

APPROVING THE REZONING OF PARCELS ALONG E. LINCOLN HIGHWAY, E. LOCUST STREET, N. SEVENTH STREET, N. EIGHTH STREET, AND N. TENTH STREET, FROM THE "SFR-1" SINGLE-FAMILY RESIDENTIAL DISTRICT, "SFR-2" SINGLE FAMILY RESIDENTIAL DISTRICT, "LC" LIGHT COMMERCIAL DISTRICT, "LI" LIGHT INDUSTRIAL DISTRICT, AND "HI" HEAVY INDUSTRIAL DISTRICT TO THE "PD-I" PLANNED DEVELOPMENT INDUSTRIAL DISTRICT (NEHRING ELECTRICAL WORKS COMPANY, DEKALB, ILLINOIS).

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, Nehring Electrical Works Company (the "Petitioner") is the owner of the properties commonly known as 1430 E. Lincoln Highway and 1422, 1424, 1426 E. Lincoln Highway (Exhibit A1), 1420 E. Lincoln Highway (Exhibit A2), 1402 E. Lincoln Highway (Exhibit A3), 1400 E. Lincoln Highway (Exhibit A4), 1434 E. Lincoln Highway (Exhibit A5), 1330 E. Lincoln Highway and PIN 08-23-478-025 (Exhibit A6) 1030 E. Locust Street (Exhibit A7), 1105 and 1115 E. Locust Street (Exhibit A8), 1005 and 1007 E. Locust Street (Exhibit A9), 240 N. 10th Street (Exhibit A10), 805 and 813 E. Locust Street (Exhibit A11), PIN 08-23-401-006 (Exhibit A12), 122 N. 8th Street and 816 E. Locust Street (Exhibit A13), 807 E. Lincoln Highway (Exhibit A14), 119 N. 8th Street (Exhibit A15), 719 E. Lincoln Highway (Exhibit A16), and 116 N. 7th Street (Exhibit A17) legally described in the attached and incorporated Group Exhibit A (the "Properties"); and

WHEREAS, the Petitioner petitioned the City for approval of the following: (1) the rezoning of the property with PIN 08-23-478-025 from the "SFR1" Single-Family Residential District to the "PD-I" Planned Development – Industrial District, (2) the rezoning of the property located at 1030 E. Locust Street from the "SFR2" Single-Family Residential District to the "PD-I" Planned Development – Industrial District, (3) the rezoning of the property located at 1430 E. Lincoln Highway from the "LC" Light Commercial District to the "PD-I" Planned Development – Industrial District, (4) the rezoning of the properties located at 1420 E. Lincoln Highway, 1422, 1424, and 1426 E. Lincoln Highway, 1402 E. Lincoln Highway, 1400 E. Lincoln Highway, 122 N. 8th Street and 816 E. Locust Street, 807 E. Lincoln Highway, 119 N. 8th Street, 719 E. Lincoln Highway, and 116 N. 7th Street from the "LI" Light Industrial District to the "PD-I" Planned Development – Industrial District, (5) the rezoning of the properties located at 1434 E. Lincoln Highway, 1330 E. Lincoln Highway, 1115 E. Locust Street, 1105 E. Locust Street, 1005 and 1007 E. Locust Street, 240 N. 10th Street, and 805 and 813 E. Locust Street from "HI" Heavy Industrial District to the "PD-I" Planned Development – Industrial District, (6) the rezoning of the property with PIN 08-23-401-006 to the "PD-I" Planned Development – Industrial District (collectively, the "Rezoning"); and

WHEREAS, pursuant to due notice, the City's Planning and Zoning Commission (the "PZC") held a public hearing on July 17, 2023, made findings of fact, and recommended approving the Rezoning; and

WHEREAS, the City's corporate authorities adopt and incorporate by reference the PZC's findings of fact, and further find that: (1) approving the Rezoning is in the City's best interests for the protection of the public health, safety, morals and welfare; and (2) the Rezoning conforms with the UDO's standards for a zoning map amendment as follows:

III. STANDARDS FOR ZONING MAP AMENDMENT

- 1. The proposed rezoning conforms to the Comprehensive Plan, or conditions have changed to warrant the need for different types of land uses in that area. The proposed rezoning is appropriate considering the length of time the property has been vacant, as originally zoned, and taking into account the surrounding areas trend in development.**

The 2022 Comprehensive Plan recommends the parcels listed below as “Industrial”:

1330 E. Lincoln Highway – PIN 08-23-478-016
1434 E. Lincoln Highway – PIN 08-23-478-013
PIN 08-23-478-025
1030 E. Locust Street – PIN 08-23-406-007
1115 E. Locust Street – PIN 08-23-403-006
1105 E. Locust Street – PIN 08-23-403-007
1005 and 1007 E. Locust Street – PIN 08-23-402-009
240 N. 10th Street – PIN 08-23-281-017
805 and 813 E. Locust Street – PIN 08-23-401-005
PIN 08-23-401-006
122 N. 8th Street and 816 E. Locust Street – PIN 08-23-404-009
119 N. 8th Street – PINS - 08-23-328-007 and 08-23-328-005

The 2022 Comprehensive Plan recommends the parcels listed below as “Commercial”:

1430 E. Lincoln Highway – PIN 08-23-478-021
1420 E. Lincoln Highway – PIN 08-23-478-020
1422, 1424, 1426 E. Lincoln Highway – PIN 08-23-478-022
1402 E. Lincoln Highway – PIN 08-23-478-004
1400 E. Lincoln Highway – PIN 08-23-478-005
807 E. Lincoln Highway – PIN 08-23-330-005
719 E. Lincoln Highway – PIN 08-23-328-006
116 N. 7th Street – PIN 08-23-328-008

The Rezoning of the Properties to the “PD-I” Planned Development – Industrial District is compatible with the City’s Comprehensive Plan and to the zoning districts of the surrounding parcels. The Rezoning is also compatible with the goals and objectives for Industrial Development as stated in the 2022 Plan.

