CERTIFICATION

I, RUTH A. SCOTT, am the duly qualified and appointed Executive Assistant of the City of DeKalb, DeKalb County, Illinois, as authorized by Local Ordinance 2019-059, and as such Executive Assistant, I maintain and am safe-keeper of the records and files of the Mayor and City Council of said City.

I do hereby certify that the attached hereto is a true and correct copy of:

ORDINANCE 2019-062

AMENDING ORDINANCE 2019-001 "PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD (421 GROVE STREET, DEKALB, ILLINOIS)" AS IT PERTAINS TO MINOR CHANGES REQUESTED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 23rd day of September 2019. The original document will be kept on file at the City of DeKalb Municipal Building.

WITNESS my hand and the official seal of said City this 11th day of December 2019.

RUTH A. SCOTT, Executive Assistant

Prepared by and Return to:
City of DeKalb
City Manager’s Office
Attention: Ruth A. Scott
200 S. Fourth Street
DeKalb, Illinois 60115
ORDINANCE 2019-062                           PASSED: SEPTEMBER 23, 2019

AMENDING ORDINANCE 2019-001 “PROHIBITING THE USE OF GROUNDWATER AS A POTABLE WATER SUPPLY BY THE INSTALLATION OR USE OF POTABLE WATER SUPPLY WELLS OR BY ANY OTHER METHOD (421 GROVE STREET, DEKALB, ILLINOIS)” AS IT PERTAINS TO MINOR CHANGES REQUESTED BY THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY.

WHEREAS, the City of DeKalb is a home rule municipal corporation with all power and authority derived under the law; and

WHEREAS, certain property within the City of DeKalb, Illinois (the “City”) located at 421 Grove Street was previously used over a period of time for commercial/industrial purposes; and

WHEREAS, the City has previously approved Ordinance 2019-001 on January 14, 2019 to allow Timber Creek Properties, LLC to achieve compliance with an Illinois Environmental Protection Agency (IEPA) prohibition of any future groundwater wells for irrigation or other purposes on the property at 421 Grove Street. Ordinance 2019-001 was the last step in an orderly soil remediation process. In order to obtain an IEPA letter requiring no further remediation, the City needed to ban the use of any groundwater wells on the property; and

WHEREAS, the City has been informed by A3 Environmental, LLC that certain text amendments have been requested by the IEPA;

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL of the City of DeKalb, Illinois that Ordinance 2019-001 shall be amended as shown on Attachment 1 of this ordinance.

SECTION 1: Ordinance 2019-001 shall be amended to state in its entirety as follows:

SECTION 1: Definitions.

"Person" is any individual, partnership, co-partnership, firm, company, limited liability company, corporation, association, joint stock company, trust, estate, political subdivision, or any other legal entity, or their legal representatives, agents or assigns.

"Potable water" is any water used for human or domestic consumption, including, but not limited to, water used for drinking, bathing, swimming, washing dishes, or preparing foods.

SECTION 2. The use or attempt to use groundwater as a potable water supply from within the 500-foot-radius area shown on Exhibit A and more
particularly described in Exhibit B, attached to and made a part of this ordinance, by the installation or drilling of wells or by any other method is hereby prohibited, including at points of withdrawal by the City.

SECTION 3: Penalties. Any person violating the provisions of this ordinance shall be subject to a fine of up to Five Hundred Dollars ($500.00) for each violation.

EXHIBIT B, Block 302, fourth line down, shall read as follows:

0823302024 – 401/421 Grove Street

SECTION 2: All ordinances or portions thereof in conflict with this ordinance, including the prior versions of the ordinance included above, are hereby repealed.

SECTION 3: Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this Ordinance.

SECTION 4: This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: September 24, 2019. Effective date: October 3, 2019.


