ORDINANCE 13-64 RECEIVED AND FILED: February 11, 2014

APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA

WHEREAS, the City of DeKalb, Illinois desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et. seq., as amended (hereinafter referred to as the "Act") for the proposed Redevelopment Plan and Project (the “Plan”) within the municipal boundaries of the City of DeKalb and within the South 4th Street Redevelopment Project Area (the “Area”) as described in Exhibit A attached to this Ordinance, which constitutes in the aggregate more than 1-1/2 acres; and

WHEREAS, the Plan was made available for public inspection at the City Clerk’s office on May 3, 2013; and

WHEREAS, the City Council did on June 10, 2013 pass Resolution 13-36, setting August 12, 2013 as the date for the public hearing on the Plan, with the time and place of such hearing identified in said Resolution; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 11, 2013 pursuant to Section 11-74.4-5 of the Act, said notice being given to all interested parties that have registered with the City concerning the proposed South 4th Street Redevelopment Project Area; and

WHEREAS, due notice with respect to the availability of the Plan, which contains an eligibility report, was given by mail on June 11, 2013 pursuant to Section 11-74.4-5 of the Act, said notice being given to all residential addresses that, after a good faith effort, the City determined are located within 750 feet of the boundaries of the South 4th Street Redevelopment Project Area; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, the City Council caused a public hearing to be held relative to the Redevelopment Plan and Redevelopment Project and the proposed designation of the South 4th Street Redevelopment Project Area on August 12, 2013 at DeKalb City Hall; and

WHEREAS, due notice with respect to such hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, said notice being given to taxing districts and to the State of Illinois by certified mail on June 11, 2013; by publication on July 16, 2013 and July 23, 2013; and by certified mail to property owners within the Area on July 23, 2013; and

WHEREAS, the Redevelopment Plan and Project set forth the factors constituting the need for abatement of conditions in the proposed redevelopment project area that have led to blight or may lead to blight, and the City Council has reviewed testimony concerning such need presented at the public hearing and has reviewed the eligibility report and is generally informed of the conditions in the South 4th Street Redevelopment Project Area as the terms “conservation area” are defined in the Act; and
WHEREAS, the City Council has reviewed the conditions pertaining to lack of private investment in the South 4th Street Redevelopment Project Area to determine whether private development would take place in the proposed Area as a whole without the adoption of the proposed Tax Increment Redevelopment Plan and Project for said Area; and

WHEREAS, the City Council has reviewed the conditions pertaining to real property in the South 4th Street Redevelopment Project Area to determine whether contiguous parcels of real property in said Project Area would be substantially benefited by the proposed redevelopment project improvements; and

WHEREAS, the City Council has reviewed the proposed South 4th Street Tax Increment Redevelopment Plan and Project and the Comprehensive Plan for the development of the municipality as a whole to determine whether the proposed Redevelopment Plan and Project conforms to the Comprehensive Plan of the City.

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

Section 1. The area constituting the South 4th Street Redevelopment Project Area in the City of DeKalb, Illinois is described in Exhibit A, attached hereto and made part of this Ordinance.

Section 2. There exist conditions that cause the area to be designated as a Redevelopment Project Area to be classified as a combination “blighted area” and “conservation area” as defined in Section 11-74.4-3 of the Act.

Section 3. The South 4th Street Redevelopment Project Area, on the whole, has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Redevelopment Plan.

Section 4. The Redevelopment Plan and Redevelopment Project for the South 4th Street Redevelopment Project Area conforms to the Comprehensive Plan for the development of the municipality as a whole.

Section 5. The parcels of real property in the proposed Redevelopment Project Area are contiguous and only those contiguous parcels of real property, which will be substantially benefited by the proposed redevelopment project, are included in the South 4th Street Redevelopment Project Area.

Section 6. The estimated date for the completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31 of the year in which the payment to the City Treasurer as provided in subsection (b) of Section 11-74.4-8 of the Act is to be made with respect to ad valorem taxes levied in the twenty-third calendar year after the year in which the ordinance approving the South 4th Street Redevelopment Project Area is adopted.

Section 7. The Tax Increment Redevelopment Plan and Project for the South 4th Street Redevelopment Project Area, which was the subject matter of the hearing held on August 12, 2013, is hereby adopted and approved. A copy of the aforementioned Redevelopment Plan and Project, marked as Exhibit B, is attached to and made a part of this Ordinance.
Section 8. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 9. This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

Section 10. This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: ________, 2014. Effective date: ______________, 2014.

[ON MARCH 10, 2014, COUNCIL VOTED BY ROLL CALL VOTE 7-0-1 TO TERMINATE CURRENT EFFORTS TO CREATE SOUTH FOURTH STREET TIF AND TO TERMINATE THE ORDINANCES RELATING TO SAME, WITHOUT PASSAGE: AYE: JACOBSON, FINUCANE, LASH, SNOW, BAKER, O’LEARY, REY. ABSENT: NAYLOR.]

ATTEST:

ELIZABETH E. PEERBOOM, City Clerk ___________________________ JOHN A. REY, Mayor ___________________________
EXHIBIT A:

BOUNDARY DESCRIPTION OF THE SOUTH 4TH STREET
REDEVELOPMENT PROJECT AREA

THAT PART OF THE WEST HALF OF SECTION 26 AND THAT PART OF THE EAST
HALF OF SECTION 27, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF LOT 1, BLOCK 1 OF MARTIN BROS.
& GAL'T'S SUB., SAID POINT ALSO BEING ON THE SOUTH R.O.W. LINE OF CULVER
STREET; THENCE WESTERLY ALONG SAID SOUTH R.O.W. LINE OF CULVER
STREET EXTENDED TO THE WEST R.O.W. LINE OF FOURTH STREET; THENCE
NORTHERLY ALONG SAID WEST LINE TO THE SOUTH R.O.W. LINE OF TAYLOR
STREET; THENCE WESTERLY ALONG SAID SOUTH R.O.W. LINE TO THE
NORTHWEST CORNER OF LOT 1, BLOCK 2 OF LACAS SUB.; THENCE SOUTHERLY
ALONG A LINE PARALLEL TO THE WEST LINE OF SAID LOT, A DISTANCE OF
82.5 FEET TO A POINT; THENCE SOUTHERLY ALONG A LINE PARALLEL TO THE WEST LINE
OF SAID LOT, A DISTANCE OF 209.37 FEET TO A POINT THAT IS ON THE NORTH LINE OF LOT 11,
BLOCK 4 OF BRADT PARK 2ND ADD.; THENCE EASTERNLY ALONG SAID NORTH
LINE A DISTANCE OF 82.5 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE
SOUTHERLY ALONG THE EAST LINE OF BLOCK 4 OF BRADT PARK 2ND ADD. TO
THE NORTHEAST CORNER OF LOT 6, REUBEN R JOHNSON'S RESUB.; THENCE
EASTERLY ALONG THE NORTH LINE OF REUBEN R JOHNSON'S RESUB. TO THE
NORTHEAST CORNER OF LOT 1 OF SAID RESUB., WHICH POINT IS ALSO ON THE
WEST R.O.W. LINE OF SOUTH FOURTH STREET, ALSO KNOWN AS STATE ROUTE
23; THENCE SOUTHERLY ALONG SAID R.O.W. LINE TO THE NORTHEAST CORNER
OF LOT 23, MARTIN BROS. & GAL'T'S SUB.; THENCE WESTERLY ALONG THE
NORTH LINE OF SAID LOT AND THE EXTENSION OF SAID NORTH LINE TO THE
WEST LINE OF LOT 27, MARTIN BROS. & GAL'T'S SUB.; THENCE SOUTHERLY
ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE
EASTERLY TO THE NORTHWEST CORNER OF LOT 4, PARDRIDGE PLACE UNIT NO.
2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION AND THE
WEST LINE OF PARDRIDGE PLACE UNIT NO. 3 TO THE NORTH R.O.W. LINE OF
BARB BLVD.; THENCE WESTERLY ALONG SAID NORTH R.O.W. LINE A DISTANCE
OF 640 FEET TO A POINT; THENCE SOUTHERLY, PERPENDICULAR TO THE LAST
DESCRIBED COURSE, A DISTANCE OF 400 FEET TO A POINT; THENCE EASTERLY,
PERPENDICULAR TO THE LAST DESCRIBED COURSE, A DISTANCE OF 400 FEET TO
A POINT; THENCE SOUTHEASTERLY AT AN ANGLE OF 150 DEGREES, 24 MINUTES,
55.6855 SECONDS AS MEASURED COUNTERCLOCKWISE FROM THE LAST
DESCRIBED COURSE, A DISTANCE OF 177.3 FEET; THENCE SOUTHERLY AT AN
ANGLE OF 119 DEGREES, 17 MINUTES, 41.6899 SECONDS AS MEASURED
COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, SAID LINE ALSO
BEING PARALLEL TO THE EAST LINE OF SECTION 27, A DISTANCE OF 340 FEET,
MORE OR LESS, TO A LINE 1100 FEET NORTH OF AND PARALLEL TO THE SOUTH
SECTION LINE OF SECTION 27; THENCE EASTERLY, PERPENDICULAR TO THE
LAST DESCRIBED COURSE, A DISTANCE OF 578 FEET, MORE OR LESS, TO THE
EAST R.O.W. LINE OF SOUTH FOURTH STREET, ALSO KNOWN AS STATE ROUTE 23; THENCE NORTHERLY ALONG SAID EAST R.O.W. LINE TO THE NORTHWEST CORNER OF LOT 1, WILLEY'S DIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF WILLEY'S DIVISION TO THE NORTHEAST CORNER OF SAID DIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF LOTS 18 AND 2 OF COLONIAL SUB. TO A POINT ON THE NORTHWEST CORNER OF SAID LOT 2, SUCH POINT ALSO BEING ON THE SOUTH LINE OF LOT B OF KLAGES SUB.; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID LOT B TO THE SOUTHEAST CORNER OF SAID LOT B; THENCE NORTHERLY ALONG THE EAST LINE OF SAID LOT B TO THE NORTHEAST CORNER OF SAID LOT B; THENCE WESTERLY ALONG THE NORTH LINE OF SAID LOT B TO THE MOST WESTERLY LINE OF LOT C OF KLAGES SUB.; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHWEST CORNER OF SAID LOT C, WHICH POINT IS ALSO ON THE SOUTH R.O.W. LINE OF CHARTER ST.; THENCE EASTERLY ALONG SAID SOUTH R.O.W. LINE TO THE SOUTHERLY EXTENSION OF THE WEST LINE OF FRIESTEAD SUB.; THENCE NORTHERLY ALONG THE WEST LINE OF BLOCK 8 OF MARTIN BROS. & GALT'S SUB., SUCH LINE ALSO BEING THE EAST LINE OF AN ALLEY, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT C OF THE KOHLER RESUB.; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION OF THE SOUTH LINE AND THE SOUTH LINE OF LOTS B AND C OF KOHLER RESUB. TO THE SOUTHWEST CORNER OF SAID LOT B; THENCE NORTHERLY ALONG THE WEST LINE OF SAID LOT B TO THE NORTHWEST CORNER OF SAID LOT B, WHICH POINT IS ALSO ON THE SOUTH R.O.W. LINE OF HARVEY STREET; THENCE EASTERLY ALONG SAID R.O.W. LINE TO THE NORTHWEST CORNER OF LOT 1, BLOCK 6 OF MARTIN BROS. & GALT'S SUB.; THENCE NORTHERLY ALONG THE EXTENSION OF THE WEST LINE OF SAID LOT 1, SUCH LINE ALSO BEING THE EAST LINE OF AN ALLEY, TO THE POINT OF BEGINNING.
EXHIBIT B:

TAX INCREMENT FINANCING REDEVELOPMENT PLAN AND PROJECT, SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA
BE IT RESOLVED BY THE CITY COUNCIL of the City of DeKalb, Illinois, as follows:

That the City of DeKalb, Illinois hereby establishes August 12, 2013, at 7:00 p.m. at City Hall as the time and place for the Public Hearing to consider the adoption of the Tax Increment Financing Redevelopment Plan and Project for the South 4th Street Redevelopment Project Area. All required and due public notice shall be provided of such hearing. Copies of the feasibility study for such proposed TIF are available upon request at the City Clerk’s office.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a regular meeting thereof held on the 10th day of June, 2013 and approved by me as Mayor on the same day. Passed on roll call vote 7-0-1. Aye: Jacobson, Finucane, Lash, Snow, Naylor, O’Leary, Rey. Absent: Baker.

ATTEST:

ELIZABETH E. PEERBOOM, City Clerk

JOHN A. REY, Mayor
4. CONSIDERATION BY THE DEPARTMENT OF PUBLIC WORKS REQUESTING CITY COUNCIL TO AUTHORIZE THE MAYOR TO SIGN AN AGREEMENT FOR THE PURCHASE OF 3,500 TONS OF ROCK SALT FOR FY 15.

Approved in the Consent Agenda by Omnibus Vote.


Approved in the Consent Agenda by Omnibus Vote.

6. ORDINANCE 2014-04 AMENDING ESTABLISHING A TEMPORARY PROCESS FOR APPROVING AUTHORIZED SIGNATORIES ON FINANCIAL TRANSACTIONS FOR THE CITY OF DEKALB.

Approved in the Consent Agenda by Omnibus Vote.

7. RESOLUTION 2014-04 PROVIDING APPROVAL TO DEKALB-SYCAMEORE AREA TRANSPORTATION STUDY BUDGET FOR FY15.

Approved in the Consent Agenda by Omnibus Vote.

G. Purchase and Bid Awards:
NONE.

H. OLD BUSINESS:
NONE.

I. ORDINANCES:

1. ORDINANCE 2013-64 APPROVING THE TAX INCREMENT REDEVELOPMENT PLAN AND PROJECT FOR THE SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA.

MOTION
Ald. Finucane moved to consider Ordinances 2013-64, 2013-65 and 2013-66 in Omnibus form; seconded by Ald. Lash. Motion carried on voice vote. Mayor Rey declared the motion passed.

Ms. Gaura stated she and the Mayor have been contacted by Ald. Naylor who raised questions and asked that this item be tabled to the March 24th meeting. She added it is up to Council whether they wish to table the item or proceed tonight. Council consensus was to proceed tonight.

Ms. Diedrich provided a background on the history of the proposed TIF districts. Mr. Frieders added that the area has been identified for redevelopment, but due to the short time allowed to use a TIF area, it is the recommendation to discontinue action at this time. Staff is concerned the
longer this area is proposed as a TIF area, the more apt someone could present a challenge to it.

Mayor Rey added it is questionable whether the expected expenditures would be recovered during the life of the TIF. Ald. Lash agreed with staff’s recommendation. Ald. Snow views it as a postponement only. Ms. Gaura stated certain projects need to be completed prior to the TIF areas.

MOTION

2. ORDINANCE 2013-65 DESIGNATING THE SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA.

See Item I.1

3. ORDINANCE 2013-66 ADOPTING TAX INCREMENT FINANCING FOR THE SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA.

See Item I.1

4. ORDINANCE 2014-05 AMENDING ESTABLISHING A TEMPORARY LICENSING PROCESS FOR CERTAIN BUSINESSES WITHIN THE CITY OF DEKALB.

Mayor Rey read Ordinance 2014-05 by title only.

Mr. Frieders stated these are businesses staff sees as growth industries and target markets. There are concerns about regulatory challenges that are not addressed in the Municipal Code. He added staff would look at other municipalities, research the items and bring back recommendations for Council. This ordinance would propose a temporary license for these issues which would be in effect for 180 days. Staff will develop formal recommendations for a formal licensing ordinance during the 180 days, he said.

MOTION
Ald. Finucane moved to receive and file Ordinance 2014-05; seconded by Ald. O’Leary. Motion carried on voice vote. Mayor Rey declared the motion passed.

MOTION

MOTION

J. RESOLUTIONS:
Tax Increment Financing
Redevelopment Plan & Project

South 4th Street
Redevelopment Project Area

Prepared for
City of DeKalb, Illinois

Prepared by
PGAV PLANNERS

April 24, 2013
CITY OF DEKALB, ILLINOIS

MAYOR
John Rey

CITY COUNCIL
David Jacobson, 1st Ward
Bill Finucane, 2nd Ward
Kristen Lash, 3rd Ward
Robert (Bob) Snow, 4th Ward
Ron Naylor, 5th Ward
Dave Baker, 6th Ward
Monica O’Leary, 7th Ward

CITY CLERK
Diane Wright

CITY MANAGER
Mark Biernacki

FINANCE OFFICER
Laura Pisarcik

ECONOMIC DEVELOPMENT COORDINATOR
Jennifer Diedrich
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APPENDIX

Attachment A - Resolution No. 13-05
Attachment B - Boundary Description
Attachment C - Photos
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SECTION I
INTRODUCTION

On February 13, 2013, the DeKalb City Council passed Resolution 13-05 stating the City’s intent to designate a portion of the City as a tax increment finance (TIF) Redevelopment Project Area and to induce development interest within such area (see Attachment A in the Appendix). The area being considered for designation as a TIF area generally covers the commercial corridor along South 4th Street, Taylor to Barb Boulevard and includes a portion of the Huntley Middle School. The area is referred to herein as the South 4th Street Redevelopment Project Area (the “Area”). The boundaries of the Area are as shown on Exhibit A - Redevelopment Project Area Boundary. Refer also to the Boundary Description contained in the Appendix as Attachment B.

The Area contains approximately 53 acres, including street and alley rights-of-way (net of rights-of-way, 43 acres). There are a total of 70 parcels of real property, of which 66 (94%) have improvements thereon (e.g., buildings, parking areas, etc). Much of the built environment in this Area, including improvements in public right-of-way, suffers from advanced age and physical deterioration. Not all properties have conditions that would cause them to qualify individually under the definitions contained in the Act. However, the area “on the whole” meets the eligibility requirements of the Act.

The City may consider the use of tax increment financing, as well as other economic development resources as available, to facilitate private investment within the Area. It is the intent of the City to induce the investment of significant private capital in the Area, which will serve to renovate or redevelop underperforming and obsolete parcels along the South 4th Street commercial corridor and ultimately enhance the tax base of the community. Furthermore, in accordance with Section 11-74.4-3(n)(5) of the Act, a housing impact study need not be performed since the City has expressly stated in this Plan that it is not reasonably expected that the proposed redevelopment plan will result in the displacement of ten (10) or more inhabited housing units. Certification of this claim is provided in Section IV of this report.

