

**AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE
DEKALB COUNTY, ILLINOIS ENTERPRISE ZONE (CONSERV FS).**

WHEREAS, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore, the Village of Waterman and the County of DeKalb (collectively, with the City of DeKalb, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of DeKalb that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.


BE IT FURTHER ORDAINED That City Clerk or the Executive Assistant be authorized to attest the Mayor's signature and that that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 12th day of October 2020 and approved by me as Mayor on the same day. First Reading passed by a 6-0-2 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Mayor

Smith. Nay: None. Absent: Verbic, Faivre. Second Reading waived by a 6-0-2 roll call vote. Aye: Morris, Finucane, Smith, Perkins, McAdams, Mayor Smith. Nay: None. Absent: Verbic, Faivre.

ATTEST:


RUTH A. SCOTT, Executive Assistant


JERRY SMITH, Mayor



CITY OF DEKALB ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

CITY OF DEKALB ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "B"

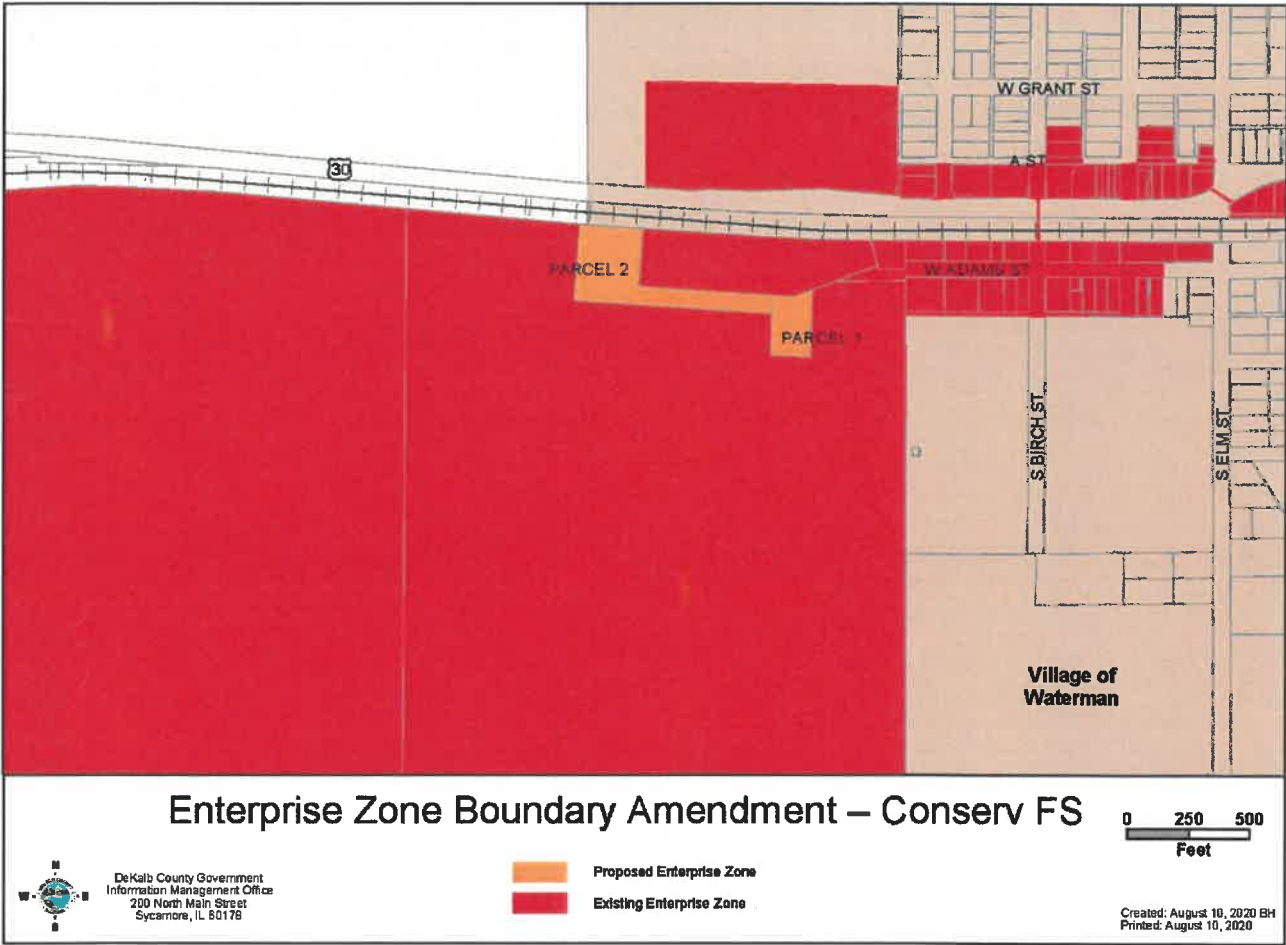


EXHIBIT "C"
AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT
-CONSERV FS BOUNDARY AMENDMENT-

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

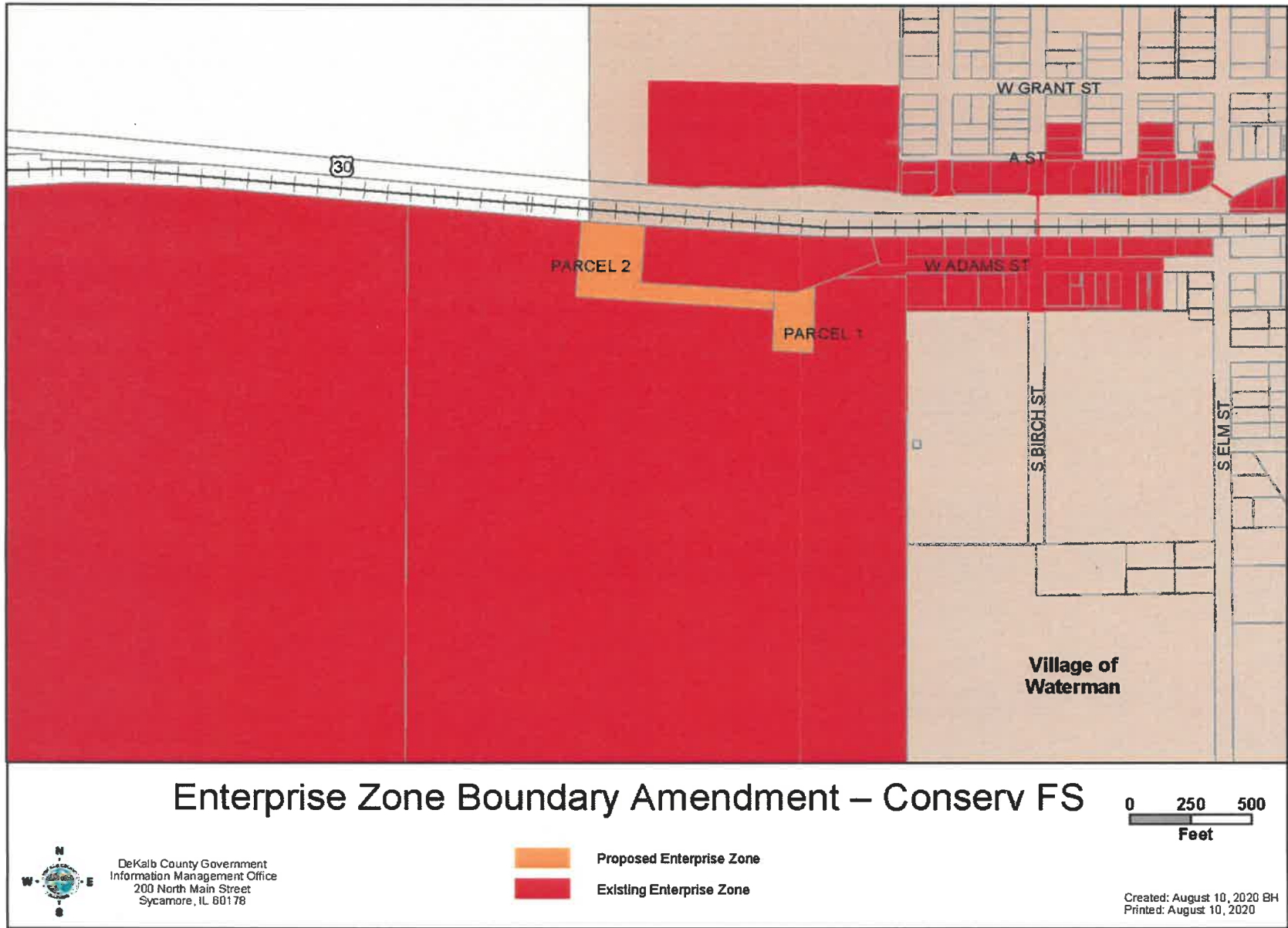
That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____

Mayor



County of DeKalb

By: _____

County Board Chairman

Town of Cortland

By: _____

Mayor

City of Genoa

By: _____

Mayor

City of Sandwich

By: _____

Mayor

City of Sycamore

By: _____

Mayor

Village of Waterman

By: _____

Village President

ATTEST

By: _____

Executive Assistant

ATTEST

By: _____

County Clerk

ATTEST

By: _____

Town Clerk

ATTEST

By: _____

City Clerk

ATTEST

By: _____

City Clerk

ATTEST

By: _____

City Clerk

ATTEST

By: _____

Village Clerk

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sandwich

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sycamore

By: _____
Mayor

ATTEST

By: _____
City Clerk

Village of Waterman

By: _____
Village President

ATTEST

By: _____
Village Clerk

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sandwich

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sycamore

By: _____
Mayor

ATTEST

By: _____
City Clerk

Village of Waterman

By: _____
Village President

ATTEST

By: _____
Village Clerk

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

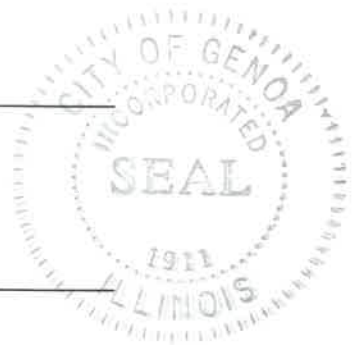
By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk



City of Sandwich

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sycamore

By: _____
Mayor

ATTEST

By: _____
City Clerk

Village of Waterman

By: _____
Village President

ATTEST

By: _____
Village Clerk

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

County of DeKalb

By: _____
County Board Chairman

Town of Cortland

By: _____
Mayor

City of Genoa

By: _____
Mayor

City of Sandwich

By: *[Signature]*
Mayor

City of Sycamore

By: _____
Mayor

Village of Waterman

By: _____
Village President

ATTEST

By: _____
City Clerk

ATTEST

By: _____
County Clerk

ATTEST

By: _____
Town Clerk

ATTEST

By: _____
City Clerk

ATTEST

By: *Denise Ji*
City Clerk

ATTEST

By: _____
City Clerk

ATTEST

By: _____
Village Clerk



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sandwich

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sycamore

By: *Arthur E. Jones*
Mayor

ATTEST

By: *Marys Kalk*
City Clerk



Village of Waterman

By: _____
Village President

ATTEST

By: _____
Village Clerk

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sandwich

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sycamore

By: _____
Mayor

ATTEST

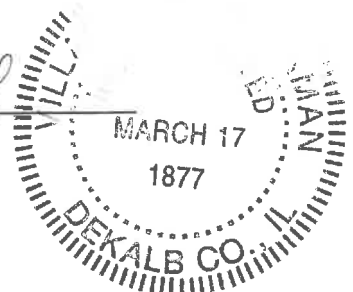
By: _____
City Clerk

Village of Waterman

By: _____
Village President

ATTEST

By: Abigail Pool
Village Clerk





**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

CERTIFICATION

Pursuant to 20 ILCS 655/5.4 of the "Enterprise Zone Act", as amended, the Department of Commerce and Economic Opportunity hereby certifies the attached Ordinances that provides for a boundary expansion, adding territory to the Dekalb County Enterprise Zone on behalf of Conserv FS.

