) 50% of Loss (years 4-7) 75% of Loss (years 8-10) 100% of Loss (years 11- 23) + \$10 per parcel for Admin Fee
UTICA TIF IV - LOVE'S TRAVEL STOP	51% of County's Tax Rate (Loss) + \$10 per parcel for Admin Fee

**BALANCES DUE TO LASALLE COUNTY FROM TIF DISTRICTS
WITH INTERGOVERNMENTAL AGREEMENTS**

	<u>Balance from prior years</u>	<u>2021 Taxes/ Payable 2022</u>	<u>Amount Paid</u>	<u>Balance Due ***</u>
LaSalle TIF I Extension	\$ -	\$ 168,020.20	\$ 41,628.15	\$ 126,392.05
LaSalle TIF III Extension	\$ -	\$ 56,396.45	\$ 27,569.68	\$ 28,826.77
LaSalle TIF IV	\$ -	\$ 23,193.07	\$ 7,013.92	\$ 16,179.15
Admin Fee - 126 parcels*	\$ -	\$ 1,260.00	\$ 380.98	\$ 879.02
LaSalle TIF V - Downtown	\$ -	\$ 16,201.31	\$ 5,416.91	\$ 10,784.40
LaSalle TIF VI - Waterpark	\$ -	\$ 10,347.00	\$ 304.23	\$ 10,042.77
LaSalle TIF VII - Industrial Park	\$ -	\$ 4,307.52	\$ 1,287.26	\$ 3,020.26
LaSalle TIF VIII-Comm Prtnrshp	\$ -	\$ 12,806.74	\$ 3,975.47	\$ 8,831.27
Lostant TIF I	\$ -	\$ 3,815.67	\$ -	\$ 3,815.67
Marseilles TIF V - Downtown	\$ -	\$ 3,745.32	\$ -	\$ 3,745.32
Mendota TIF 2017A	\$ -	\$ 2,359.89	\$ -	\$ 2,359.89
Mendota TIF 2017B	\$ -	\$ 31,497.74	\$ -	\$ 31,497.74
Mendota TIF #11 (2022) - Surplus	\$ -	\$ 2,996.34	\$ -	\$ 2,996.34
Capital Costs	\$ -	\$ 1,627.62	\$ -	\$ 1,627.62
Admin Fee - Parcels* (Dvmnt only w/ stipulation)	\$ -	\$ 3,230.00	\$ -	\$ 3,230.00
Ottawa I-80 North TIF I Ext. - Surplus	\$ -	\$ 263,905.26	\$ -	\$ 263,905.26
Capital Costs	\$ -	\$ 12,072.59	\$ -	\$ 12,072.59
Admin Fee - 38 Parcels* (Vacant)	\$ -	\$ 380.00	\$ -	\$ 380.00
Ottawa US Rt. 6 East TIF II Ext. - Surplus	\$ -	\$ 44,130.27	\$ -	\$ 44,130.27
Capital Costs	\$ -	\$ 2,607.82	\$ -	\$ 2,607.82
Admin Fee - 18 Parcels* (Vacant)	\$ -	\$ 180.00	\$ -	\$ 180.00
Ottawa TIF III - Downtown Extension	\$ -	\$ -	\$ -	\$ -
Ottawa Dayton TIF V	\$ -	\$ 50,454.61	\$ -	\$ 50,454.61
Admin Fee - 23 Parcels*	\$ -	\$ 230.00	\$ -	\$ 230.00
Ottawa Canal TIF VI	\$ -	\$ 16,407.00	\$ -	\$ 16,407.00
Admin Fee - 965 Parcels*	\$ -	\$ 9,650.00	\$ -	\$ 9,650.00
Ottawa I-80 II S Commercial TIF VII	\$ -	\$ 20,165.08	\$ -	\$ 20,165.08
Admin Fee - 69 Parcels*	\$ -	\$ 690.00	\$ -	\$ 690.00
Ottawa Route 71 TIF VIII - Surplus	\$ -	\$ 89.82	\$ -	\$ 89.82
Capital Costs	\$ -	\$ 713.16	\$ -	\$ 713.16
Admin Fee - 68 Parcels* (Exceptions)	\$ -	\$ 680.00	\$ -	\$ 680.00
Peru TIF II Industrial Park	\$ -	\$ 40,438.84	\$ -	\$ 40,438.84
Admin Fee - 73 Parcels*	\$ -	\$ 730.00	\$ -	\$ 730.00