The Rezoning provides the maximum flexibility for Petitioner as it re-arranges vital functions in the Properties. The trend of development in the area has been Petitioner’s expansion of operations given who has purchased additional properties in the past few years.

2. The proposed rezoning conforms to the intent and purpose of the Unified Development Ordinance.

The Rezoning of the Properties to the “PD-I” Planned Development Industrial District is consistent with the Development Agreement regarding the Properties between the City and the Petitioner that was approved by the City Council in 2022. The Planned Development allows Petitioner and the City the flexibility to agree to appropriate development standards. The proposed rezoning request and development are in compliance with the UDO and the proposal meets the General Standard requirements for a Planned Development as described in Article 5.13.07 of the UDO.

3. The proposed rezoning will not have a significantly detrimental effect on the long-range development of adjacent properties or adjacent land uses.

The Rezoning will not have a detrimental effect on the adjacent properties or land uses as it entitles the Properties to uses that are complementary and compatible with the adjacent area. There are no new buildings proposed at this time. The proposed “PD-I” District fits into the surrounding area and accommodates Petitioner’s expansion plans. Any outside storage of wire spools and other materials are prohibited on certain parcels and required to be screened by an 8-foot-high fence on others.

4. The proposed rezoning constitutes an expansion of an existing zoning district that, due to the lack of undeveloped land, can no longer meet the demand for the intended land uses.

Petitioner's growth in and around the neighborhood where it was first housed has rubbed up against neighboring properties. During the last several years, Petitioner has made investments to accommodate future growth in production and greater wire storage needs. The Rezoning will allow the demand for the intended land uses to be accommodated and are compatible with the surrounding area.

5. Adequate public facilities and services exist or can be provided.

Adequate public services and utilities are already provided to the Properties or adjacent to the Properties. E. Locust Street from N. 7th Street to N. 10th Street and N. 8th Street from E. Locust Street to E. Lincoln Highway was vacated in 2022. The vacation of the streets will allow non-conflicted parking and loading areas and reduce conflicts between the applicant and neighbors. The proposed new access along E. Lincoln Hwy. will require approval by the City Engineer and the Illinois Department of Transportation to make sure it complies with traffic and safety regulations.

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 grant the Petition and approve the Rezoning and an amendment of the City's "Official Zoning Map" to depict the Properties in Group Exhibit A as located within the "PD-I" Planned Development – Industrial District, subject to and contingent upon Petitioner's development, use, and ownership of the Properties in compliance with the Development Standards set forth in the attached and incorporated as Exhibit B, the City's Municipal Code, and applicable laws and regulations.

SECTION 3: 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 4: 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 July 2023 and approved by me as Mayor on the same day. Passed on First Reading by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Second Reading waived by an 8-0 roll call vote. Aye: Zasada, Larson, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None.



Cohen Barnes

COHEN BARNES, Mayor

ATTEST:
Ruth A. Scott

Ruth A. Scott, Executive Assistant

GROUP EXHIBIT A

EXHIBIT A1

(Legal Description of the Property)

The property is legally described as follows:

Lots 2 and 3 of Big Ray's Subdivision, according to the plat thereof recorded in Book "T" of Plats, Page 39, EXCEPTING THEREFROM that part of said Lot 3 taken for right of way purposes per Document No. 91012345, described as follows: Beginning at the Northeast corner of said lot; thence Northwesterly, along the Northerly line of said lot, 11.15 feet; thence Southeasterly, at an angle of 56 degrees 57 minutes 39 seconds measured counterclockwise from said North line, 60.32 feet to the East line of said lot, thence Northerly along said East line, 55.04 feet to the point of beginning, all in the City of DeKalb, DeKalb County, Illinois.

Common Address: 1422-1430 E. Lincoln Highway, DeKalb, IL 60115

PIN:08-23-478-021 and 08-23-478-022

EXHIBIT A2

(Legal Description of the Property)

The property is legally described as follows:

LOT 1 IN BIG RAY'S, A SUBDIVISION, A SUBDIVISION OF PART OF PARCELS "E" AND "H" OF EVANS SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 2, 1987 IN BOOK "T" OF PLATS, PAGE 39 AS DOCUMENT NO. 87002717, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

Common Address: 1420 E. Lincoln Highway, DeKalb, IL 60115

PIN: 08-23-478-020

EXHIBIT A3

(Legal Description of the Property)

The property is legally described as follows:

PART OF PARCELS "H" AND "E" IN EVAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE SOUTHERLY LINE OF LINCOLN HIGHWAY 10 FEET SOUTHEASTERLY FROM THE NORTHWEST CORNER OF PARCEL "H" AS SHOWN ON THE PLAT OF EVAN'S SUBDIVISION RECORDED IN BOOK "G" OF PLATS ON PAGE 115; THENCE SOUTHERLY PARALLEL TO THE WEST LINE OF SAID PARCEL "H" AND SAID WEST LINE EXTENDED 250 FEET; THENCE SOUTHEASTERLY ON THE EASTERLY EXTENSION OF THE SOUTH LINE OF PARCEL "B" OF SAID EVAN'S SUBDIVISION 70 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE SAID WEST LINE OF

PARCEL "H" AND THE EXTENSION THEREOF 125 FEET TO THE SOUTHERLY LINE OF THE NORTH 125 FEET OF SAID PARCEL "H"; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID NORTHERLY 125 FEET OF PARCEL "H" 61.5 FEET; THENCE NORTHEASTERLY ON A LINE PARALLEL TO THE WEST LINE OF PARCEL "H" 125 FEET TO THE SOUTHERLY LINE OF LINCOLN HIGHWAY; THENCE NORTHEASTERLY ALONG SAID SOUTHERLY LINE 8.5 FEET TO THE PLACE OF THE BEGINNING, SITUATED IN DEKALB COUNTY, ILLINOIS.

Common Address: 1402 E. Lincoln Highway, DeKalb, IL 60115

PIN: 08-23-478-004

EXHIBIT A4

(Legal Description of the Property)

The property is legally described as follows:

THE EAST 70 FEET OF THE WEST 80 FEET TO THE NORTH 125 FEET (EXCEPTING THEREFROM THE WEST 8 1/2 FEET THEREOF) OF PARCEL "H" OF EVAN'S SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON SEPTEMBER 25, 1946, IN BOOK "G" OF PLATS, PAGE 115, AS DOCUMENT NO. 199349, SITUATED IN THE CITY OF DEKALB, COUNTY OF DEKALB AND STATE OF ILLINOIS.

Common Address: 1400 E. Lincoln Highway, DeKalb, IL 60115

PIN: 08-23-478-005

EXHIBIT A5

(Legal Description of the Property)

The property is legally described as follows:

PART OF LOT "E" ACCORDING TO THE PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON APRIL 15, 1946, IN BOOK "G" OF PLATS, PAGE 102, AND AS SHOWN AS PART OF EVANS SUBDIVISION IN BOOK "G" OF PLATS, PAGE 115, AS DOCUMENT NO. 199349, IN THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

Common Address: 1434 E. Lincoln Highway, DeKalb, IL 60115

PIN:08-23-478-013

EXHIBIT A6

(Legal Description of the Property)

The property is legally described as follows:

ALL OF LOT "A" AND PART OF LOT "E" ACCORDING TO THE PLAT OF SURVEY OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS, ON APRIL 15, 1946 IN BOOK "G" OF PLATS, PAGE 102 AND AS SHOWN AS PART OF EVANS SUBDIVISION IN BOOK "G" OF PLATS, PAGE 115 AS DOCUMENT NO. 199349 IN THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS. BEGINNING AT THE NORTHWEST CORNER OF SAID LOT "A"; THENCE SOUTH 66 DEGREES 03 MINUTES 34 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT "A", A DISTANCE OF 297.50 FEET TO THE NORTHEAST CORNER OF SAID LOT "A"; THENCE SOUTH 24 DEGREES 00 MINUTES 02 SECONDS WEST ALONG THE EAST LINE OF SAID LOT "A", A DISTANCE OF 249.88 FEET (250 FEET PLATTED) TO THE SOUTHEAST CORNER OF SAID LOT "A"; THENCE SOUTH 66 DEGREES 02 MINUTES 45 SECONDS EAST ALONG THE SOUTH LINE OF LOT "B" OF SAID SUBDIVISION AND THE SOUTHEASTERLY EXTENSION THEREOF, A DISTANCE OF 240.03 FEET; THENCE SOUTH 01 DEGREE 16 MINUTES 01 SECONDS WEST, A DISTANCE OF 26.80 FEET; THENCE SOUTH 89 DEGREES 56 MINUTES 17 SECONDS EAST, A DISTANCE OF 299.90 FEET TO THE EAST LINE OF SAID LOT "E"; THENCE SOUTH 00 DEGREES 08 MINUTES 30 SECONDS WEST ALONG SAID EAST LINE, A DISTANCE OF 756.71 FEET TO THE NORTH LINE OF THE PREMISES CONVEYED TO THE CITY OF DEKALB BY DOCUMENT NO. 8701613; THENCE NORTH 89 DEGREES 46 MINUTES 40 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 47.33 FEET TO THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE, SAID LINE BEING CURVED TO THE LEFT, HAVING A RADIUS OF 2899.79 FEET, A CENTRAL ANGLE OF 4 DEGREES 48 MINUTES 11 SECONDS, A CHORD DISTANCE OF 243.01 FEET AND A CHORD BEARING OF SOUTH 87 DEGREES 49 MINUTES 14 SECONDS WEST TO THE TERMINATION OF SAID CURVE; THENCE SOUTH 85 DEGREES 25 MINUTES 09 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 261.54 FEET TO THE BEGINNING OF A CURVE; THENCE SOUTHWESTERLY ALONG SAID NORTH LINE, SAID LINE BEING CURVED TO THE RIGHT, HAVING A RADIUS OF 2829.79 FEET, A CENTRAL ANGLE OF 3 DEGREES 00 MINUTES 07 SECONDS, A CHORD DISTANCE OF 148.25 FEET AND A CHORD BEARING OF SOUTH 86 DEGREES 55 MINUTES 13 SECONDS WEST TO THE TERMINATION OF SAID CURVE; THENCE NORTH 45 DEGREES 31 MINUTES 37 SECONDS WEST, A DISTANCE OF 34.86 FEET TO THE EASTERLY RIGHT-OF-WAY LINE OF A PUBLIC ROAD DESIGNATED SIMONDS AVENUE; THENCE NORTH 00 DEGREES 16 MINUTES 18 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 437.69 FEET TO THE SOUTHWEST CORNER OF LOT 4 OF THE DEKALB INDUSTRIAL DISTRICT SUBDIVISION, A SUBDIVISION AS RECORDED IN THE DEKALB COUNTY RECORDER'S OFFICE; THENCE SOUTH 87 DEGREES 19 MINUTES 34 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 4, A DISTANCE OF 250.00 FEET TO THE SOUTHEAST CORNER OF SAID LOT 4; THENCE NORTH 2 DEGREES 40 MINUTES 26 SECONDS EAST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, ALONG THE EAST LINE OF SAID LOT 4 AND THE EAST LINE OF LOT 3 OF SAID SUBDIVISION AND THE NORTHERLY EXTENSION THEREOF, A DISTANCE OF 320.72 FEET; THENCE NORTH 87 DEGREES 19 MINUTES 34 SECONDS WEST, PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 253.00 TO THE EASTERLY RIGHT-OF-WAY LINE OF SAID SIMONDS AVENUE; THENCE NORTH 2 DEGREES 40 MINUTES 26 SECONDS EAST ALONG SAID EASTERLY RIGHT-OF-

WAY LINE, A DISTANCE OF 486.09 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF DEKALB, THE COUNTY OF DEKALB AND STATE OF ILLINOIS.

