ORDINANCE 13-65  RECEIVED AND FILED: February 10, 2014

DESIGNATING THE SOUTH 4TH STREET REDEVELOPMENT PROJECT AREA.

WHEREAS, the City Council has heretofore in Ordinance 13-64 adopted and approved the Tax Increment Redevelopment Plan and Project for the proposed South 4th Street Redevelopment Project Area, with respect to which a public hearing was held on August 12, 2013, and it is now necessary and desirable to designate the area referred to in said plan as the South 4th Street Redevelopment Project Area;

NOW, THEREFORE, IT IS HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF DeKalb, ILLINOIS, that the area described in the attached Exhibit A is hereby designated as the South 4th Street Redevelopment Project Area pursuant to Section 11-74.4.4 of the Tax Increment Allocation Redevelopment Act:

Section 1. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 2. This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: ________, 2014. Effective date: ____________, 2014.

PASSED BY THE CITY COUNCIL of the City of DeKalb, Illinois at a regular meeting thereof held on the ___ day of ____, 2014 and approved by me as Mayor on the same day.

[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. & GALT'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 THE WEST LINE OF LACAS SUB. TO THE NORTHWEST CORNER OF LOT 7, BLOCK 2 OF LACAS SUB.; THENCE WESTERLY ALONG THE EXTENSION OF THE NORTH 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 EASTERLY 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 NORTHWEST 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. & GALT'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. & GALT'S SUB.; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE SOUTHWEST CORNER OF SAID LOT; THENCE EASTERLY TO THE NORTHWEST CORNER OF LOT 4, PARFRIDGE PLACE UNIT NO. 2; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF PARFRIDGE 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 EASTERNLY, 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.
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-SYCAMORE 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
Ald. Finucane moved to terminate current efforts to create the South 4th Street Tax Increment Financing District and to terminate Ordinances 2013-64, 2013-65 and 2013-66 relating to the same; seconded by Ald. Lash. Motion carried 7-0-1 on roll call vote. Aye: Jacobson, Finucane, Lash, Snow, Baker, O'Leary, Rey. Absent: Naylor. Mayor Rey declared the motion passed.

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: