

**AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE
DEKALB COUNTY, ILLINOIS ENTERPRISE ZONE, AMENDMENT 4
(CHICAGOWEST BUSINESS CENTER).**

WHEREAS, the Town of Cortland, 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, known as 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 Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (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 expanded boundary; and

WHEREAS, a public hearing regarding such amendments has been held as provided by law on February 13, 2024; and

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement (IGA) 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 MAYOR AND CITY COUNCIL OF THE CITY OF DEKALB, ILLINOIS:

SECTION 1. The City of DeKalb 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 4 to the Zone.

SECTION 2. That the Mayor of the City of DeKalb is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit C.

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the Executive Assistant is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a Regular meeting thereof held on the 26th day of February 2024 and approved by me as Mayor on the same day. Passed on First Reading by a 7-0-1 roll call vote. Aye: Zasada, Smith, Perkins, McAdams, Verbic, Walker, Barnes. Nay: None. Recused: Larson.




COHEN BARNES, Mayor

ATTEST:

Ruth A. Scott, Executive Assistant

CITY OF DEKALB
ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS
THE DEKALB COUNTY ENTERPRISE ZONE
AMENDMENT 4
- CHICAGO WEST Opt. 2 -

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 4th Amendment to the Zone boundaries since its inception in 2016:

MAP ID 1:

PIN 1103200056

1.15 ac

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SOUTH POINTE GREENS P.U.D. UNIT TWO, THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SUBDIVISION, SAID EAST LINE BEING THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER, 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 474.16 FEET; THENCE WESTERLY, AT AN ANGLE OF 90 DEGREES 03 MINUTES 39 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, 211.21 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY, AT AN ANGLE OF 65 DEGREES 58 MINUTES 19 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 519.28 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXCEPTION: THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 636.90 FEET; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 00 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 590.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 637.53 FEET TO THE NORTH LINE OF SAID SECTION 3, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 590.00 FEET TO THE PLACE OF BEGINNING.

MAP ID 2:

PIN 1103200057
17.64 ac

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 60.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 23; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS, MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 873.47 FEET; THENCE WESTERLY AT RIGHT ANGLE TO SAID WESTERLY RIGHT OF WAY LINE 544.50 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 570.58 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 2042.92 FEET TO THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTHEASTERLY AN ANGLE 09F 89 DEGREES 16 MINUTES 57 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 168.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHEASTERLY AT AN ANGLE OF 155 DEGREES 59 MINUTES 56 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 1129.88 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 114 DEGREES 38 MINUTES 22 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE 2127.83 FEET TO THE WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 21 MINUTES 37 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 569.57 FEET; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 544.50 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 629.42 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 3:

PIN 1103200064
61.27 ac

THE EAST HALF (E1/2) OF THE NORTH EAST QUARTER (NE1/4) OF SECTION THREE (3), EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

EXCEPTION: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 3 (THE BEARING FOR THE SAID EAST LINE OF SAID SECTION 3 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 711.49 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 87 DEGREES, 25.5 MINUTES WEST, FOR A DISTANCE OF 27.65 FEET TO A POINT, WHICH POINT IS 40.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, A DISTANCE OF 332.19 FEET TO AN ANGLE POINT; THENCE NORTH 88 DEGREES, 17 MINUTES WEST, FOR A DISTANCE OF 20.0 FEET TO A POINT, WHICH POINT IS 60.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 0 DEGREES 51 MINUTES WEST, FOR A DISTANCE OF 1221.43 FEET TO A POINT; THENCE CONTINUING SOUTH 0 DEGREES, 48 MINUTES WEST, FOR A DISTANCE OF 388.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WHICH POINT IS 60.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE SOUTH 89 DEGREES, 53 MINUTES EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, FOR A DISTANCE OF 60.0 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE NORTH 0 DEGREES, 46 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 3, FOR A DISTANCE OF 1939.79 FEET TO THE PLACE OF BEGINNING.

MAP ID 4:

PIN 1103400011
56.83 ac

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER 1331.86 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 56 MINUTES 21 SECONDS, MEASURED CLOCKWISE FROM SAID NORTH LINE ALONG THE EAST LINE OF SAID WEST HALF 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE 1912.59 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 38 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 855.86 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY AT AN ANGLE OF 65 DEGREES 21 MINUTES 38 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EASTERLY LINE 2104.05 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART OF SAID WEST HALF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SOUTH POINTE GREENS P.U.D. UNIT TWO; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION, SAID EAST LINE BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE 474.16 FEET; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 03 MINUTES 39 SECONDS, MEASURED CLOCKWISE FROM SAID WEST LINE 211.21 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY AT AN ANGLE OF 65 DEGREES 56 MINUTES 19 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 519.28 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 5:

PIN 1103400015
78.49 ac

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, 16.5 FEET TO THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE 2587.42 FEET TO THE WESTERLY RIGHT OF WAY OF ILLINOIS ROUTE 23; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 43 MINUTES 08 SECONDS, MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 873.47 FEET, THENCE WESTERLY AT RIGHT ANGLE TO SAID WESTERLY RIGHT OF WAY LINE, 544.50 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 570.58 FEET; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE 2042.92 FEET TO SAID EAST LINE, THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 43 MINUTES 03 SECONDS, MEASURED CLOCKWISE FROM SAID PARALLEL LINE, ALONG SAID EAST LINE 1450.88 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER THAT IS 1450.88 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE 1450.88 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE 15.6 FEET; THENCE NORTHERLY 1450.9 FEET TO A POINT THAT IS 14.9 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY 14.9 FEET TO THE POINT OF BEGINNING IN AFTON TOWNSHIP, DEKALB COUNTY ILLINOIS.