The Act sets forth the requirements and procedures for establishing a Redevelopment Project Area and a Redevelopment Plan. The following sections of this report present the findings of eligibility and the Redevelopment Plan and Project for the Area, as well as other findings, evidence, and documentation required by the Act.
Exhibit A
Redevelopment Project Area Boundary
South Fourth Street Redevelopment Project Area
SECTION II

STATUTORY BASIS FOR TAX INCREMENT FINANCING AND SUMMARY OF FINDINGS

A. Introduction

Tax increment financing (TIF) is a local funding mechanism created by the “Tax Increment Allocation Redevelopment Act” (the “Act”). The Act is found at 65 ILCS 5/11-74.4-1 et. seq.

As used, herein, the term Redevelopment Project means any public and private development project in furtherance of the objectives of a Redevelopment Plan. The term Redevelopment Project Area means an area designated by the municipality, which is not less in the aggregate than 1-1/2 acres and in respect to which the municipality has made a finding that there exist conditions that cause the area to be classified as an industrial park conservation area, a blighted area or a conservation area, or a combination of both blighted areas and conservation areas. Redevelopment Plan means the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions, the existence of which qualified the Redevelopment Project Area as a “blighted area” or “conservation area” or combination thereof or “industrial park conservation area,” and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area.

The concept behind the tax increment law is straightforward and allows a municipality to carry out redevelopment activities on a local basis. Redevelopment that occurs in a designated Redevelopment Project Area results in an increase in the equalized assessed valuation (EAV) of the property and, thus, generates increased real property tax revenues. This increase or "increment" can be used to finance "redevelopment project costs" such as land acquisition, site clearance, building rehabilitation, interest subsidy, construction of public infrastructure, and other redevelopment project costs as permitted by the Act.

The Illinois General Assembly made various findings in adopting the Act; among them were:

1. That there exists in many municipalities within the State blighted, conservation and industrial park conservation areas; and

2. That the eradication of blighted areas and the treatment and improvement of conservation areas by redevelopment projects are essential to the public interest and welfare.

These findings were made on the basis that the presence of blight, or conditions that lead to blight, is detrimental to the safety, health, welfare and morals of the public.
To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a Redevelopment Plan. One of these requirements is that the municipality must demonstrate that a Redevelopment Project Area qualifies under the provisions of the Act. With the definitions set forth in the Act, a Redevelopment Project Area may qualify either as a blighted area, a conservation area, or a combination of both blighted area and conservation area, or an industrial park conservation area.

B. Summary of Findings

The following findings and evidentiary documentation is made with respect to the proposed Redevelopment Project Area:

1. The Area as a whole meets the statutory requirements as a combination blighted area and conservation area. Furthermore, the factors necessary to make these findings exist to a meaningful extent and are distributed throughout the Area.

2. The Area exceeds the statutory minimum size of 1-1/2 acres.

3. The Area contains contiguous parcels of real property.

4. If this Plan is adopted and implemented by the City, it is reasonable to say that all properties included in the Area would benefit substantially from being included in the Area.

5. The Redevelopment Project Area, as a whole, has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to occur without public assistance. Further evidence of this is presented in Section III and throughout this document.
SECTION III

BASIS FOR ELIGIBILITY OF THE AREA AND FINDINGS

A. Introduction

A Redevelopment Project Area, according to the Act, is that area designated by a municipality in which the finding is made that there exist conditions that cause the area to be classified as a blighted area, conservation area, or combination thereof, or an industrial park conservation area. The criteria and the individual factors defining each of these categories of eligibility are defined in the Act.

This Section documents the relevant statutory requirements and how the subject area meets the eligibility criteria.

B. Statutory Qualifications

The Act defines the factors that must be present in order for an area to qualify for TIF. The following provides the statutory definitions of the qualifying factors relating to a blighted area and a conservation area:

1. Eligibility of a Blighted Area

The Act states that a “...‘blighted area’ means any improved or vacant area within the boundaries of a redevelopment project area located within the territorial limits of the municipality where:” [Emphasis with bold text added.]

a. “If improved, industrial, commercial, and residential buildings or improvements are detrimental to the public safety, health, or welfare because of a combination of five (5) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the improved part of the Redevelopment Project Area;” [Emphasis with bold and underlined text added.]

(1) “Dilapidation. An advanced state of disrepair or neglect of necessary repairs to the primary structural components of buildings, or improvements in such a combination that a documented building condition analysis determines that major repair is required or the defects are so serious and so extensive that the buildings must be removed.” [Emphasis with underlined text added.]
(2) “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use. [Emphasis with underlined text added.]

(3) “Deterioration. With respect to buildings, defects including, but not limited to, major defects in the secondary building components such as doors, windows, porches, gutters, and downspouts, and fascia. With respect to surface improvements, that the condition of roadways, alleys, curbs, gutters, sidewalks, off-street parking, and surface storage areas evidence deterioration, including, but not limited to, surface cracking, crumbling, potholes, depressions, loose paving material, and weeds protruding through paved surfaces.” [Emphasis with underlined text added.]

(4) “Presence of structures below minimum code standards. All structures that do not meet the standards of zoning, subdivision, building, fire, and other governmental codes applicable to property, but not including housing and property maintenance codes.” [Emphasis with underlined text added.]

(5) “Illegal use of individual structures. The use of structures in violation of applicable federal, State, or local laws, exclusive of those applicable to the presence of structures below minimum code standards.” [Emphasis with underlined text added.]

(6) “Excessive vacancies. The presence of buildings that are unoccupied or underutilized and that represent an adverse influence on the area because of the frequency, extent, or duration of the vacancies.” [Emphasis with underlined text added.]

(7) “Lack of ventilation, light, or sanitary facilities. The absence of adequate ventilation for light or air circulation in spaces or rooms without windows, or that require the removal of dust, odor, gas, smoke, or other noxious airborne materials. Inadequate natural light and ventilation means the absence of skylights or windows for interior spaces or rooms and improper window sizes and amounts by room area to window area ratios. Inadequate sanitary facilities refers to the absence or inadequacy of garbage storage and enclosure, bathroom facilities, hot water and kitchens, and structural inadequacies preventing ingress and egress to and from all rooms and units within a building.” [Emphasis with underlined text added.]

(8) “Inadequate utilities. Underground and overhead utilities such as storm sewers and storm drainage, sanitary sewers, water lines, and gas, telephone, and electrical services that are shown to be inadequate. Inadequate utilities are those that are: (i) of insufficient capacity to serve the uses in the redevelop-
ment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.” [Emphasis with underlined text added.]

(9) “Excessive land coverage and overcrowding of structures and community facilities. The over-intensive use of property and the crowding of buildings and accessory facilities onto a site. Examples of problem conditions warranting the designation of an area as one exhibiting excessive land coverage are: (i) the presence of buildings either improperly situated on parcels or located on parcels of inadequate size and shape in relation to present-day standards of development for health and safety, and (ii) the presence of multiple buildings on a single parcel. For there to be a finding of excessive land coverage, these parcels must exhibit one or more of the following conditions: insufficient provision for light and air within or around buildings, increased threat of spread of fire due to the close proximity of buildings, lack of adequate or proper access to a public right-of-way, lack of reasonably required off-street parking, or inadequate provision for loading and service.” [Emphasis with underlined text added.]

(10) “Deleterious land use or layout. The existence of incompatible land-use relationships, buildings occupied by inappropriate mixed-uses, or uses considered to be noxious, offensive, or unsuitable for the surrounding area.” [Emphasis with underlined text added.]

(11) “Environmental clean-up. The proposed redevelopment project area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the redevelopment project area.” [Emphasis with underlined text added.]

(12) “Lack of community planning. The proposed redevelopment project area was developed prior to or without the benefit or guidance of a community plan. This means that the development occurred prior to the adoption by the municipality of a comprehensive or other community plan, or that the plan was not followed at the time of the area’s development. This factor must be documented by evidence of adverse or incompatible land-use relationships, inadequate street layout, improper subdivision, parcels of inadequate shape and size to meet contemporary development standards, or other evidence demonstrating an absence of effective community planning.” [Emphasis with underlined text added.]
(13) “The total equalized assessed value of the proposed redevelopment project area has declined for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the redevelopment project area is designated.”

b. “If vacant, the sound growth of the Redevelopment Project Area is impaired by a combination of two (2) or more of the following factors, each of which is (i) present, with that presence documented to a meaningful extent, so that a municipality may reasonably find that the factor is clearly present within the intent of the Act, and (ii) reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:”

(1) “Obsolete platting of vacant land that results in parcels of limited or narrow size, or configurations of parcels of irregular size or shape that would be difficult to develop on a planned basis and in a manner compatible with contemporary standards and requirements, or platting that failed to create rights-of-ways for streets or alleys, or that created inadequate right-of-way widths for streets, alleys, or other public rights-of-way, or that omitted easements for public utilities.”

(2) “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”

(3) “Tax and special assessment delinquencies exist, or the property has been the subject of tax sales under the Property Tax Code within the last five (5) years.”

(4) “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

(5) “The area has incurred Illinois Environmental Protection Agency or United States Environmental Protection Agency remediation costs for, or a study conducted by an independent consultant recognized as having expertise in environmental remediation has determined a need for, the clean-up of hazardous waste, hazardous substances, or underground storage tanks required by State or federal law, provided that the remediation costs constitute a material impediment to the development or redevelopment of the Redevelopment Project Area.”
(6) “The total equalized assessed value of the proposed Redevelopment Project Area has declined for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated, or is increasing at an annual rate that is less than the balance of the municipality for three (3) of the last five (5) calendar years for which information is available, or is increasing at an annual rate that is less than the Consumer Price Index for All Urban Consumers published by the United States Department of Labor or successor agency for three (3) of the last five (5) calendar years prior to the year in which the Redevelopment Project Area is designated.”

