

AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF DEKALB, ILLINOIS LOCATED ALONG THE NORTH SIDE OF BARBER GREENE ROAD, APPROXIMATELY 180 FEET WEST OF COUNTY FARM ROAD, COMMONLY KNOWN AS 2616 BARBER GREENE ROAD (ARISTA RESIDENCES).

WHEREAS, the City of DeKalb (the "City") is a home rule unit of local government and may exercise any power and perform any function pertaining to its government and affairs pursuant to Article VII, Section 6, of the Illinois Constitution of 1970; and

WHEREAS, American National Bank Trust #2179 (the "Owner"), by and through Owner's Co-Trustees, Herb Buhr and Linda Buhr, is the current owner of property commonly known as 2616 Barber Greene Road, DeKalb, Illinois, legally described in Exhibit A attached hereto and incorporated herein (the "Property"), and further depicted in the Plat of Annexation attached hereto and incorporated herein as Exhibit B (the "Plat of Annexation"); and

WHEREAS, Pappas Development, LLC (the "Developer") is the contingent contract-purchaser of the Property; and

WHEREAS, Owner and Developer (collectively, the "Petitioner") petitioned the City for annexation of the Property; and

WHEREAS, the Property is currently located in DeKalb Township in unincorporated DeKalb County, contiguous to the City's corporate boundaries, and has no electors residing therein; and

WHEREAS, on January 6, 2022, the City provided due notice in writing by certified mail of the City's action to annex the Property to the Board of Trustees of the DeKalb Fire Protection District as further described in the Affidavit of Service of Notice attached hereto and incorporated herein as Exhibit C (the "Affidavit of Service of Notice"); and

WHEREAS, there is no need to provide notice of an action to annex the Property to any Public Library District because there is no Public Library District that provides services to the Property; and

WHEREAS, there is no need to provide notice of an action to annex the Property to DeKalb Township because there is no highway on the Property that is under the jurisdiction of DeKalb Township; and

WHEREAS, on January 24, 2022, upon providing due notice, the City and Petitioner conducted all required hearings before the city's corporate authorities on Petitioners' petition to annex the Property; and

WHEREAS, the City's corporate authorities find that it is in the City's best interests for the protection of the public health, safety, and welfare to approve Petitioner's petition to annex the Property; and

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1: The recitals to this Ordinance are true, material, adopted and incorporated herein as Section 1 to this Ordinance.

SECTION 2: The City's corporate authorities approve Petitioner's petition to annex the Property and approve the annexation of the Property legally described in Exhibit A attached hereto and

incorporated herein to this Ordinance and as depicted in the Plat of Annexation attached hereto and incorporated herein as Exhibit B to this Ordinance. Additionally, the City's corporate authorities approve the Plat of Annexation attached hereto and incorporated herein as Exhibit B to this Ordinance, and further direct the Mayor to sign, and the Executive Assistant to attest, the Plat of Annexation, on the City's behalf. Pursuant to 65 ILCS 5/7-1-1, the territory annexed shall extend to the far side of any highway adjacent to the Property that is not already located within the jurisdiction of the City or another municipality.

SECTION 3: The City's corporate authorities authorize and direct the City Manager or his designee to record and file, upon execution by all of the parties, this Ordinance, the Plat of Annexation, and the Affidavit of Service of Notice with the DeKalb County Clerk and Recorder. The City Manager or his designee shall, by certified mail, return receipt requested, notify any and all post office branches serving the annexed territory and all election authorities having jurisdiction over the annexed territory of this annexation within thirty (30) days of the passage of this Ordinance. The City Manager or his designee shall, by certified mail, return receipt requested, give notice of this annexation to the Illinois Department of Revenue pursuant to 30 ILCS 115/2(b) within 30 days after the annexation.

SECTION 4: This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law, or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the City's corporate authorities that to the extent that the terms of this Ordinance should be inconsistent with any non-preemptive state law, this Ordinance shall supersede state law in that regard within its jurisdiction.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 24th day of January 2022 and approved by me as Mayor on the same day. Passed on First Reading by a 6-0-2 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Barnes. Nay: None. Absent: Verbic, Faivre. Second Reading waived by a 6-0-2 roll call vote. Aye: Morris, Larson, Smith, Perkins, McAdams, Barnes. Nay: None. Absent: Verbic, Faivre.




COHEN BARNES, Mayor

ATTEST:



Ruth A. Scott, Executive Assistant

EXHIBIT A
(Legal Description of the Property)

The Property is legally described as follows:

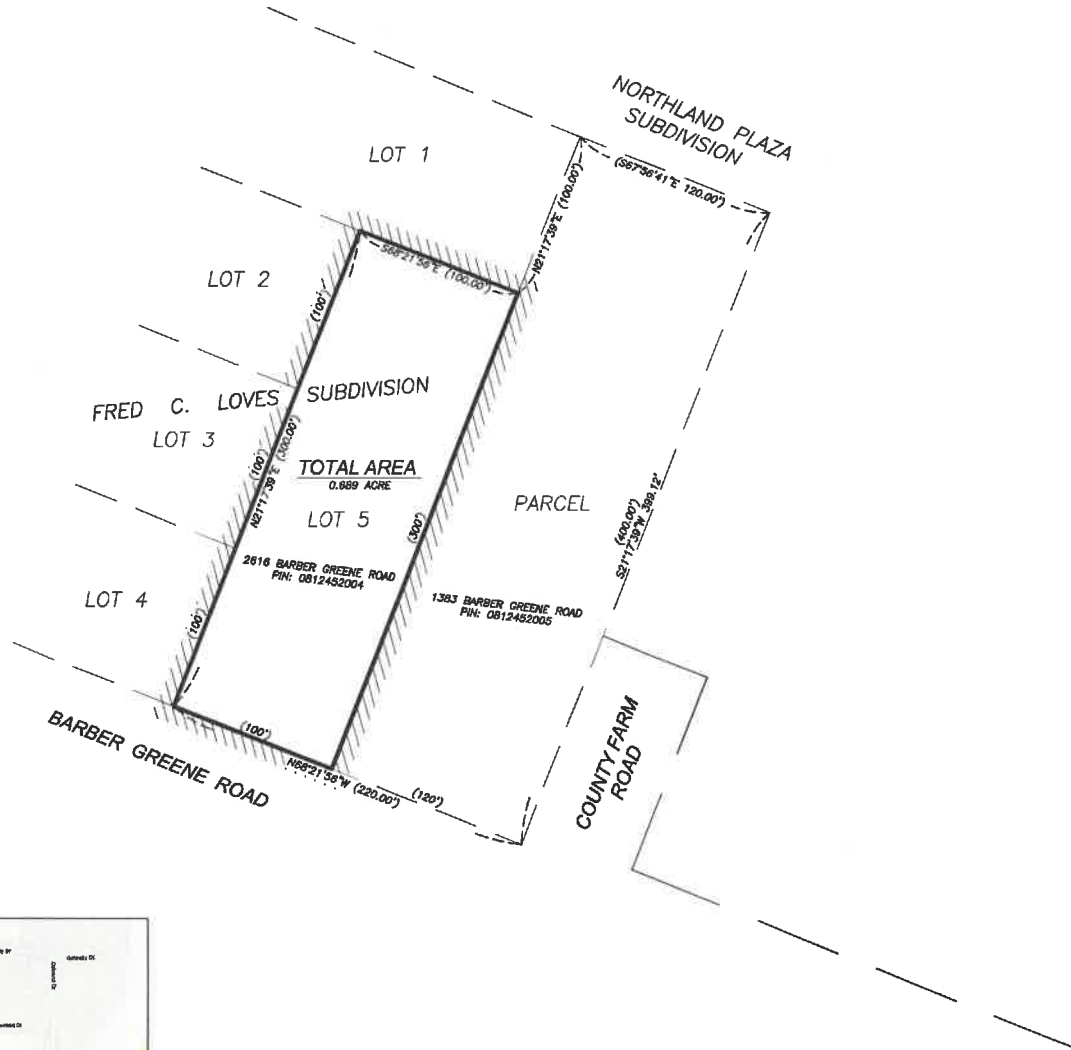
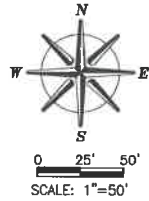
Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois.

Common Address: 2616 Barber Greene Road, DeKalb, IL 60115

PIN: 0812452004

EXHIBIT B
(Plat of Annexation)

EXHIBIT B



MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB

Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LEE) SS
I HEREBY CERTIFY that I have prepared the attached map for annexation purposes only.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, A.D., 20____, Dixon, Illinois.

Patrick T. Hubert
Illinois Professional Land Surveyor
No. 35-4026
My license expires November 30, 2022.



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
This is to certify that this accurate map of territory annexed is identified as that incorporated into and made a part of the City of DeKalb Ordinance No. _____ adopted by the City Council of said City.

On the _____ day of _____, 2022.

By: _____ Attest: _____

Mayer (Please sign & print) Executive Assistant (Please sign & print)



LOCATION MAP
CITY OF DEKALB, IL

LEGEND

———— BOUNDARY OF PROPERTY HEREBY ANNEXED.
———— EXISTING CORPORATE LIMITS

wendler

wendler engineering services, inc.
civil • structural • surveying
www.wendlergs.com ph: 815.288.2261
Illinois Professional Design Firm No. 184-000848

DATE: 12/28/2021
JOB NO. 2210319
SURVEYED BY:
BOOK NO.:
DRAWN BY: DJV
DRAWING NAME: annex-2210319.dwg
REVISIONS:

MUNICIPAL ANNEXATION PLAT
FOR
PAPPAS DEVELOPMENT

Ordinance 2022-007

EXHIBIT C
(Affidavit of Service of Notice)

EXHIBIT C

AFFIDAVIT OF SERVICE OF NOTICE OF INTENT TO ANNEX TO THE CITY OF DEKALB

I, Dan Olson, attest that, as Planning Director of the City of DeKalb, I caused the attached notices of annexation to be served on the Board of Trustees of the DeKalb Fire Protection District by mailing true and correct copies of the notice, by certified mail, to those individuals at the addresses set forth below their names on the 6th day of January, 2022, at 3:00p.m., by depositing the copies in the United States Mail at 164 E. Lincoln Highway, DeKalb, Illinois, certified, postage prepaid.

I, Dan Olson, further attest that, as Planning Director of the City of DeKalb, I caused this Affidavit of Service of Notice of Intent to Annex to the City of DeKalb to be filed and recorded with the Recorder of Deeds of DeKalb County, Illinois.

CERTIFICATION

Under penalties as provided by law pursuant to Section 1-109 of the Code of Civil Procedure, the undersigned certifies that the statements set forth in this instrument are true and correct, except as to matters therein stated to be on information and belief and as to such matters the undersigned certifies as aforesaid that he verily believes the same to be true.