MAP ID 6:

PIN 1102100006

43.01 ac

THAT PART OF THE SOUTH 55 RODS (907.5 FEET) OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 60.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, 188.80 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 2605.68 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 718.70 FEET TO THE NORTHEAST CORNER OF THE SOUTH 55 RODS OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH 55 RODS OF SAID NORTHWEST QUARTER 2607.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID FEDERAL AID ROUTE 24; THENCE SOUTH 00 DEGREES 37 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE 520.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 198.24 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP IDs 7 & 8: – NOTE: This is a combined description of both parcels per county land records and documents provided to CWBC.

ID 7: PIN 1102300015 (25.25 ac)

ID 8: PIN 1102300006 (46.14 ac)

THAT PART OF THE SOUTH 55 RODS (907.5 FEET) OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 60.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24 FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 188.80 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2605.68 FEET TO THE EAST LINE OF THE NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 188.80 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 997.29 FEET TO THE NORTHEAST CORNER OF THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH

20 ACRES OF SAID NORTH 1/2 2603.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 00 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 994.04 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 9

PIN 1102300002
48.48 ac

THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 833 FEET THEREOF, ALSO EXCEPT: THAT PART OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; AND THENCE NORTH 0 DEGREES 48 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID WEST LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 833.0 FEET TO A POINT THAT IS THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREES 48 MINUTES EAST FOR A DISTANCE OF 821.2 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 22 MINUTES EAST FOR A DISTANCE OF 60.0 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 0 DEGREES 48 MINUTES WEST (PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24) FOR A DISTANCE OF 820.99 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES 34 MINUTES WEST FOR A DISTANCE OF 60.0 FEET TO THE WEST LINE OF SAID SECTION 2 AND THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

MAP ID 10:

PIN 1102300013
17.99 ac

THE SOUTH 833.0 FEET (MEASURED ALONG THE WEST LINE) EXCEPT THE WEST 1,700.44 FEET (MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

MAP ID 11:

PIN 1102400001
80 ac

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 12:

PIN 1102400002

80 ac

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING IN AFTON TOWNSHIP, IN THE COUNTY OF DEKALB COUNTY AND STATE OF ILLINOIS.

MAP ID 13:

PIN 1101300001

160 ac

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

MAP ID 14:

PIN 1101400009

78 ac

THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1322.80 FEET TO THE SOUTH LINE OF THE PREMISES CONVEYED TO MICHAEL F. WALTER BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2017000906 IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND BEING THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1322.80 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST PARALLEL WITH AFORESAID SOUTHERLY EXTENSION A DISTANCE OF 1322.77 FEET TO THE SOUTH LINE OF SAID PREMISES CONVEYED TO MICHAEL F. WALTER; THENCE NORTH 89 DEGREES 33 MINUTES 44 SECONDS WEST A DISTANCE OF 66.00 FEET TO THE PLACE OF BEGINNING, SITUATED IN DEKALB COUNTY, STATE OF ILLINOIS.




CITY OF DEKALB
ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS
THE DEKALB COUNTY ENTERPRISE ZONE
AMENDMENT 4
- CHICAGO WEST Opt. 2 -

EXHIBIT "B"

Proposed DeKalb County Enterprise Zone Expansion



Source: DeKalb County GIS COMPASS viewer.

-  Existing Enterprise Zone
-  Proposed additions (parcel boundaries)
-  City of DeKalb boundary

PINs of identified parcels:

#1	1103200056	#8	1102300006
#2	1103200057	#9	1102300002
#3	1103200064	#10	1102300013
#4	1103400011	#11	1102400001
#5	1103400015	#12	1102400002
#6	1102100006	#13	1101300001
#7	1102300015	#14	1101400009

A. Van Drew
DCEDC 2024

EXHIBIT "C"

**AN AMENDMENT TO THE DEKALB COUNTY ENTERPRISE ZONE
INTERGOVERNMENTAL AGREEMENT**

BE IT ORDAINED AND RESOLVED BY THE TOWN OF CORTLAND, 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, AS PARTIES TO THE DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT ADOPTED ON THE 5TH DAY OF DECEMBER 2015, AND AS SUBSEQUENTLY AMENDED:

That said Agreement shall be amended to reflect additions to the Legal Description of the DeKalb County Enterprise Zone, as defined in Amendment 4 found below:

PARCEL LIST

MAP ID 1:

**PIN 1103200056
1.15 ac**

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SOUTH POINTE GREENS P.U.D. UNIT TWO, THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID SUBDIVISION, SAID EAST LINE BEING THE EAST LINE OF THE WEST HALF OF SAID NORTHEAST QUARTER, 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID WEST LINE, 474.16 FEET; THENCE WESTERLY, AT AN ANGLE OF 90 DEGREES 03 MINUTES 39 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, 211.21 FEET TO SAID SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY, AT AN ANGLE OF 65 DEGREES 58 MINUTES 19 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE, 519.28 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXCEPTION: THAT PART OF THE NORTHEAST FRACTIONAL QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 3, THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 636.90 FEET; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 00 MINUTES MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, A DISTANCE OF 590.00 FEET; THENCE NORTHERLY PARALLEL WITH THE EAST LINE OF SAID SECTION 3, A DISTANCE OF 637.53 FEET TO THE NORTH LINE OF SAID SECTION 3, THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 3, A DISTANCE OF 590.00 FEET TO THE PLACE OF BEGINNING.