ATTEST:

LYNN A. FAZEKAS, City Clerk

JERRY SMITH, Mayor
EXHIBIT B

More specifically, the parcels (with associated addresses) will include the following:

Block 160
0823160040 – 363 East Lincoln Highway

LOTS 1, 2 AND 3 IN VAUGHAN'S SUBDIVISION AND LOTS 66 AND 67 IN COUNTY CLERK'S SUBDIVISION OF BLOCK 14 OF THE ORIGINAL TOWN (NOW CITY) OF DEKALB, THE SOUTH 7 FEET OF LOT 65 OF SAID COUNTY CLERK'S SUBDIVISION AND TOGETHER WITH THE VACATED ALLEY IN SAID BLOCK 14, AS SHOWN ON DOCUMENT NO. 294539, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS EXCEPT THE FOLLOWING DESCRIBED PROPERTY:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 OF VAUGHAN'S SUBDIVISION IN SAID BLOCK 14, THENCE NORTH 19 DEGREES 57 MINUTES 00 SECONDS EAST 10.00 FEET ALONG THE WEST LINE OF SAID LOT 2; THENCE SOUTH 70 DEGREES 08 MINUTES 00 SECONDS EAST 50.60 FEET; THENCE NORTH 78 DEGREES 29 SECONDS EAST 58.36 FEET; THENCE NORTH 19 DEGREES 57 MINUTES 00 SECONDS EAST 99.00 FEET TO THE NORTH LINE OF THE SOUTH 7 FEET OF LOT 65 OF COUNTY CLERK'S SUBDIVISION IN SAID BLOCK 14; THENCE SOUTH 70 DEGREES 08 MINUTES 00 SECONDS EAST 15.00 FEET ALONG SAID NORTH LINE TO THE EAST LINE OF SAID BLOCK 14; THENCE SOUTH 19 DEGREES 57 MINUTES 00 SECONDS WEST 139.00 FEET ALONG THE EAST LINE OF SAID BLOCK 14 TO THE SOUTHWEST CORNER OF SAID BLOCK 14; THENCE NORTH 70 DEGREES 08 MINUTES 00 SECONDS WEST 115.60 FEET ALONG THE SOUTH LINE OF SAID BLOCK 14, TO THE POINT OF BEGINNING.

Block 161
0823161010 – 104 North 4th Street
0823161007 – 436 East Locust Street
0823161009 – Woodpecker Properties LLC

PART OF LOTS 2, 3, AND 4 IN BLOCK 24 OF THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS AT PAGE 8 ¼ ON DECEMBER 19, 1853 IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, SITUATED IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID BLOCK 24; THENCE NORTHEASTERLY ON THE WESTERLY LINE OF SAID BLOCK 24, SAID LINE HAVING A BEARING OF NORTH 22 DEGREES 13 MINUTES 16 SECONDS EAST, A DISTANCE OF 254.22 FEET TO THE NORTHWESTERLY CORNER OF THE SOUTHERLY 56 FEET OF LOT 2 IN SAID BLOCK 24; THENCE SOUTHEASTERLY ON THE NORTHERLY LINE OF SAID SOUTHERLY 56 FEET OF LOT 2, SAID LINE HAVING A BEARING OF SOUTH 67 DEGREES 48 MINUTES 46 SECONDS EAST, A DISTANCE OF 14.83 FEET TO A POINT; THENCE SOUTHWESTERLY ON A LINE HAVING A BEARING OF SOUTH 22 DEGREES 13 MINUTES 16 SECONDS WEST, A DISTANCE OF 125.35 FEET TO A POINT; THENCE SOUTHWESTERLY ON AS LINE HAVING A BEARING OF SOUTH 19 DEGREES 08 MINUTES 11 SECONDS WEST, A DISTANCE OF 34.50 FEET TO A POINT; THENCE SOUTHERLY ON A LINE HAVING A BEARING OF SOUTH 7 DEGREES 08 MINUTES 02 SECONDS WEST, A
DISTANCE OF 22.13 FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE HAVING A
BEARING OF SOUTH 16 DEGREES 37 MINUTES 11 SECONDS EAST, A DISTANCE OF 35.12
FEET TO A POINT; THENCE SOUTHEASTERLY ON A LINE HAVING A BEARING OF SOUTH
44 DEGREES 17 MINUTES 53 SECONDS EAST, A DISTANCE OF 40.56 FEET TO A POINT
IN THE SOUTHERLY LINE OF LOT 4 IN BLOCK 24, AS DESCRIBED IN A BILL TO QUIET
TITLE CASE NUMBER 21986 (CHICAGO NORTHWESTERN RAILWAY COMPANY VS
KENNEDY); THENCE WESTERLY ON THE SAID SOUTHERLY LINE OF LOT 4, SAID LINE
HAVING A BEARING OF NORTH 87 DEGREES 54 MINUTES 45 SECONDS WEST, A
DISTANCE OF 74.21 FEET TO A POINT; THENCE SOUTHWESTERLY ON SAID SOUTH LINE
OF LOT 4, SAID LINE HAVING A BEARING OF SOUTH 22 DEGREES 11 MINUTES 52
SECONDS WEST, A DISTANCE OF 4.00 FEET TO A POINT; THENCE NORTHWESTERLY ON
SAID SOUTHERLY LINE OF LOT 4, SAID LINE HAVING A BEARING OF NORTH 67 DEGREES
48 MINUTES 08 SECONDS WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF
BEGINNING,