Peru TIF III N Commercial	\$	-	\$ 14,189.69	\$	-	\$ 14,189.69
Peru Downtown TIF - <u>Surplus</u>			\$ 19,559.41	\$	-	\$ 19,559.41
Capital Costs	\$	-	\$ 8,232.44	\$	-	\$ 8,232.44
Admin Fee - 923 Parcels*			\$ 9,230.00	\$	-	\$ 9,230.00
Streator TIF II	\$	-	\$ 24,695.40	\$	-	\$ 24,695.40
Streator TIF III Northpoint- <u>Surplus</u>	\$	-	\$ 790.25	\$	-	\$ 790.25
Streator TIF IV S. Industrial - <u>Surplus</u>	\$	-	\$ 3,337.49	\$	-	\$ 3,337.49
Streator TIF V Route 18 East - <u>Surplus</u>			\$ 853.56	\$	-	\$ 853.56
Tonica TIF II Commercial	\$	-	\$ 4,528.11	\$	-	\$ 4,528.11
Admin Fee - 102 Parcels*			\$ 1,020.00	\$	-	\$ 1,020.00
Utica TIF I	\$	-	\$ 148,165.90	\$	48,693.91	\$ 99,471.99
Utica TIF II	\$	-	\$ 23,919.26	\$	6,994.96	\$ 16,924.30
Utica Ind Park TIF III	\$	-	\$ -	\$	-	\$ -
Admin Fee - 9 Parcels*	\$	-	\$ 90.00	\$	-	\$ 90.00
Utica Love's						
Travel Stop TIF IV	\$	-	\$ 4,715.34	\$	4,715.34	\$ -
Admin Fee - 2 Parcels*	\$	-	\$ 20.00	\$	20.00	\$ -
Totals=Reimbursements + Admin Fees	\$	-	\$ 1,068,676.17	\$	148,000.81	\$ 920,675.36