MAP ID 2:

PIN 1103200057
17.64 ac

THAT PART OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER 60.0 FEET TO THE WESTERLY RIGHT OF WAY LINE OF S.B.I. ROUTE 23; THENCE NORTHERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS, MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 873.47 FEET; THENCE WESTERLY AT RIGHT ANGLE TO SAID WESTERLY RIGHT OF WAY LINE 544.50 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 570.58 FEET TO THE POINT OF BEGINNING; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER 2042.92 FEET TO THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTHEASTERLY AN ANGLE 09F 89 DEGREES 16 MINUTES 57 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE 168.66 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHEASTERLY AT AN ANGLE OF 155 DEGREES 59 MINUTES 56 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 1129.88 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EASTERLY, AT AN ANGLE OF 114 DEGREES 38 MINUTES 22 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE ALONG SAID NORTH LINE 2127.83 FEET TO THE WESTERLY RIGHT OF WAY LINE; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 21 MINUTES 37 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID NORTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 569.57 FEET; THENCE WESTERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 544.50 FEET; THENCE SOUTHERLY, AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE 629.42 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 3:

PIN 1103200064
61.27 ac

THE EAST HALF (E1/2) OF THE NORTH EAST QUARTER (NE1/4) OF SECTION THREE (3), EXCEPTING THE RIGHT-OF-WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY; LESS AND EXCEPT THE FOLLOWING DESCRIBED PARCELS:

EXCEPTION: THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 3; THENCE SOUTH 0 DEGREES 46 MINUTES WEST ALONG THE EAST LINE OF SAID SECTION 3 (THE BEARING FOR THE SAID EAST LINE OF SAID SECTION 3 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 711.49 FEET TO THE PLACE OF BEGINNING; THENCE NORTH 87 DEGREES, 25.5 MINUTES WEST, FOR A DISTANCE OF 27.65 FEET TO A POINT, WHICH POINT IS 40.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, A DISTANCE OF 332.19 FEET TO AN ANGLE POINT; THENCE NORTH 88 DEGREES, 17 MINUTES WEST, FOR A DISTANCE OF 20.0 FEET TO A POINT, WHICH POINT IS 60.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 0 DEGREES 51 MINUTES WEST, FOR A DISTANCE OF 1221.43 FEET TO A POINT; THENCE CONTINUING SOUTH 0 DEGREES, 48 MINUTES WEST, FOR A DISTANCE OF 388.22 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 3, WHICH POINT IS 60.0 FEET LEFT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE SOUTH 89 DEGREES, 53 MINUTES EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SECTION 3, FOR A DISTANCE OF 60.0 FEET TO A POINT ON THE EAST LINE OF SAID SECTION 3; THENCE NORTH 0 DEGREES, 46 MINUTES EAST ALONG THE EAST LINE OF SAID SECTION 3, FOR A DISTANCE OF 1939.79 FEET TO THE PLACE OF BEGINNING.

MAP ID 4:

PIN 1103400011
56.83 ac

THAT PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHEAST QUARTER; THENCE EASTERLY ALONG SAID NORTH LINE OF SAID NORTHEAST QUARTER 1331.86 FEET TO THE NORTHEAST CORNER OF SAID WEST HALF; THENCE SOUTHERLY AT AN ANGLE OF 89 DEGREES 56 MINUTES 21 SECONDS, MEASURED CLOCKWISE FROM SAID NORTH LINE ALONG THE EAST LINE OF SAID WEST HALF 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY, ALONG SAID EAST LINE 1912.59 FEET TO THE SOUTHEAST CORNER OF THE WEST HALF; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 38 MINUTES 21 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID WEST LINE, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 855.86 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY AT AN ANGLE OF 65 DEGREES 21 MINUTES 38 SECONDS, MEASURED COUNTERCLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EASTERLY LINE 2104.05 FEET TO THE POINT OF BEGINNING, EXCEPTING THAT PART OF SAID WEST HALF DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SOUTH POINTE GREENS P.U.D. UNIT TWO; THENCE SOUTHERLY ALONG THE EAST LINE OF SAID SUBDIVISION, SAID EAST LINE BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER 753.02 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY RIGHT OF WAY FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTHERLY ALONG SAID WEST LINE 474.16 FEET; THENCE WESTERLY AT AN ANGLE OF 90 DEGREES 03 MINUTES 39 SECONDS, MEASURED CLOCKWISE FROM SAID WEST LINE 211.21 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE; THENCE NORTHEASTERLY AT AN ANGLE OF 65 DEGREES 56 MINUTES 19 SECONDS, MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHEASTERLY RIGHT OF WAY LINE 519.28 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 5:

PIN 1103400015
78.49 ac

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER; THENCE EASTERLY ALONG THE SOUTH LINE THEREOF, 16.5 FEET TO THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER FOR A POINT OF BEGINNING; THENCE CONTINUING EASTERLY ALONG SAID SOUTH LINE 2587.42 FEET TO THE WESTERLY RIGHT OF WAY OF ILLINOIS ROUTE 23; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 43 MINUTES 08 SECONDS, MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID WESTERLY RIGHT OF WAY LINE 873.47 FEET, THENCE WESTERLY AT RIGHT ANGLE TO SAID WESTERLY RIGHT OF WAY LINE, 544.50 FEET; THENCE NORTHERLY AT RIGHT ANGLE TO THE LAST DESCRIBED COURSE, 570.58 FEET; THENCE WESTERLY AT AN ANGLE OF 89 DEGREES 16 MINUTES 52 SECONDS, MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, PARALLEL WITH SAID SOUTH LINE 2042.92 FEET TO SAID EAST LINE, THENCE SOUTHERLY AT AN ANGLE OF 90 DEGREES 43 MINUTES 03 SECONDS, MEASURED CLOCKWISE FROM SAID PARALLEL LINE, ALONG SAID EAST LINE 1450.88 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 39 NORTH RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF THE WEST 16.5 FEET OF SAID SOUTHEAST QUARTER THAT IS 1450.88 FEET NORTH OF THE SOUTH LINE THEREOF; THENCE SOUTHERLY ALONG SAID EAST LINE 1450.88 FEET TO SAID SOUTH LINE; THENCE EASTERLY ALONG SAID SOUTH LINE 15.6 FEET; THENCE NORTHERLY 1450.9 FEET TO A POINT THAT IS 14.9 FEET EASTERLY OF THE POINT OF BEGINNING; THENCE WESTERLY 14.9 FEET TO THE POINT OF BEGINNING IN AFTON TOWNSHIP, DEKALB COUNTY ILLINOIS.