AND

THAT PART OF THE NORTHWEST QUARTER SECTION OF SECTION 23, TOWNSHIP 40
NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
PARCEL "E" IN THE WEST SUBDIVISION OF AMERICAN STEEL AND WIRE COMPANY, AS
RECORDED IN BOOK "D" OF PLATS, PAGE 54, AND THAT PART OF SAID NORTHWEST ¼
DESCRIBED AS FOLLOWS: BEGINNING ON THE SOUTHERLY LINE OF LOCUST STREET
AT THE MOST EASTERLY CORNER OF SAID PARCEL "E" (SAID SOUTHWESTERLY LINE
OF LOCUST STREET BEING THE NORTHERLY LINE OF SAID PARCEL "E"), THENCE
SOUTHEASTERLY ALONG SAID SOUTHWESTERLY LINE OF LOCUST STREET EXTENDED
117.74 FEET TO THE NORTHWESTERLY LINE OF SIXTH STREET; THENCE SOUTHERLY
ALONG SAID NORTHWESTERLY LINE, 5.9 FEET TO A POINT 113.0 FEET NORTHERLY OF,
AS MEASURED ALONG SAID NORTHWESTERLY LINE WITH THE CENTER LINE OF THE
NORTH MAIN TRACK OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY;
THENCE SOUTHWESTERLY AT AN ANGLE OF 58 DEGREES 33 MINUTES 18 SECONDS
MEASURED CLOCKWISE FROM SAID NORTHWESTERLY LINE OF SIXTH STREET, 98.0
FEET TO A POINT 84.5 FEET NORTHERLY OF AS MEASURED RADIALY THEREFROM
SAID CENTER LINE; THENCE SOUTHWESTERLY AT AN ANGLE OF 172 DEGREES 34
MINUTES 12 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED
 COURSE 270.5 FEET TO A POINT IN THE ORIGINAL EASTERLY LINE OF FIFTH STREET
(SAID EASTERLY LINE BEING THE EASTERLY LINE OF SAID PARCEL "E") THAT IS 57.2
FEET NORTHERLY OF, AS MEASURED RADIALY THEREFROM SAID CENTER LINE;
THENCE NORTHERLY ALONG SAID EASTERLY LINE, 96.98 FEET TO THE SOUTHERLY
LINE OF SAID PARCEL "E"; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 224.18
FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF DEKALB, IN DEKALB COUNTY,
ILLINOIS,