* Administration fee = \$10.00 per parcel in the TIF District

***Note: Amounts due to LaSalle County are subject to change due to corrected bills throughout the tax season.

2022 TAXES PAYABLE 2023

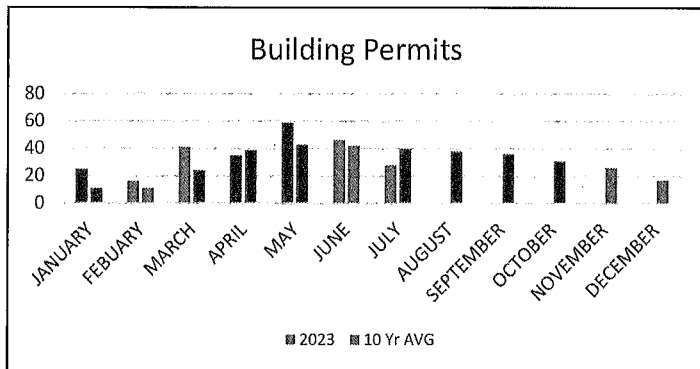
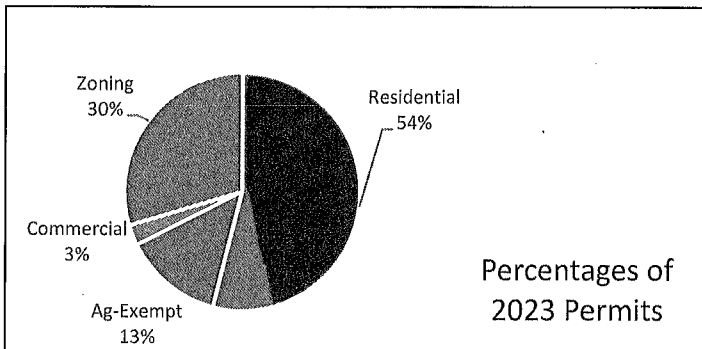
<u>TIF DISTRICT</u>	<u>INCREMENT/INCREASE</u>	<u>EXTENSION ON TAX INCREMENT EAV</u>	<u>COUNTY LOSS = INCREMENT x CO. RATE (1.00818%)</u>
TIF INTERSTATE 80 I (OTTAWA)	\$ 28,524,371.00	\$ 2,780,384.99	\$ 287,577.52
TIF INTERSTATE 80 II S COMM (OTTAWA)	\$ 3,921,856.00	\$ 390,062.17	\$ 39,539.37
TIF LASALLE I	\$ 17,069,661.00	\$ 1,791,508.68	\$ 172,092.91
TIF LASALLE III	\$ 7,295,566.00	\$ 777,531.55	\$ 73,552.44
TIF LASALLE IV	\$ 4,510,652.00	\$ 467,452.38	\$ 45,476.61
TIF LASALLE V	\$ 3,156,940.00	\$ 327,646.49	\$ 31,827.64
TIF LASALLE VI WATERPARK	\$ 2,012,358.00	\$ 225,538.30	\$ 20,288.24
TIF LASALLE VII INDUSTRIAL PARK	\$ 837,744.00	\$ 76,036.44	\$ 8,446.12
TIF LASALLE VIII COMM PRTRNSHP	\$ 2,490,710.00	\$ 243,725.63	\$ 25,111.26
TIF LOSTANT I	\$ 742,053.00	\$ 75,397.69	\$ 7,481.70
TIF MARSEILLES IV	\$ 792,500.00	\$ 84,478.65	\$ 7,989.77
TIF MARSEILLES V-DOWNTOWN	\$ 1,037,043.00	\$ 110,546.70	\$ 10,455.55
TIF MENDOTA #11 (2022 REDEV PRJCT)	\$ 618,609.00	\$ 55,941.67	\$ 6,237.73
TIF MENDOTA 2017A	\$ 497,075.00	\$ 44,950.35	\$ 5,011.42
TIF MENDOTA 2017B	\$ 8,195,574.00	\$ 741,123.38	\$ 82,626.20
TIF OGLESBY VI	\$ 2,299,910.00	\$ 211,009.13	\$ 23,187.72
TIF OTTAWA III	\$ 4,127,058.00	\$ 440,630.27	\$ 41,609.00
TIF OTTAWA IV	\$ 1,658,899.00	\$ 161,725.06	\$ 16,724.68
TIF OTTAWA V DAYTON	\$ 8,345,234.00	\$ 813,784.00	\$ 84,135.08
TIF OTTAWA VI CANAL	\$ 21,994,165.00	\$ 2,161,953.67	\$ 221,740.77
TIF OTTAWA VIII RT 71	\$ 261,475.00	\$ 25,490.55	\$ 2,636.25
TIF PERU II INDUSTRIAL PARK	\$ 5,628,299.00	\$ 363,924.39	\$ 56,743.38
TIF PERU III N COMM	\$ 1,860,204.00	\$ 126,121.60	\$ 18,754.20
TIF PERU IV DOWNTOWN	\$ 3,541,177.00	\$ 281,955.92	\$ 35,701.44
TIF PERU V PERU MALL	\$ 1,172,924.00	\$ 72,578.02	\$ 11,825.19
TIF ROUTE 6 EAST I (OTTAWA)	\$ 4,884,409.00	\$ 505,144.28	\$ 49,243.63
TIF SENECA I	\$ 6,186,112.00	\$ 441,007.99	\$ 62,367.14
TIF STREATOR II	\$ 4,802,947.00	\$ 580,229.21	\$ 48,422.35
TIF STREATOR NORTHPOINT III	\$ 476,949.00	\$ 57,598.23	\$ 4,808.50
TIF STREATOR S INDUSTRIAL IV	\$ 649,059.00	\$ 78,403.75	\$ 6,544.09
TIF STREATOR 18 EAST V	\$ 2,073,264.00	\$ 228,745.41	\$ 20,902.23
TIF TONICA II	\$ 880,661.00	\$ 76,612.75	\$ 8,878.65
TIF UTICA I	\$ 15,544,678.00	\$ 1,380,733.70	\$ 156,718.33
TIF UTICA II	\$ 3,954,170.00	\$ 351,223.19	\$ 39,865.44
TIF UTICA III INDUSTRIAL PARK	\$ 78,082.00	\$ 6,929.44	\$ 787.21
TIF UTICA IV LOVE'S TRAVEL STOP	\$ 917,067.00	\$ 80,341.86	\$ 9,245.68
TIF UTICA V STARVED ROCK COMMONS	\$ 47,230.00	\$ 4,195.18	\$ 476.23
TOTALS	\$ 173,086,685.00	\$ 16,642,662.67	\$ 1,745,031.67