MAP ID 6:

PIN 1102100006
43.01 ac

THAT PART OF THE SOUTH 55 RODS (907.5 FEET) OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 60.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST, ALONG THE SAID EASTERLY RIGHT OF WAY LINE, 188.80 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHWEST QUARTER 2605.68 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER; THENCE NORTH 00 DEGREES 43 MINUTES 32 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER 718.70 FEET TO THE NORTHEAST CORNER OF THE SOUTH 55 RODS OF SAID NORTHWEST QUARTER; THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST, ALONG THE NORTH LINE OF THE SOUTH 55 RODS OF SAID NORTHWEST QUARTER 2607.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF SAID FEDERAL AID ROUTE 24; THENCE SOUTH 00 DEGREES 37 MINUTES 38 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE 520.45 FEET TO A POINT; THENCE SOUTH 00 DEGREES 34 MINUTES 59 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE, 198.24 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP IDs 7 & 8: – NOTE: This is a combined description of both parcels per county land records and documents provided to CWBC.

ID 7: PIN 1102300015 (25.25 ac)
ID 8: PIN 1102300006 (46.14 ac)

THAT PART OF THE SOUTH 55 RODS (907.5 FEET) OF THE NORTHWEST FRACTIONAL QUARTER AND THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST 60.0 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24 FOR A POINT OF BEGINNING; THENCE NORTH 00 DEGREES 34 MINUTES 59 SECONDS EAST ALONG SAID EASTERLY RIGHT OF WAY LINE 188.80 FEET; THENCE SOUTH 89 DEGREES 51 MINUTES 46 SECONDS EAST, PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 2605.68 FEET TO THE EAST LINE OF THE NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID NORTHWEST 1/4 188.80 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE SOUTH 00 DEGREES 43 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 997.29 FEET TO THE NORTHEAST CORNER OF THE SOUTH 20 ACRES OF THE NORTH 1/2 OF THE SOUTHWEST 1/4; THENCE NORTH 89 DEGREES 47 MINUTES 59 SECONDS WEST, ALONG THE NORTH LINE OF SAID SOUTH

20 ACRES OF SAID NORTH 1/2 2603.89 FEET TO THE EASTERLY RIGHT OF WAY LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 00 DEGREES 39 MINUTES 05 SECONDS EAST, ALONG SAID EASTERLY RIGHT OF WAY LINE, 994.04 FEET TO THE POINT OF BEGINNING, ALL IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 9

PIN 1102300002
48.48 ac

THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 833 FEET THEREOF, ALSO EXCEPT: THAT PART OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SECTION 2 AFORESAID, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 2; AND THENCE NORTH 0 DEGREES 48 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID WEST LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 833.0 FEET TO A POINT THAT IS THE POINT OF BEGINNING OF THE PROPERTY HEREIN DESCRIBED; THENCE CONTINUING NORTH 0 DEGREES 48 MINUTES EAST FOR A DISTANCE OF 821.2 FEET TO A POINT ON THE NORTH LINE OF THE SOUTH 100 ACRES OF THE SOUTHWEST 1/4 OF SAID SECTION 2; THENCE SOUTH 89 DEGREES 22 MINUTES EAST FOR A DISTANCE OF 60.0 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 0 DEGREES 48 MINUTES WEST (PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24) FOR A DISTANCE OF 820.99 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES 34 MINUTES WEST FOR A DISTANCE OF 60.0 FEET TO THE WEST LINE OF SAID SECTION 2 AND THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

MAP ID 10:

PIN 1102300013
17.99 ac

THE SOUTH 833.0 FEET (MEASURED ALONG THE WEST LINE) EXCEPT THE WEST 1,700.44 FEET (MEASURED ALONG THE SOUTH LINE) OF THE SOUTHWEST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

MAP ID 11:

PIN 1102400001
80 ac

THE NORTH HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN AFTON TOWNSHIP, DEKALB COUNTY, ILLINOIS.

MAP ID 12:

PIN 1102400002

80 ac

THE SOUTH HALF OF THE SOUTHEAST 1/4 OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING IN AFTON TOWNSHIP, IN THE COUNTY OF DEKALB COUNTY AND STATE OF ILLINOIS.

MAP ID 13:

PIN 1101300001

160 ac

THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS.

MAP ID 14:

PIN 1101400009

78 ac




THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTY:

PART OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS TO WIT: COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1322.80 FEET TO THE SOUTH LINE OF THE PREMISES CONVEYED TO MICHAEL F. WALTER BY TRUSTEE'S DEED RECORDED AS DOCUMENT NO. 2017000906 IN THE RECORDER'S OFFICE OF DEKALB COUNTY, ILLINOIS ALSO BEING THE NORTH LINE OF THE SOUTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 1 AND BEING THE PLACE OF BEGINNING; THENCE SOUTH 00 DEGREES 33 MINUTES 32 SECONDS WEST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION A DISTANCE OF 1322.80 FEET TO THE SOUTH LINE OF SAID SOUTHEAST QUARTER; THENCE SOUTH 89 DEGREES 35 MINUTES 07 SECONDS EAST ALONG SAID SOUTH LINE A DISTANCE OF 66.00 FEET; THENCE NORTH 00 DEGREES 33 MINUTES 32 SECONDS EAST PARALLEL WITH AFORESAID SOUTHERLY EXTENSION A DISTANCE OF 1322.77 FEET TO THE SOUTH LINE OF SAID PREMISES CONVEYED TO MICHAEL F. WALTER; THENCE NORTH 89 DEGREES 33 MINUTES 44 SECONDS WEST A DISTANCE OF 66.00 FEET TO THE PLACE OF BEGINNING, SITUATED IN DEKALB COUNTY, STATE OF ILLINOIS.

Proposed DeKalb County Enterprise Zone Expansion



Source: DeKalb County GIS COMPASS viewer

-  Existing Enterprise Zone
-  Proposed additions (parcel boundaries)
-  City of DeKalb boundary

PINs of identified parcels:

#1	1103200056	#8	1102300006
#2	1103200057	#9	1102300002
#3	1103200064	#10	1102300013
#4	1103400011	#11	1102400001
#5	1103400015	#12	1102400002
#6	1102100006	#13	1101300001
#7	1102300015	#14	1101400009

A. Van Drew
DCEDC 2024

(SIGNATURE PAGE FOLLOWS)

Amended the _____ of _____, 2024.