AND

THAT PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 23,
TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB
COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF
THE CENTER LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION
COMPANY RIGHT OF WAY, BEING IN THE NORTHERLY OR EAST-BOUND MAIN TRACK,
SAID CENTER LINE BEING ON A CURVE THE RADIUS OF WHICH IS 24,124.54 FEET, AND
THE CURVE CENTER POINT BEING SITUATED SOUTH OF THE RIGHT OF WAY WITH THE
EXTENSION OF THE WESTERLY LINE OF SIXTH STREET IN THE VILLAGE (NOW CITY) OF DEKALB; THENCE NORTHERLY ALONG SAID EXTENSION, A DISTANCE OF 113.0 FEET FOR THE POINT OF BEGINNING OF THE PARCEL OF LAND HEREFIN DESCRIBED; THENCE SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 98.0 FEET TO A POINT THAT IS 84.5 FEET NORTHERLY OF, AS MEASURED RADIALY FROM SAID CENTER LINE, THENCE CONTINUING SOUTHWESTERLY ALONG A STRAIGHT LINE, A DISTANCE OF 270.5 FEET TO A POINT ON THE easterly LINE OF FIFTH STREET (NOW VACATED) IN THE CITY OF DEKALB, BEING ALSO A BOUNDARY LINE OF PARCEL "E" OF THE WEST SUBDIVISION OF THE AMERICAN STEEL AND WIRE COMPANY THAT IS 57.2 FEET NORTHERLY OF, AS MEASURED RADIALY FROM SAID CENTER LINE, THENCE SOUtherLY ALONG SAID EASTERLY LINE OF FIFTH STREET AND ALONG THE BOUNDARY LINE OF SAID PARCEL "E" A DISTANCE OF 7.57 FEET TO A POINT THAT IS 50.0 FEET NORTHERLY OF, AS MEASURED RADIALy FROM SAID CENTER LINE; THENCE SOUTHWESTERLY ALONG THE BOUNDARY LINE OF SAID PARCEL "E" AND BEING A CURVE TO THE LEFT, THE RADIUS OF WHICH IS 24,174.54 FEET, AND PARALLEL WITH AND 50.0 FEET NORTHERLY OF SAID CENTER LINE, A DISTANCE OF 235.25 FEET TO THE SOUTHEASTERLY CORNER OF THE ALLEY IN BLOCK 24 IN THE CITY OF DEKALB AND BEING ALSO AN ANGLE POINT IN THE BOUNDARY LINE OF SAID PARCEL "E"; THENCE SOUTHERLY ALONG A RADIAL LINE, A DISTANCE OF 26.5 FEET TO A POINT THAT IS 23.5 FEET NORTHERLY, MEASURED RADIALY FROM SAID CENTER LINE (AND SAID POINT BEING ALSO 30.0 FEET NORTHERLY FROM THE MIDPOINT BETWEEN THE TWO MAIN TRACTS OF SAID CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY); THENCE EASTERLY ALONG A CURVE TO THE RIGHT, THE RADIUS OF WHICH IS 24,148.04 FEET AND PARALLEL WITH AND 23.5 FEET NORTHERLY OF SAID CENTER LINE, A DISTANCE OF 575.11 FEET TO A POINT ON THE EXTENSION OF THE WESTERLY LINE OF SAID SIXTH STREET; THENCE NORTHERLY ALONG SAID EXTENSION, A DISTANCE OF 88.35 FEET TO THE POINT OF BEGINNING.