Common Address: 1330 E. Lincoln Highway and Vacant Lot, DeKalb, IL 60115

PIN: 08-23-478-016 and 08-23-478-025

EXHIBIT A7

(Legal Description of the Property)

The property is legally described as follows:

LOT 1 IN BLOCK 26 IN GILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 21, ON MARCH 18, 1856, IN DEKALB COUNTY, ILLINOIS.

Common Address: 1030 E. Locust Street, DeKalb, IL 60115

PIN: 08-23-406-007

EXHIBIT A8

(Legal Description of the Property)

The property is legally described as follows:

LOTS 1 AND 2 OF A SUBDIVISION OF PARCEL "A" OF THE SOUTH SUBDIVISION OF AMERICAN STEEL AND WIRE COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "G" OF PLATS, PAGE 104, ON MAY 20TH, 1964, AND PARCEL "C" (EXCEPTING THEREFROM THE WESTERLY 19.5 FEET) OF THE SOUTH SUBDIVISION OF AMERICAN STEEL AND WIRE COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 53, ON JUNE 13TH, 1913, SITUATED IN DEKALB COUNTY, ILLINOIS.

THE EAST 1/2 OF THAT PORTION OF ELEVENTH STREET LYING SOUTH OF PARCEL "C" AS SHOWN ON THE PLAT OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY AT DEKALB, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 53, AND LYING EAST OF THE EASTERLY LINE OF LOT 10, BLOCK 23 OF GILSON'S ADDITION TO THE CITY OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 21 AND A LINE EXTENDED NORTHERLY FROM SAID EASTERLY LINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF PARCEL "B" AS SHOWN ON THE PLAT OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY AT DEKALB, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 53, AND WESTERLY OF THE WESTERLY LINE OF PARCEL "A" AS SHOWN ON THE PLAT OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY, AT DEKALB, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "D" OF PLATS, PAGE 53 LYING NORTH OF LOCUST STREET, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

Common Address: 1105 E. Locust Street and 1115 E. Locust Street, DeKalb, IL 60115

PIN :08-23-403-006 and 08-23-403-007

EXHIBIT A9

(Legal Description of the Property)

The property is legally described as follows:

TRACT A:

PARCEL "B" OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 13, 1913 IN BOOK D OF PLATS PAGE 53, IN DEKALB COUNTY, ILLINOIS.

TRACT B:

LOTS 8, 9, AND 10 IN BLOCK 23 IN GILSON'S ADDITION DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS PAGE 21 ON MARCH 18, 1856 DEKALB COUNTY, ILLINOIS.

TRACT C:

THE WESTERLY 52 FEET OF THE SOUTHERLY 90 FEET OF LOT 6 IN BLOCK 23 IN GILSON'S ADDITION, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS PAGE 21 ON MARCH 18, 1856, IN DEKALB COUNTY, ILLINOIS.

TRACT D:

THE SOUTH 90 FEET OF LOT 6 (EXCEPT THE WEST 52 FEET) AND THE SOUTH 90 FEET OF LOT 7 IN BLOCK 23 IN GILSON'S ADDITION TO THE CITY OF DEKALB, SITUATED IN DEKALB COUNTY, ILLINOIS.

TRACT E:

THE WEST HALF OF VACATED 11TH STREET LYING EAST OF SAID LOT 10 IN BLOCK 23 IN GILSON'S ADDITION DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS PAGE 21 ON MARCH 18, 1856, DEKALB COUNTY, ILLINOIS

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED TRACT:

THE EASTERLY 5 FEET OF THE WESTERLY 30 FEET OF THE VACATED PORTION OF NORTH 11 STREET LYING SOUTH OF PARCEL "C" AS SHOWN ON THE PLAT OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY AT DEKALB, ILLINOIS AS RECORDED IN BOOK D OF PLATS PAGE 53, AND LYING ESAT OF THE EASTERLY LINE OF LOT 10, BLOCK 23, OF GILSON'S ADDITION TO THE CITY OF DEKALB AS SHOWN ON THE PLAT THEREOF RECORDED IN BOOK A OF PLATS PAGE 21 AND A LINE EXTENDED NORTHERLY FROM SAID EASERLY LIINE OF SAID LOT 10 TO THE SOUTHWEST CORNER OF PARCEL "B" AS SHOWN ON THE PLAT OF THE SOUTH SUBDIVISION, AMERICAN STEEL AND WIRE COMPANY AT DEKALB, ILLINOIS AS RECORDED IN BOOK D OF PLATS PAGE 53, LYING NORTH OF LOCUST STREET, ALL IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS.

TRACT F:

LOT 6 (EXCEPT THE SOUTH 90 FEET THEREOF) AND LOT 9 (EXCEPT THE SOUTH 90 FEET THEREOF) IN BLOCK 23 IN GILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF

DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK A OF PLATS PAGE 21 ON MARCH 18, 1856, SITUATED IN DEKALB COUNTY, ILLINOIS.

TRACT G:

THE WESTERLY 19.5 FEET OF PARCEL "C" AS SHOWN ON THE PLAT OF SOUTH SUBDIVISION, AMERICAN STEEL & WIRE COMPANY AT DEKALB, ILLINOIS, RECORDED IN BOOK D OF PLATS PAGE 53 IN THE OFFICE OF THE DEKALB COUNTY RECORDER, DEKALB, ILLINOIS, IN DEKALB COUNTY, ILLINOIS.

TRACT H:

VACATED PUBLIC ALLEY 20.00 FEET IN WIDTH LYING NORTHERLY OF AND ADJACENT TO THE NORTH LINE OF LOTS 6 THROUGH 10 IN BLOCK 23 OF GILSON'S ADDITION TO THE TOWN (NOW CITY) OF DEKALB, RECORDED IN BOOK A OF PLATS PAGE 21 IN THE OFFICE OF THE DEKALB COUNTY RECORDER AND ALSO LYING SOUTHERLY AND ADJACENT TO PARCEL "B" OF THE SOUTH SUBDIVISION, OF AMERICAN STEEL AND WIRE COMPANY, AS RECORDED IN BOOK D OF PLATS PAGE 53 IN THE OFFICE OF THE DEKALB COUNTY RECORDER AND LYING EASTERLY OF THE EAST LINE OF 10TH STREET AND LYING WEST OF THE EAST LINE OF SAID BLOCK 23 IN THE CITY OF DEKALB, DEKALB COUNTY, ILLINOIS, WHICH PLAT OF VACATION AND ORDINANCE WAS RECORDED MARCH 25, 2008 AS DOCUMENT NUMBER 2008004609.

Common Address: 1005 E. Locust Street and 1007 E. Locust Street, DeKalb, IL 60115

PIN :08-23-402-009

EXHIBIT A10

(Legal Description of the Property)

The property is legally described as follows:

UNIT B IN PLEASANT STREET CONDOMINIUM, AS DELINEATED ON PLAT OF SURVEY OF THE FOLLOWING DESCRIBED PARCEL OF THE FOLLOWING DESCRIBED REAL ESTATE WHICH PLATE OF SURVEY IS ATTACHED AS EXHIBIT "A" TO DECLARATION OF CONDOMINIUM OWNERSHIP FOR PLEASANT STREET CONDOMINIUM MADE BY BENJAMIN ROCK (ALSO KNOWN AS BEN ROCK) AS DELCARANT AND RECORDED IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ON MARCH 4, 2008, AS DOCUMENT NUMBER 2008003303, TOGETHER WITH AN UNDIVIDED PERCENTAGE IN THE COMMON ELEMENTS APPURTENANT TO SIAD UNIT AND THE LIMITED COMMON ELEMENTS AS SET FORTH IN SAID DECLARATION, AS AMENDED FROM TIME TO TIME, TO WIT: PART OR PARCEL "B", EAST SUBDIVISION OF AMERICAN STEEL AND WIRE COMPANY AT DEKALB, ILLINOIS, IN SECTION 23, TOWNSHIP 40 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JUNE 13, 1913, IN VOLUME "D" OF PLATS, PAGE 52, SITUATED IN THE CITY OF DEKALB, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY WITH THE EASTERLY LINE OF TENTH STREET, WHICH POINT IS ALSO SOUTHWEST CORNER OF SAID PARCEL "B"; THENCE NORTH 0 DEGREES 4 MINUTES EAST ALONG SAID EASTERLY LINE OF TENTH STREET, 116.21 FEET TO A

POINT; THENCE SOUTH 81 DEGREES 34 MINUTES 30 SECONDS EAST, 492/41 FEET TO A POINT; THENCE SOUTH 8 DEGREES 10 MINUTES WEST ALONG THE CENTER LINE OF THE EXISTING WALL AS A PARTY WALL AND SAID CENTER LINE EXTENDED A DISTANCE OF 118.51 FEET TO A POINT ON THE NORTH LINE OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY RIGH OF WAY; THENCE WESTERLY ALONG SAID NORTHERLY RIGHT OF WAY LINE WHICH THE ARC OF A CURVE TO THE LEFT HAVING A RADIUS OF 22,681.85 FEET FOR A DISTANCE OF 475.97 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

Common Address: 240 N. 10th Street, DeKalb, IL 60115

PIN :08-23-281-017

EXHIBIT A11

(Legal Description of the Property)

The property is legally described as follows:

PART OF BLOCK 42 IN THE ORIGINAL TOWN (NOW CITY) OF DEKALB, AS SHOWN ON THE PLAT OF ALTERATIONS OF BLOCKS 23, 29, 30, 31, AND 42 IN BOOK A OF PLATS ON PAGE 31, ALONG WITH PARTS OF BLOCKS 21, 22, 27, AND 28 OF GILSON'S ADDITION TO THE CITY OF DEKALB, ACCORDING TO THE PLAT IN BOOK A OF PLATS ON PAGE 21:

BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF LOCUST STREET AND THE WEST LINE OF EIGHTH STREET; THENCE NORTH 69 DEGREES 43 MINUTES 51 SECONDS WEST (ASSUMED BEARING), A DISTANCE OF 168.70 FEET TO A POINT ON THE SOUTH LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY; THENCE WOUTH 87 DEGREES 48 MINUTES 53 SECONDS WEST ON AND ALONG LAST NAMED LINE, A DISTANCE OF 177.87 FEET TO THE EAST LINE OF SEVENTH STREET; THENCE SOUTH 21 DEGREES 59 MINUTES 29 SECONDS WEST ON AND ALONG LAST NAMED LINE, A DISTANCE OF 15.30 FEET TO A POINT 60 FEET NORTH ON SAID LINE FROM THE NORTHWEST CORNER OF LOT 3 OF SAID BLOCK 42; THENCE SOUTH 68 DEGREES 04 MINUTES 21 SECONDS EAST PARALLEL TO THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 20.00 FEET; THENCE SOUTH 21 DEGREES 59 MINUTES 29 SECONDS WEST PARALLEL TO SAID EAST LINE OF SEVENTH STREET, A DISTANCE OF 60.00 FEET TO A POINT ON SAID NORTH LINE OF LOT 3; THENCE SOUTH 68 DEGREES 04 MINUTES 21 SECONDS EAST ON AND ALONG LAST NAMED LINE, A DISTANCE OF 23.46 FEET TO THE WEST CORNER OF AN UN-NUMBERED LOT IN SAID BLOCK 42; THENCE NORTH 87 DEGREES 48 MINUTES 53 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID UN-NUMBERED LOT, A DISTANCE OF 123.15 FEET TO THE NORTHEAST CORNER OF SAID UN NUMBERED LOT; THENCE SOUTH 22 DEGREES 20 MINUTES 18 SECONDS WEST ON AND ALONG THE EAST LINE OF SAID UN-NUMBERED LOT AND SAID LOT 3, A DISTANCE OF 94.31 FEET TO THE EAST, A DISTANCE OF 18.00 FEET TO THE SOUTHWEST CORNER OF LOT 10 IN SAID BLOCK 42; THENCE NORTH 22 DEGREES 20 MINUTES 18 SECONDS EAST ON AND ALONG THE WEST LINE OF SAID LOT 10 AND THE WEST LINES OF LOTS 11 AND 12 IN SAID BLOCK 42, A DISTANCE OF 102.39 FEET TO A NORTHWEST CORNER OF SAID LOT 12; THENCE NORTH 87 DEGREES 48 MINUTES 53 SECONDS EAST ON AND ALONG THE NORTH LINE OF SAID LOT 12 AND THE NORTH LINE OF LOT 13 IN SAID BLOCK 42, A DISTANCE OF 171.81 FEET TO SAID WEST LINE OF

EIGHTH STREET; THENCE SOUTH 22 DEGREES 41 MINUTES 28 SECONDS WEST ON AND ALONG LAST NAMED LINE, A DISTANCE OF 284.60 FEET TO A POINT NORTH 20 OF THE SOUTHEAST CORNER OF LOT 7 IN SAID BLOCK 42, THENCE SOUTH 68 DEGREES 04 MINUTES 31 SECONDS EAST, A DISTANCE OF 66.00 FEET TO A POINT ON EAST LINE OF SAID EIGHTH STREET, SAID POINT ALSO BEING 20 FEET NORTH OF THE SOUTHWEST CORNER OF LOT 6 IN SAID BLOCK 28 OF GILSON'S ADDITION; THENCE NORTH 22 DEGREES 41 MINUTES 28 SECONDS EAST ON AND ALONG LAST NAMED LINE, A DISTANCE OF 256.72 FEET TO A POINT 6 FEET NORTH OF LOT 5 IN SAID BLOCK 28 OF GILSON'S ADDITION; THENCE SOUTH 69 DEGREES 43 MINUTES 53 SECONDS EAST ON A LINE PARALLEL TO THE SOUTH LINE OF LOCUST STREET, A DISTANCE OF 669.68 FEET TO A POINT 6 FEET NORTH OF THE NORTHEAST CORNER OF LOT 1 IN SAID BLOCK 27 OF GILSON'S ADDITION; THENCE NORTH 20 DEGREES 20 MINUTES 07 SECONDS EAST, A DISTANCE OF 54.00 FEET TO THE SOUTHEAST CORNER OF LOT 1 IN SAID BLOCK 22 OF GILSON'S ADDITION; THENCE NORTH 69 DEGREES 43 MINUTES 51 SECONDS WEST ON AND ALONG SAID NORTH LINE OF LOCUST STREET, A DISTANCE OF 733.51 FEET TO THE POINT OF BEGINNING.

Common Address: 805 E. Locust Street and 813 E. Locust Street, DeKalb, IL 60115

PIN :08-23-401-005

EXHIBIT A12

(Legal Description of the Property)

The property is legally described as follows:

Part of Block 42 in the Original Town (Now City) of Dekalb, as shown on the Plat of Alterations of Blocks 23, 29, 30, 31 and 42 in Book A of Plats on Page 31, along with parts of Blocks 21, 22, 27 and 28 of Gilson's Addition to the City of Dekalb, according to the Plat in Book A of Plats on Page 21: Beginning at the intersection of the North line of Locust Street and the West line of Eighth Street; thence North 69 degrees 43 minutes 51 seconds West (assumed bearing), a distance of 168.70 feet to a point on the South line of the Chicago and Northwestern Railroad Right of way; thence South 87 degrees 48 minutes 53 seconds West on and along last named line, a distance of 177.87 feet to the East line of Seventh Street; thence South 21 degrees 59 minutes 29 seconds West on and along last named line, a distance of 15.30 feet to a point 60 feet North on said line from the Northwest corner of Lot 3 of said Block 42; thence South 68 degrees 04 minutes 21 seconds East parallel to the North line of said Lot 3, a distance of 20.00 feet; thence South 21 degrees 59 minutes 29 seconds West parallel to said East line of Seventh Street, a distance of 60.00 feet to a point on said North line of Lot 3; thence South 68 degrees 04 minutes 21 seconds East on and along last named line, a distance of 23.46 feet to the West corner of an un-numbered Lot in said Block 42; thence North 87 degrees 48 minutes 53 seconds East on and along the North line of said un-numbered Lot, a distance of 123.15 feet to the Northeast corner of said un-numbered Lot; thence South 22 degrees 20 minutes 18 seconds West on and along the East line of said un-numbered Lot and said Lot 3, a distance of 94.31 feet to the Southeast corner of said Lot 3; thence South 68 degrees 04 minutes 24 seconds East, a distance of 18.00 feet to the Southwest corner of Lot 10 in said Block 42; thence North 22 degrees 20 minutes 18 seconds East on and along the West line of said Lot 10 and the West lines of Lots 11 and 12 in said Block 42, a distance of 102.39 feet to a Northwest corner of said Lot 12; thence North 87 degrees 48 minutes 53 seconds East on and along the North line of

said Lot 12 and the North line of Lot 13 in said Block 42, a distance of 171.81 feet to said West line of Eighth Street; thence South 22 degrees 41 minutes 28 seconds West on and along last named line, a distance of 284.59 feet to a point North 20 of the Southeast corner of Lot 7 in said Block 42; thence South 68 degrees 04 minutes 31 seconds East, a distance of 66.00 feet to a point on East line of said Eighth Street, said point also being 20 feet North of the Southwest corner of Lot 6 in said Block 28 of Gilson's Addition; thence North 22 degrees 41 minutes 28 seconds East on and along last named line, a distance of 256.72 feet to a point 6 feet North of Lot 5 in said Block 28 of Gilson's Addition; thence South 69 degrees 43 minutes 53 seconds East on a line parallel to the South line of Locust Street, a distance of 669.68 feet to a point 6 feet North of the Northeast corner of Lot 1 in said Block 27 of Gilson's Addition; thence North 20 degrees 20 minutes 07 seconds East, a distance of 54.00 feet to the Southeast corner of Lot 1 in said Block 22 of Gilson's Addition; thence North 69 degrees 43 minutes 51 seconds West on and along said North line of Locust Street, a distance of 733.51 feet to the Point of Beginning.

Commonly known as: Vacated E. Locust Street and N. 8th Street, DeKalb, IL 60115

PIN :08-23-401-006

EXHIBIT A13

(Legal Description of the Property)

The property is legally described as follows:

TRACT A:

THE SOUTH 49 FEET (EXCEPTING THEREFROM THE EAST 11 1/2 FEET OF SAID SOUTH 49 FEET) OF LOTS 4 AND 5, BLOCK 28 OF GILSON'S ADDITION TO THE VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, SITUATED IN DEKALB COUNTY, ILLINOIS.

TRACT B:

THE NORTH 60 FEET OF LOT 5 IN BLOCK 28 IN GILSON'S ADDITION TO THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, IN DEKALB COUNTY, ILLINOIS.

TRACT C:

LOT 1 IN BLOCK 28 IN GILSON'S ADDITION TO THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, IN DEKALB COUNTY, ILLINOIS.

THE EAST 11.5 FEET OF THE SOUTHERLY 84 FEET OF LOT 4 AND ALL OF LOTS 2 AND 3 IN BLOCK 28 IN GILSON'S ADDITION TO THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, IN DEKALB COUNTY, ILLINOIS.

TRACT D:

THE NORTH 66 FEET OF LOT 4 IN BLOCK 28 IN GILSON'S ADDITION TO THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, IN DEKALB COUNTY, ILLINOIS.

TRACT E:

THE NORTH 35 FEET OF THE SOUTH 84 FEET OF LOTS 4 AND 5, EXCEPT THE EAST 11 1/2 FEET THEREOF, AND THE SOUTH 6 FEET OF THE NORTH 66 FEET OF LOT 5, ALL IN BLOCK 28 IN GILSON'S ADDITION TO THE ORIGINAL VILLAGE (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 1856 IN BOOK A OF PLATS PAGE 21, IN DEKALB COUNTY, ILLINOIS.

Common Address: 122 N. 8th Street and 816 E. Locust Street, DeKalb, IL 60115

PIN :08-23-404-009

EXHIBIT A14

(Legal Description of the Property)

The property is legally described as follows:

ALL OF LOT 6 AND THAT PART OF LOT 7 LYING WESTERLY OF A LINE DRAWN FROM A POINT ON THE NORTHERLY LINE OF LOT 7, WHICH POINT IS 21.4 FEET (AS MEASURED ALONG SAID NORTHERLY LINE) EASTERLY OF THE NORTHWEST CORNER OF LOT 7, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 7, WHICH POINT IS 15.4 FEET (AS MEASURED ALONG THE SAID SOUTHERLY LINE) EASTERLY OF THE SOUTHWEST CORNER OF SAID LOT 7, ALL IN BLOCK 28 IN GILSON'S ADDITION TO THE CITY OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 21 ON MARCH 18TH, 1856, IN DEKALB COUNTY, ILLINOIS.

Common Address: 807 E. Lincoln Highway, DeKalb, IL 60115

PIN :08-23-330-005

EXHIBIT A15

(Legal Description of the Property)

The property is legally described as follows:

THE EAST HALF OF LOTS 7 AND 8, AND ALL OF LOTS 9, 10, 11, AND 12 IN BLOCK 42 OF THE ORIGINAL TOWN OF DEKALB, SITUATED IN DEKALB COUNTY, ILLINOIS.

Common Address: 119 N. 8th Street, DeKalb, IL 60115

PIN :08-23-328-005 and 08-23-328-007

EXHIBIT A16

(Legal Description of the Property)

The property is legally described as follows:

THE WEST HALF OF LOTS 7 AND 8 IN BLOCK 42 IN THE ORIGINAL TOWN OF DEKALB, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "A" OF PLATS, PAGE 8 1/4 AND IN ALTERATION PLAT OF BLOCK 42 IN BOOK "A" OF PLATS, PAGE 31 ON APRIL 19TH, 1860, IN DEKALB COUNTY, ILLINOIS.

Ordinance 2023-029

Common Address: 719 E. Lincoln Highway DeKalb, IL 60115

PIN :08-23-328-006

EXHIBIT A17

(Legal Description of the Property)

The property is legally described as follows:

Parcel 1:

Lot 3 in Block 42 in the Original Town (now City) of DeKalb, as shown on the plat of Alteration of Blocks 23, 23, 30, 31, and 42 in Book "A" of Plats, page 31, on April 19, 1860, situated in DeKalb County, Illinois.

Parcel 2:

That part of Lot 2 in Block 42 in the Original Town (now City) of DeKalb that lies South and East of the alley that runs in an Easterly direction through said Block 42 as shown in the plat of Alteration of Blocks 23, 23, 30, 31, and 42 in Book "A" of Plats, page 31, on April 19, 1860, situated in DeKalb County, Illinois.

Common Address: 116 N. 7th Street, DeKalb, IL 60115

PIN :08-23-328-008

Exhibit B

Planned Development Standards

Permitted Uses and Zoning Standards:

1430 E. Lincoln Highway – PIN #08-23-478-021:

Permitted uses and zoning standards: Per the “LC” Light Commercial District, Single-Family Residential; Corporate lodging facility complying with all the requirements of the R-1 Use and Occupancy Classification of the City’s Building Code. Demolition of existing structures per City standards; Construction of a new entrance from E. Lincoln Highway to 1434 E. Lincoln Highway per the approval of the City Engineer and I.D.O.T. The outside storage of wire spools and other materials shall be setback at least 50 feet from the right-of-way of E. Lincoln Highway.

1420 E. Lincoln Highway – PIN# 08-23-478-020

1422, 1424, 1426 E. Lincoln Highway – PIN# 08-23-478-022

1402 E. Lincoln Highway – PIN# 08-23-478-004

1400 E. Lincoln Highway – PIN# 08-23-478-005

Permitted uses and zoning standards: Per the “LI” Light Industrial District; Demolition of existing structures per City standards; Construction of a new entrance from E. Lincoln Highway to 1434 E. Lincoln Highway per the approval of the City Engineer and I.D.O.T. The outside storage of wire spools and other materials shall be setback at least 50 feet from the right-of-way of E. Lincoln Highway.

1330 E. Lincoln Highway – PIN# 08-23-478-016

1434 E. Lincoln Highway – PIN# 08-23-478-013

Permitted uses and zoning standards: Manufacturing, warehouse, distribution, office and accessory uses; Other standards per the “HI” Heavy Industrial District; The outside storage of wire spools and other materials shall not occur within 250 feet from the right-of-way of E. Lincoln Highway for 1330 E. Lincoln Highway (PIN 08-23-478-016) and 150 feet from the E. Lincoln Highway right-of-way for 1434 E. Lincoln Highway (PIN 08-23-478-013); All allowable outside storage of wire spools and other materials shall be screened by an 8 foot high opaque fence. A 6-foot-high fence (privacy or 50% open) is allowed around the perimeter of 1434 E. Lincoln Highway – PIN# 08-23-478-013.

PIN# 08-23-478-025

Permitted uses: Manufacturing, warehouse, distribution, office and accessory uses; Other standards per the “HI” Heavy Industrial District; All allowable outside storage of wire spools and other materials shall be screened by an 8 foot high opaque fence. A 6-foot-high fence (privacy or 50% open) is allowed around the perimeter of the parcel.

1030 E. Locust St.- PIN# 08-23-406-007

Permitted uses and zoning standards: Parking lot. Other standards per the "SFR2" Single-Family Residential District. No trucks or semi-trailers five (5) tons or larger shall be parked or staged on the lot, except for the maneuvering of trucks or semi's onto the lot from E. Locust St. The outside storage of wire spools and other materials is prohibited.

1115 E. Locust St. - PIN# 08-23-403-006

1105 E. Locust St. – PIN# 08-23-403-007

1005-1007 E. Locust St. PIN# 08-23-402-009

Permitted uses and zoning standards: Manufacturing, warehouse, distribution, office and accessory uses; Other standards per the "HI" Heavy Industrial District; All allowable outside storage of wire spools and other materials shall be screened by an 8 foot high opaque fence.

240 N. 10th St. – PIN# 08-23-281-017

Permitted uses and zoning standards: Warehouse. Other standards per the "HI" Heavy Industrial District.

805 and 813 E. Locust St. – PIN# 08-23-401-005

Permitted uses and zoning standards: Manufacturing, warehouse, and distribution. Other standards per the "HI" Heavy Industrial District; All allowable outside storage of wire spools and other materials shall be screened by an 8 foot high opaque fence.

Vacated E. Locust St. and N. 8th St. – PIN# 08-23-401-006

Permitted uses and zoning standards: Private street and parking.

122 N. 8th St. and 816 E. Locust St. – PIN# 08-23-404-009

Permitted uses and zoning standards: Manufacturing, warehouse, distribution, office and accessory uses. Other standards per the "LI" Light Industrial District.

807 E. Lincoln Highway – PIN# 08-23-330-005

Permitted uses and zoning standards: Outside storage of wire spools and other materials screened by an 8 foot high opaque fence; Other standards per the "LI" Light Industrial District.

119 N. 8th St. – PIN# 08-23-328-007 and 08-23-328-005

Permitted uses and zoning standards: Manufacturing, warehouse and distribution; The outside storage of wire spools and other materials screened by an 8 foot high opaque fence; Other standards per the "LI" Light Industrial District.

719 E. Lincoln Highway – PIN# 08-23-328-006

Permitted uses and zoning standards: Open space; The outside storage of wire spools and other materials screened by an 8 foot high opaque fence; Demolition of existing structures per City standards; Other standards per the “LI” Light Industrial District.

116 N. 7th St. – PIN# 08-23-328-008

Permitted uses and zoning standards: Open space; The outside storage of wire spools and other materials screened by an 8 foot high opaque fence; Other standards per the “LI” Light Industrial District.