This certification is effective on and after execution of this certification by the Director of the Department of Commerce and Economic Opportunity or designee.

ATTEST:

Erin B. Guthrie
Director
Illinois Department of Commerce
and Economic Opportunity

2/5/21

Date

DekalbCounty_2021_01_28_AT_2202

ORDINANCE NO. O2020-45

**COUNTY OF DEKALB
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -**

WHEREAS, the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore, and the Village of Waterman (collectively, with the County of DeKalb, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and;

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.


NOW, THEREFORE, BE IT ORDAINED by the County Board of the County of DeKalb that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise

Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

PRESENTED, PASSED AND APPROVED this 18th day of November, 2020.

ATTEST:



Douglas J. Johnson
DeKalb County Clerk

SIGNED:



Mark Pietrowski, Jr.
DeKalb County Board Chairman

COUNTY OF DEKALB ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

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COUNTY OF DEKALB ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "B"

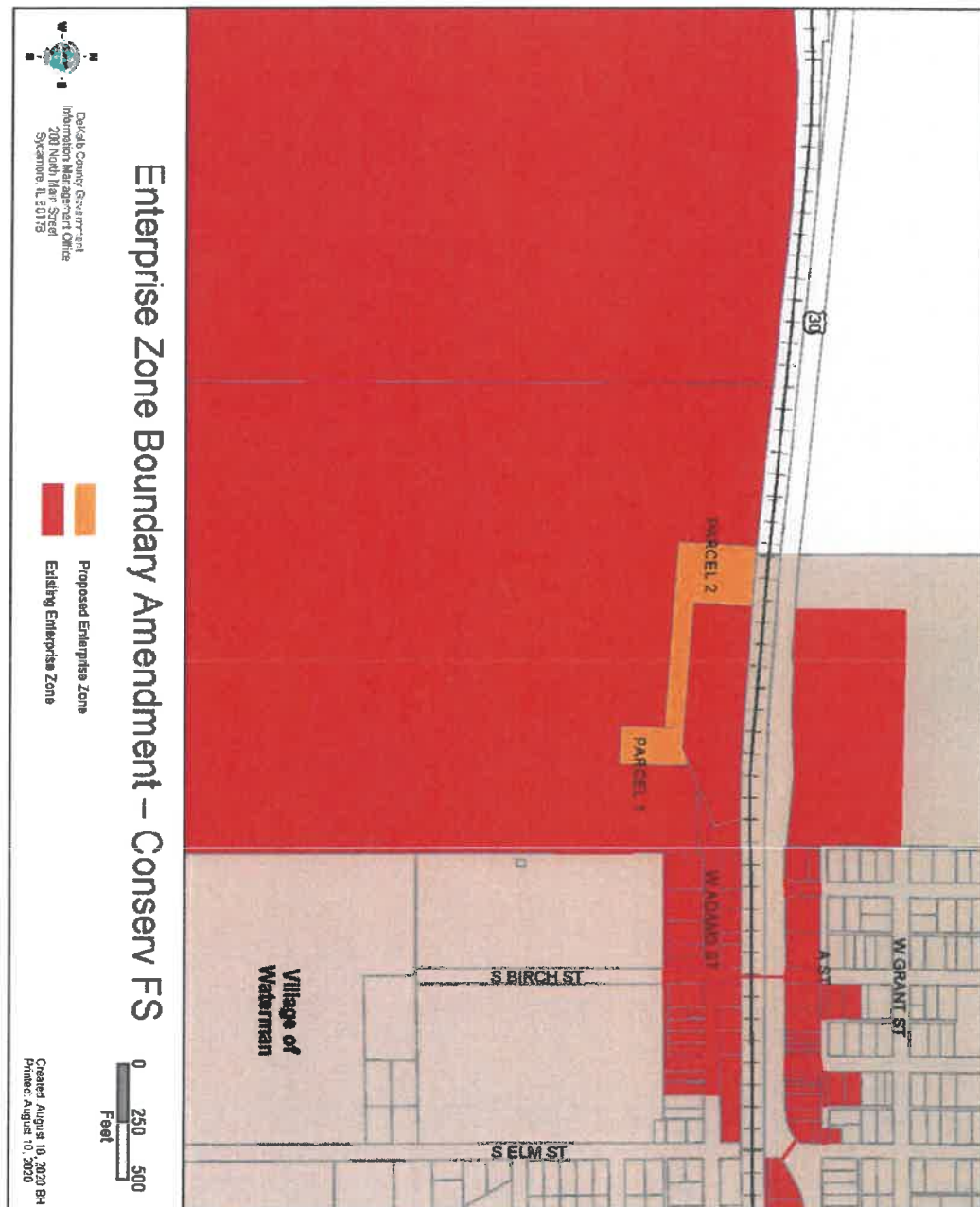


EXHIBIT "C"

**AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT
-CONSERV FS BOUNDARY AMENDMENT-**

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

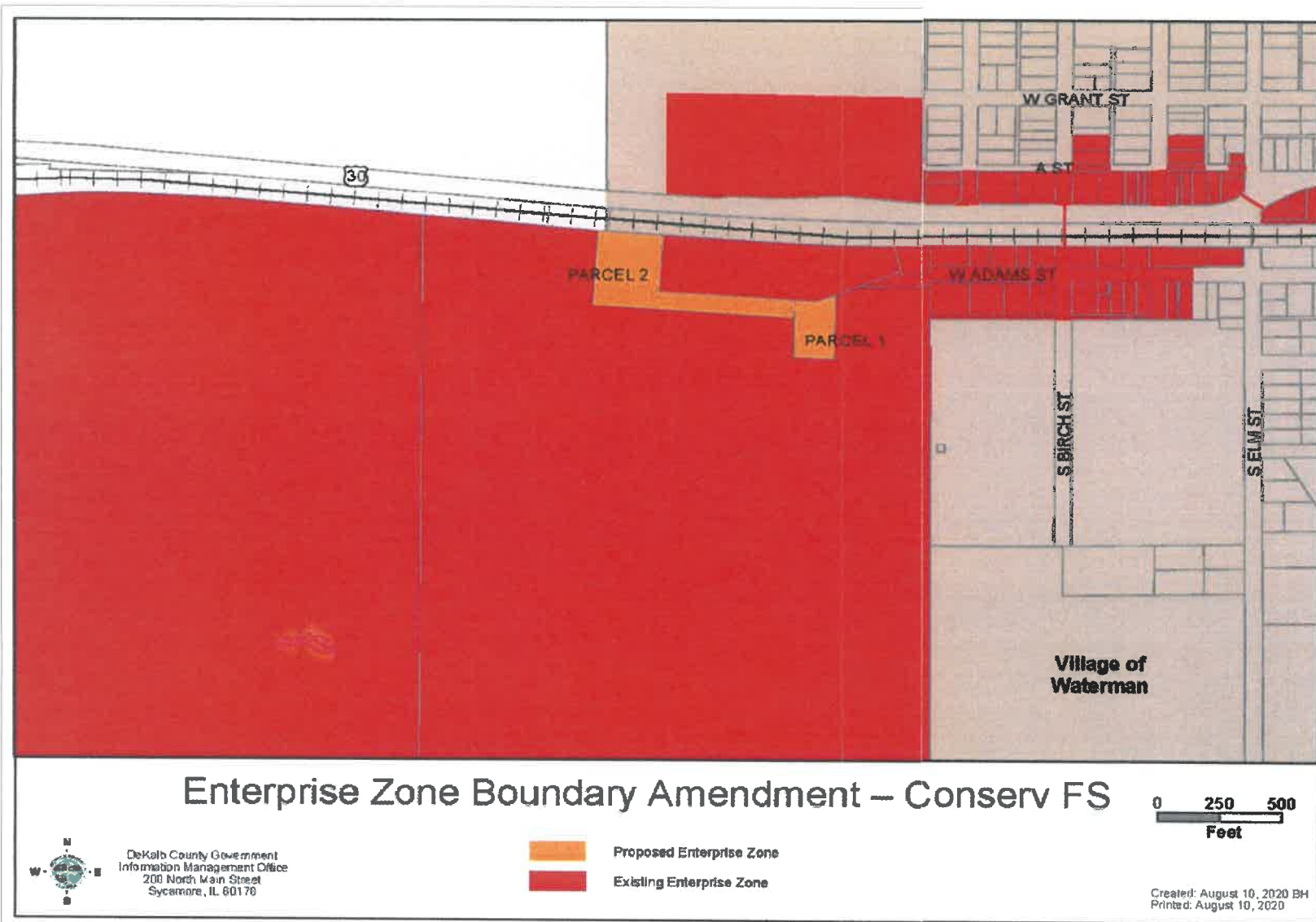
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ORDINANCE NO. 2020-17
TOWN OF CORTLAND
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -

WHEREAS, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Village of Waterman and the County of DeKalb (collectively, with the Town of Cortland, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and;

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Town of Cortland that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

AYES: Trustees Robins, Fioretto, Siewierski, Corson and Walker

NAYES None


ABSENT: Trustee Stone

PRESENTED AND PASSED this 26th day of October, 2020.

APPROVED this 27th day of October, 2020


Russell C Stokes, Mayor

ATTEST:


Cheryl Aldis, Town Clerk



TOWN OF CORTLAND ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

TOWN OF CORTLAND ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-
EXHIBIT "B"

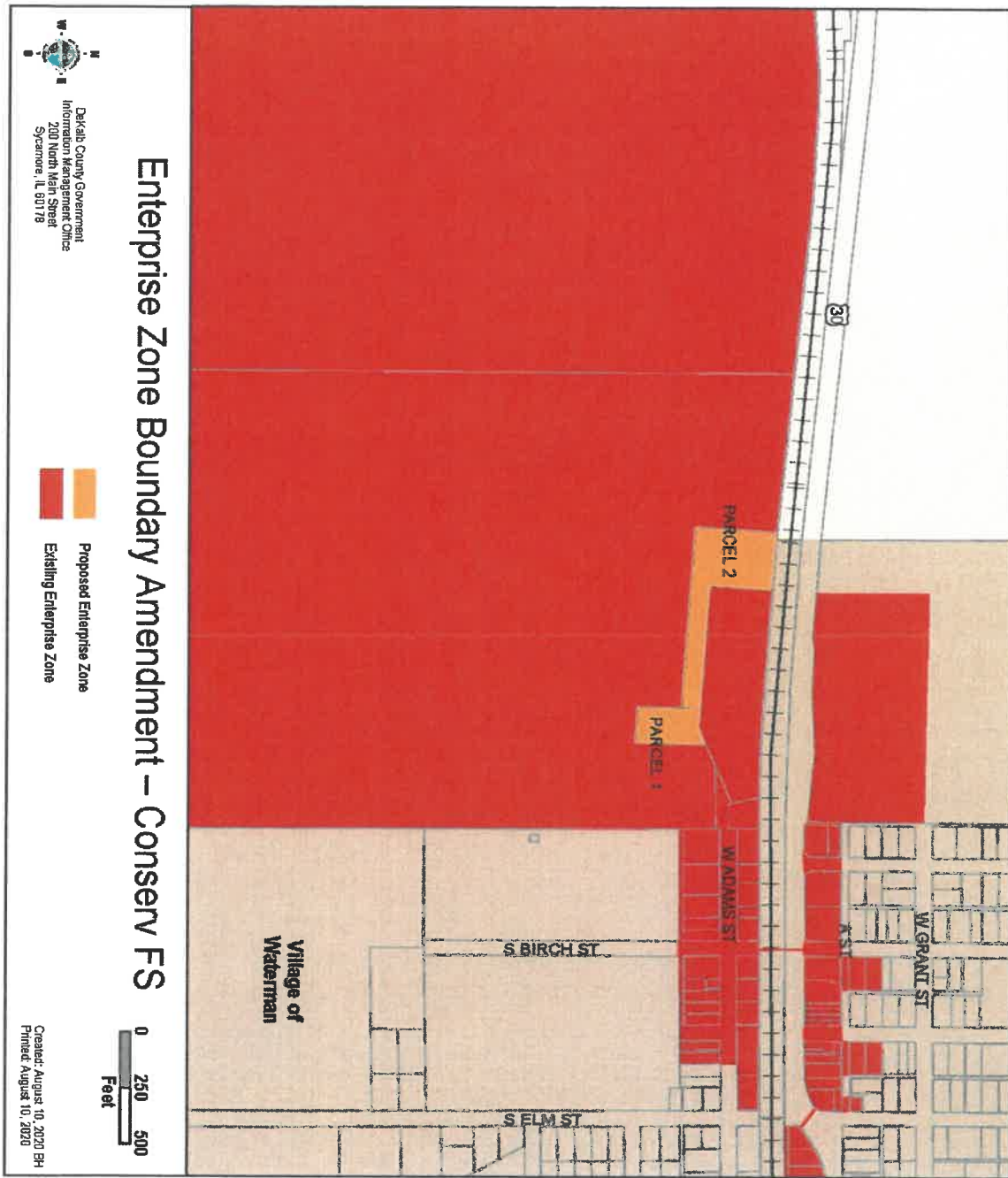


EXHIBIT "C"

**AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT
-CONSERV FS BOUNDARY AMENDMENT-**

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

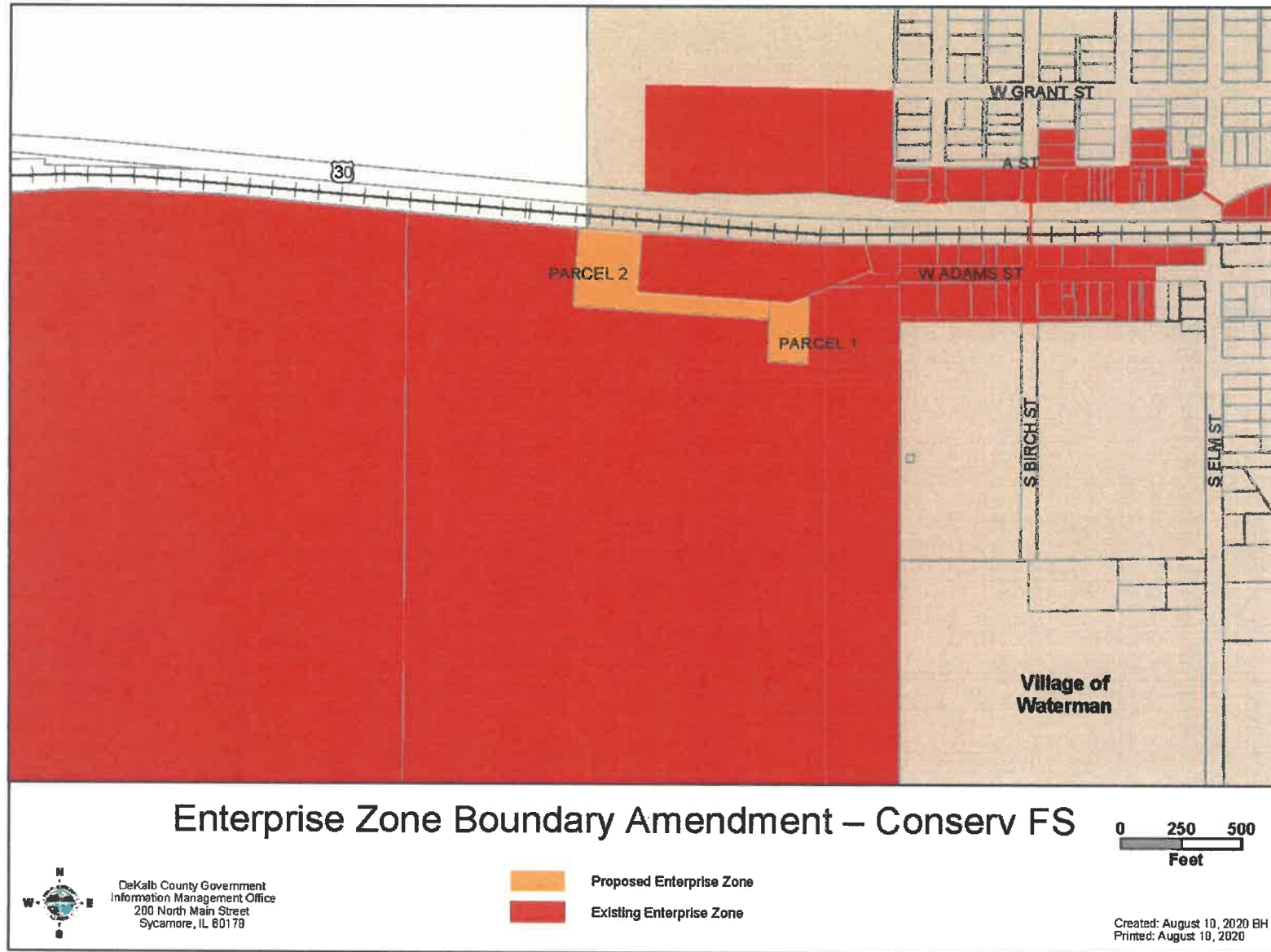
That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.



CITY OF GENOA
DEKALB COUNTY, ILLINOIS

ORDINANCE NO. 2020- 24

ADOPTED BY
THE MAYOR AND
CITY COUNCIL
OF THE
CITY OF GENOA

AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE
AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE –
CONSERVE FS-

Adopted October 20, 2020 by the Mayor and City Council of the City of Genoa
DeKalb County, Illinois, and approved and published in pamphlet form
This 20th day of October, 2020.

ORDINANCE NO. 2020-24

CITY OF GENOA
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -

WHEREAS, the City of DeKalb, the Town of Cortland, the City of Sandwich, the City of Sycamore, the Village of Waterman and the County of DeKalb (collectively, with the City of Genoa, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and;

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

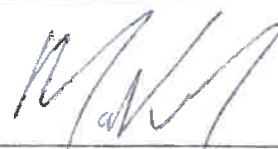
WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Genoa that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.


PRESENTED, PASSED AND APPROVED this 20th day of October 2020.

Alderman Name	Aye	Nay	Abstain	Absent
Pam Wesner	✓			
Glennis Carroll	✓			
Dennis Di Guido	✓			
James Stevenson				✓
Courtney Winter				✓
Chuck Cravatta	✓			
Jonathon Brust	✓			
Katie Lang	✓			
Mayor Mark Vicary				


Mark Vicary, Mayor

(SEAL)

ATTESTED and filed in my office this 20th day of October, 2020.


Kim Winker, City Clerk

CITY OF GENOA ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

CITY OF GENOA ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-
EXHIBIT "B"

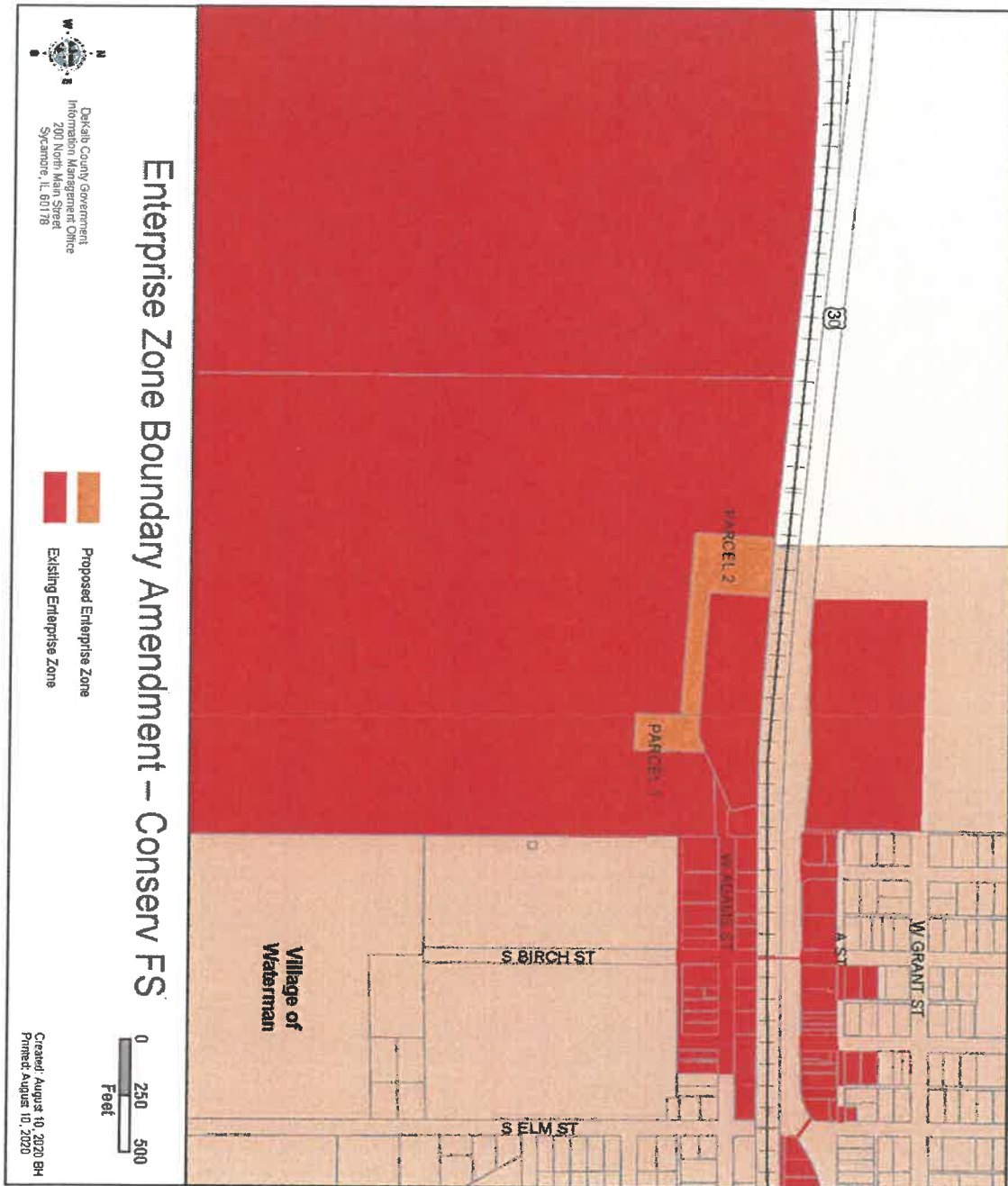


EXHIBIT "C"

AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT -CONSERV FS BOUNDARY AMENDMENT-