Block 166
0823166005 – 423 East Lincoln Highway

THAT PART OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING 66 FEET NORTH OF THE NORTH EAST CORNER OF BLOCK 23 IN THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, AND RUN THENCE NORTH 68 DEGREES 20 MINUTES WEST ALONG THE NORTH LINE OF MAIN STREET (NOW LINCOLN HIGHWAY), 89-3/4 FEET TO THE SOUTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, THENCE EASTERLY ALONG THE SOUTH LINE OF SAID RIGHT-OF-WAY, 94-1/3 FEET TO THE WEST LINE OF FIFTH STREET, THENCE SOUTH 22 DEGREES 10 MINUTES WEST TO THE PLACE OF BEGINNING,

AND

STREET, PRODUCED NORTHERLY, THENCE SOUTHERLY ALONG SAID WEST LINE OF FIFTH STREET, PRODUCED NORTHERLY, TO THE SAID NORTH LINE OF SAID EAST LINCOLN HIGHWAY, TO THE PLACE OF BEGINNING,

AND

BEGINNING AT THE NORTHWEST CORNER OF LOT 1 OF BLOCK 29 OF THE ORIGINAL TOWN OF DEKALB; THENCE SOUTHWESTERLY ALONG THE SOUTHEASTERLY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY, SAID SOUTHERLY RIGHT-OF-WAY LINE BEING PARALLEL WITH AND 50 FEET SOUTHERLY OF AND MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MAIN TRACK OF THE GALENA AND CHICAGO UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY) AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 23, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF MAIN STREET (NOW EAST LINCOLN HIGHWAY); THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY LINE OF MAIN STREET (NOW EAST LINCOLN HIGHWAY) TO A POINT OF INTERSECTION, 30 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACKS ARE NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE OF THE TWO MAIN TRACKS AND 30 FEET SOUTHERLY, AS MEASURED AT RIGHT ANGLES, OF THE CENTER LINE OF SAID TWO MAIN TRACKS, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY EXTENSION OF THE CENTERLINE OF FIFTH STREET; THENCE SOUTHWESTERLY ALONG SAID CENTER LINE EXTENDED A DISTANCE OF 7.85 FEET MORE OR LESS, TO A POINT OF INTERSECTION WITH THE NORTHEASTERLY LINE OF BLOCK 29 SOUTHWESTERLY EXTENDED; THENCE NORTHEASTERLY ALONG SAID LINE EXTENDED A DISTANCE OF 33.36 FEET MORE OR LESS TO THE POINT OF BEGINNING,

AND


ALL IN DEKALB COUNTY, ILLINOIS.

Block 502
0823502010 – Tax Dept Union Pacific Railroad
0823502009 – Tax Dept Union Pacific Railroad

VAUGHAN'S SUBDIVISION OF BLOCK 14 OF DEKALB ORIGINAL TOWN TO THE WEST RIGHT-OF-WAY LINE OF NORTH SIXTH STREET, IN DEKALB COUNTY, ILLINOIS.

Block 326
0823326025 – 545 East Lincoln Highway


Block 301
0823301013 – Franklin Street
0823301007 – 223 North First Street (aka 131 South 4th Street)
0823301006 – 129 South 4th Street
0823301005 – 125 South 4th Street
0823301004 – 121 South 4th Street
0823301011 – South 4th Street

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOTS A, B, C, D OF RESUBDIVISION PART BLOCK 15 DEKALB ORIGINAL TOWN; LOTS X, Y, AND Z RESUBDIVISION LOT B BLOCK 15 DEKALB ORIGINAL TOWN; LOT 57 COUNTY CLERK'S SUBDIVISION OF BLOCKS 11, 12, 14 & 15, AND A PARCEL OF LAND DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHWESTERLY LINE OF FOURTH STREET, A DISTANCE 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK OF THE GALENA AND CHICAGO UNION RAILROAD COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SAID SECTION 23; THENCE WESTERLY PARALLEL WITH SAID ORIGINAL MAIN TRACK CENTER LINE A DISTANCE OF 120 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 13 FEET, MORE OR LESS, TO A POINT DISTANT 30 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE BETWEEN THE TWO MAIN TRACKS OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY, AS SAID MAIN TRACKS ARE NOW LOCATED; THENCE EASTERLY PARALLEL WITH SAID CENTER LINE BETWEEN MAIN TRACKS A DISTANCE OF 123 FEET, MORE OR LESS, TO A POINT ON THE NORTHWESTERLY LINE OF SAID FOURTH STREET; THENCE SOUTHWESTERLY ALONG SAID NORTHWESTERLY LINE OF FOURTH STREET A DISTANCE OF 14 FEET, MORE OR LESS, TO THE POINT OF BEGINNING; ALL IN DEKALB COUNTY, ILLINOIS.
Block 302
0823302026 – 424 East Lincoln Highway
0823302010 – 126 South 4th Street
0823302023 – 436 East Lincoln Highway
0823302024 – 401/421 Grove Street
0823302013 – Grove Street
0823302025 – 444 East Lincoln Highway