Dan Olson, Planning Director, City of DeKalb

LEGAL NOTICE

NOTICE is hereby given that a public hearing will be held before the DeKalb City Council at its regular meeting on Monday, January 24, 2022, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on a petition by American National Bank Trust #2179, owner, Herb and Linda Buhr as Trustee, and Pappas Development represented by Foti Pappas, petitioner, requesting the annexation of a .68 acre property located along the north side of Barber Greene Road, approximately 180 feet west of County Farm Road with a Parcel Identification Number of 0812452004, commonly known as 2616 Barber Greene Road and described below.

Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois.

All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, January 24, 2022, or by e-mail to dan.olson@cityofdekalb.com. Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>.

Mayor Cohen Barnes

City of DeKalb

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD BEMIS
DEKALB FIRE PROTECTION DISTRICT
6065 GURLER ROAD
DEKALB, IL 60115



9590 9402 4247 8121 1349 99

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0809

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

Steve Bemis

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Steve Bemis

C. Date of Delivery

1-6-22

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

- ☐ Adult Signature
- ☐ Adult Signature Restricted Delivery
- ☒ Certified Mail®
- ☐ Certified Mail Restricted Delivery
- ☐ Collect on Delivery
- ☐ Collect on Delivery Restricted Delivery
- ☐ Insured Mail
- ☐ Insured Mail Restricted Delivery (over \$500)

- ☐ Priority Mail Express®
- ☐ Registered Mail™
- ☐ Registered Mail Restricted Delivery
- ☐ Return Receipt for Merchandise
- ☐ Signature Confirmation™
- ☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

**BROWN LAW GROUP LLC
DEKALB FIRE PROTECTION DISTRICT
301 E. LINCOLN HIGHWAY
DEKALB, IL 60115**



9590 9402 4247 8121 1349 82

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0786

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Charles B Brown

C. Date of Delivery

12/10/2022

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

☐ Insured Mail

☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DANIEL FAIVRE
 DEKALB FIRE PROTECTION DISTRICT
 7879 SOUTH MALTA ROAD
 DEKALB, IL 60115



9590 9402 5417 9189 1684 63

2. Article Number (Transfer from service label)

7018 1830 0001 0561 0823

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Daniel Faivre*

- ☐ Agent
☐ Addressee

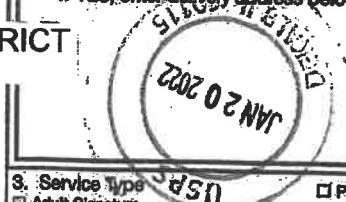
B. Received by (Printed Name)

DANIEL FAIVRE

C. Date of Delivery

1/20/22

- D. Is delivery address different from item 1? ☐ Yes
 If YES, enter delivery address below: ☐ No



3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☐ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID LAMBERT
DEKALB FIRE PROTECTION DISTRICT
22561 NELSON ROAD
DEKALB, IL 60115

COMPLETE THIS SECTION ON DELIVERY

A. Signature

David Lambert ☒ Agent
B. Received by (Printed Name) *David Lambert* ☒ Addressee
C. Date of Delivery *1-8-2022*

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

JAN 8 2022



9590 9402 4247 8121 1349 75

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0816

- | | | |
|---|---|---|
| 3. Service Type | <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input checked="" type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ | |
| <input type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery | |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise | |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation™ | |
| <input type="checkbox"/> Insured Mail (over \$500) | <input type="checkbox"/> Signature Confirmation Restricted Delivery | |
| <input type="checkbox"/> Insured Mail Restricted Delivery | | |

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Daily Chronicle

DAILY CHRONICLE

Publication Name:

Daily Chronicle

Publication URL:

www.daily-chronicle.com

Publication City and State:

DeKalb, IL

Publication County:

DeKalb

Notice Popular Keyword Category:

Notice Keywords:

dekalb

Notice Authentication Number:

202201060837300023571

1122051138

Notice URL:

[Back](#)

Notice Publish Date:

Thursday, January 06, 2022

Notice Content

LEGAL NOTICE NOTICE is hereby given that a public hearing will be held before the DeKalb City Council at its regular meeting on Monday, January 24, 2022, at 6:00 p.m. in the Yusunas Meeting Room at the DeKalb Public Library, 309 Oak St., DeKalb, IL, on a petition by American National Bank Trust #2179, owner, Herb and Linda Buhr as Trustee, and Pappas Development represented by Foti Pappas, petitioner, requesting the annexation of a .68 acre property located along the north side of Barber Greene Road, approximately 180 feet west of County Farm Road with a Parcel Identification Number of 0812452004, commonly known as 2616 Barber Greene Road and described below. Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois. All interested persons are invited to appear and be heard at the time and place listed above. Interested persons are also encouraged to submit written comments on the proposal to the City of DeKalb, Community Development Department, 164 E. Lincoln Highway, DeKalb, Illinois, 60115 by 12:00 p.m. on Monday, January 24, 2022, or by e-mail to dan.olson@cityofdekalb.com. Further information regarding the petition is available from the Community Development Department at (815) 748-2361 or on the City of DeKalb's web page at <https://www.cityofdekalb.com/1103/Public-Hearings>. Mayor Cohen Barnes City of DeKalb (Published in the Daily Chronicle January 6, 2022) 1949388

[Back](#)



2022001498

DOUGLAS J. JOHNSON
RECORDER - DEKALB COUNTY, IL
RECORDED: 2/9/2022 01:52 PM
REC FEE: 55.00

STATE OF ILLINOIS)
COUNTY OF DEKALB) SS
CITY OF DEKALB)

PAGES: 14

"KEEP IN FILE"

Plat Cabinet 11
Slide # 32-B

CERTIFICATION

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

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

ORDINANCE 2022-007

AUTHORIZING THE ANNEXATION OF CERTAIN PROPERTY TO THE CITY OF DEKALB LOCATED ALONG THE NORTH SIDE OF BARBER GREENE ROAD, APPROXIMATELY 180 FEET WEST OF COUNTY FARM ROAD COMMONLY KNOWN AS 2616 BARBER GREENE ROAD, DEKALB, ILLINOIS (ARISTA RESIDENCES).