2. Eligibility of a Conservation Area

The Act further states that a “… “conservation area” means any improved area within the boundaries of a redevelopment project area located within the territorial limits of the municipality in which 50% or more of the structures in the area have an age of 35 years or more. Such an area is not yet a blighted area, but because of a combination of three (3) or more of the [13 factors applicable to the improved area] is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area.” [Emphasis with bold and underlined text added. Bracketed text replaces “following factors” from the Act.]

C. Investigation and Analysis of Blighting Factors

In determining whether or not the Area meets the eligibility requirements of the Act, research and field surveys were conducted by way of:

- Contacts with City of DeKalb officials who are knowledgeable of Area conditions and history.
- On-site field examination of conditions within the Area by experienced staff of PGAV.
- Use of definitions contained in the Act.
- Adherence to basic findings of need as established by the Illinois General Assembly in establishing tax increment financing, which became effective January 10, 1977.
- Examination of DeKalb County real property tax assessment records.

To ensure that the exercise of these powers is proper and in the public interest, the Act specifies certain requirements that must be met before a municipality can proceed with implementing a redevelopment project. One of these is that the municipality must demonstrate that the Area qualifies. An analysis of the physical conditions and presence of blighting factors relating to the Area was commissioned by the City. The result and documentation of this effort are summarized below.
D. Analysis of Conditions in the Area

PGAV staff conducted an initial reconnaissance survey of the Area on September 26, 2012 to make a preliminary finding of conditions in the Area. A parcel by parcel survey to document existing conditions in the Area was conducted on March 14 and 15, 2013. One of the outcomes of this survey was an inventory of existing land uses in the Area, which are illustrated on Exhibit B - Existing Land Use Map. This field work was supplemented with discussions with City staff and analysis of property assessment data from DeKalb County. Exhibit C – Summary of Blighting and Conservation Area Factors provides a quantitative breakdown of the various factors. Exhibit D – Existing Conditions Map provides a graphic depiction of certain blighting and conservation area factors that were determined to exist within the Area. A blighting factor that relates to property valuation trends is presented later in this Section.

1. Findings on Improved Area

   a. Summary of Findings on Age of Structures: Age is a prerequisite factor in determining if all or a portion of a redevelopment project area qualifies as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures in the redevelopment project area must have an age of 35 years or greater in order to meet this criteria. The 61 of the 79 (77%) buildings in the Area are over 35 years old. The fact that these buildings were constructed over 35 years ago was derived from photo interpretation analysis of DeKalb County tax map aerial photographs taken in the spring of 1977.

   b. Summary of Findings on Deterioration: Deteriorating conditions were recorded on 52 (66%) of the 79 buildings in the Area. The field survey of exterior building conditions in the Area found structures with major defects in the secondary structural components, including windows, doors, gutters, downspouts, masonry and other fascia materials, etc. These deteriorated buildings are scattered throughout the Area. Furthermore, the eligibility analysis included a tour of the Huntley Middle School Facilities and a review of documentation on needed repairs provided by the School District. While not readily apparent from the eye level towards the exterior or within all the hallways and classrooms, this school facility suffers from aging and deteriorating building components. Of particular note are problems with several of the critical building components including the roof, windows and building foundation.
Legend

- Redevelopment Project Area Boundary
- Single-Family Residential
- Two Family Residential
- Multi-Family Residential
- Commercial
- Mixed Use
- Public/Institutional
- Vacant/Undeveloped Land


Exhibit B
Existing Land Use Map
South Fourth Street Redevelopment Project Area

April 2013
### Summary of Blighting and Conservation Area Factors

#### South Fourth Street Redevelopment Project Area

**City of DeKalb, Illinois**

<table>
<thead>
<tr>
<th>Category</th>
<th>Total</th>
<th>%</th>
</tr>
</thead>
<tbody>
<tr>
<td>No. of improved parcels</td>
<td>66</td>
<td>94%</td>
</tr>
<tr>
<td>No. of vacant parcels</td>
<td>4</td>
<td>6%</td>
</tr>
<tr>
<td>Total parcels</td>
<td>70</td>
<td>100%</td>
</tr>
<tr>
<td>No. of buildings</td>
<td>79</td>
<td>100%</td>
</tr>
<tr>
<td>No. of buildings 35 years or older</td>
<td>61</td>
<td>77%</td>
</tr>
<tr>
<td>No. housing units</td>
<td>26</td>
<td></td>
</tr>
<tr>
<td>No. housing units occupied</td>
<td>25</td>
<td></td>
</tr>
<tr>
<td>Sub-Area Count</td>
<td>8</td>
<td>100%</td>
</tr>
</tbody>
</table>

#### Improved Land Factors:

- No. of deteriorated buildings                                           | 52    | 66% |
- No. of parcels with site improvements that are deteriorated          | 44    | 67% |
- Deteriorated street and/or sidewalk pavement (by Sub-Area)          | 7     | 88% |
- No. of dilapidated buildings                                         | 3     | 4%  |
- No. of obsolete buildings                                             | 10    | 13% |
- No. of structures below minimum code                                 | nd    | 1%  |
- No. of buildings lacking ventilation, light or sanitation facilities | nd    | 1%  |
- No. of building with illegal uses                                    | nd    | 1%  |
- Vacant Building Space (square feet)                                   | 63,470| 16% |
- No. of parcels with excessive land coverage or overcrowding of structures | 33 | 50% |
- Inadequate utilities (by Sub-Area)                                   | 8     | 100%|
- Deleterious land use or layout (by Sub-Area)                         | 6     | 75% |
- Lack of community planning                                           | 0     | 0%  |
- Declining or Sub-par EAV Growth                                       | Yes   |     |

#### Vacant Land Factors (2 or More):

- Obsolete Platting                                                     | 1     | 25% |
- Diversity of Ownership                                                | nd    | 1%  |
- Tax Delinquencies                                                     | nd    | 1%  |
- Deterioration of Structures or Site Improvements in Neighboring Areas | 4     | 100%|
- Environmental Clean-up                                                | nd    | 1%  |
- Declining or Sub-par EAV Growth                                       | Yes   |     |

1. Not determined
2. The percentage of vacant building space is 27% if publicly owned building square footage is not included in the computation. It increases to 32% if isolated to just private commercial building space.
Note: Inadequate Utilities are present in all Sub-Areas due to aging water main requiring frequent repairs along South 4th Street and Lacas Street.
• Of the approximately 139,000 square feet of roof surface, 93% of it is 22 years old or older. The oldest portion (7,200 square feet) is about 29 years old and is slated for replacement next year at an estimated cost of $313,000. The next oldest portion, at 22 years old, is proposed to be replaced in two phases - in 2015 and 2016 at a total estimated cost of $1.8 million. Photographs of roof with multiple patches are contained in Attachment C in the Appendix.

• During the on-site visit it was noted that many of the insulated window panes had failed vapor seals. Replacement costs are not known at this time, but surely will be costly given the quantity of windows.

• A portion of the foundation wall in the boiler room is severely cracked and groundwater is leaking into the room.

• The tennis court surfaces and fencing exhibit considerable deterioration.

Deteriorated site improvements are also found on 44 (67%) of the 66 improved parcels in the Area. Significant amounts of street pavement, sidewalk or curb and gutter within the street right-of-way is found in 7 (88%) of the 8 sub-areas within the Area. Potholes and cracking were documented in street and alley pavement, and in numerous curbs and sidewalks are cracked and crumbling. Attachment C in the Appendix provides photographic evidence of the conditions found on these properties and within the public rights-of-way.

b. Summary of Findings Regarding Excessive Vacancies: Of the total building space within the Area, 16% of it is vacant. Taking into account only privately-owned commercial building space (e.g., excluding the Huntley Middle school and residential buildings), the vacancy rate escalates to about 32%. This is an excessive level of vacant commercial space in terms of the retail/service or office real estate industry. Much of this vacant commercial building space is associated with former Sullivan grocery store, which closed in November of 2003. Other notable vacant buildings include the former Kentucky Fried Chicken restaurant (closed October 2009) and former Protono Auto Parts store (closing date not determined).

c. Summary of Findings Regarding Excessive Land Coverage: Half of the properties have excessive land coverage. Excessive land coverage is characterized by a large percentage of building and paving coverage on their respective lots. Little or no landscaping is provided and there is an obvious lack of adequate off-street parking and loading areas. There are instances along the corridor where vehicles backing out of a parking space must back into a traffic lane. Of the 66 improved parcels in the Area, 33 (50%) revealed evidence of excessive land coverage.
d. **Summary of Finding Regarding Deleterious Land Use or Layout:** Incompatible land use relationships were documented in 6 (75%) of 8 sub-areas. Examples of this include commercial uses adjacent to residential uses without adequate buffers or screening. Sighted during the field survey included unscreened trash dumpster containers next to residential properties. Also noted was the parking of a large commercial vehicle next to adjoin residential lot.

e. **Summary of Findings Regarding Declining or Lagging Rate of Growth of Total Equalized Assessed Valuation:** This factor is applicable to vacant areas as well as improved areas. The total equalized assessed valuation (EAV) for the Area has not kept pace with the Consumer Price Index (CPI) for four (4) of the last five (5) calendar years. A comparison of EAV for the Area and the CPI is shown in **Exhibit E, Comparison of EAV Growth Rates (2007-2012).** Furthermore, the EAV declined for three (3) out of the last five (5) years.

g. **Summary of Findings Regarding Inadequate Utilities:** Water main breaks, particularly on the 6 inch main located within the South 4th Street right-of-way is a perennial problem. According to records provided by the City’s Water Division there has been nine water main breaks within the Area over the last 10 years. The Division estimates that the 6” water main was installed in the 1950’s although there are no readily available records to prove this. Absent such evidence, the fact that there are frequent breaks suggests the cast iron mains are old and reaching the end of their useful life.