Block 331
0823331001 – 505 East Lincoln Highway
0823331002 – 512 East Lincoln Highway
0823331003 – 514 East Lincoln Highway
0823331011 – 518 East Lincoln Highway
0823331012 – 520 East Lincoln Highway
0823331005 – 534 East Lincoln Highway

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOTS 1, 2, 3 AND 4, BLOCK 30 OF DEKALB ORIGINAL TOWN, IN DEKALB COUNTY, ILLINOIS.

Block 333
0823333014 – 600 East Lincoln Highway

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: ALL OF LOTS 5, 6, 7 AND 8 OF BLOCK 30 IN DEKALB ORIGINAL TOWN; ALL OF LOTS 5, 6, 7 AND 8 OF BLOCK 31 IN DEKALB ORIGINAL TOWN; THAT PART OF LOTS 1, 2 AND 3 OF BLOCK 35 IN DEKALB ORIGINAL TOWN LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3 IN BLOCK 35, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 98.83 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY TO A POINT ON THE SOUTHERLY LINE OF LOT 3 IN BLOCK 36 DISTANT 0.59 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3 AND THERE TERMINATING; ALL OF LOTS 1, 2 AND 3, EXCEPT THE EASTERNLY 0.59 FEET THEREOF IN BLOCK 36; THAT PART OF VACATED GIRARD STREET LYING EASTERLY OF THE WESTERLY LINE OF LOT 5, BLOCK 30, EXTENDED SOUTHERLY AND LYING WESTERLY OF A LINE DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWESTERLY CORNER OF LOT 3 IN BLOCK 35, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT FOR A DISTANCE OF 98.83 FEET TO THE POINT OF BEGINNING; THENCE NORTHERLY TO A POINT ON THE SOUTHERLY LINE OF LOT 3 IN BLOCK 36 DISTANT 0.59 FEET WEST OF THE SOUTHEAST CORNER OF SAID LOT 3 AND
THERE TERMINATING; THAT PART OF VACATED SIXTH STREET LYING NORTHERLY OF THE NORTHERLY RIGHT OF WAY LINE OF GROVE STREET AND LYING SOUTHERLY OF THE SOUTHERLY RIGHT OF WAY LINE OF LINCOLN HIGHWAY; ALL OF LOTS 1, 2, 3, AND 4 OF BLOCK 31 OF DEKALB ORIGINAL TOWN; THAT PART OF GIRARD STREET LYING SOUTH OF THE CENTER LINE OF SAID GIRARD STREET AND NORTH OF AND ADJOINING LOT 3, EAST OF THE WEST LINE OF LOT 3 EXTENDED NORTH, WEST OF THE EAST LINE OF LOT 3 EXTENDED NORTH, ALL IN BLOCK 31 IN THE ORIGINAL VILLAGE OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 8-1/4 AND AS AMENDED IN BOOK "A" OF PLATS, PAGE 31; ALL IN DEKALB COUNTY, ILLINOIS.

