

January 4, 2021

To: Boone County Government  
City of Belvidere

From: Neeley Erickson – Illinois Realtors Association  
Conor Brown – Rockford Area Realtors  
Christi Steines – Belvidere Board of Realtors  
Dan Kane – Boone County Conservation District  
Mark Pentecost – Belvidere Park District  
Mike Greenlee – North Boone Community Unit School District  
Dan Woestman – Belvidere Community Unit School District  
Greg Brown – Belvidere Community Unit School District

Thank you for the continuing opportunity to discuss the Impact Fee Ordinances that currently exist. We have come together as a larger group to work on proposed changes to the Impact Fee Ordinances. Rather than a complete elimination of these ordinances, we are proposing a structure that would allow time to study the actual impact the Impact Fee Ordinances may or may not be having on residential construction in our region. The salient points of our discussion have included the following:

1. Abeyance on payment of fees versus out right elimination
2. Willingness to work jointly with the Realtors and Home Builders to present information and secure approvals from Boone County and the City of Belvidere for this plan
3. Abeyance Period of two years starting as soon as the County and City can take whatever steps are needed to not require collection of the fees
4. Collection of fees will resume at the end of the two year abeyance period
5. Revisit data in the fall of 2022 to discuss any possible extensions of the abeyance period – extension discussions will be data driven as the request being presented to the respective governmental bodies is data based – gives all parties the opportunity to see if anything has measurably changed since the abeyance of the fees
6. The abeyance on fee collections applies only to existing platted lots – goal is to see if existing inventory of lots can be put on the tax rolls, any new proposed subdivisions will be subject to the Impact Fee Ordinances
7. If builders pull permits and do not actually complete the units for sale beyond the two year abeyance period, the builders would have to pay the impact fee at the time of the extension – this eliminates the chance that builders will stock pile permits but not build homes
8. Land contributions for existing platted lots, e.g. contributions that have not been completed to the Park District and/or Conservation District, will be effectuated during the 2 year abeyance – there are at least three (3) projects where the Conservation District has not received the required land contributions
9. Our collective group will work with the respective City and County officials to update the existing ordinances for current market values – we believe there is an existing

requirement in the current ordinances to complete this task and it does not appear updates have been done in many years

The points listed above have been agreed to by all signatories of this letter and we are ready to work together to put these changes in place for the upcoming building season. We believe this is a good starting point for testing the theory that impact fees have been holding back new construction and also gives all parties an opportunity to assess the existing ordinances. One major point in these discussions is the land contribution in lieu of the cash contribution.

The land contribution component is a critical piece of the existing ordinances. The Conservation District alone has received just under 300 acres of land, many of which are environmentally sensitive parcels. The Conservation District's stewardship of these resources helps to insure that these areas remain resilient and sustain key ecosystems and environmental processes. Their holding of these parcels also increases the quality of life in our community and increases the desirability of our community. Quality of life issues are a key economic development consideration for companies looking to locate in our region and also helps sell homes.

Our group has diligently worked together to review the significance of impact fees. We ask that the County and City consider our request for a moratorium of impact fees for two years. During that time, we ask that local governments review their current impact fee ordinances to ensure that our region is promoting pro-growth housing affordability and equity in real estate. We are simply asking for adequate time to collect data and truly study the impact of these ordinances. Thank you for considering this request and we look forward to working with the County and City on this important task.