2. **Findings on Vacant Land**

There are only 4 vacant parcels that constitute only 2 of the 43 net acres of land within the Area. The factors present include deterioration of structures or site improvements in neighboring areas adjacent to the vacant land, and the total EAV of the proposed Area has increased at a rate that is less than the CPI for four (4) of the last five (5) years and declined for three (3) out the last five (5) years. Photos of the deteriorate buildings and site conditions are located in **Attachment C** in the **Appendix.**
E. Summary of Eligibility Factors for the Area

The study found that the Area contains conditions that qualify it as a **combination blighted area and conservation area**. The following summarizes the existence of the most predominant blighting/conservation factors existing within the Area:

- **Age** – Of the 79 buildings located in the Area 61 (77%) are greater than 35 years old, which exceeds the statutory threshold of 50% (prerequisite for a “conservation area”).

- **Deterioration** – 66% of the buildings and 67% of parcel site improvements exhibit signs of deterioration as defined in the Act. This is a high incidence of deterioration among buildings and site improvements. Deteriorated conditions were also found within public right-of-way (including street pavement, sidewalks, curb and gutters) within 7 of the 8 sub-areas within the Area.

- **Excessive land coverage** – Half of the improved parcels in the Area had excessive land coverage.

- **Deleterious land use or layout** – Incompatible land use relationships were documented in 6 (75%) of 8 sub-areas.

- **Inadequate utilities** – The existing 6” water mains located with Lacus Street and South 4th Street are old and suffer from frequent breaks.

---

### Exhibit E

**COMPARISON OF EAV GROWTH RATES (2007-2012)**

South 4th Street Redevelopment Project Area

<table>
<thead>
<tr>
<th>Assessment Year</th>
<th>Project Area EAV</th>
<th>EAV Decline?</th>
<th>Area Growth Rate Less Than CPI?</th>
</tr>
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<tbody>
<tr>
<td>2007</td>
<td>$4,269,806</td>
<td></td>
<td>207.342</td>
</tr>
<tr>
<td>2008</td>
<td>$4,388,475</td>
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<td>215.303</td>
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<tr>
<td>Annual Percent Change</td>
<td>2.8%</td>
<td>NO</td>
<td>3.8%</td>
</tr>
<tr>
<td>2009</td>
<td>$4,393,357</td>
<td></td>
<td>214.537</td>
</tr>
<tr>
<td>Annual Percent Change</td>
<td>0.1%</td>
<td>NO</td>
<td>-0.4%</td>
</tr>
<tr>
<td>2010</td>
<td>$4,122,578</td>
<td></td>
<td>218.056</td>
</tr>
<tr>
<td>Annual Percent Change</td>
<td>-6.2%</td>
<td>YES</td>
<td>1.6%</td>
</tr>
<tr>
<td>2011</td>
<td>$3,985,061</td>
<td></td>
<td>224.939</td>
</tr>
<tr>
<td>Annual Percent Change</td>
<td>-3.3%</td>
<td>YES</td>
<td>3.2%</td>
</tr>
<tr>
<td>2012</td>
<td>$3,456,602</td>
<td></td>
<td>229.594</td>
</tr>
<tr>
<td>Annual Percent Change</td>
<td>-13.3%</td>
<td>YES</td>
<td>2.1%</td>
</tr>
</tbody>
</table>

* Consumer Price Index - All Urban Consumers.
• **Sub-par EAV trends** – The growth in the Area’s EAV has failed to keep pace with inflation for four (4) out of the last five (5) years and it has declined for three (3) out of the last five (5) years.

• **Deteriorated buildings or site improvements in neighboring areas** – The vacant parcels of property negatively impacted by the deteriorated conditions of the adjacent and nearby properties.

This study finds that the Redevelopment Project Area contains conditions that qualify it as a combination blighted area and conservation area, as these terms are defined in the Act, and that these parcels will likely continue to exhibit blighted conditions or conditions that may lead to blight without a program of intervention to induce private and public investment in the Area. These findings were made considering the qualifying factors that are present to a meaningful extent and distributed throughout the Area. The qualifying conditions that exist in the Redevelopment Project Area are detrimental to the Area, as a whole, and the long-term interests of the taxing districts. The various projects contemplated in this tax increment program will serve to reduce or eliminate these deficiencies and enhance the tax base of all overlapping taxing authorities.

Therefore, it is concluded that public intervention is necessary because of the conditions documented herein and the lack of private investment in the Area. The City Council should review this analysis and, if satisfied with the findings contained herein, proceed with the adoption of these findings in conjunction with the adoption of the Redevelopment Plan and establishment of the Redevelopment Project Area.
SECTION IV
REDEVELOPMENT PLAN

A. Introduction

This section presents the Redevelopment Plan and Project for the South 4th Street Redevelopment Project Area. Pursuant to the Tax Increment Allocation Redevelopment Act, when the finding is made that an area qualifies as a conservation, blighted, combination of conservation and blighted areas, or industrial park conservation area, a Redevelopment Plan must be prepared. A Redevelopment Plan is defined in the Act as "the comprehensive program of the municipality for development or redevelopment intended by the payment of redevelopment project costs to reduce or eliminate those conditions the existence of which qualified the Redevelopment Project Area as a 'blighted area' or 'conservation area' or combination thereof or 'industrial park conservation area', and thereby to enhance the tax bases of the taxing districts which extend into the Redevelopment Project Area".

B. General Land Uses to Apply

The proposed general land uses to apply to the Area is presented on Exhibit F, entitled General Land Use Plan. The General Land Use Plan proposes uses that are consistent with the 2005 Comprehensive Plan Update for the City of DeKalb and its environs. Commercial development is proposed for most properties zoned for commercial use along South 4th Street. The Huntley Middle School is designated as Institutional. An alternate land use proposed is the "Residential/Commercial Alternate" designation, which permits the continuation of existing residential uses indefinitely, but if redeveloped, commercial use is recommended. It is not the intent of this Plan to use TIF to assist conversion of individual residential structures into commercial use. Instead, property assembly and redevelopment into commercial development, meeting current codes standards, is encouraged.

C. Objectives

The objectives of the Redevelopment Plan are:

1. Reduce or eliminate those conditions that qualify the Area as eligible for tax increment financing by carrying out the Redevelopment Plan.

2. Prevent the recurrence of blighting conditions.

3. Enhance the real estate tax base for the City and all overlapping taxing districts through the implementation and completion of the activities identified herein.

1 Adopted March 14, 2005.
4. Encourage and assist private investment in the redevelopment of the Area through the
   provision of financial assistance as permitted by the Act.

5. Provide for safe and efficient traffic circulation within the Area.

6. Complete all public and private actions required in this Redevelopment Plan in an ex-
   peditious manner.

D. Program Policies to Accomplish Objectives

The City has determined that it is appropriate to provide limited financial incentives for private
investment within the Area. It has been determined, through redevelopment strategies previ-
ously utilized by the City and communications between prospective land buyers/developers and
the City, that tax increment financing constitutes a key component of leveraging private in-
vestment within the Area. The City will incorporate appropriate provisions in any redevelop-
ment agreement between the City and private investors to assure that redevelopment projects
achieve the objectives stated herein and accomplish the various redevelopment projects de-
scribed below.

E. Redevelopment Projects

To achieve the Plan objectives and the overall project proposed in the Plan, a number of public
and private activities will need to be undertaken, including a combination of private develop-
ments and public investment in infrastructure improvements. Improvements and activities
necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:
   a. Building repairs, renovation and retrofitting existing private buildings: Improvements
to existing private buildings is encouraged. This includes the possible retrofitting of
   the existing School District Administration Building for private (and taxable) use.

   b. Demolition of existing buildings. Demolition of existing buildings, particularly
      obsolete ones, is anticipated to advance private redevelopment projects.

   c. Construction of private buildings. Construction of new commercial buildings is
      anticipated as part of private redevelopment projects.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private
investment in the Area. These may include, but are not limited to, the following activities:
Exhibit F
General Land Use Plan
South Fourth Street Redevelopment Project Area

Legend
- Redevelopment Project Area Boundary
- Single-Family/Commercial Alternate
- Commercial
- Public/Institutional

April 2013
a. **Land assembly and site preparation.** In order to facilitate redevelopment, it may be necessary for TIF to help finance land acquisition or to assist in site preparation, including building demolition, environmental remediation, and other steps to prepare sites for development.

b. **Marketing of properties and promoting development opportunities.** The City will help to promote the opportunities available for investment in the Area.

c. **Repairs, renovation and retrofitting existing public buildings:** To the extent TIF funds are available, the TIF program may be used to assist with cost of needed repairs to the Huntley Middle School.

d. **Other programs of financial assistance as may be provided by the City.** The Act defines eligible redevelopment project costs that are summarized in **Section F** below. The City’s involvement with redevelopment activities may include all those authorized by the Act, as needed.

3. **Land Assembly, Displacement Certificate & Relocation Assistance:**

To achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary to attract private development interest. Therefore, property located within the Area may be acquired by the City or private parties, as necessary, to implement a specific public or private redevelopment project. Such property assembly may include the displacement of inhabited housing units located in the Area (see below).

**Displacement Certificate:**

Pursuant to Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Act, by adoption of this Redevelopment Plan by the City, the City hereby certifies that this Redevelopment Plan will not result in the displacement of more than nine (9) inhabited residential units. If, at some time in the future, a redevelopment project is proposed that will result in the displacement of ten (10) or more inhabited residential units, the City will prepare, or cause to be prepared, the requisite housing impact study pursuant to the Act.

**Relocation Assistance:**

In the event that households of low-income or very low-income persons inhabit any residential housing units where relocation of the occupants is required, relocation assistance will be provided to such persons. Affordable housing and relocation assistance shall not be less than that which would be provided under the federal Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 and the regulations under that Act, including the eligibility
criteria. Affordable housing may be either in existing or newly constructed buildings. For purposes of this requirement in the Act, “low-income households”, “very low-income households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

F. Estimated Redevelopment Project Costs

The estimated costs associated with the eligible public redevelopment activities are presented in Exhibit G, on the following page, entitled Estimated Redevelopment Project Costs. This estimate includes reasonable or necessary costs incurred, or estimated to be incurred, in the implementation of this Redevelopment Plan. These estimated costs are subject to refinement as specific plans and designs are finalized and experience is gained in implementing this Redevelopment Plan and do not include financing costs or interest payments that may be incurred in conjunction with redevelopment projects.

In addition to the proposed TIF funding, the City may seek the assistance of various State of Illinois Departments (Department of Transportation, Department of Commerce and Economic Opportunity, etc.), or appropriate agencies of the Federal Government to assist in funding site preparation, infrastructure, or other required projects or improvements. To the extent additional funds can be secured from the State of Illinois, or any Federal program or other public or private sources, the City may use such funding sources in furtherance of the Redevelopment Plan and Project.

G. Description of Redevelopment Project Costs

Costs that may be incurred by the City in implementing the Redevelopment Plan may include project costs and expenses as itemized in Exhibit G, subject to the definition of “redevelopment project costs” as contained in the Act, and any other costs that are eligible under said definition included in the “Contingency” line item. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act. Note that some of the following narrative has been paraphrased (see full definitions in the Act).

1. Costs of studies, surveys, development of plans and specifications, wetland mitigation plans, implementation and administration of the Redevelopment Plan, including but not limited to staff and professional service costs for architectural, engineering, legal, environmental, financial, planning or other services, subject to certain limitations:

   a. There are limitations on contracts for certain professional services with respect to term, services, etc.
**Exhibit G**

**ESTIMATED REDEVELOPMENT PROJECT COSTS**

South 4th Street Redevelopment Project Area

City of DeKalb, Illinois

<table>
<thead>
<tr>
<th>Description</th>
<th>Estimated Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. Public Works or Improvements</strong></td>
<td>$3,000,000</td>
</tr>
<tr>
<td>(Improvement of streets, curb and gutters, utilities and other public improvements)</td>
<td></td>
</tr>
<tr>
<td><strong>B. Property Assembly</strong></td>
<td>$2,500,000</td>
</tr>
<tr>
<td>(Acquisition of land, building demolition and site preparation)</td>
<td></td>
</tr>
<tr>
<td><strong>C. Building Rehabilitation</strong></td>
<td>$5,500,000</td>
</tr>
<tr>
<td><strong>D. Relocation</strong></td>
<td>$200,000</td>
</tr>
<tr>
<td><strong>E. Taxing District Capital Costs</strong></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>F. Job Training</strong></td>
<td>$100,000</td>
</tr>
<tr>
<td><strong>G. Interest Costs Incurred by Developers</strong></td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>H. Planning, Legal and Professional Services</strong></td>
<td>$500,000</td>
</tr>
<tr>
<td><strong>I. General Administration</strong></td>
<td>$200,000</td>
</tr>
<tr>
<td><strong>J. Financing Costs</strong></td>
<td>See Note 3</td>
</tr>
<tr>
<td><strong>K. Contingency</strong></td>
<td>$1,300,000</td>
</tr>
</tbody>
</table>

**Total Estimated Costs** $13,900,000

**Notes:**

1. All costs shown are in 2013 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Municipal financing costs such as interest expense, capitalized interest and cost of issuance of obligations are not quantified herein. These costs are subject to prevailing market conditions and will be considered part of the total redevelopment project cost if and when such financing costs are incurred.
4. Private redevelopment costs and investment are in addition to the above.
5. The total estimated redevelopment project costs shall not be increased by more than 5% after adjustment for inflation from the date of the Plan adoption, per subsection 11-74.4.5 (c) of the Act.

b. Annual administrative costs shall not include general overhead or administrative costs of the municipality that would still have been incurred by the municipality if the municipality had not designated a Redevelopment Project Area or approved a Redevelopment Plan.

c. Marketing costs are allowable if related to marketing sites within the Redevelopment Project Area to prospective businesses, developers and investors.

2. **Property assembly costs**, including but not limited to acquisition of land and other property, real or personal or interest therein, demolition of buildings, site preparation,
site improvements that serve as an engineered barrier addressing ground level or below ground level environmental contamination, including but not limited to parking lots and other concrete or asphalt barriers, and the clearing and grading of land.

3. **Costs of rehabilitation**, reconstruction or repair or remodeling of **existing public or private buildings, fixtures and leasehold improvements**; and the cost of replacing an existing public building if, pursuant to the implementation of a redevelopment project, the existing public building is to be demolished to use the site for private investment or devoted to a different use requiring private investment; including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification.

4. **Costs of the construction of public works or improvements**, including any direct or indirect costs relating to Green Globes or LEED certified construction elements or construction elements with an equivalent certification, except that on and after November 1, 1999, redevelopment project costs shall not include the cost of constructing a new municipal public building principally used to provide offices, storage space, or conference facilities or vehicle storage, maintenance, or repair for administrative, public safety, or public works personnel and that is not intended to replace an existing public building as provided under paragraph (3) of subsection (q) of Section 11-74.4-3 of the Act unless either

   a. the construction of the new municipal building implements a redevelopment project that was included in a Redevelopment Plan that was adopted by the municipality prior to November 1, 1999; or

   b. the municipality makes a reasonable determination in the Redevelopment Plan, supported by information that provides the basis for that determination, that the new municipal building is required to meet an increase in the need for public safety purposes anticipated to result from the implementation of the Redevelopment Plan.

5. **Cost of job training and retraining projects**, including the cost of “welfare to work” programs implemented by businesses located within the Redevelopment Project Area.

6. **Financing costs**, including but not limited to, all necessary and incidental expenses related to the issuance of obligations (see definition of “obligations” in the Act), and which may include payment of interest on any obligations issued thereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding thirty-six (36) months thereafter, and including reasonable reserves related thereto.
7. To the extent the municipality by written agreement accepts and approves the same, all or a portion of a **taxing district's capital costs** resulting from the redevelopment project necessarily incurred or to be incurred within a taxing district in furtherance of the objectives of the Redevelopment Plan and project.

8. **Relocation costs** to the extent that a municipality determines that relocation costs shall be paid or it is required to make payment of relocation costs by Federal or State law or in order to satisfy Subsection 11-74.4-3 (n) (7) of the Act (re: federal Uniform Relocation Assistance and Real Property Acquisition Policies Act requirements).

9. **Payments in lieu of taxes** (not common; see definition in Act).

10. **Costs of job training**, retraining, advanced vocational education or career education, including but not limited to courses in occupational, semi-technical or technical fields leading directly to employment, **incurred by one or more taxing districts**, provided that such costs:

    a. are related to the establishment and maintenance of additional job training, advanced vocational education or career education or career education programs for persons employed or to be employed by employers located in a Redevelopment Project Area; and

    b. when incurred by a taxing district(s) other than the municipality, are set forth in a written agreement between the municipality and the taxing district or taxing districts, which agreement describes the programs to be undertaken, including but not limited to the number of employees to be trained, a description of the training and services to be provided, the number and types of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the terms of the agreement. Such costs include, specifically, the payment by community college districts of costs pursuant to Sections 3-37, 3-38, 3-40 and 3-40.1 of the Public Community College Act, and by school districts of costs pursuant to Sections 10-22.20a and 10-23.3a of the School Code.

11. **Interest costs incurred by a redeveloper** related to the construction, renovation or rehabilitation of a redevelopment project provided that:

    a. such costs are to be paid directly from the special tax allocation fund established pursuant to this Act;

    b. such payments in any one year may not exceed 30% of the annual interest costs incurred by the redeveloper with regard to the redevelopment project during that year;
c. if there are not sufficient funds available in the special tax allocation fund to make the payment pursuant to this paragraph, then the amounts so due shall accrue and be payable when sufficient funds are available in the special tax allocation fund;

d. the total of such interest payments paid pursuant to this Act may not exceed 30% of the total (i) cost paid or incurred by the redeveloper for the redevelopment project, plus (ii) redevelopment project costs, excluding any property assembly costs and any relocation costs incurred by a municipality pursuant to this Act;

12. Unless explicitly stated in the Act, the cost of construction of new privately owned buildings shall not be an eligible redevelopment project cost.

13. None of the redevelopment project costs enumerated above shall be eligible redevelopment project costs if those costs would provide direct financial support to a retail entity initiating operations in the Redevelopment Project Area, while terminating operations at another Illinois location within 10 miles of the Redevelopment Project Area but outside the boundaries of the Redevelopment Project Area municipality. For purposes of this paragraph, termination means closing of a retail operation that is directly related to the opening of the same operation or like retail entity owned or operated by more than 50% of the original ownership in a Redevelopment Project Area; but it does not mean closing an operation for reasons beyond the control of the retail entity, as documented by the retail entity, subject to a reasonable finding by the municipality that the current location contained inadequate space, had become economically obsolete, or was no longer a viable location for the retailer or serviceman.

14. No cost shall be a redevelopment project cost in a redevelopment project area if used to demolish, remove, or substantially modify a historic resource, after August 26, 2008 (the effective date of Public Act 95-934), unless no prudent and feasible alternative exists. "Historic resource" for the purpose of this item (14) means

a. place or structure that is included or eligible for inclusion on the National Register of Historic Places or

b. contributing structure in a district on the National Register of Historic Places.

This item (14) does not apply to a place or structure for which demolition, removal, or modification is subject to review by the preservation agency of a Certified Local Government designated as such by the National Park Service of the United States Department of the Interior.
SECTION V
OTHER FINDINGS AND REQUIREMENTS

A. Conformance with Comprehensive Plan

Development projects proposed to be undertaken in implementing this Redevelopment Plan conform to the City of DeKalb’s Comprehensive Plan Update adopted March 14, 2005. In addition, all development in the Area will comply with applicable codes and ordinances.

B. Area, on the Whole, not Subject to Growth and Development

There has been very limited investment that would constitute as growth and development within the Area. While 90 building permit applications were processed for this area during this time period, only three were for substantial investment in the properties within the Area. These permits included $300,000 for the new Road Ranger convenience store building, an $80,000 investment in tenant improvements for the Dollar General, and $40,000 for the conversion of building space into offices at 810 South 4th Street. However, these limited investments were inconsequential in context of the entire area that had a 2012 fair market value of about $10.4 million (or about $3.5 EAV). The lack of Area-wide investment in growth and development is indicative, in part, by the fact that the tax base of the Area has fallen since 2007 by over $800,000 or minus 19%. Exhibit H, EAV Trends (2007-2012) provides a comparison of property value trends in the Area to the Consumer Price Index. When compared to a modest rate of inflation, the value of property in the Area falls far short.

Exhibit H
EAV TRENDS (2007-2012)
South 4th Street Redevelopment Project Area

<table>
<thead>
<tr>
<th></th>
<th>EAV 2007</th>
<th>EAV 2012</th>
<th>Change</th>
<th>Percent</th>
<th>Annual Percent Rate</th>
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<tr>
<td>RPA¹</td>
<td>$ 4,269,806</td>
<td>$ 3,456,602</td>
<td>$(813,204)</td>
<td>-19.0%</td>
<td>-4.1%</td>
</tr>
<tr>
<td>CPI²</td>
<td>207,342</td>
<td>229,594</td>
<td>22,252</td>
<td>10.7%</td>
<td>2.1%</td>
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</table>

¹ Equalized Assessed Valuation (EAV) of the Redevelopment Project Area

Based on building permit data provided by the City of DeKalb Building and Code Enforcement Department on March 15, 2013.
C. **Would Not be Developed “but for” Tax Increment Financing**

The City has found that the Area would not reasonably be developed without the use of tax increment revenues. The City further commits that such incremental revenues will be utilized for the development and revitalization of the Area as provided in the Act. Underscoring the economic need for municipal financial assistance in the form of tax increment financing is the certainty that there will not be commitments for private development and revitalization without the City’s commitment to provide such municipal financial assistance.

Furthermore, the eligibility factors documented in this Plan contribute to the “but for” argument. These conditions discourage private investment and will likely worsen as buildings continue to age further and building vacancies remain.

D. **Assessment of Financial Impact**

The City finds adoption of this Redevelopment Plan will not place significant additional demands on facilities or services for any local taxing body. Police and fire services and facilities appear to be adequate for the foreseeable future.

The City and Joint Review Board will monitor the progress of the TIF program and its future impacts on all local taxing bodies. In the event significant adverse impediments are identified that increase demands for facilities or services in the future, the City will consider utilizing tax increment proceeds or other appropriate actions, to the extent possible, to assist in addressing the needs.

E. **Estimated Date for Completion of the Redevelopment Projects**

The estimated date for completion of the Redevelopment Project or retirement of obligations issued shall not be later than December 31st of the year in which the payment to the City Treasurer, as provided in subsection (b) of Section 11-74.4-8 of the Act, is to be made with respect to ad valorem taxes levied in the 23rd calendar year after the year in which the ordinance approving the Area is adopted.

F. **Most Recent Equalized Assessed Valuation**

The most recent total EAV for the Area has been estimated by the City to be $3,456,602. A table with Parcel Identification Numbers and 2012 EAV is located in the Appendix as Attachment D. This is accompanied by a map showing the location of the parcels within the Redevelopment Project Area. The County Clerk of DeKalb County will verify the base EAV for each parcel after adoption of the City ordinances approving the Redevelopment Plan and establishing the Area.
G. Redevelopment Valuation

Contingent on the adoption of this Plan and commitment by the City to the redevelopment program described herein, the City anticipates that the private redevelopment investment in the Area will increase the EAV of the Area by $1.5 to $2 million (2013 dollars) upon completion of the redevelopment projects.

H. Source of Funds

The primary source of funds to pay for redevelopment project costs associated with implementing this Plan shall be funds collected pursuant to tax increment financing to be adopted by the City. Under such financing, tax increment revenue resulting from an increase in the EAV of property in the Area shall be allocated to a special fund each year (the "Special Tax Allocation Fund"). The assets of the Special Tax Allocation Fund shall be used to pay redevelopment project costs and retire any obligations incurred to finance redevelopment project costs.

In order to expedite implementation of this Redevelopment Plan and construction of the public improvements, the City, pursuant to the authority granted to it under the Act, may issue bonds or other obligations to pay for the eligible redevelopment project costs. These obligations may be secured by future revenues to be collected and allocated to the Special Tax Allocation Fund.

If available, revenues from other economic development funding sources, public or private, may be utilized. These may include State and Federal programs, local retail sales tax, applicable revenues from any adjoining tax increment financing areas, and land disposition proceeds from the sale of land in the Area, as well as other revenues. The final decision concerning redistribution of yearly tax increment revenues may be made a part of a bond ordinance.

I. Nature and Term of Obligations

Without excluding other methods of City or private financing, the principal source of funding will be those deposits made into the Special Tax Allocation Fund of monies received from the taxes on the increased EAV (above the initial EAV) of real property in the Area. These monies may be used to reimburse private or public entities for the redevelopment project costs incurred or to amortize obligations issued pursuant to the Act for a term not to exceed 20 years bearing an annual interest rate as permitted by law. Revenues received in excess of 100% of funds necessary for the payment of principal and interest on the bonds and not needed for any other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the any projects. One or more bond issues may be sold at any time in order to implement this Redevelopment Plan.
J. Fair Employment Practices and Affirmative Action

The City will insure that all private and public redevelopment activities are constructed in accordance with fair employment practices and affirmative action by any and all recipients of TIF assistance.

K. Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Act. Also, the City shall adhere to all reporting requirements and other statutory provisions.
ATTACHMENT A

DeKalb City Council Resolution No. 13-05
South 4th Street Redevelopment Project Area
RESOLUTION 13-05    Passed: February 11, 2013

PROVIDING FOR A FEASIBILITY STUDY ON
THE DESIGNATION OF A PORTION OF THE
CITY OF DEKALB AS A REDEVELOPMENT
PROJECT AREA AND TO INDUCE
DEVELOPMENT INTEREST WITHIN SUCH
AREA

WHEREAS, the City of DeKalb (the “City”) is authorized under the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 11-74.4-1, et seq. (the “Act”), to finance redevelopment project costs in connection with redevelopment project areas established in accordance with the conditions and requirements set forth in the Act; and

WHEREAS, pursuant to the Act, to implement tax increment financing (TIF), it is necessary for the City to adopt a redevelopment plan and redevelopment project, designate a redevelopment project area on the basis of finding that the area qualifies pursuant to statutory requirements, and make a finding that the redevelopment project area on the whole has not been subjected to growth and development through private enterprise and would not reasonably be anticipated to be developed without the adoption of a redevelopment plan, which plan contains a commitment to use public funds; and

WHEREAS, the City desires to undertake a feasibility study to determine whether findings may be made with respect to an area of the City (referred to as the “South Fourth Street Redevelopment Project Area”), which may be designated as a redevelopment project area, to qualify the area as a conservation area as defined in the Act, and other research necessary to document the lack of growth and development through private enterprise; and

WHEREAS, the exact extent and boundaries of the redevelopment project area are not precisely defined at this time but the area being considered is generally delineated on “Exhibit A” attached hereto, and that the actual redevelopment project area to be established may contain more less land than that shown on Exhibit A; and