Block 304
0823304007 – 223 South 4th Street
0823304001 – 302 Grove Street
0823304002 – 302 Grove Street
0823304006 – 231 South 4th Street

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND THE 18 FOOT WIDE ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHEAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GROVE STREET A DISTANCE OF 18 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 6 A DISTANCE OF 330 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET A DISTANCE OF 18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 5 A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING, ALL BEING A PART OF BLOCK 16 OF DEKALB ORIGINAL TOWN, ALL IN DEKALB COUNTY, ILLINOIS.

Block 305
0823305013 – 200 South 4th Street

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, AND THE 18 FOOT WIDE ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHEAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GROVE STREET A DISTANCE OF 18 FEET TO THE NORTHWESTERLY CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 10 TO THE SOUTHWESTERLY CORNER OF SAID LOT 6 A DISTANCE OF 330 FEET; THENCE NORTHWESTERLY ALONG THE NORTHERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET A DISTANCE OF 18 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 5; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 5 A DISTANCE OF 330 FEET TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.
Block 306
0823306001 – 504 Grove Street
0823306002 – 508 Grove Street
0823306003 – 514 Grove Street
0823306004 – 520 Grove Street
0823306005 – 530 Grove Street
0823306006 – 532 Grove Street
0823306007 – No Address Provided
0823306008 – 220 South 5th Street
0823306010 – 215 South 6th Street

THAT PART OF THE SOUTHWESTERN QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: LOTS 1, 2, 3, 9, 10, THE NORTHERLY 60 FEET OF LOT 8, AND THAT PART OF THE 18 FOOT WIDE ALLEY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEASTERLY CORNER OF SAID LOT 1; THENCE SOUTHEAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF GROVE STREET A DISTANCE OF 18 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 10; THENCE SOUTHWESTERLY ALONG AN EXTENSION OF THE WEST LINE OF SAID LOT 10 A DISTANCE OF 192 FEET; THENCE WESTERLY A DISTANCE OF 16.97 FEET TO THE SOUTHEASTERLY CORNER OF SAID LOT 3; THENCE NORTHEASTERLY ALONG AN EXTENSION OF THE EAST LINE OF SAID LOT 3 A DISTANCE OF 198 FEET TO THE POINT OF BEGINNING, ALL IN DEKALB COUNTY, ILLINOIS.

Roads and Railroad Right-of-Ways

North 4th Street
South 4th Street
East Lincoln Highway
Girard Street
Grove Street
South 5th Street
Union Pacific Railroad

NOTICE

December 10, 2019

City of DeKalb
200 South 4th Street
DeKalb, IL 60115

Dear City of DeKalb:

Timber Creek Properties, LLC is performing an environmental response action at 421 Grove Street, DeKalb, Illinois. The response action is being performed because the historical use of the site as a dry cleaner has impacted the subsurface soils and groundwater. The response action consists of soil and groundwater investigations to determine the vertical and horizontal extent impacts, installation of engineered barriers and implementation of institutional controls.

To protect human health, Illinois regulations require that Timber Creek Properties, LLC either clean up groundwater contamination or demonstrate that the groundwater in the area of the release will not be used as potable water. (Groundwater is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water. Potable means fit for human consumption including drinking, bathing, preparing food, washing dishes, and so forth.)

The City of DeKalb, 200 South Fourth Street, DeKalb, Illinois 60115 has an ordinance that strictly prohibits the human and domestic consumption of the groundwater beneath your property. Under Illinois regulations, a local ordinance that effectively prohibits the installation and use of potable water supply wells may be used as an institutional control to allow contamination above the groundwater ingestion remediation objectives to remain in the groundwater (35 Illinois Administrative Code 742.1015). (An institutional control is a legal mechanism for imposing a restriction on land use.) The Illinois Environmental Protection Agency (Illinois EPA) has determined that the ordinance adopted by the City of DeKalb meets the regulatory requirements for use as an institutional control. Timber Creek Properties, LLC has requested and has been granted approval from the Illinois EPA to use the groundwater ordinance as an institutional control.