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

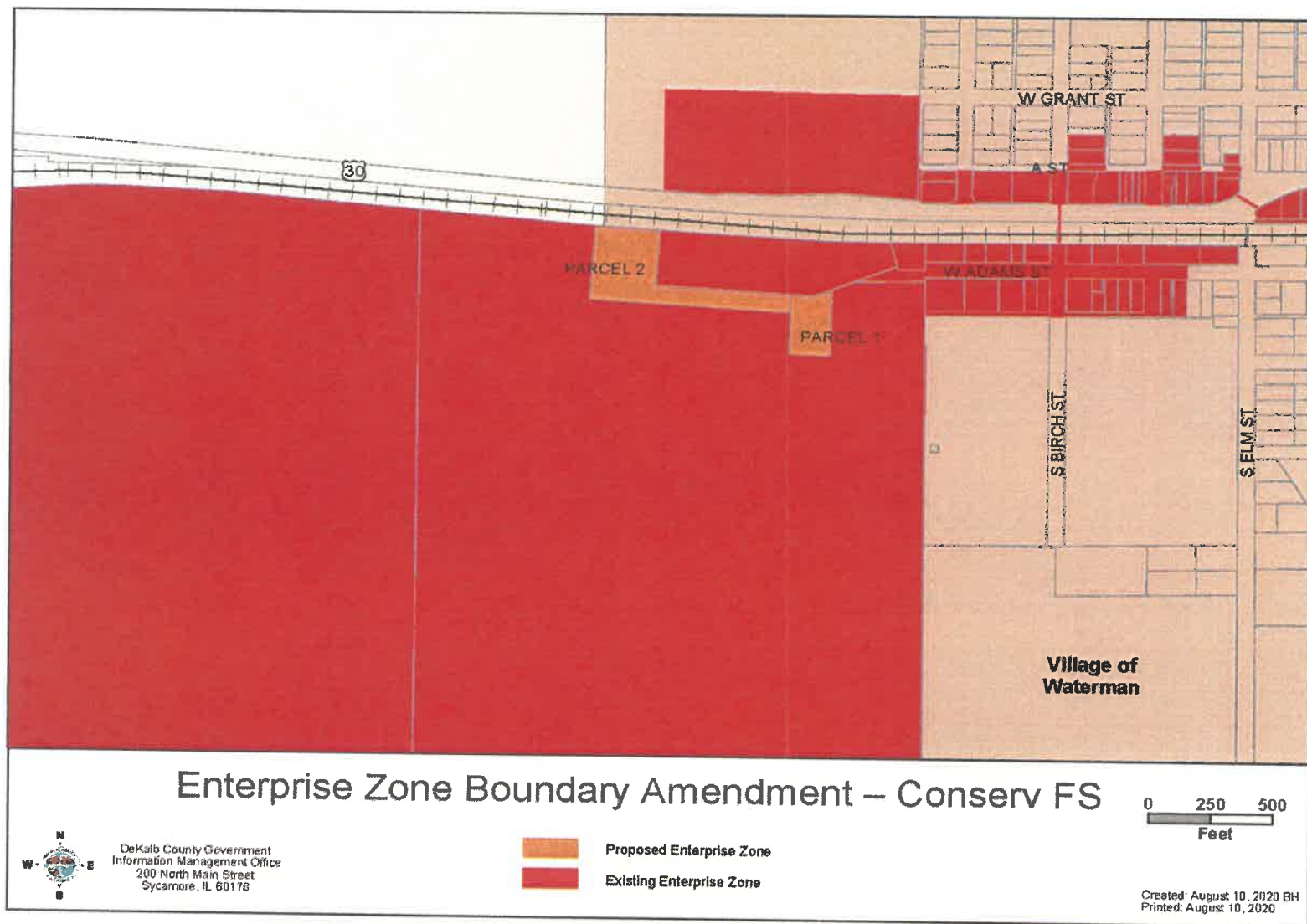
That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.



BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

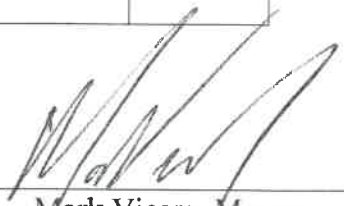
PRESENTED, PASSED AND APPROVED this 20th day of October 2020.

Alderman Name	Aye	Nay	Abstain	Absent
Pam Wesner				
Glennis Carroll				
Dennis Di Guido				
James Stevenson				
Courtney Winter				
Chuck Cravatta				
Jonathon Brust				
Katie Lang				
Mayor Mark Vicary				



(SEAL)

ATTESTED and filed in my office this 20th day of October, 2020.


Mark Vicary, Mayor


Kim Winker, City Clerk

ORDINANCE NO. 2020-14

**CITY OF SANDWICH
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -**

WHEREAS, the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sycamore, the Village of Waterman and the County of DeKalb (collectively, with the City of Sandwich, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and;

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sandwich that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

PRESENTED, PASSED AND APPROVED this 12th day of October, 2020.

PLACEHOLDER FOR LOCAL SIGNATURE PANEL

AYE: Aldermen Dell, Kelleher, Killey, Kreinbrink, Littlebrant, Robinson & Whitecotton

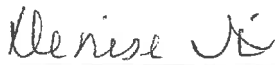
NAY: None

ABSENT: Alderman Surratt

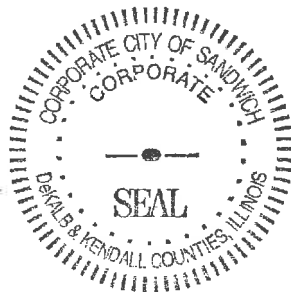


Rich Robinson, Mayor

ATTEST:



Denise Li, City Clerk



CITY OF SANDWICH ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SOUTHERN RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

CITY OF SANDWICH ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-
EXHIBIT "B"

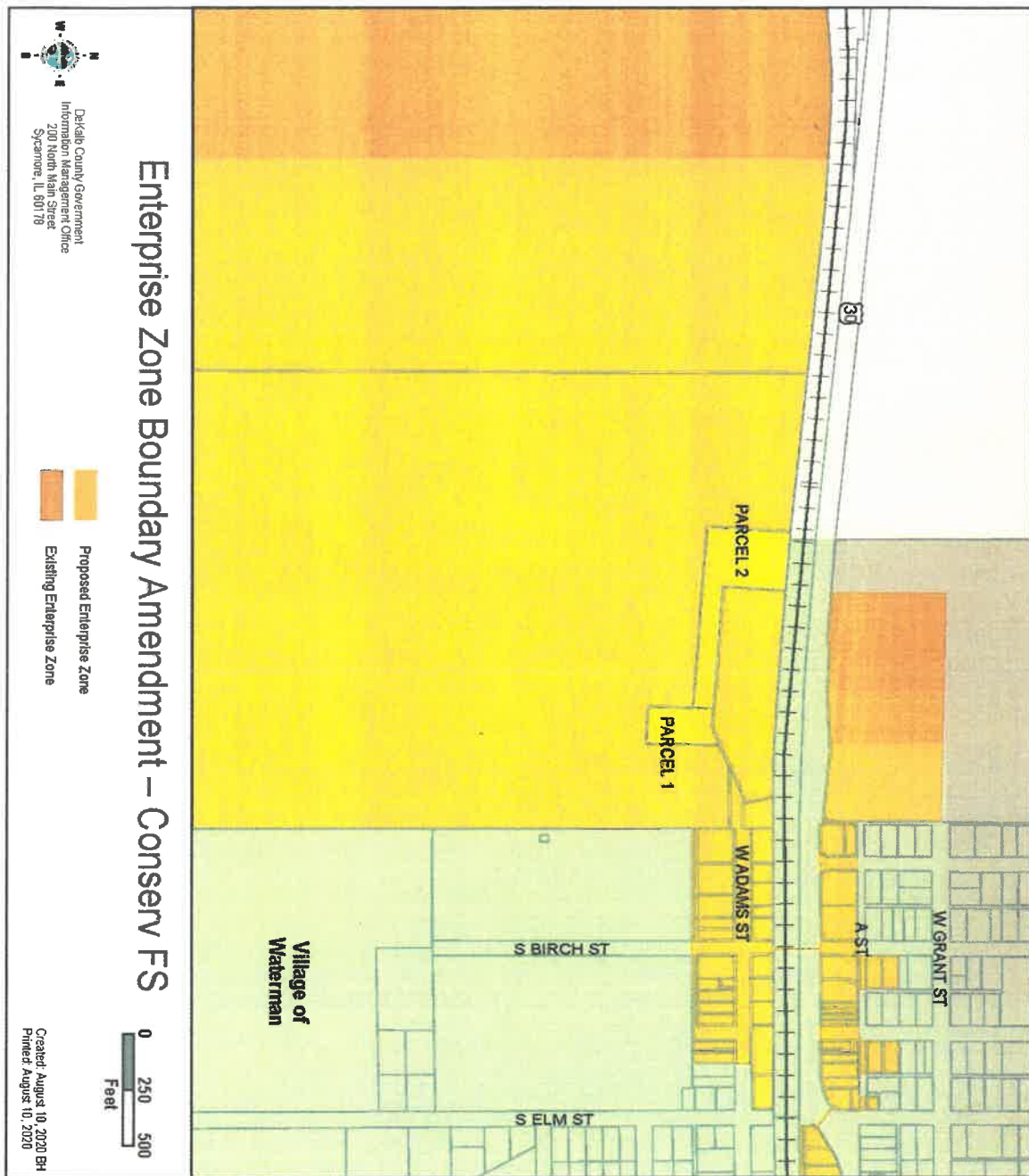


EXHIBIT "C"

AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT -CONSERV FS BOUNDARY AMENDMENT-

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

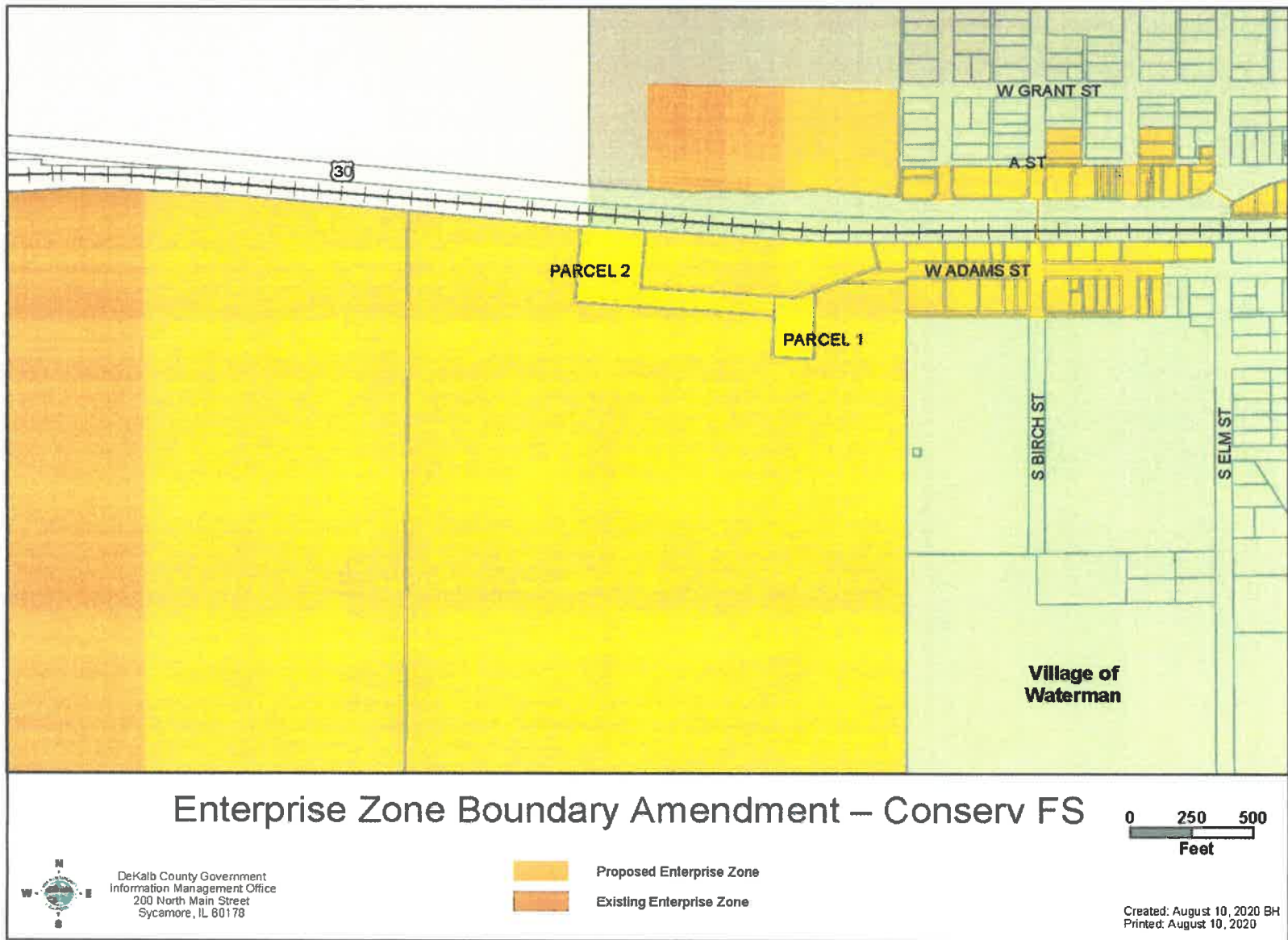
That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.



IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb

By: _____
Mayor

ATTEST

By: _____
City Clerk

County of DeKalb

By: _____
County Board Chairman

ATTEST

By: _____
County Clerk

Town of Cortland

By: _____
Mayor

ATTEST

By: _____
Town Clerk

City of Genoa

By: _____
Mayor

ATTEST

By: _____
City Clerk

City of Sandwich

By: *[Signature]*
Mayor

ATTEST

By: *Klerise N*
City Clerk

City of Sycamore

By: _____
Mayor

ATTEST

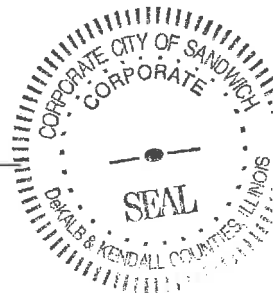
By: _____
City Clerk

Village of Waterman

By: _____
Village President

ATTEST

By: _____
Village Clerk



ORDINANCE NO. 2020.13

AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE, BOUNDARY AMENDMENT NO. 3, IN THE CITY OF SYCAMORE, ILLINOIS.

WHEREAS, the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the Village of Waterman, and the County of DeKalb (collectively, with the City of Sycamore, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore, and the Village of Waterman and unincorporated portions of the County of DeKalb; and,

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B"; and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries; and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment; and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and,

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall

be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Sycamore that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

BE IT FURTHER ORDAINED that the Mayor is authorized to execute the Amendment to the Intergovernmental Cooperation Agreement attached as Exhibit "C."

Passed by the City Council of the City of Sycamore and approved by the Mayor of said City this 19th day of October, 2020.

AYES: 7

NAYS: 0

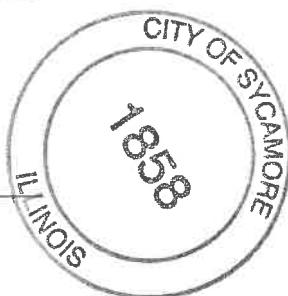
ABSTAIN: 0

APPROVED: October 19, 2020


MAYOR, Curt Lang

ATTEST:

CITY CLERK, Mary Kalk



CITY OF SYCAMORE ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

CITY OF SYCAMORE ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "B"

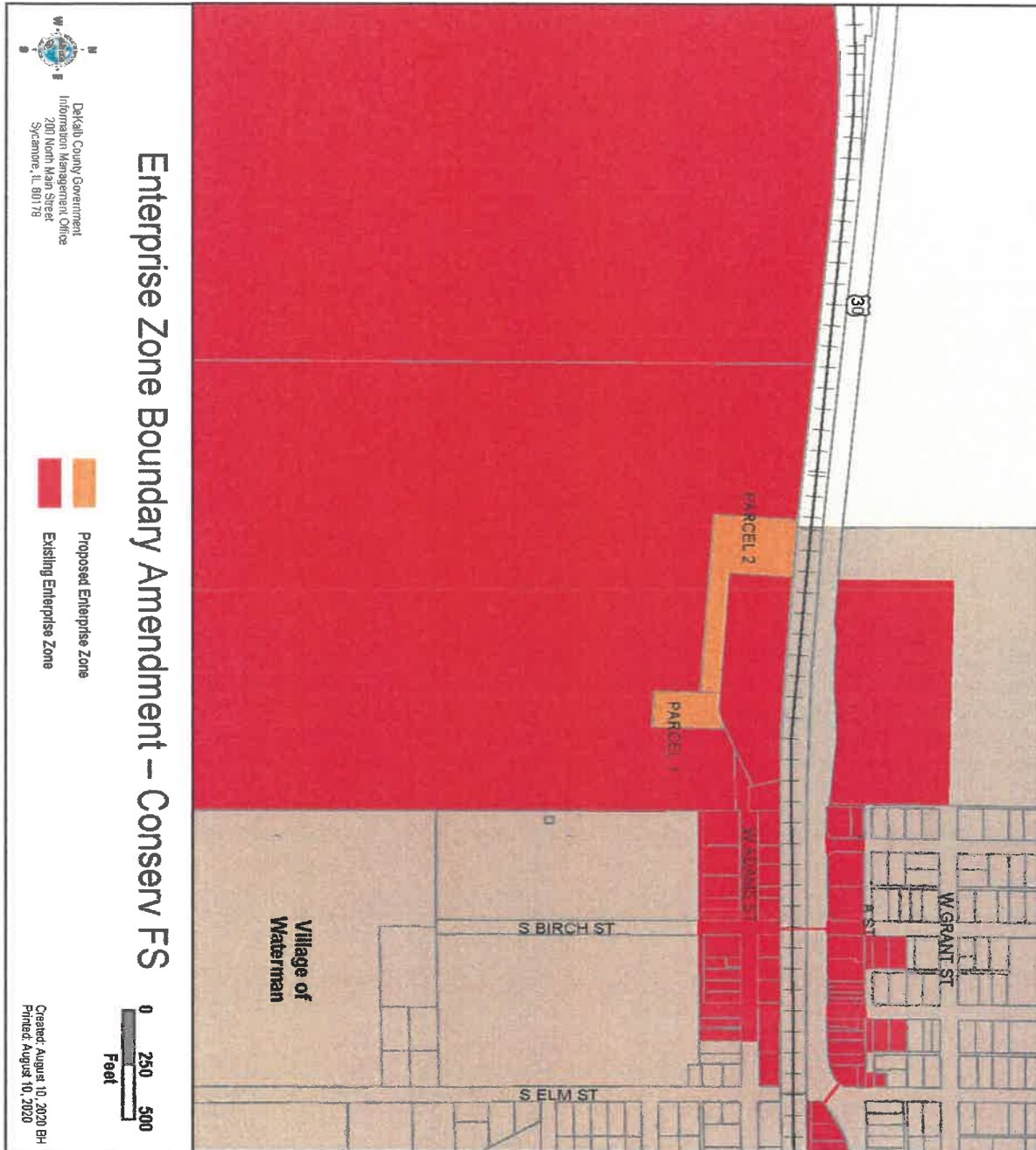


EXHIBIT "C"

AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT -CONSERV FS BOUNDARY AMENDMENT-

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

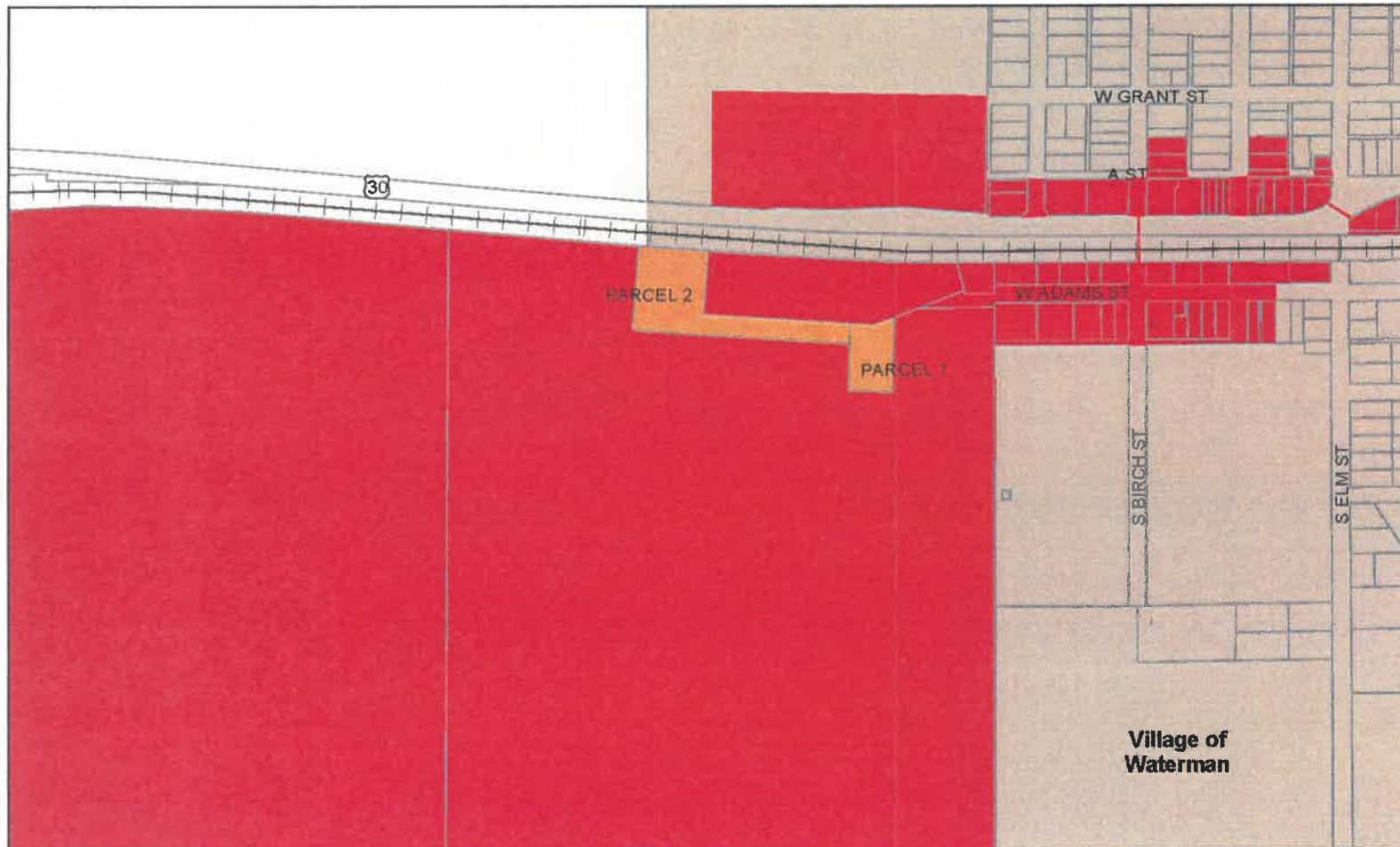
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NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.



Enterprise Zone Boundary Amendment – Conserv FS



DeKalb County Government
Information Management Office
200 North Main Street
Sycamore, IL 60178



Proposed Enterprise Zone

Existing Enterprise Zone

0 250 500
Feet

Created: August 10, 2020 BH
Printed: August 10, 2020

VILLAGE OF WATERMAN

ORDINANCE 2020-13

**AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF WATERMAN
THIS 13TH DAY OF OCTOBER, 2020**

**Published in pamphlet form by authority of the Village Board of the Village of Waterman,
DeKalb County, Illinois, this 13th day of OCTOBER, 2020 A.D.**

Prepared by and return to:

Abigail Pool

P.O. Box 239

Waterman, IL 60556

ORDINANCE NO.2020-13

**VILLAGE OF WATERMAN
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
- CONSERV FS -**

WHEREAS, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Town of Cortland and the County of DeKalb (collectively, with the Village of Waterman, the "Designating Units of Government") entered into an agreement and adopted ordinances and resolutions establishing an Enterprise Zone including incorporated portions of the City of DeKalb, the Town of Cortland, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman and unincorporated portions of the County of DeKalb; and;

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated December 5, 2014, as amended, setting forth mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial and subsequently amended Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1 et. seq.), hereafter referred to as the "Act"; and,

WHEREAS, there is a need to expand the boundary of the DeKalb County Enterprise Zone to include the area as described in Exhibits "A" and "B", and,

WHEREAS, the proposed area to be added is contiguous, as defined in the Act, to the existing DeKalb County Enterprise Zone boundaries, and,

WHEREAS, there is adequate available acreage in the DeKalb County Enterprise Zone to accommodate the boundary amendment, and,

WHEREAS, a public hearing regarding this boundary amendment was held on October 1, 2020; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement found in Exhibit "C" shall be in effect from and after their passage, approval and recording according to law.