County of DeKalb

By: _____
County Board Chairman

Town of Cortland

By: _____
Mayor

City of Sandwich

By: _____
Mayor

Village of Waterman

By: _____
Village President

City of DeKalb

By: _____
Mayor - Cohen Barnes



City of Genoa

By: _____
Mayor

City of Sycamore

By: _____
Mayor

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

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 2024-011

**AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS
THE DEKALB COUNTY, ILLINOIS ENTERPRISE ZONE, AMENDMENT 4
(CHICAGOWEST BUSINESS CENTER).**

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, on the 26th day of February 2024.

WITNESS my hand and the official seal of said City this 29th day of February 2024.



RUTH A. SCOTT, Executive Assistant/Recording Secretary



City of DeKalb
City Manager's Office
164 E. Lincoln Highway
DeKalb, Illinois 60115

ORDINANCE NO. 2024- 02

**TOWN OF CORTLAND
AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA
KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE
AMENDMENT 4
- CHICAGO WEST OPT. 2 -**

WHEREAS, the Town of Cortland, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Village of Waterman and the County, 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 Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (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 expanded boundary; and,

WHEREAS, a public hearing regarding such amendments has been held as provided by law on February 13, 2024; and,

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement (IGA) 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 MAYOR AND TOWN COUNCIL OF THE TOWN OF CORTLAND, ILLINOIS:

SECTION 1. The Town of Cortland 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 4 to the Zone.

SECTION 2. That the Mayor of the Town of Cortland is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit C.

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the Town Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

PASSED THIS 25th DAY OF March 2024.

AYES: Trustees Walker, Siewierski, Fioretto, Olson and Stone
NAYS: None
ABSENT: Trustee Corson

APPROVED THIS 25th DAY OF March 2024



A handwritten signature in dark ink, appearing to read "Mark Pietrowski", written over a horizontal line.

Mark Pietrowski, Mayor

ATTEST:

A handwritten signature in dark ink, appearing to read "Cheryl Aldis", written over a horizontal line.
Cheryl Aldis, Town Clerk

Amended the 25th of March 2024

County of DeKalb

By: _____

County Board Chairman

City of DeKalb

By: _____

Mayor

Town of Cortland

By:  _____

Mayor

Mark Pietrowski

City of Genoa

By: _____

Mayor

City of Sandwich

By: _____

Mayor

City of Sycamore

By: _____

Mayor

Village of Waterman

By: _____

Village President

**Ordinance
O2024-03**

**An Ordinance Authorizing Boundary Modifications to the Area Known as the
DeKalb County, Illinois Enterprise Zone, Amendment 4
- CHICAGO WEST OPT. 2 -**

WHEREAS, the Town of Cortland, 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, 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 Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (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 expanded boundary; and,

WHEREAS, a public hearing regarding such amendments has been held as provided by law on February 13, 2024; and,

WHEREAS, this Ordinance and the related Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement (IGA) 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 CHAIRMAN AND THE COUNTY BOARD OF THE COUNTY OF DEKALB, ILLINOIS:

SECTION 1. The County of DeKalb 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 4 to the Zone.

SECTION 2. That the County Board Chairman of the County of DeKalb is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town


of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit C.

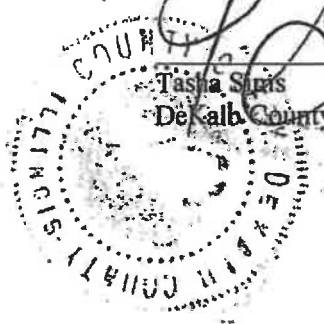
SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the County Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.


PASSED THIS 20th DAY OF MARCH 2024 AT SYCAMORE, ILLINOIS

ATTEST:


Tasha Sims
DeKalb County Clerk



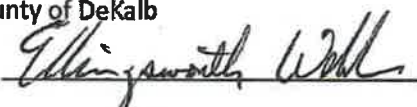
SIGNED:


Ellingsworth Webb, Chair
DeKalb County Board

Amended the _____ of _____ 2024

County of DeKalb

By:



County Board Chairman

City of DeKalb

By:

Mayor

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

CERTIFICATION

I, Becca Stevenson, do hereby certify that I am the duly elected, acting and qualified Clerk of the City of Genoa, DeKalb County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the Mayor and City Council of said City of Genoa.

I do hereby further certify that at a regular meeting of the Mayor and City Council of the City of Genoa, held on the 6th day of March, 2024, the foregoing Ordinance entitled *An Ordinance Authorizing Boundary Modifications to the Area Known as the DeKalb County Enterprise Zone Amendment 4- Chicago West Option 2* was adopted by the Mayor and City Council of the City of Genoa.

The pamphlet form of Ordinance No. 2024-07, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was posted in the City Hall, commencing on the 6th day of March, 2024, and continuing for at least 10 days thereafter. Copies of such Ordinance were also available for public inspection upon request in the office of the City Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said City for safekeeping, and that I am the lawful custodian and keeper of the same.

GIVEN under my hand and seal of the City of Genoa, DeKalb County, this 6th day of March, 2024.



Becca Stevenson, Clerk
City of Genoa,
DeKalb County, Illinois

(SEAL)

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

ADOPTED this 5th day of March 2024.

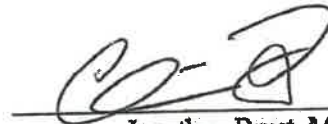
Alderman Name	Aye	Nay	Abstain	Absent
Pam Wesner	✓			
Christopher Pulley	✓			
Walter Stage				✓
Melissa Freund	✓			
Courtney Winter	✓			
Kendra Braheny	✓			
Gregg Hughes	✓			
Gary Roca	✓			
Mayor Jonathon Brust				✓

PASSED by the City Council of the City of Genoa, DeKalb County, Illinois this 10th day of March, 2024.

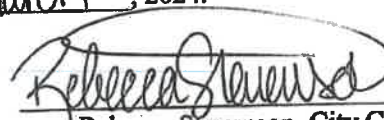
Approved by me this 10th day of March, 2024.



(SEAL)


~~Jonathon Brust, Mayor~~
Christopher Pulley, Deputy Mayor

ATTESTED and filed in my office this 10th day of March, 2024.


Rebecca Stevenson, City Clerk

Amended the _____ of _____ 2024

County of DeKalb

By: _____

County Board Chairman

City of DeKalb

By: _____

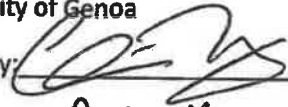
Mayor

Town of Cortland

By: _____

Mayor

City of Genoa

By:  _____

~~Mayor~~ Deputy Mayor

City of Sandwich

By: _____

Mayor

City of Sycamore

By: _____

Mayor

Village of Waterman

By: _____

Village President

STATE OF ILLINOIS)
COUNTY OF KENDALL) SS
COUNTY OF DEKALB)

CERTIFICATION

I, Denise li, DO HEREBY CERTIFY that I am the duly elected, qualified and acting City Clerk in and for the City of Sandwich, DeKalb and Kendall Counties, Illinois, and that I am the keeper of the records, ordinances and other proceedings of said City; and that the foregoing is a true and correct copy of Ordinance 2024-04 entitled " *An Ordinance Authorizing Boundary Modifications to the Area Known as the DeKalb County Enterprise Zone Amendment 4 – Chicago West Opt.2*" duly approved by the Mayor and City Council of the City of Sandwich, DeKalb and Kendall Counties, Illinois, at a Regular Council Meeting held on the 4th day of March, 2024, Ordinance 2024-04 being a part of the official records of said City of Sandwich.

DATED THIS 8th DAY OF March, 2024.

Denise li

Denise li – Sandwich City Clerk

(SEAL)



SECTION 2. That the Mayor of the City of Sandwich is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit C.

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

ADOPTED this 4th day of March, 2024.

Aye:	Aldermen Arnett, Erickson, Fritsch, Johnson, Kreinbrink, Robinson & Whitecotton
Nay:	None
Abstain:	None
Absent:	Alderman Littlebrant



Todd Latham, Mayor

ATTEST:



Denise Li – City Clerk



Amended the 4th of March, 2024

County of DeKalb

By: _____

County Board Chairman

City of DeKalb

By: _____

Mayor

Town of Cortland

By: _____

Mayor

City of Genoa

By: _____

Mayor

City of Sandwich

By: _____


Mayor - Todd Latham

City of Sycamore

By: _____

Mayor

Village of Waterman

By: _____

Village President

CERTIFICATION

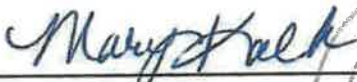
I, Mary Kalk, do hereby certify that I am the duly elected, qualified and acting City Clerk of the City of Sycamore, County of DeKalb and State of Illinois, and that I am keeper of the records, ordinances and other proceedings of said city: and I further certify that the above and foregoing is a true and correct copy of

ORDINANCE 2024.04

**AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA
KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE AMENDMENT 4
- CHICAGO WEST OPT.2 -**

As approved and adopted by the City Council at a regular meeting of the City Council of the City of Sycamore, held on the 4th day of March 2024, which meeting was held in the Council Chambers located in the Sycamore Center at 308 W. State Street in the City of Sycamore, Illinois.

Witness my hand and seal this 6th Day of March 2024.



Mary Kalk, City Clerk



SECTION 1. The City of Sycamore 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 4 to the Zone.

SECTION 2. That the Mayor of the City of Sycamore is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit "C."

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the City Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

Passed by the City Council of the City of Sycamore and approved by the Mayor of said City this 4th day of March, 2024.

AYES: 6
NAYS: 0
ABSTAIN: 0

APPROVED: March 4, 2024

ATTEST:

Steve Braser
MAYOR – Steve Braser

Mary Kalk
CITY CLERK – Mary Kalk



Amended the 4th of March, 2024

County of DeKalb

By: _____

County Board Chairman

City of DeKalb

By: _____

Mayor

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

CERTIFICATE

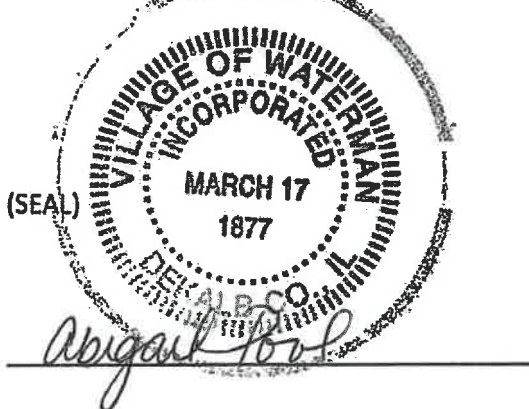
STATE OF ILLINOIS)
) SS.
COUNTY OF DEKALB)

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 April 9, 2024, the Corporate Authorities of such municipality passed and approved Ordinance No. 2024-01, entitled, **"AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE AMENDMENT 4",** which provided by its terms that it should be published in pamphlet form.

The pamphlet form of Ordinance No. 2024-01 including the Ordinance and a cover sheet thereof prepared, and a copy of such Ordinance was posted in the Village Hall, commencing on April 9, 2024, 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 9th day of April 2024.



Abigail Pool, Village Clerk

SECTION 2. That the Village President of the Village of Waterman is authorized to execute the Amendment to the Enterprise Zone Intergovernmental Agreement between the Town of Cortland, the City of Genoa, the City of DeKalb, the City of Sandwich, the City of Sycamore, the Village of Waterman, and the County of DeKalb attached as Exhibit C.

SECTION 3. That this Ordinance shall become effective immediately upon the adoption thereof, subject to approval by the Illinois Department of Commerce and Economic Opportunity.

SECTION 4. That the Village Clerk is hereby directed and authorized to publish this Ordinance in pamphlet form as required by law and forward one original and two certified copies of this Ordinance to the DeKalb County Enterprise Zone Administrator for inclusion in the Illinois Department of Commerce and Economic Opportunity's Application to Add Territory- Option 2 for its approval and to file a certified copy of this Ordinance.

ADOPTED this 9th day of April 2024, pursuant to roll call vote as follows:

	AYE	NAY	ABSENT
FEITLICH:	<u>✓</u>	<u> </u>	<u> </u>
PEARSON:	<u>✓</u>	<u> </u>	<u> </u>
GENSLINGER:	<u>✓</u>	<u> </u>	<u> </u>
RADTKE:	<u>✓</u>	<u> </u>	<u> </u>
JOHANNINGSMEIER:	<u>✓</u>	<u> </u>	<u> </u>
SEDLACEK:	<u>✓</u>	<u> </u>	<u> </u>

APPROVED this 9th day of April 2024 A.D.



Peter Robinson, Village President

ATTEST:



Abigail Pool, Village Clerk

Amended the _____ of _____ 2024

County of DeKalb

By: _____

County Board Chairman

City of DeKalb

By: _____

Mayor

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



February 16, 2024

The Honorable Cohen Barnes, Mayor
City of DeKalb
164 East Lincoln Highway
DeKalb, IL 60115

Dear Mayor Barnes and City Council:

The DeKalb County Economic Development Corporation is in the process of applying to the Illinois Department of Commerce and Economic Opportunity (DCEO) to amend the existing boundary of the DeKalb County Enterprise Zone by adding 14 parcels totaling approximately **794.24 acres** adjacent to the current Zone boundary just south of the ChicagoWest Business Center in unincorporated DeKalb County.

As part of the application process, we are presenting boundary modification requests in the form of Ordinances and Resolutions, to the Zone's designating units of government, including the Town of Cortland, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Village of Waterman, and DeKalb County.

The **City of DeKalb** document is attached and consists of a combined Designating Ordinance Amendment and the Intergovernmental Agreement Amendment. Having these combined into a single document makes a more efficient approval process locally and is in a form accepted by DCEO. The documents include a map and the legal description of the parcels to be included.

Upon approval by all designating units of government, documents will be formatted and attached to the application package and submitted to DCEO. Once this is done and the Illinois Department of Agriculture provides its clearance for the project, we wait for DCEO's questions and decisive action on our application requests. Assuming all local approvals are accomplished in the next 45 days, the state, by statute, has 90 days to approve or deny our request. Along with our Zone Consultant, we will be monitoring the review process closely to address any concerns that may arise.

The proposed addition is intended to allow the region to be able to compete for large-scale projects more effectively and is designed to enhance the previously announced Mega Site Designation by the Illinois Department of Commerce and Economic Opportunity. By having Mega Site acreage available in the Zone, which is ready for immediate development, DeKalb County will continue to be able to be considered for large-scale projects that can provide significant numbers of quality jobs and capital investment. Despite our past successes, we are currently at somewhat of a competitive disadvantage due to the lack of parcels that meet the immediate needs of today's high-impact projects and development prospects. When we are contacted by prospects seeking such large acreage, one of the key questions we have been asked is about the availability of Enterprise Zone designation. Unfortunately, parcels like the one we are intending to add are not readily available in the Zone and we miss further discussions



OPPORTUNITY
UNBOUND
DEKALB COUNTY • IL



DeKalb County EDC
2179 Sycamore Road, Unit 102
DeKalb, IL 60115

815.895.2711 p
815.895.8713 f
DCEDC.ORG

because clients are looking at land in other communities that are already in an Enterprise Zone.

One last point. In the Enterprise Zone Program, any locally approved amendment to the IGA and Designating Ordinances are not effective until the Department of Commerce and Economic Opportunity approves the applications, approves the Amending Ordinances and Resolutions, and files a certified copy of the Ordinances and Resolutions with the local Recorder of Deeds and the Illinois Secretary of the State, as provided in the Illinois Enterprise Zone Act.

Sincerely,

A handwritten signature in black ink, appearing to read "C. Mark Williams".

C. Mark Williams
Executive Director

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:

enterprise zone

Notice Authentication Number:

202402201429184911966

1122051138

Notice URL:

[Back](#)

Notice Publish Date:

Tuesday, February 06, 2024

Notice Content

PUBLIC NOTICE NOTICE OF PUBLIC HEARING CONCERNING PROPOSED BOUNDARY AMENDMENTS TO THE DEKALB COUNTY ENTERPRISE ZONE Notice is hereby given to all interested persons that a public hearing will be held by the DeKalb County Economic Development Corporation (DCEDC), in their capacity as the DeKalb County Enterprise Zone Administrator, at the DCEDC Conference Room located at 2179 Sycamore Road, Unit #102, DeKalb, Illinois 60115 at 5:00 PM, Tuesday, February 13, 2024. The purpose of the hearing is to discuss proposed boundary expansion of the DeKalb County Enterprise Zone and the addition of multiple parcels in order to prepare the region for future development opportunities. Copies of the current legal description of the Zone as well as the map and legal descriptions of the proposed additions and related information are or will be available at the DCEDC Zone Administrator's office listed above. In said public hearing, all interested persons will be given the opportunity to present oral comments and testimony regarding the aforementioned boundary amendment proposal. Any person wishing to comment at such public hearing and be heard may do so themselves or by representative attorney. Such public hearing may be adjourned or continued from time to time to another date and or location within the Zone boundaries without further notice. For additional information regarding the public hearing and proposed Enterprise Zone amendments, contact Mark Williams, 2179 Sycamore Road, Unit #102, Dekalb, IL 60115, by email williams@dcedc.org or phone (815) 895-271 (Published in the Daily Chronicle February 6, 2024) 2141869

[Back](#)



**Illinois
Department of Commerce
& Economic Opportunity**

JB Pritzker, Governor

CERTIFICATION

Pursuant to 20 ILCS 655/5.4 of the "Illinois Enterprise Zone Act," as amended, the Department of Commerce and Economic Opportunity hereby certifies the attached Ordinance that expands the boundaries of the Dekalb County Enterprise Zone by adding additional properties which include area on behalf of the City of Dekalb, the City of Genoa, the City of Sandwich, the City of Sycamore, the Town of Cortland, the Village of Waterman, and DeKalb County located in Dekalb County, Illinois.

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:

A handwritten signature in black ink, appearing to read "Kristin A. Richards", is written over a horizontal line.

Kristin A. Richards

Director

Illinois Department of Commerce
and Economic Opportunity

5/15/24

Date

DekalbCounty_2024_05_15_AT_2467



DeKalb County EDC
2179 Sycamore Road, Unit 102
DeKalb, IL 60115

815.895.2711 p
815.895.8713 f
DCEDC.ORG

October 9, 2024

2024-011

Tasha Sims, County Clerk & Recorder
Bridget Nodurft, Chief County Assessment Officer
Becky Springer, Treasurer
DeKalb County Government

SUBJECT: Certification of Compliance - Goldframe LLC Enterprise Zone Property Tax Abatement

Dear Tasha, Bridget & Becky:

This is to certify that during the current year, Goldframe LLC (Meta) has complied with the terms of the Memorandum of Understanding (MOU) with the DeKalb County Economic Development Corporation, Administrator of the DeKalb County Enterprise Zone on behalf of the Zone's Designating Units of Government and Participating Taxing Bodies.

In the attached Affidavit dated August 26, 2024, Goldframe LLC attested to the investment of \$3.9 billion in the construction of 980,000 square feet of space. This exceeds the requirement of \$800 million investment in the construction of a minimum of 900,000 square feet. Further, Goldframe LLC attested to the employment of 78 full-time permanent positions with an average wage of \$136,061 at the DeKalb Data Center location. As a result, Goldframe LLC has exceeded the terms of the MOU requiring that they "create 50 full time jobs on the property where the project is located." Goldframe also confirms that for these new full-time permanent positions, the average wage is no less than 160% of the Illinois Minimum Wage and the starting wage is no less than 120% of the Illinois Minimum Wage.

By fulfilling the requirements of the MOU, Meta is eligible for property tax abatement in accord with the DeKalb County Government and City of DeKalb Designating Ordinances, the DeKalb County Enterprise Zone Intergovernmental Agreement (IGA) and the City of DeKalb Taxing Body Participation Resolutions.

Sincerely,

Paul J. Borek
Interim Executive Director / Enterprise Zone Administrator

Attachment

cc: City of DeKalb Designating Units and Participating Taxing Bodies

City of DeKalb	DeKalb County Government
DeKalb School District 428	DeKalb County Forest Preserve District
Afton Township	Afton Township Road & Bridge District
Afton-Pierce Multi-Township District	Kishwaukee College
Kishwaukee Water Reclamation District	DeKalb Park District
DeKalb Public Library	

Diane Chappell, DeKalb County Tax Extension Clerk
Melissa Amedeo, DCEDC



August 26, 2024

Mr. Mark Williams
DeKalb County Economic Development Corporation
Administrator, DeKalb County Enterprise Zone
2179 Sycamore Road, Unit #102
DeKalb, IL 60115

RE: *Goldframe LLC Annual Certification of Employment and Average Wage*

Dear Mr. Williams,

On behalf of Goldframe LLC (the "Company") and pursuant to the terms of the Memorandum of Understanding (the "Agreement") by and between Goldframe LLC (f/k/a Ventus Tech Services) and the DeKalb County Economic Development Corporation ("EDC"), dated June 16, 2020, the Company hereby submits its annual affidavit certifying the current employment and average wage. Per the Agreement, the Company agreed to provide an annual affidavit no later than September 1st of each year certifying the current employment and average wage.

As of June 30, 2024, Goldframe LLC has 78 Full Time Employees, who have an average base pay of \$136,061.

Should you have any questions or concerns, please do not hesitate to contact Andy Ying at dced@meta.com.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read "Bradley Davis", written over a horizontal line.

Bradley Davis
Authorized Representative of Goldframe LLC (f/k/a. Ventus Tech Services)

CC: Andy Ying, Meta, Data Center Economic Development Analyst

Enclosure: Affidavit of Goldframe LLC

AFFIDAVIT OF GOLDFRAME LLC (Company Name)

Affiant, Bradley Davis (name), being first duly sworn and upon oath, states as follows:

1. I am of legal age and under no legal disabilities.
2. If called upon, I could competently and truthfully testify to the facts stated herein.
3. I am submitting this affidavit per the requirements of Paragraph 10 of the Memorandum of Understanding between Goldframe LLC (Company Name) and the DeKalb County Economic Development Corporation, dated June 16, 2020.
- As of June 30, 2024 (date), Goldframe LLC (Company) has completed construction of 980,000 SF of space and invested at least three billion, nine hundred million dollars (\$3,900,000,000) in building and equipment installed in or about the premises since the first year of the project.
4. As of June 30, 2024 (date), Goldframe LLC (Company) has created 78 new, full-time permanent positions with an average annual wage of \$136,061. Total employment at the premises in DeKalb (city/village) is 78.
5. As of June 30, 2024 (date), Goldframe LLC (Company) confirms that for these 78 new full-time permanent positions, the average hourly wage is no less than 160% of the State of Illinois minimum wage and the starting wage is no less than 120% of the Illinois minimum wage.

I declare to the best of my knowledge and belief, the information herein is true correct, and complete.



(Signature)

Bradley Davis

(Name)

Authorized Representative

(Title)

Goldframe LLC

(Company)

Subscribed and sworn to before me this ^{27th}~~26th~~ day of August, 2024.



Notary Public

JULIE TENEMAZA
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 25, 2026