Your property, Parcel Number: 823160040 / 363 E Lincoln HWY, Dekalb, IL 60115 is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

The ordinance is identified as Ordinance 2019-062. If you wish to obtain a copy of the ordinance, please contact the City of DeKalb at 200 South Fourth Street, DeKalb, Illinois 60115 or by phone at 815-748-2000. To learn more about 421 Grove Street, DeKalb Illinois please contact either Timber Creek Properties, LLC, 698 Timber Creek Road, Dixon, Illinois 815-288-2261 or the Illinois EPA, Bureau of Land project manager, Mr. Todd Gross, Illinois EPA, 1021 North Grand Avenue East, P. O. Box 19276, Springfield, Illinois 62794-92796, 217-524-4862. You may also obtain a copy of the complete Illinois EPA file on Timber Creek Properties, LLC. To do so, you will need to submit a written request with your signature to the Freedom of Information Act (FOIA) Officer, Illinois EPA, Bureau of Land, 1021 North Grand Avenue East, P.O. Box 19276, Springfield, Illinois 62794-9276.

When requesting a copy of the file, please reference the file heading shown below:

0370105230 – DeKalb County
DeKalb/Timber Creek Properties, LLC
421 Grove Street,
DeKalb, Illinois 60115

FOIA requests may also be requested through the Illinois EPA’s Web page www.epa.state.il.us/foia.

Sincerely,

Timber Creek Properties, LLC
NOTICE

December 10, 2019

City of Dekalb
200 South 4th Street
Dekalb, IL 60115

Dear City of Dekalb:

Timber Creek Properties, LLC is performing an environmental response action at 421 Grove Street, Dekalb, Illinois. The response action is being performed because the historical use of the site as a dry cleaner has impacted the subsurface soils and groundwater. The response action consists of soil and groundwater investigations to determine the vertical and horizontal extent impacts, installation of engineered barriers and implementation of institutional controls.

To protect human health, Illinois regulations require that Timber Creek Properties, LLC either clean up groundwater contamination or demonstrate that the groundwater in the area of the release will not be used as potable water. (Groundwater is the water beneath the ground stored in the pores of soil and rock; some communities and homeowners pump this water out of wells to supply potable water. Potable means fit for human consumption including drinking, bathing, preparing food, washing dishes, and so forth.)

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Your property, Parcel Number: 823166005 / 423 E Lincoln HWY, Dekalb, IL 60115 is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

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0370105230 - DeKalb County
DeKalb/Timber Creek Properties, LLC
421 Grove Street,
DeKalb, Illinois 60115

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NOTICE

December 10, 2019

City of Dekalb

200 South 4th Street

DeKalb, IL 60115

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Your property, Parcel Number: 823301013 / Franklin St, DeKalb, IL 60115 is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

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When requesting a copy of the file, please reference the file heading shown below:

0370105230 – DeKalb County
DeKalb/Timber Creek Properties, LLC
421 Grove Street,
DeKalb, Illinois 60115

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Sincerely,

Timber Creek Properties, LLC
NOTICE

December 10, 2019

City of DeKalb
200 South 4th Street
DeKalb, IL 60115

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Your property, Parcel Number: 823304007/223 N 1st St, DeKalb, IL 60115 is included in the area affected by the ordinance. This means that you cannot install or use a private, potable water well on your property. Based on the remediation objectives established in reliance on this ordinance, groundwater beneath your property may not be suitable for human or domestic consumption. Illinois regulations require that you be notified of these facts.

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0370105230 – DeKalb County
DeKalb/Timber Creek Properties, LLC
421 Grove Street,
DeKalb, Illinois 60115

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NOTICE

December 10, 2019

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200 South 4th Street

Dekalb, IL 60115

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0370105230 – DeKalb County
DeKalb/Timber Creek Properties, LLC
421 Grove Street,
DeKalb, Illinois 60115

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