NOW, THEREFORE, BE IT ORDAINED by the Board of Trustees of the Village of Waterman that it hereby approves and concurs with expanding the boundary of the DeKalb County Enterprise Zone to include those areas as described in Exhibits "A" and "B," also referred to as Amendment 3 to the Zone boundary.

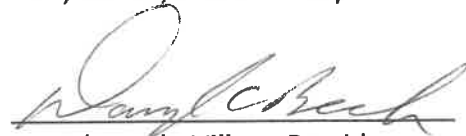
BE IT FURTHER ORDAINED that this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

PASSED by the President and the Board of Trustees of the Village of Waterman, DeKalb County, Illinois, on the 13th day of October, 2020, and deposited and filed in the office of the Village Clerk in said Village on that date pursuant to roll call vote as follows:

Trustees: Radtke, Data, Feitlich, Fenske, Pearson, Johanningsmeier

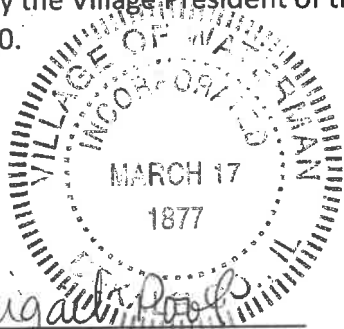
AYES: 5
NAYES: Ø
ABSENT: 1

APPROVED by the Village President of the Village of Waterman, Illinois, this 13th day of October, 2020.


Darryl Beach, Village President

ATTEST:


Abigail Pool, Village Clerk



CERTIFICATE

STATE OF ILLINOIS)
) SS.
COUNTY OF DEKALB)

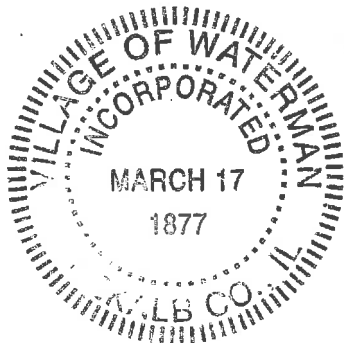
I, Abigail Pool, certify that I am the duly appointed and acting municipal clerk of the Village of Waterman, DeKalb County, Illinois.

I further certify that on October 13, 2020, the Corporate Authorities of such municipality passed and approved Ordinance No. 2020-13, entitled AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE - CONSERV FS -, which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2020-13, including the ordinance and a cover sheet thereof prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on October 13, 2020, and continuing for at least ten days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the municipal clerk.

Dated at Waterman, Illinois, this 13th day of October, 2020.

(SEAL)



Abigail Pool

Abigail Pool, Village Clerk

VILLAGE OF WATERMAN ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 3rd Amendment to the Zone boundaries since its inception in 2016:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

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THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

VILLAGE OF WATERMAN ORDINANCE
AUTHORIZING BOUNDARY MODIFICATIONS
TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
BOUNDARY AMENDMENT 3
-CONSERV FS-
EXHIBIT "B"

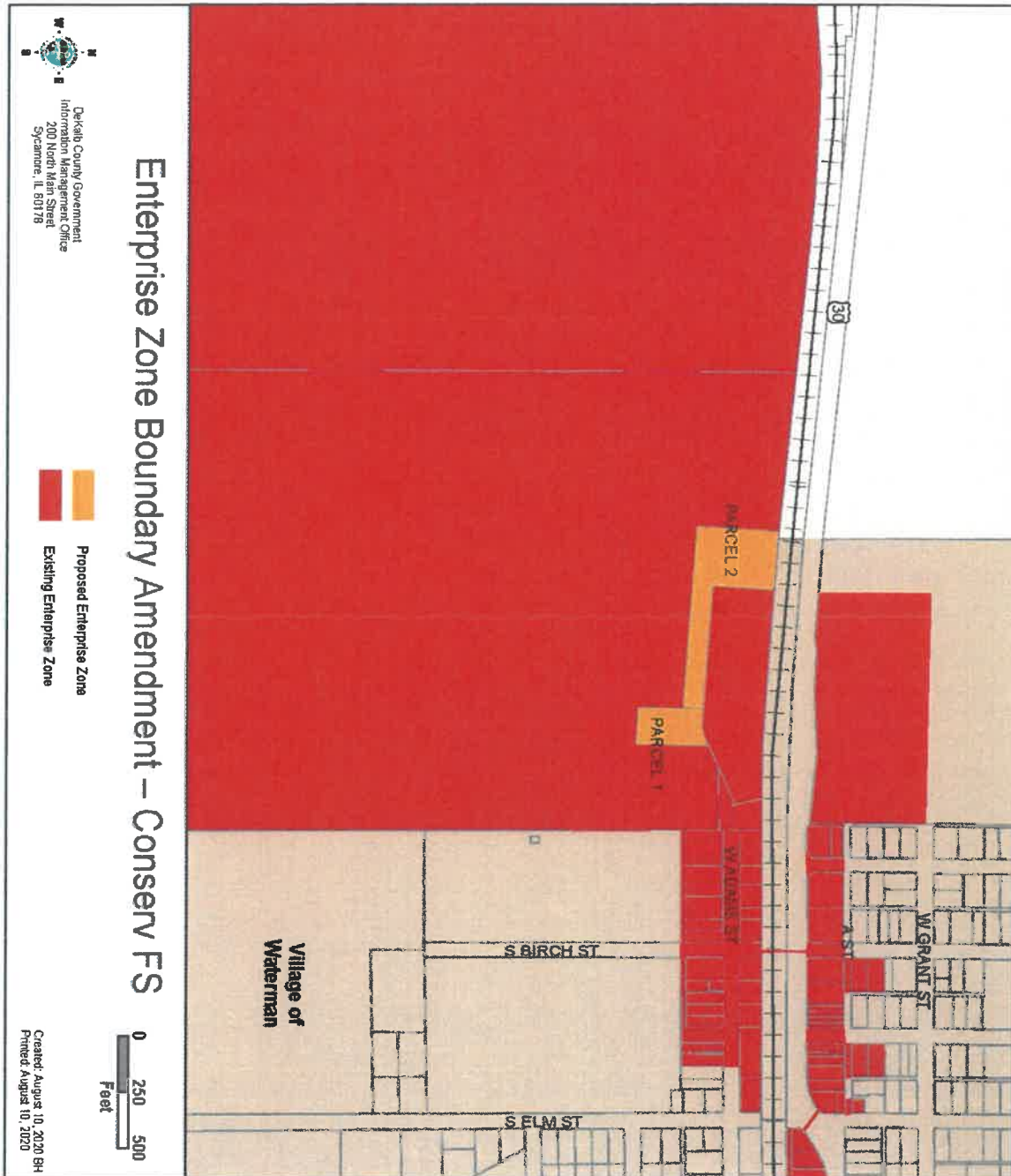


EXHIBIT "C"

AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT -CONSERV FS BOUNDARY AMENDMENT-

BE IT ORDAINED AND RESOLVED BY THE CITY OF DEKALB, THE TOWN OF CORTLAND, THE CITY OF GENOA, THE CITY OF SANDWICH, THE CITY OF SYCAMORE, THE VILLAGE OF WATERMAN AND THE COUNTY OF DEKALB (COLLECTIVELY THE "DESIGNATING UNITS OF GOVERNMENT") AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2014, AND AS SUBSEQUENTLY AMENDED:

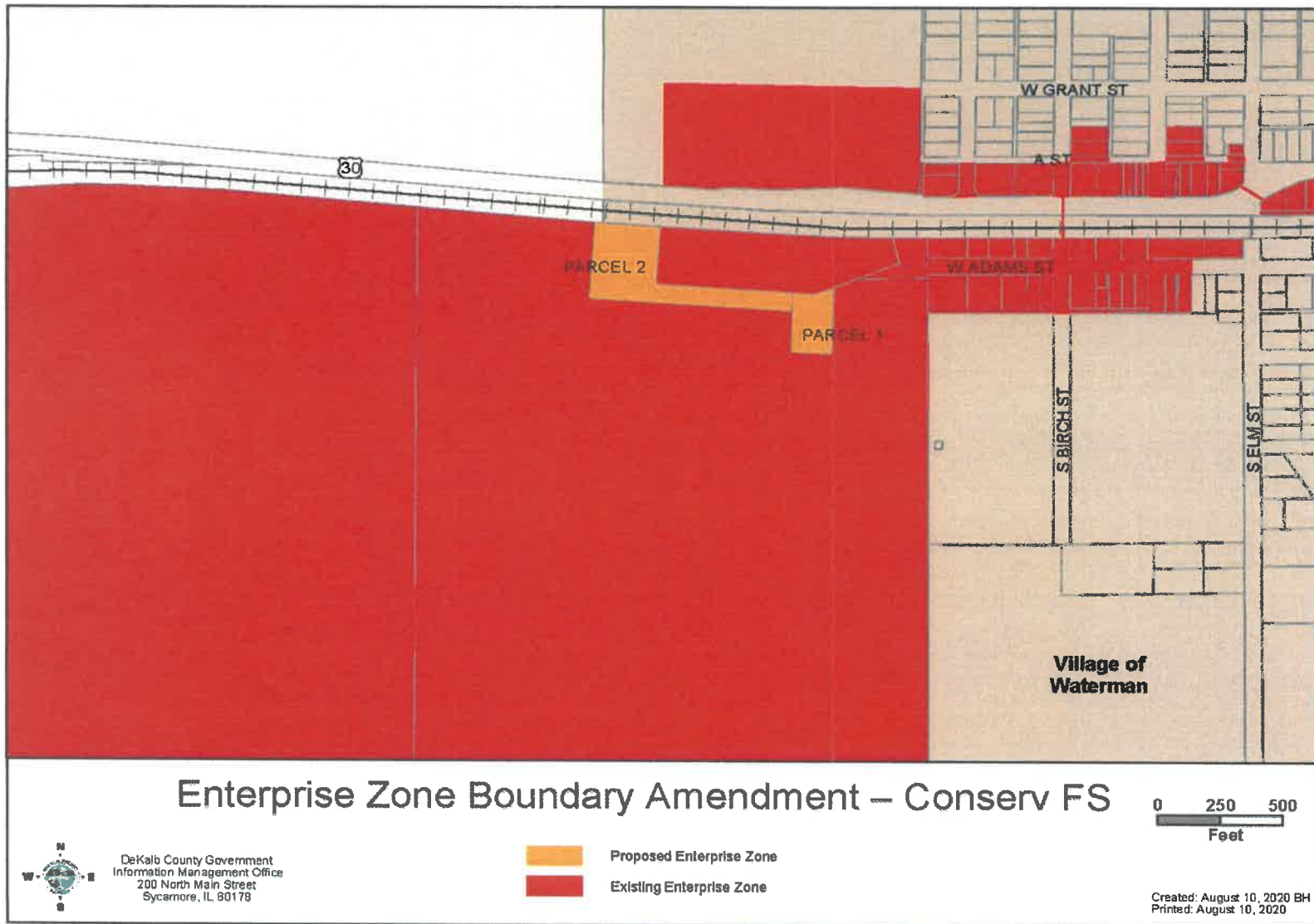
That said Agreement shall be amended to reflect modifications to the Legal Description of the DeKalb County Enterprise Zone, as defined in Boundary Amendment 3 found below:

PARCEL ONE: LAND DESCRIBED IN DOCUMENT 2007-14421: 1 ACRE M/L

THAT PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT "A" OF THE WALDEE INDUSTRIAL SUBDIVISION AS RECORDED IN BOOK "N" OF PLATS, PAGE 16; THENCE SOUTHWESTERLY ALONG A SOUTHERLY LINE OF LOT "B" OF SAID SUBDIVISION, 73.4 FEET; THENCE WESTERLY, AT AN ANGLE OF 153 DEGREES 16 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, 86.0 FEET ALONG A SOUTHERLY LINE OF SAID LOT "B"; THENCE SOUTHERLY, AT AN ANGLE OF 87 DEGREES 00 MINUTES MEASURED CLOCKWISE FROM SAID SOUTHERLY LINE, 260.0 FEET; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 164.6 FEET; THENCE NORTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 290.11 FEET TO THE SOUTHERLY LINE OF SAID LOT "A"; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE, 12.6 FEET TO THE POINT OF BEGINNING; ALL IN CLINTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PARCEL TWO: 3 ACRES M/L

THAT PART OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "C" IN WALDEE INDUSTRIAL SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 30, 1964, IN BOOK "N" OF PLATS, PAGE 16, AS DOCUMENT NO. 323923; THENCE SOUTH 04°34'14" WEST, ALONG THE WEST LINE OF SAID LOT "C" FOR A DISTANCE OF 248.91 FEET TO THE SOUTHWEST CORNER OF SAID LOT "C"; THENCE SOUTH 85°25'46" EAST ALONG THE SOUTH LINE OF SAID LOT'S "C" AND "B" IN SAID WALDEE INDUSTRIAL SUBDIVISION FOR A DISTANCE OF 550.03 FEET TO THE NORTHWEST CORNER OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421; THENCE SOUTH 01°34'14" WEST, ALONG THE WEST LINE OF PROPERTY DESCRIBED IN DOCUMENT 2007-014421 FOR A DISTANCE OF 80.11 FEET; THENCE NORTH 85°25'46" WEST, FOR A DISTANCE OF 816.89 FEET; THENCE NORTH 04°34'14" EAST, FOR A DISTANCE OF 328.91 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN & SANTE FE RAILROAD; THENCE SOUTH 85°25'46" EAST, ALONG SAID RIGHT OF WAY, FOR A DISTANCE OF 262.67 FEET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.





October 5, 2020

MEMORANDUM

TO: DeKalb County Enterprise Zone Designating Units of Government:
DeKalb County, City of DeKalb, City of Genoa, City of Sandwich, City of Sycamore,
Town of Cortland and Village of Waterman

FROM: Paul Borek.
Enterprise Zone Administrator

SUBJECT: CONSERV FS Boundary Amendment Transmittal/Recommendation

On behalf of the DeKalb County Economic Development Corporation, I am pleased present a request by CONSERV FS for an Add-Territory Enterprise Zone Boundary Amendment to the DeKalb County Enterprise Zone.

CONSERV FS is planning to invest \$12-15 million to rebuild and expand its commercial/industrial bulk agricultural fertilizer, chemical mixing plant and storage facilities at their Waterman Service Center located on the southwestern perimeter of the Village of Waterman. CONSERV FS plans to retain 15 current jobs at the facilities they are rebuilding. Along with this, expansion will create an opportunity for additional staffing upward of 20 jobs as the company moves forward with the completion of all phases of their project. CONSERV indicates that they are on pace to move forward as soon as possible with completion of all phases projected during 2023. They are anticipating the first phase to be completed by the end of July 2021 and operational by the end of August 2021.

CONSERV FS is an agricultural cooperative providing agronomy, grain, fuels, propane, lubricant, agri-finance, turf, crop protection and crop nutrients to farmers as well as fleet owners, landscapers, sport field managers and homeowners. Headquartered in Woodstock, IL, they operate from 18 locations throughout northern Illinois and southern Wisconsin, including six in DeKalb County.

In order facilitate this agribusiness investment and expansion, an Enterprise Zone Boundary Amendment is needed to connect CONSERV's current site with the balance of their new expanded footprint. Ample space is available in the DeKalb County Enterprise Zone to accommodate this expansion. A total of 655 acres are currently available for allocation. After a CONSERV FS Amendment, 651 would remain available for future boundary amendments.

The Village of Waterman has annexed the new properties to accommodate the expansion and is supportive of the Boundary Amendment request. As a Designating Unit of Government in the DeKalb County Enterprise Zone, Waterman has supported all previous boundary and incentive amendments. This project would be Waterman's first Enterprise Zone project.

DeKalb County EDC
2179 Sycamore Road, Unit #102
DeKalb, IL 60115
815-895-2711 (phone) • 815-895-8713 (fax)

dcedc.org

bottom line

period

Attached for your review and consideration is an Ordinance amending City of DeKalb Designating Ordinance by adding the 4 acre development site defined by the attached Legal Description (Exhibit A) and Map (Exhibit B), as well as an Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement (Exhibit C). We kindly request your consideration of this Ordinance at your earliest convenience.

The DeKalb County Enterprise Zone Advisory Board, consisting of the DCEDC Executive Committee and representatives of the Enterprise Zone Designating Units of Government and Participating Taxing Bodies, unanimously recommended approval of the CONSERV FS Add-Territory Boundary Amendment on August 17, 2020.

**ADD TERRITORY APPLICATION – Opt. 1
ENTERPRISE ZONE PROGRAM
INSTRUCTIONS**

INTRODUCTION

Under Section 5.4 of the Illinois Enterprise Zone Act, an application to amend a certified designating ordinance must contain substantially the same information as required for an application for certification of an enterprise zone under Section 5.1 of the Act. An amendment to a certified ordinance is not effective until the Department of Commerce and Economic Opportunity (DCEO) approves the application, approves the amending ordinance, and files a certified copy of the ordinance with the local recorder of deeds and the Secretary of State as provided in Section 5.3 of the Act.

APPLICATION PROCEDURES

1. Hold Public Hearing

The designating unit(s) of government must conduct at least one public hearing within the enterprise zone, including the proposed addition, on the question of changing the zone boundaries to add territory. Public notice of the hearing must be published in at least one newspaper of general circulation within the zone area not more than 20 days nor less than 5 days before the hearing.

2. Amend Designating Ordinance(s)

The designating unit(s) of government must amend the designating ordinance(s) to provide the legal description of the proposed enterprise zone boundaries.

The original and two certified copies of the amending ordinance must then be forwarded to DCEO for certification and filing in accordance with Section 5.3 of the Act.

3. Amend Intergovernmental Agreement

The designating units of government must amend their intergovernmental agreement to provide the legal description and **Permanent Index Numbers (PINs)** of the proposed enterprise zone if the legal description is in the intergovernmental agreement. **Please note, for recording purposes, Permanent Index Numbers (PINs) must be included for the proposed areas to be added.**

4. Make Application

The designating unit(s) of government must submit an application to DCEO for approval of the boundary change. DCEO's decision regarding final approval or disapproval of the proposed amendment shall be made within 90 days of the receipt of the application. Direct application to:

Department of Commerce and Economic Opportunity
Enterprise Zone Program
500 East Monroe Street, Fourth Floor
Springfield, Illinois 62701
CEO.EZHelp@illinois.gov

APPLICANT REQUIREMENTS

The applicant is required to complete and submit the standard application form furnished by DCEO (see “Application to Add Territory-Option 1” and “Application to Add Territory-Option 2”) and to provide information and documentation including:

1. The notice of Public Hearing;
2. Transcripts of the Public Hearing;
3. The original and two certified copies of the amending ordinances which makes a boundary change;
4. In the case of a joint application, a certified copy of the amended intergovernmental agreement;
5. A legal description of the proposed enterprise zone boundaries that clearly defines and labels the zone boundaries and provides names of streets, rivers, etc.;
Please note, for recording purposes, Permanent Index Numbers (PINs) must be included for the proposed areas to be added;
6. A map of the enterprise zone that includes the proposed area for addition and its relation to the boundaries of the established zone, and that clearly defines and labels the zone boundaries and provides names of streets, rivers, etc.;
7. If the proposed addition is qualified under Option 2, a census map which clearly shows: a) census geography’s which are entirely within the proposed addition; b) individual block groups which are included in the calculation of eligibility when the boundaries of the addition split census tracts; and c) census geography’s which contain these block groups;
8. Where the proposed addition includes territory under the jurisdiction of taxing districts not previously included, an original and three certified copies of property tax abatement resolutions;
9. Information on the economic characteristics of the proposed addition;
10. Documentation and statistics demonstrating that the proposed addition meets one of the eligibility criteria;
11. A statement concerning the economic development goals and objectives for the addition including: an implementation plan describing the specific tasks, activities and commitments that must be accomplished to achieve them, and, a description of how the proposed boundary change meets the specific objectives of the established enterprise zone; and,
12. A statement describing the input, assistance, prior consultation and community support from individuals, business, labor, neighborhood organizations and others.

Eligibility Criteria

An area proposed for addition to an enterprise zone must be qualified in accordance with Section 4 of the Act.

1. The application must demonstrate and the amending ordinance must find that the proposed zone area:
 - a. is contiguous; and,
 - b. Calculating Total Area. For purposes of calculating total area, the minimum is one-half square mile and the maximum is 12 square miles, or 15 square miles if the zone is located within the jurisdiction of four or more counties or municipalities, excluding lakes or waterways. Where the Enterprise Zone is a joint effort of three or more units of government, or two or more units of government, if located in a township divided by a municipality of 1,000,000 or more inhabitants, and where the certification has been in effect at least one year, the minimum is one-half square mile and the maximum is 13 square miles, excluding lakes and waterways. Boundaries that are connecting strips shall be not less than three, nor more than 10, feet wide. Waterways shall not be used as connecting strips. Areas within connecting strips must be considered when determining if the proposed Enterprise Zone meets one of the eligibility tests set forth in subsection (f).
2. The proposed addition must meet one of the criteria outlined below and the area must be consistent with the character, purposes, and objectives of the established zone, and not detrimental to the public and private interests served by the established zone.

OPTION 1: The proposed addition must provide an immediate substantial utility or benefit to the established zone and/or its residents or businesses by:

1. creating or retaining specific jobs; or,
2. removing or correcting an impediment to economic development which exists in the established zone; or,
3. stimulating neighborhood residential or commercial revitalization.

Specific commitments, plans and timetables must be provided to show a high degree of likelihood that inclusion of the area will cause, or be an essential ingredient in achieving, the intended utility or beneficial result.

Option 1 Instructions

Under Option 1, specific development commitment(s) must occur within the two year period following the proposed boundary change. Evidence of development commitment must include: the name of the business, the name of the taxpayer if different than that of the business; the product or service provided; current employment; project scope; estimated cost of the project; estimated construction start and completion dates; construction plans; evidence of financial commitment from financial institutions and/or state, local or federal governments; and, written contracts.

**ADD TERRITORY APPLICATION – Opt. 1
ENTERPRISE ZONE PROGRAM**

Complete “APPLICATION TO ADD TERRITORY - OPTION 1” if you intend to qualify the proposed addition as an area that provides an immediate (2 years or less) substantial utility or benefit to the established zone and/or its residents or businesses by: creating or retaining specific jobs; or removing or correcting an impediment to economic development which exists in the established zone; or, stimulating neighborhood residential or commercial revitalization.

PART A: LEGAL APPLICANT

Type of Application: Single _____ Joint X
(If Joint Application, provide information for each applicant.)