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 24th day of January 2022.

WITNESS my hand and the official seal of said City this 9th day of February 2022.



RUTH A. SCOTT, Executive Assistant

Prepared by:
City of DeKalb
Ruth A. Scott, City Manager's Office
164 E. Lincoln Highway
DeKalb, Illinois 60115



COPY

164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

**VIA CERTIFIED MAIL WITH RETURN RECEIPT
ARTICLE NO. 7018-1830-0001-1264**

February 10, 2022

Postmaster
DeKalb Post Office
600 E. Lincoln Highway
DeKalb, Illinois 60115

Re: Notice of Territory Annexed by the City of DeKalb.

Please take notice that the City of DeKalb has annexed a .68-acre property identified in the attached copy of the annexation ordinance (2022-007) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office.

The annexed territory is described by DeKalb County Property Index Number 08-12-452-004.

Sincerely,

Ruth A. Scott
Executive Assistant

7018 1830 0001 0581 1264

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	Postmark Here <i>post office mailed 2-10-22</i>
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Postmaster
DeKalb Post Office
600 E. Lincoln Hwy.
DeKalb, IL 60115



9590 9402 4027 8079 2602 67

2. Article Number (Transfer from service label)

7018 1830 0001 0581 1264

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

[Signature]

☐ Agent

☐ Addressee

B. Received by (Printed Name)

Brenda Decker

C. Date of Delivery

2/2/14

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature

☐ Adult Signature Restricted Delivery

☒ Certified Mail®

☐ Certified Mail Restricted Delivery

☐ Collect on Delivery

☐ Collect on Delivery Restricted Delivery

Mail

Mail Restricted Delivery

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☒ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt



COPY

164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

**VIA CERTIFIED MAIL WITH RETURN RECEIPT
ARTICLE NO. 7018-1830-0001-1257**

February 10, 2022

Local Tax Allocation Division (3-500)
Illinois Department of Revenue
101 W. Jefferson Street
Springfield, Illinois 62702

Re: Notice of Territory Annexed by the City of DeKalb.

Please take notice that the City of DeKalb has annexed a .68-acre property identified in the attached copy of the annexation ordinance (2022-007) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office.

The annexed territory is described by DeKalb County Property Index Number 08-12-452-004.

Sincerely,

Ruth A. Scott
Executive Assistant

7018 1830 0001 0581 1257

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

IL Dept
Rev.
mailed 2/10/22
2-11-22

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Local Tax Allocation Div.
(3-500)
Illinois Dept. of Revenue
101 W. Jefferson St.
Springfield, IL 62702



9590 9402 4027 8079 2602 74

2. Article Number (Transfer from service label)

7018 1830 0001 0581 1257

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature X <i>[Signature]</i>		<input type="checkbox"/> Agent
B. Received by (Printed Name) Trevor M. Atkins		<input checked="" type="checkbox"/> Addressee
C. Date of Delivery 2/14/22		
D. Is delivery address different from item 1? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		

3. Service Type		<input type="checkbox"/> Priority Mail Express®
<input type="checkbox"/> Adult Signature	<input type="checkbox"/> Registered Mail™	
<input checked="" type="checkbox"/> Certified Mail®	<input type="checkbox"/> Registered Mail Restricted Delivery	
<input type="checkbox"/> Collect on Delivery	<input checked="" type="checkbox"/> Return Receipt for Merchandise	
<input type="checkbox"/> Collect on Delivery Restricted Delivery	<input type="checkbox"/> Signature Confirmation™	
<input type="checkbox"/> Mail Restricted Delivery	<input type="checkbox"/> Signature Confirmation Restricted Delivery	

Domestic Return Receipt



COPY

164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

**VIA CERTIFIED MAIL WITH RETURN RECEIPT
ARTICLE NO. 7018-1830-0001-1240**

February 10, 2022

Mr. Doug Johnson
DeKalb County Clerk and Recorder
DeKalb County Illinois – Elections Division
110 E. Sycamore Street
Sycamore, Illinois 60178

Re: Notice of Territory Annexed by the City of DeKalb.

Please take notice that the City of DeKalb has annexed a .68-acre property identified in the attached copy of the annexation ordinance (2022-007) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office.

The annexed territory is described by DeKalb County Property Index Number 08-12-452-004.

Sincerely,

Ruth A. Scott
Executive Assistant

7018 1830 0001 0581 1240

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$
Total Postage and Fees	\$
Sent To	
Street and Apt. No., or PO Box No.	
City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

DeKalb County
mailed: 2-10-22

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
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- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Mr. Doug Johnson
DeKalb County - Elections Div.
110 E. Sycamore St.
Sycamore, IL 60178



9590 9402 4027 8079 2602 81

2. Article Number (Transfer from service label)

7018 1830 0001 0581 1240

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

R. Lopez

C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
Mail
Restricted Delivery

- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

COBY



COPY

164 East Lincoln Highway
DeKalb, Illinois 60115
815.748.2000 • cityofdekalb.com

**VIA CERTIFIED MAIL WITH RETURN RECEIPT
ARTICLE NO. 7018-1830-0001-1271**

February 10, 2022

Manager, Annexation Group
ComEd
Three Lincoln Center, 3rd Floor, SE
Oakbrook Terrace, Illinois 60181
Email: Annexation@ComEd.com

Re: Notice of Territory Annexed by the City of DeKalb.

Please take notice that the City of DeKalb has annexed a .68-acre property identified in the attached copy of the annexation ordinance (2022-007) that has been recorded in the Office of the DeKalb Clerk and Recorder's Office.

The annexed territory is described by DeKalb County Property Index Number 08-12-452-004.

Sincerely,

Ruth A. Scott
Executive Assistant

7018 1830 0001 0581 1271

U.S. Postal Service™ CERTIFIED MAIL® RECEIPT Domestic Mail Only	
For delivery information, visit our website at www.usps.com ®.	
OFFICIAL USE	
Certified Mail Fee \$	 mailed: 2-10-22
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy) \$	
<input type="checkbox"/> Return Receipt (electronic) \$	
<input type="checkbox"/> Certified Mail Restricted Delivery \$	
<input type="checkbox"/> Adult Signature Required \$	
<input type="checkbox"/> Adult Signature Restricted Delivery \$	
Postage \$	
Total Postage and Fees \$	
Sent To Street and Apt. No., or PO Box No. City, State, ZIP+4®	
PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions	

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

migr. - Annex Group
ComEd
Three Lincoln Center, 3rd FL, SE
Oakbrook Terrace, IL 60181



9590 9402 4027 8079 2602 43

2. Article Number (Transfer from service label)

7018 1830 0001 0581 1271

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X John Butcher

- ☐ Agent
☐ Addressee

B. Received by (Printed Name)

PT 20 C-19

C. Date of Delivery

2-14-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

- ☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®
☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery
☐ Insured Mail
☐ Mail Restricted Delivery (00)
- ☐ Priority Mail Express®
☐ Registered Mail™
☐ Registered Mail Restricted Delivery
☒ Return Receipt for Merchandise
☐ Signature Confirmation™
☐ Signature Confirmation Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

Scott, Ruth

From: Scott, Ruth
Sent: Thursday, February 10, 2022 11:32 AM
To: Annexation@ComEd.com
Subject: City of DeKalb, Illinois - Annexation
Attachments: COD Annex.pdf

Importance: High

To Whom It May Concern:

Attached please find a copy of a recent annexation to the City of DeKalb, Illinois. This document has also been mailed via certified mail.

Sincerely,

Ruth A. Scott
Executive Assistant
City of DeKalb
164 E. Lincoln Highway
DeKalb, Illinois 60115
Phone: (815) 748-2090
Fax: (815) 748-2091
Email: ruth.scott@cityofdekalb.com