July 2023 Building/Zoning Report

Type of Development	Jan-June	July
SFH	10	1
SFH Addition	5	0
Mobile Home		0
Accessory Structure	24	3
Acc. Structure Add		0
Deck/Porch	10	2
RES Solar	71	5
RES Other	3	1
AG SFH	3	2
AG SFH Addition	3	0
AG Mobile Home		0
AG Accessory Structure	17	3
AG Deck/Porch	1	0
AG Grain Bin	3	0
AG Other	1	1
COMM Office/Retail	1	0
COMM Industrial	0	0
COMM Accessory	2	0
COMM Storage Units	0	1
COMM Multifamily	0	0
COMM Other	2	1

Zoning/Misc. Permits	Jan-June	July
Cell Tower New	0	0
Cell Tower Upgrade	20	1
Commercial Solar	1	0
Fence	18	5
Floodplain	7	1
Sign	0	0
Special/Temporary Event	2	0
Swimming Pool (Above Ground)	14	0
Swimming Pool (In Ground)	4	1
Wind Turbine	0	0
Other	0	0
ZBA Cases (not included in totals)	Jan-June	July
Special Use	17	7
Variance	3	0
Map Amendment	4	0
Text Amendment	2	0
Permits by Type	Total 2023*	July
Residential	135	12
Ag-Exempt	34	6
Commercial	7	2
Zoning	74	8
Total	250	28

* Total with current month



MONTH	2023	10 Yr AVG
JANUARY	25	11
FEBUARY	16	11
MARCH	41	24
APRIL	35	39
MAY	59	43
JUNE	46	42
JULY	28	40
AUGUST		38
SEPTEMBER		36
OCTOBER		31
NOVEMBER		26
DECEMBER		17
TOTAL	250	358

Monthly Report

From: 7/1/2023

To: 7/31/2023

Township	Permit #	Last Name	Approval Date	Location	Description	Project Cost	Total Fees
NORTHVILLE	129237B	LATZKE	7/5/2023	361 DEE CT	DECK/PORCH	\$13,000.00	\$138.60
OTTAWA	211886	OLSEN	7/5/2023	117 BEVERIDGE AVE	FENCE	\$0.00	\$50.00
TROY GROVE	211887	WIXOM	7/3/2023	4090 E 4TH RD	AG ACCESSORY STRUCTURE	\$300,000.00	\$25.00
NORTHVILLE	211888	VECCHIOLLA	7/3/2023	1551 HOLIDAY DR	SWIMMING POOL (below ground)	\$0.00	\$25.00
NORTHVILLE	211889	SWENSON	7/3/2023	4754 E 29TH RD	AG ACCESSORY STRUCTURE	\$1,000.00	\$25.00
TROY GROVE	211890	WIXOM	7/3/2023	4090 E 4TH RD	AG OTHER	\$300,000.00	\$25.00
DAYTON	211891	JOHNSON	7/3/2023	2005 N 35TH RD	FENCE	\$0.00	\$50.00
OPHIR	133237B	PAYAN	7/6/2023	688 N 3973RD RD	ACCESSORY STRUCTURE	\$25,000.00	\$495.00
UTICA	132237B	NEWELL	7/6/2023	1086 E US HWY 6	COMM STORAGE UNITS	\$96,430.00	\$887.04
NORTHVILLE	131237B	WILKINSON	7/6/2023	2867 N 4360TH RD	DECK/PORCH	\$21,298.00	\$138.60
NORTHVILLE	134237BE	BEAL	7/7/2023	1212 HOLIDAY DR	RES SOLAR	\$9,234.00	\$138.60
TROY GROVE	136237B	REPPIN	7/10/2023	4191 E 50TH RD	ACCESSORY STRUCTURE	\$25,000.00	\$118.80
MISSION	211892	SAYLOR	7/10/2023	3897 E 2603RD RD	FENCE	\$0.00	\$50.00
DAYTON	211893	WOODWARD	7/10/2023	2004 N 35TH RD	AG SFH	\$250,574.91	\$25.00
SOUTH OTTA	211894	REYNOLDS	7/12/2023	1713 N 2525TH RD	FENCE	\$0.00	\$50.00
RUTLAND	137237BE	STOUDT	7/12/2023	2995 E 2360TH RD	RES SOLAR	\$25,368.00	\$143.55
FREEDOM	138237BE	CHAPEN	7/13/2023	1461 N 36TH RD	RES SOLAR	\$29,904.00	\$142.23