Name of Jurisdiction COUNTY OF DEKALB
Street/P.O. Box 200 North Main Street Zip Code 60178
City Sycamore County DeKalb
Chief Elected Official Honorable Mark Pietrowski, Jr.- County Board Chairman
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City _____ County XX

Name of Jurisdiction TOWN OF CORTLAND
Street/P.O. Box 59 South Somonauk Road, P.O. Box 519 Zip Code 60112
City Cortland County DeKalb
Chief Elected Official Honorable Russell Stokes - Mayor
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City (Town) XX County _____

Name of Jurisdiction CITY OF DEKALB
Street/P.O. Box 200 South Fourth Street Zip Code 60115
City DeKalb County DeKalb
Chief Elected Official Honorable Jerry Smith - Mayor
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City XX County _____

Name of Jurisdiction CITY OF GENOA
Street/P.O. Box 333 East First Street Zip Code 60135
City Genoa County DeKalb
Chief Elected Official Honorable Mark Vicary - Mayor
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City XX County _____

Name of Jurisdiction CITY OF SANDWICH
Street/P.O. Box 144 East Railroad Street Zip Code 60548
City Sandwich County DeKalb
Chief Elected Official Honorable Richard W. Robinson - Mayor
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City XX County _____

Name of Jurisdiction CITY OF SYCAMORE
Street/P.O. Box 308 West State Zip Code 60178
City Sycamore County DeKalb
Chief Elected Official Honorable Curt Lang - Mayor
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City XX County _____

Name of Jurisdiction VILLAGE OF WATERMAN
Street/P.O. Box 215 West Adams Street – P.O. Box 239 Zip Code 60556
City Waterman County DeKalb
Chief Elected Official Honorable Darryl Beach – Village President
Zone Administrator Paul J. Borek Phone (815) 895-2711
Type of Applicant: City (Village) XX County _____

Note: Submit one application that includes an original ordinance(s), intergovernmental agreement and taxing district resolutions plus 2 certified copies of the ordinances, intergovernmental agreement and taxing district resolutions. All attachments must be 8-1/2" x 11", excluding maps. The format of this application may be reproduced and completed in an expanded form provided the final application is presented in bound form or loose leaf notebook. All pages must be numbered in sequence and attachments labeled.

PART B: DESCRIPTIVE INFORMATION

1. Total area of the existing enterprise zone: 13.97539 square miles
2. Area of the proposed addition: Acres 4.00 Square Miles .00625
3. Population of the proposed addition: 0
4. Is the proposed addition contiguous with the enterprise zone:
Yes XX No

PART C. PURPOSE OF AMENDMENT

Explain why the amendment is being requested.

The DeKalb County Enterprise Zone Boundary Amendment is being requested to facilitate the construction and expansion of a new dry fertilizer facility along with a new liquid storage facility and crop protection building and blending system. The land represented in this application is completely surrounded by the current Enterprise Zone and needs to be included in order to make the project financially feasible, especially in light of ever increasing and erratically surging cost of building materials in light of the ongoing COVID-19 pandemic.

Although this site is critical to the ongoing needs of the Conserv FS customer base, alternate locations are available for the facility in their regional service area, some of which are outside of the state of Illinois. There are also long term expansion plans for other adjacent property owned by Conserv FS, but they will not be viable without the addition of the subject properties to the Zone.

All of the acreage is located within the corporate boundaries of the Village of Waterman.

PART D. ELIGIBILITY CRITERION

1. Describe and document the specific development commitment(s) that will occur within the two year period following the proposed boundary change. Such information must include: project scope; estimated cost of the project; timeline for completing project milestones; project start and completion dates; construction plans or schematics; construction permit data; and, evidence of financial commitment from financial institutions and/or local, state or federal government. Indicate the **name of the business(es), the Federal Employers' Identification Number (FEIN) for each project, an approved ITR-1 form for each the business(es) involved, the address of the proposed project (s), a contact person for each project, the product or service provided and current employment.** Project documentation is to be provided or certified by the business(es) involved.

Name of the Business: Conserv FS, Inc.

Federal Employers' Identification Number (FEIN): 36-1355570

Approved ITR-1 form: Approved Dated 11.2.20 – Copy Located Under Tab 6

Address of the Proposed Project: 450 W Adams, Waterman, IL 60556

Project Contact Person: Jeff Kimmel

Conserv FS

1110 McConnell Road, P.O. Box 1550

Woodstock, IL 60098

T) 815-334-5950

F) 815-334-5910

E) jkimmel@conservfs.com

CONSERV FS BACKGROUND

Conserv FS is currently serving the greater DeKalb county area thru their facility in Waterman, Illinois. As a long-established business with strong ties to the agriculture community the company supplies seed, fertilizer, and crop protection products to a large regional customer base. Along with the agronomy-related business they also supply fuel, LP, oils, and lubricants to customers thru their energy division. The third main element of the business is the turf division which services northeastern Illinois and southeastern Wisconsin, supplying both Wrigley Field and Soldier Field in Chicago along with serving forest preserves, county parks, golf courses, school districts and independent suppliers of all products turf-related.

PROJECT SUMMARY/HIGHLIGHTS

With the proposed Zone boundary amendment, the company's goal is to upgrade the existing, nearly 60-year-old, facility. The company has outgrown its current facility and inefficiencies related to the age of the facility are having a significant impact on existing business as well as limiting the ability to expand operations. To meet its growing needs, Conserv FS has entered into a purchase agreement with the contiguous landowners for approximately 21 acres and have annexed the entirety of our property into the Village of Waterman.

Over the course of the next two years, the company proposes to construct a new dry fertilizer facility along with a new liquid storage facility, crop protection building and blending system. To accommodate Conserv FS, local zoning with the Village of Waterman has been changed from C-1 to I-2. Zoning for the new parcels that have been annexed has also been changed to I-2

Final pricing on the proposed project is not confirmed but is anticipated to be in the \$8 - \$12 million dollar range. Projected costs could ultimately be significantly higher with the recent surge in the pricing of lumber and other construction materials due to the COVID-19 pandemic. The project will require a 7,500-ton dry building (current dry building is 1,100 tons) and the construction of a three-bay liquid crop protection facility to facilitate loading semis for direct shipments to the farmers in the Conserv FS market area. This will also include either a 1, or possibly 2, million gallon solution storage tank to service those accounts.

Additional plans for the second and third phases of the expansion are also under consideration. Anticipated Phase 2 elements include a large commercial bagging facility for dry fertilizer and the addition of a Diesel Exhaust Fluid (DEF) production facility to help capture portions of the Chicago markets not currently served by the company. A Third Phase of the project would include a new maintenance shop and the addition of a larger office to accommodate the increased business volume. None of these plans are likely to occur without Enterprise Zone designation for the parcels, which lie in the middle of the company's existing footprint.

2. Describe how, and the extent to which, the above described project impacts at least one of the following:

a. job creation or retention;

The existing facility currently employs 14 full-time personnel and 6 - 10 people seasonally. With the added expansion, it is anticipated the company's full-time facility needs would require 6 to 8 additional full-time staff, for a total of at least 20; and 12 to 16 additional seasonal staff, for a total of at least 26. These additional full-time and seasonal jobs will be directly associated with the operation of the expansion project in Phase 1.

b. removal or correction of an impediment to economic development that exists in the established zone (describe the obstacle to economic activity and indicate the cause, nature, extent and how the obstacle is impacting economic development); or,

The four acre parcel being added to the Zone is surrounded by the current Zone, as illustrated on the map included under Tab 4 and is in the middle of the existing Conserv FS property. The importance of the inclusion into the enterprise zone is critical for Conserv FS to make this project feasible, allowing the company to be positioned to meet the needs of not only their patrons but also their employees, both now and in the future. If this does not happen, Conserv FS will be forced to look at sites available to meet those needs in alternate locations.

c. stimulation of neighborhood residential or commercial revitalization.

PART E. DEVELOPMENT GOALS AND OBJECTIVES

Describe how the proposed boundary change meets specific objectives of the local enterprise zone program and plan.

The project proposed in the boundary amendment ordinances, resolutions and intergovernmental agreement meets the goals and objectives of the local zone program and plan. These objectives include fostering a pro-business, pro-jobs environment which allows businesses to grow in order to serve new and expanding markets, take advantage of synergies with existing businesses in the region and to add high quality jobs in multiple business sectors in order to further diversify the local economy. In particular, the Conserv FS project aligns with the targeted industry sector associated with value-added Agribusiness projects and supports the growth of Agriculture-related jobs.

PART F. COMMUNITY SUPPORT

Describe the input, assistance, resources, and commitments which public and private sector entities provided in the development of this application or will provide in the implementation of the plan. Letters from individuals, business, labor, community, or other groups in support of this application may be attached. However, letters of commitment in support of activities (e.g., technical assistance, financial assistance, business management information, jobs, job training and other appropriate types of assistance or actions) which will help to accomplish the proposed enterprise zone objectives are of greater significance.

The Village of Waterman and the DeKalb County region as a whole are very supportive of the proposed project. The Enterprise Zone Advisory Board unanimously approved the proposed boundary changes. That Board is composed of the leadership from the Designating Units of Government as well a number of the participating taxing bodies and private sector employers. Additionally, each Designating Unit passed the amending Ordinances and Resolutions as well as the amended Intergovernmental Agreement by nearly unanimous margins.

Additionally, the Village of Waterman annexed the property and changed the zoning to reflect the needs of the project, thereby enhancing the viability of the site for development.

During the public hearing on the matter no objections were brought forward.

PART G. DEPARTMENT OF AGRICULTURE APPROVAL

Please complete the attached Agricultural Site Review Information sheet and send it in to the Department of Agriculture, prior to submitting this application in to the Department of Commerce and Economic Opportunity. This form can also be found at the following website: www.agr.state.il.us/pdf/agrsitereview.pdf . Completed forms should be sent/faxed to the address listed on page one of the form. Submit a copy of the Department of Agriculture approval letter for the proposed projects in with this application.

The Illinois Department of Agriculture has forwarded correspondence outlining its position on the project to DCEO and the DeKalb County Enterprise Zone. The correspondence, also included under Tab 6 of the Application Package, indicates the Department of Agriculture's support for the project and the fact that they have no opposition to the Zone Amendment due to its location within the corporate boundaries of the Village of Waterman.

PART H. APPLICANT CERTIFICATION

THE APPLICANT CERTIFIES THAT:

To the best of my knowledge and belief, data and other information in this application are true and correct, and this document has been authorized by the governing body of the applicant.

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

COUNTY OF DEKALB

Designating Unit of Government

11-23-2020
Date


Chief Elected Official or Designee

County Board Chairman
Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

CITY OF DEKALB

Designating Unit of Government

11-25-20
Date


Chief Elected Official or Designee

Mayor
Title

CERTIFYING REPRESENTATIVE:

(To be signed by the Chief Elected Official or Designee)

TOWN OF CORTLAND

Designating Unit of Government

11-24-20
Date


Chief Elected Official or Designee

Mayor
Title

BO1-10



2020013448

NO CHARGE

Prepared by and Return to:

14 PGS

DEKALB COUNTY CLERK
DeKalb County Administration Bldg.
110 East Sycamore Street
Sycamore IL 60178

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL

RECORDED: 12/14/2020 03:26 PM

REC FEE: 0.00

PAGES: 14

State of Illinois

}SS

County of DeKalb

I, DOUGLAS J. JOHNSON, County Clerk of the County of DeKalb, in the State of Illinois, do hereby certify that the foregoing is a true and correct copy of:

Ordinance No. 02020-45

Ordinance authorizing boundary modifications to the area known as The DeKalb County Enterprise Zone.

-CONSERVES-

Approved on November 18th 2020 by the DeKalb County Board, DeKalb County, Illinois, whose records of which it is my duty to maintain. The original is now on file in my office.

I do further certify that I am the legal custodian of all the records of said County.

WITNESS: My hand and the official seal of said County the 14th day
December, 2020 A.D.

Douglas Johnson
DOUGLAS J. JOHNSON
DEKALB COUNTY CLERK



by the County

*Recorded on behalf of the City of DeKalb,
County of DeKalb, Town of Cortland, City of Genoa,
City of Sandwich, City of Sycamore, and the Village
of Waterman.*