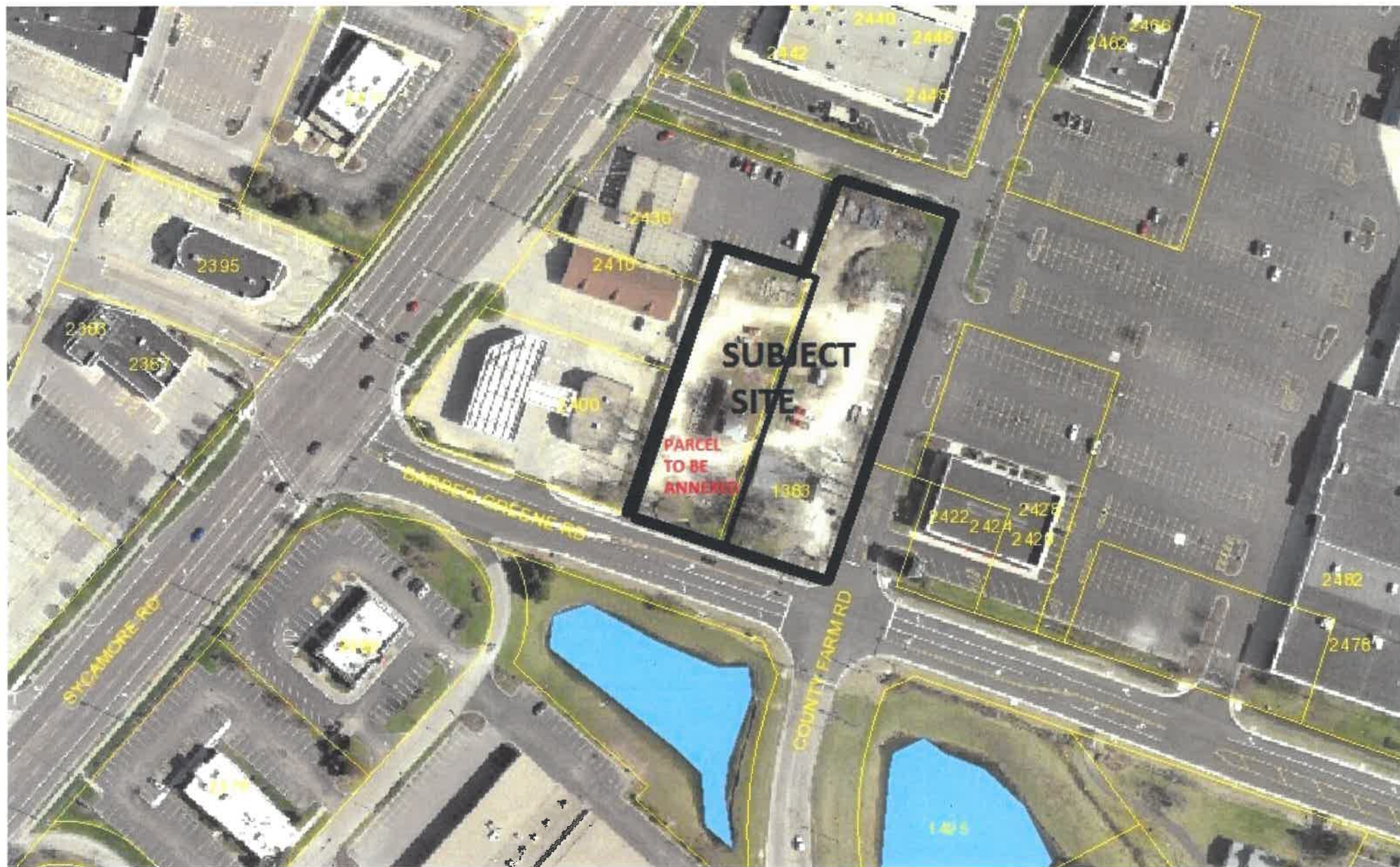
Scott, Ruth

From: postmaster@exeloncorp.com
To: Annexation@ComEd.com
Sent: Thursday, February 10, 2022 11:34 AM
Subject: Delivered: [EXTERNAL]City of DeKalb, Illinois - Annexation

Your message has been delivered to the following recipients:

Annexation@ComEd.com (Annexation@ComEd.com)

Subject: [EXTERNAL]City of DeKalb, Illinois - Annexation



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

GERALD BEMIS
DEKALB FIRE PROTECTION DISTRICT
6065 GURLER ROAD
DEKALB, IL 60115



9590 9402 4247 8121 1349 99

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0809

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

B. Received by (Printed Name)

Steve Bemis

☐ Agent

☐ Addressee

C. Date of Delivery

1-10-22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®

☐ Certified Mail Restricted Delivery
☐ Collect on Delivery
☐ Collect on Delivery Restricted Delivery

☐ Insured Mail
☐ Insured Mail Restricted Delivery (over \$500)

☐ Priority Mail Express®

☐ Registered Mail™

☐ Registered Mail Restricted Delivery

☐ Return Receipt for Merchandise

☐ Signature Confirmation™

☐ Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

BROWN LAW GROUP LLC
DEKALB FIRE PROTECTION DISTRICT
301 E. LINCOLN HIGHWAY
DEKALB, IL 60115



9590 9402 4247 8121 1349 82

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0786

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X

☐ Agent☐ Addressee

B. Received by (Printed Name)

Charles G Brown

C. Date of Delivery

11/07/2022

D. Is delivery address different from item 1?

☐ Yes

If YES, enter delivery address below:

☐ No

3. Service Type

☐ Adult Signature☐ Adult Signature Restricted Delivery☒ Certified Mail®☐ Certified Mail Restricted Delivery☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Return Receipt for
Merchandise☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DANIEL FAIVRE
DEKALB FIRE PROTECTION DISTRICT
7879 SOUTH MALTA ROAD
DEKALB, IL 60115



9590 9402 5417 9189 1684 63

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0823

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *Daniel Faivre*☐ Agent☐ Addressee

B. Received by (Printed Name)

DANIEL FAIVRE

C. Date of Delivery

1/20/22

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type

☐ Adult Signature
☐ Adult Signature Restricted Delivery
☒ Certified Mail®☐ Certified Mail Restricted Delivery
☐ Collect on Delivery☐ Collect on Delivery Restricted Delivery☐ Insured Mail☐ Insured Mail Restricted Delivery
(over \$500)☐ Priority Mail Express®☐ Registered Mail™☐ Registered Mail Restricted
Delivery☐ Return Receipt for
Merchandise☐ Signature Confirmation™☐ Signature Confirmation
Restricted Delivery

PS Form 3811, July 2015 PSN 7530-02-000-9053

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

DAVID LAMBERT
DEKALB FIRE PROTECTION DISTRICT
22561 NELSON ROAD
DEKALB, IL 60115



9590 9402 4247 8121 1349 75

2. Article Number (Transfer from service label)

7018 1830 0001 0581 0816

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

David A Lambert ☐ Agent
☒ Addressee

B. Received by (Printed Name)

David B Lambert

C. Date of Delivery

1-8-2022

☐ Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☒ No

JAN 8 2022

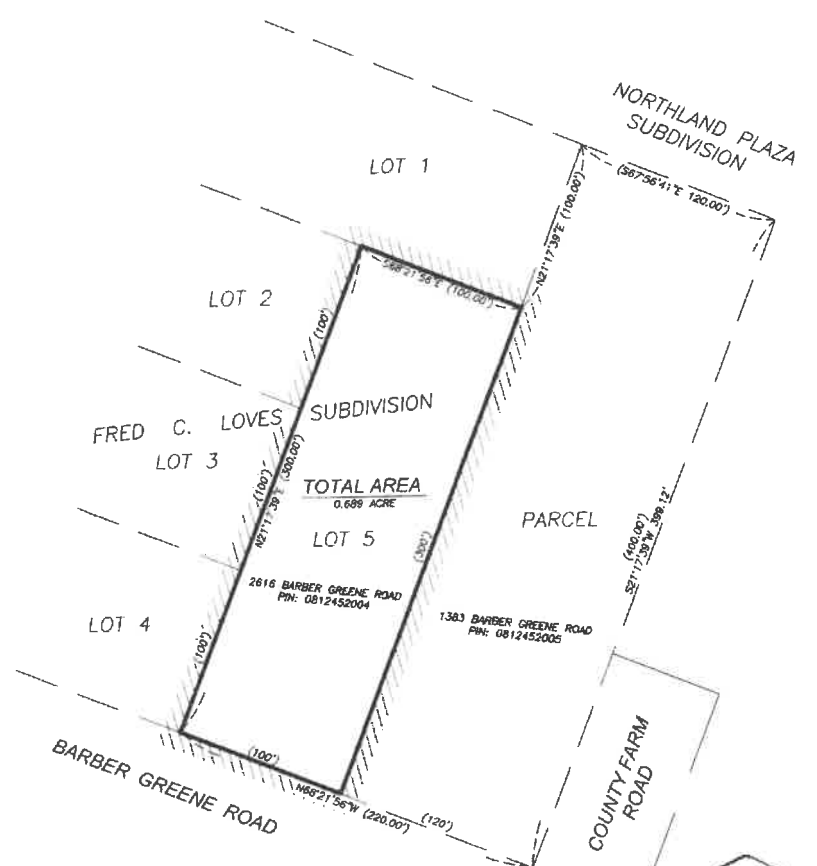
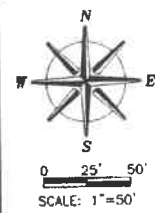
3. Service Type