WHEREAS, the City will be expending certain funds to determine eligibility of the proposed redevelopment project area and to prepare the required redevelopment plan if the City decides to implement tax increment financing for all or a portion of the proposed TIF area; and

WHEREAS, the City may expend other funds in furtherance of the objectives of the anticipated redevelopment plan; and

WHEREAS, it is the intent of the City to recover these expenditures from first proceeds of the TIF program, if established; and

WHEREAS, the City wishes to encourage developers and property owners to pursue plans for the redevelopment of the area and make such expenditures as are reasonably necessary in that regard with confidence that said expenditures may be allowable redevelopment project costs
under the plan once adopted and subject to a redevelopment agreement between the City and the developers/property owners; and

WHEREAS, the purpose of the proposed redevelopment plan and project is to generate private investment in the targeted area, thereby eliminating or reducing blighted conditions and provides for the long-term sound growth of the community; and

WHEREAS, tax increment allocation financing utilizes the increase in real estate taxes ("tax increment") resulting from the increase in value of properties located in a redevelopment project area to pay for certain redevelopment projects costs as provided for in the Act; and

WHEREAS, given that none of the purposes of the proposed redevelopment plan or proposed redevelopment project area is not reasonably expected to result in the displacement of residents from ten (10) or more inhabited residential units within the area, the feasibility study is not required to include the preparation of any housing impact study as described in Section 11-74.4-4.1 (b) of the Act; and

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of DeKalb, Illinois as follows:

1. That the City Council has examined the proposed area and circumstances and at this time believe that it is reasonable to believe that a tax increment financing plan can be adopted for said area and expenditures of development costs in furtherance of the plan and potential development should be allowable project costs under the plan, provided that this resolution is not a guarantee that any such plan will be adopted, but rather an expression of the sense of the City at this time.

2. The person to contact for additional information about the proposed redevelopment project area and who should receive all comments and suggestions regarding the redevelopment of the area shall be:

   Jenifer Diedrich
   Economic Development Coordinator
   City of DeKalb
   200 S. Fourth Street
   DeKalb, IL 60115
   Telephone (815) 748-2365

ATTEST:

DIANE K. WRIGHT, City Clerk

KRIS POVLSEN, Mayor

ATTACHMENT A:
Preliminary Boundary
Proposed South Fourth St. Redevelopment Project Area
Exhibit A
Study Area Boundary
Proposed South Fourth Street TIF District

January 2013
ATTACHMENT B

Boundary Description
South 4th Street Redevelopment Project Area
(To be provided by City)
ATTACHMENT C

Existing Conditions Photos
Sections of corner caps on the siding are missing at 833 Lacas Street.

The garage for 833 Lacas Street has deteriorated siding and windows.

The curb between 833 Lacas Street and the School District property at 901 South Fourth Street is cracked and crumbling. Note: Settlement cracking in driveway.

Box trucks are being stored in the back yard of 831 Lacas Street.

The side windows framing on 831 Lacas Street is rotted.

A truck parked in the front lawn of 817 Lacas Street.
The steel on a metal building at 808 Lacas Street are dented.

Businesses across street appear to be taking up most, if not all, on-street parking. Note: parking in lawn.

This old garage at 809 Lacas Street has rotted siding, deteriorated windows and several severe cracks in the wall due to excessive settling.

The parking lot and sidewalk running in front of 812 Lacas Street are severely deteriorated.

Damaged metal siding on building located at 812 Lacas Street are bent and dented.

Several of the commercial buildings along Lacas Street have unscreened dumpsters that can be seen by adjacent residential homes.
The exterior wall of 849 South 4th Street has step cracking and cracks from settling.

The shingles on 849 South 4th Street have become dislodged and are falling off. Warped shingles evident also.

A lift truck on one of the commercial properties parked next to adjacent residential.

The shingles on the garage of 832 Lacas are severely deteriorated.

The off street parking lot at 849 South 4th Street is of insufficient size and depth, causing vehicles to back out onto South 4th.

The former doctors office located at 835 South 4th is vacant, with the exception of the lower floor apartments. Apartment entrances on north side of building.
The siding on 831 South 4th Street has holes in it.

The parking lot for 831 South 4th Street is cracked and crumbling.

The cinder block walls on 809 South 4th are decaying likely due to leaky gutters and downspout above.

The wood shakes on 835 South 4th Street are damaged.

The parking lot at 909 South 4th Street has had sections repaired, but still contains severe cracking.

The exterior concrete block walls of 809 South 4th Street are riddled with step cracks.
An unscreened dumpster at 904 South 4th Street sits adjacent to a residential property.

Step cracking in the masonry walls of 904 South 4th Street.

The window seals on 922 South 4th Street have failed and are allowing moisture in between the glass panes.

The shingles on the vacant building at 922 South 4th Street appear to be beyond their useful life and some have become dislodged.
There is a welding shop located on the rear of 930 South 4th Street. Note: the welding shop is using part of 922 South 4th Street for storage.

The roof of the welding shop at 930 South 4th Street is in need of replacement.

Step cracking in the exterior walls of Huntley Middle School.

Rusted fencing and gates at the tennis courts of Huntley Middle School.

A rusted door on the exterior of Huntley Middle School.

Roofing substrate fasteners have punctured thru the roofing membrane and have been patched.
The concrete floor is cracking at the Middle school as well.

Patches in the roofing membrane of Huntley Middle School.

Cracking in a masonry wall at Huntley Middle School.

Water damage to the ceiling in one of the class rooms due to the deteriorated roof.

Cracking in the masonry wall of one of the class rooms.

Moisture in the windows of Huntley Middle School due to failing window seals.
A crack due to excessive settling runs along the wall and floor at the YMCA located inside Huntley Middle School.

Asbestos pipe insulation found at the middle school.

The concrete column at the YMCA is cracked.

A crack in the foundation of the middle school’s boiler room is letting water run through the wall.

The ramp at the loading dock of the vacant market is cracked and crumbling. The horizontal rails are becoming detached from the concrete.

The vacant grocery store at 1401 South 4th Street is an economic liability. Note: deteriorated parking lot.

The vacant grocery store at 1401 South 4th Street is an economic liability. Note: deteriorated parking lot.
The foundation of the vacant grocery at 1401 South 4th has vertical cracks throughout the rear of the building.

The base of the metal exterior door at the vacant grocery store is rusted.

The parking lot for the Auto Repair shop on the rear of 1211 South 4th Street is a mixture of dirt and gravel.

The alleyway behind the grocery store contains large potholes.

There is a large crack down the side of the hobby shop located at 1211 South 4th Street.

An abandoned single-family home located at 1205 South 4th Street.
The shingles on the abandoned home are so badly deteriorated the sheathing is exposed and contains holes. Note: crumbling chimney.

Hole in the roof of the vacant home at 1205 South 4th Street.

The garage for the abandoned home has rotted siding and boarded up doors.

An abandoned auto parts store located at 1151 South 4th Street.

The parking lot of the former auto parts store is so severely cracked weeds are growing through the paving.

The walls of the auto parts store have severe step cracking, indicating foundation settlement.
One of several piles of tires located behind the vacant auto parts store, provides breeding areas for mosquitoes.

A black liquid is leaking from a drum behind the former auto parts store.

An abandoned camper trailer behind the vacant auto parts store.

A rusted light post located at 1204 South 4th Street.

The rear parking lot for this auto repair shop at 1150 South 4th Street is full of vehicles sitting adjacent to residential properties.

The concrete parking lot for 1204 South 4th street has significant cracking.
Due to the inadequate size of the parking lot at the auto shop, cars are being parked on the sidewalk.

The concrete parking lot for 1152 South 4th Street is sagging due to excessive settling.

The parking lot at 1146 South 4th Street is cracked and crumbling.

This single family home at 1126 South 4th Street is running an auto sales business. Note pile of hubcaps to the left of driveway.

Abandoned cars in the rear of 1126 South 4th Street.
The siding and windows frames on 1124 South 4th Street are rotted.

Due to insufficient parking at the business next door, the front of 1110 South 4th Street is being used for parking.

Apparent abandoned vehicles and trailers on the rear of 1134 South 4th Street.

The former single-family home located at 1004 South 4th Street has been converted into a two-family, with a second unit upstairs.

The pavement along South 4th Street is cracked and in need of resurfacing. This condition is typical for the entire length of South 4th Street within the Area.

Deteriorated paving and curbs along South 4th Street.
Cracked pavement on Harvey Street.

Pavement along Harvey Street is crumbling around the manhole covers.
ATTACHMENT D

Parcel Identification Numbers,
Property Owner and 2012 EAV
<table>
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<tr>
<th>Map No.</th>
<th>Parcel ID No. (PIN)</th>
<th>Property Owner</th>
<th>Mailing Address</th>
<th>City, State, Zip</th>
<th>2012 EAV</th>
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<td>1</td>
<td>827227027</td>
<td>JAMES W DOHERTY</td>
<td>4 S LINCOLN AVE - APT 2D</td>
<td>Park Ridge, IL</td>
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<td>2</td>
<td>827227028</td>
<td>CURT M BIARNESEN</td>
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<td>827227029</td>
<td>RODNEY M MCKINESS</td>
<td>815 LACAS ST</td>
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<td>827227030</td>
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<td>PATRICK S SCHLINDER</td>
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<td>827226004</td>
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<td>PO BOX 37</td>
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<td>827226016</td>
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| TOTAL | $ 3,456,602 |

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