Township	Permit #	Last Name	Approval Date	Location	Description	Project Cost	Total Fees
BRUCE	211895	CROWN CASTLE	7/14/2023	604 ARAUJO RD	CELL TOWER UPGRADE	\$0.00	\$1,200.00
ADAMS	135237B	DENAULT	7/7/2023	2000 E RT 34	RES OTHER (gazabo)	\$1,000.00	\$138.60
DEER PARK	211896	HARBECK	7/17/2023	2343 IL RT 178	AG ACCESSORY STRUCTURE	\$0.00	\$25.00
DAYTON	FP 23-08	ILLINOIS RAILWAY INC	7/17/2023	DAYTON TWP, SECTION 3	FLOODPLAIN	\$0.00	\$75.00
ADAMS	211897	HOMERDING	7/19/2023	2071 N 4750TH RD	AG SFH	\$508,000.00	\$25.00
FARM RIDGE	139237BEPH	HOUSBY	7/18/2023	1250 N 1950TH RD	SFH	\$395,819.74	\$1,791.64
MANLIUS	211898	GIBSON	7/24/2023	2843 E 28TH RD	FENCE	\$0.00	\$100.00
WALLACE	141237BE	JOHNSON	7/20/2023	3457 E 13TH RD	RES SOLAR	\$87,990.00	\$193.51
DEER PARK	140237BEPH	AMBROSE	7/20/2023	1208 IL 71	COMM OTHER	\$635,000.00	\$6,347.08
MILLER	143237B	EHLERT/ RYAN	7/31/2023	2716 N 3501ST RD	ACCESSORY STRUCTURE	\$12,500.00	\$128.70
RUTLAND	142237BE	SKAPER	7/31/2023	2305 OAKWOOD LANE	RES SOLAR	\$16,060.00	\$16,060.00

JULY 2023 INSPECTION/VIOLATION REPORT

ZONING INSPECTIONS													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	YEAR TOTALS:
Abandoned Property	1			1	1		4						7
Final Ag Verification	10				12	5							27
Floodplain	1				10								11
Inspection (General)		1	3	1		8							13
Setback	4	2			1		1						8
Violation			3		7	2	3						15
Zoning Complaint					3								3
Total	16	3	6	2	34	15	8						84

June Violations *Opened* *Closed*

<i>No Building Permit</i>	3	-
<i>Abandoned Property</i>	3	-
<i>Zoning Violation</i>	-	-
<i>Floodplain Violation</i>	-	-
<i>Multiple Violations</i>	1	1

Name:	Parcel:	Township:	Type:	Action:
Debbie Sampson	19-21-200-010	Fall River	Multiple Violations	No violation-closed
Barbara & William Godwin	19-21-200-012	Fall River	Abandon Property	Abandon property letter sent
John & Terry Gibson	28-10-442-008	Manlius	Multiple Violations	Letter sent
Dustin & Anna Manley	21-01-210-002	Ottawa	Abandon Property	Contacted USDA Rural Development office
Bradley Thouvenin	37-25-103-000	Groveland	Building Violation	Letter sent
Dustin Cade	12-27-302-000	Waltham	Building Violation	Letter sent
Gord Leeson	04-20-306-000	Adams	Abandon Property	Letter sent
Timothy May	16-07-409-000	Miller	Building Violation	Letter sent