- | | |
|--|---|
| <input type="checkbox"/> Adult Signature | <input type="checkbox"/> Priority Mail Express® |
| <input type="checkbox"/> Adult Signature Restricted Delivery | <input type="checkbox"/> Registered Mail™ |
| <input checked="" type="checkbox"/> Certified Mail® | <input type="checkbox"/> Registered Mail Restricted Delivery |
| <input type="checkbox"/> Certified Mail Restricted Delivery | <input type="checkbox"/> Return Receipt for Merchandise |
| <input type="checkbox"/> Collect on Delivery | <input type="checkbox"/> Signature Confirmation™ |
| <input type="checkbox"/> Collect on Delivery Restricted Delivery | <input type="checkbox"/> Signature Confirmation Restricted Delivery |
| <input type="checkbox"/> Insured Mail | |
| <input type="checkbox"/> Insured Mail Restricted Delivery (over \$500) | |

Domestic Return Receipt

02022-007

Exhibit B



MAP OF THE TERRITORY HEREBY
ANNEXED TO THE CITY OF DEKALB

Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot
Sixty-two (62) on Section Twelve (12), Township Forty (40) North,
Range Four (4) East of the Third (3rd) Principal Meridian, as per plat
thereof recorded in Book "D" of Plats, page 8, situated in DeKalb
County, Illinois.

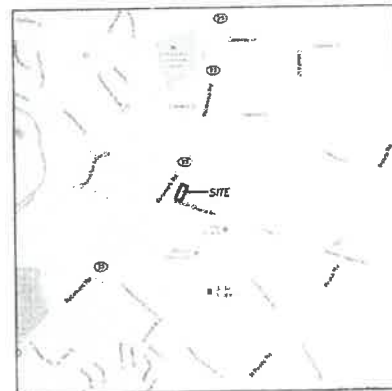
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LEE) SS
I HEREBY CERTIFY that I have prepared the attached map for annexation
purposes only.
IN WITNESS WHEREOF, I have hereunto set my hand and seal this
22 day of JANUARY, A.D. 2022, Dixon, Illinois.
Patric T. Hubert
Illinois Professional Land Surveyor
No. 35-4026
My license expires November 30, 2022.



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB)
I hereby certify that the accurate map of territory annexed is
submitted and incorporated into and made a part of the City of
Dekalb, Illinois, as adopted by the City
Council of said City.
On the 24th day of January, 2022.
By: Connor Barnes Attest: Ruth A. Scott
Mayor Executive Assistant
(Please sign & print) (Please sign & print)



LOCATION MAP
CITY OF DEKALB, IL

2022001498

LEGEND
—— BOUNDARY OF PROPERTY
HEREBY ANNEXED.
----- EXISTING CORPORATE LIMITS

11/32-B

wendler

wendler engineering services, inc.
civil-structural-surveying
www.wendlergs.com ph: 815.286.2261
Illinois Professional Design Firm No. 184-000345

MUNICIPAL ANNEXATION PLAT
FOR
PAPPAS DEVELOPMENT

DATE
12/29/2021
JOB NO.
2210319
SURVEYED BY
BOOK NO.
DRAWN BY
D.J.V.
DRAWING NAME
2210319 (DWG)
REVISIONS

02022-007

Scott, Ruth

From: Olson, Dan
Sent: Friday, February 25, 2022 5:07 PM
To: Scott, Ruth; Eaton, Doug
Subject: RE: Annexation ordinance 2022-007
Attachments: Annexation Plat.jpg

Thanks for the heads up Doug. We used the address off the Plat of Annexation (attached). The legal description attached to the Ordinance is correct and the developer and Building Dept are aware the address for Arista Residences will be 1383 Barber Greene Road. The address of 1371 Barber Greene Road was never on any survey, plat or GIS system that I recall.

Dan Olson

From: Scott, Ruth <Ruth.Scott@CITYOFDEKALB.com>
Sent: Friday, February 25, 2022 9:43 AM
To: Eaton, Doug <Doug.Eaton@cityofdekalb.com>
Cc: Olson, Dan <Dan.Olson@CITYOFDEKALB.com>
Subject: RE: Annexation ordinance 2022-007
Importance: High

Thanks Doug. I've copied Dan so he can make the developer aware of the issue and advise further actions.

Ruth

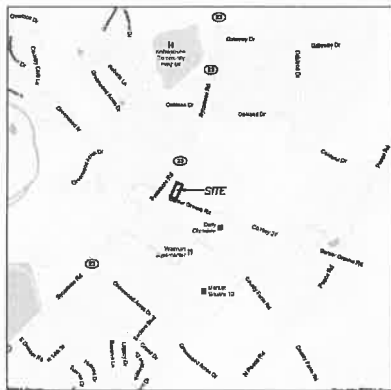
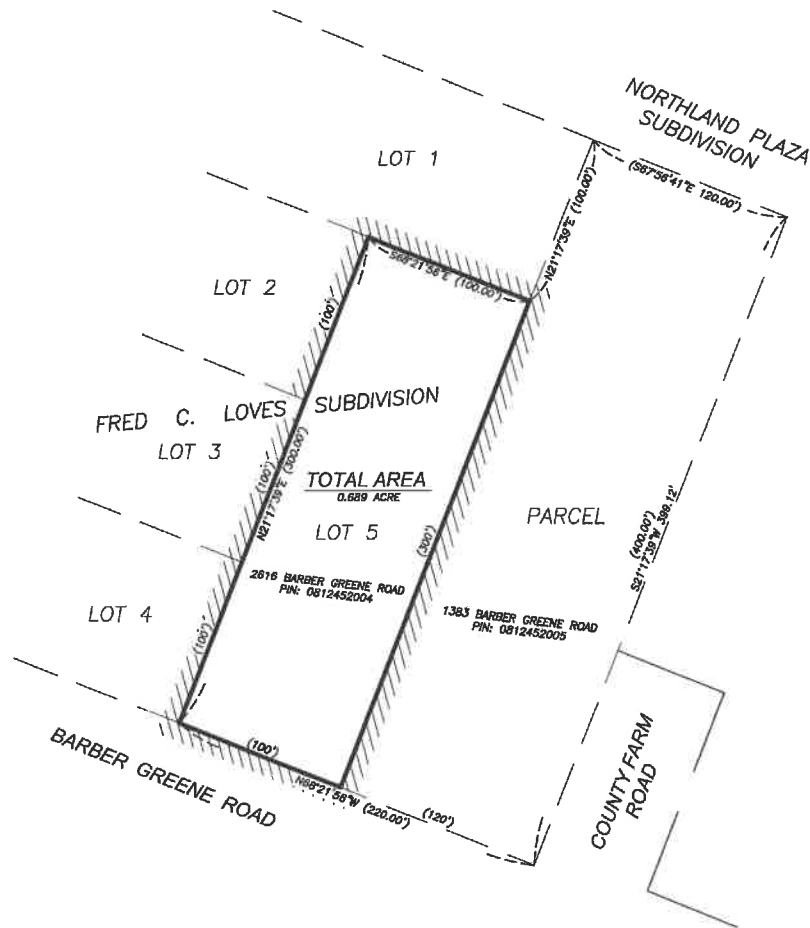
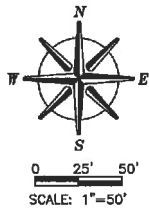
From: Eaton, Doug <Doug.Eaton@cityofdekalb.com>
Sent: Friday, February 25, 2022 9:41 AM
To: Scott, Ruth <Ruth.Scott@CITYOFDEKALB.com>
Subject: Annexation ordinance 2022-007

Good morning Ruth,

There is an error in annexation Ordinance 2022-007. It says the property annexed is commonly known as 2616 Barber Greene Rd, and this is not the case. That address would place it at or near Peace Rd. The address for the annexed property used to be 1371 Barber Greene Rd. I just thought I would send a head's up in case it needs to be corrected.

Doug

Doug Eaton | Information Technology | City of DeKalb, IL | 815-748-2368 | 223 S. Fourth St., DeKalb, IL 60115 | deaton@cityofdekalb.com | www.cityofdekalb.com



LOCATION MAP
CITY OF DEKALB, IL

LEGEND

———— BOUNDARY OF PROPERTY
HEREBY ANNEXED.

/////// EXISTING CORPORATE LIMITS

MAP OF THE TERRITORY HEREBY ANNEXED TO THE CITY OF DEKALB

Lot Five (5) of Fred C. Love's Subdivision of Assessor's Lot Sixty-two (62) on Section Twelve (12), Township Forty (40) North, Range Four (4) East of the Third (3rd) Principal Meridian, as per plat thereof recorded in Book "D" of Plats, page 8, situated in DeKalb County, Illinois.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF LEE) SS

I HEREBY CERTIFY that I have prepared the attached map for annexation purposes only.

IN WITNESS WHEREOF, I have hereunto set my hand and seal this _____ day of _____, A.D., 20____, Dixon, Illinois.

Patrick T. Hubert
Illinois Professional Land Surveyor
No. 35-4026
My license expires November 30, 2022.



CERTIFICATE OF CITY COUNCIL

STATE OF ILLINOIS)
COUNTY OF DEKALB)

This is to certify that this accurate map of territory annexed is identified as that incorporated into and made a part of the City of DeKalb Ordinance No. _____ adopted by the City Council of said City.

On the _____ day of _____, 2022.

By: _____ Attest: _____

Mayer
(Please sign & print)

Executive Assistant
(Please sign & print)

wendler

wendler engineering services, inc.
civil-structural-surveying
www.wendlers.com ph: 815.288.2261
Illinois Professional Design Firm No. 184-000845

DATE:
12/29/2021
JOB NO:
2210319
SURVEYED BY:
BOOK NO:
DRAWN BY:
D.J.V.
DRAWING NAME:
annex-2210319.dwg
REVISIONS:

MUNICIPAL ANNEXATION PLAT
FOR
PAPPAS DEVELOPMENT