July 2023

COMPLAINTS

Rec'd	Insp.	Name	Type	Referred	Inspector	Action*	Twp.
07/03	07/06	Gibson	V		LG/MP	L	Manlius
07/03	07/06	Sampson	G		LG/MP	N	Fall River
07/03	07/06	Cannuli	G		LG/MP	P	Adams
07/03	07/06	England	G		LG/MP	N	Ottawa
06/30	07/11	Thouvenin	G		LG/MP	N	Groveland
07/11	07/13	Robertson	G		LG/MP	ACWN	Otter Creek
07/13	07/13	James Wendling	G		LG/MP	ACWN	Otter Creek
07/13	07/20	David Arndt	G		LG	ACWN	Groveland
07/19	07/19	Novak Trust	G		LG	ACWN	Earl
07/19	7/20	Glowicki	G		LG	L	Eagle
07/19	07/19	OLSEN, NEWMAN III	V		LG	L	Mission
07/20	07/25	Pollett	G		LG	L	Otter Creek

* ACWN=Administrative Warning Notice, case opened

* N=No action taken

* L=Letter sent to property owner, no file

opened

*M=Monitoring

* P = Phone/email follow-up

* AC= Administrative Citation

REINSPECTIONS

Insp.	Name	Inspector	Type	Action	Closed	Twp.
07/11	Eib Property	LG/MP	V	M		Rutland
07/13	Already Purpose LLC Property	LG/MP	G		C	Otter Creek
07/13	Imperial Manufacturing Inc.	LG/MP	G		C	Northville
07/13	Wilkinson Property	LG/MP	G		C	Otter Creek
07/13	Foster Property	LG/MP	G	L		Farm Ridge
07/13	Rafferty Property	LG/MP	G	L		Bruce
07/13	Retoff Property	LG/MP	G	L		Bruce
07/13	Dwire Property	LG/MP	G	L		Rutland
07/13	Goldsboro	LG/MP	G		C	Adams
07/18	Urban Property	LG/BG	G	L		Eden
07/25	Novak Trust	LG	G	ACWN		Earl

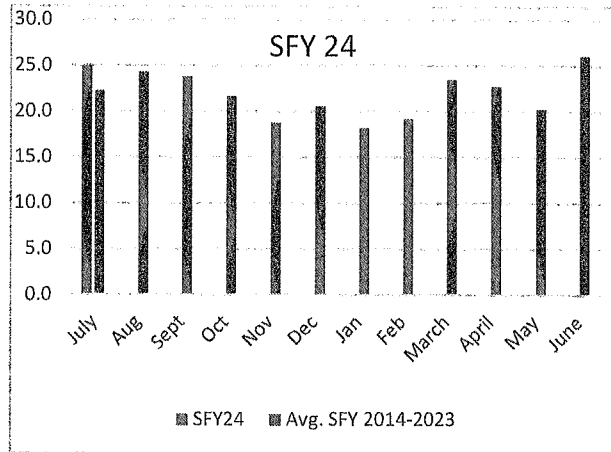
PERMITTED SITES

Insp.	Name	Inspector	Twp.
07/06/23	LandComp	LG/MP	Ottawa
07/18/23	LandComp	LG/BG	Ottawa

G= General V = Vehicle C = Combination

JULY SOLID WASTE INSPECTIONS

	SFY24	Avg. SFY 2014-2023
July	25.0	22.3
Aug		24.3
Sept		23.8
Oct		21.7
Nov		18.8
Dec		20.6
Jan		18.2
Feb		19.2
March		23.5
April		22.8
May		20.3
June		26.1
Total	25.0	261.6



Complaint Inspection	12	Total Complaints	12
General Waste	10	Inspected*	12
Mostly Vehicles	2	Referred*	
Combination		Files Opened	4
Other***		Files Closed	2
Files Opened	4		
		Referred Complaints*	
Reinspections	11	IEPA Air Division	
General Waste	10	IEPA Water Division	
Mostly Vehicles	1	IEPA Tire Division	
Combination		IEPA BOL	
Files Closed	4	County Health Dept.	
		County Highway Dept.	
Permitted Site	2	Municipality	
Inspections		Township	
		Lasalle Zoning	
		Other**	
Total Inspections	25	Inoperable vehicle Ord.	
		USEPA	

* = Illinois Department of Natural Resources

**= LaSalle County Zoning Ordinance and LaSalle County States Attorney

***=LaSalle County Flood Plain Ordinance

****=IDPH