WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 5/11-74.4-1 et. seq., hereinafter referred to as the “Act”, the City of DeKalb (the “City”) did on December 22, 1986 adopt Ordinances 86-78, 86-79, and 86-80, which approved a Redevelopment Plan and Project (the “Plan”), designated a redevelopment project area and established tax increment financing for a specific area legally described therein and commonly referred to as the Central Area TIF District (the “Area”); and

WHEREAS, pursuant to the Act, the City has amended the Plan from time to time, including extending the estimated date of completion of redevelopment projects and retirement of obligations, updating estimated redevelopment project costs, removing certain properties from the Area and making other such changes as deemed necessary; and

WHEREAS, it is now desirable and for the best interest of the citizens of the City to amend the Area boundaries by removing additional property and street rights-of-way therefrom in order to establish a new TIF redevelopment project areas to be identified as the Sycamore Road Redevelopment Project Area; and

WHEREAS, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended, provided that changes which do not:

1. add additional parcels of property to the proposed redevelopment project area;

2. substantially affect the general land uses proposed in the redevelopment plan;

3. substantially change the nature of the redevelopment project;

4. increase the total estimated redevelopment project costs set out in the redevelopment plan by more than 5% after adjustment for inflation from the date the plan was adopted;

5. add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or,

6. increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10,

may be made without further public hearing, and related notices and procedures including the convening of a joint review board as set forth in Section 11-74.4-6 of the Act, provided that the
municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing districts. Such notice by mail and by publication shall each occur not later than 10 days following the adoption by ordinance of such changes; and

WHEREAS, the change to the Project Area boundary involves the removal of property and, therefore, may be made without further hearing and related notices and procedures:

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

Section 1. The area described in the attached Exhibit “A” is hereby removed from the TIF Area No. 1.

Section 2. The City Clerk is hereby directed to notify the County Clerk of this 2013 Amendment.

Section 3. The City Clerk is hereby directed, within 10 days from the date of passage and approval, give notice of the passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties registry and publish said notice in the Daily Chronicle, a newspaper of general circulation within the affecting taxing districts.

Section 4. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

Section 5. This Ordinance shall be in full force and effect after passage and publication pursuant to law. Publication date: N/A. Effective date: N/A.


ATTEST:

ELIZABETH E. PEERBOOM, City Clerk

JOHN A. REY, Mayor
EXHIBIT A

Area to be removed from City of DeKalb
Central Area TIF Redevelopment Project Area No. 1
(future Sycamore Road Redevelopment Project Area)

THAT PART OF SECTION 12, ALL IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE
THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, DEKALB, ILLINOIS, DESCRIBED
AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT "A" OF C. M.
CHEATHAM SUB. (THE SAME BEING A POINT ON THE CENTERLINE OF SYCAMORE
ROAD, SAID CENTERLINE BEING THAT CENTERLINE IN EXISTENCE BEFORE THE
HIGHWAY REALIGNMENT AS NOTED BY PLAT OF DEDICATION FOR HIGHWAY
PURPOSES RECORDED IN BOOK "B" OF PLATS, PAGE 20, IN THE DEKALB COUNTY
RECORER'S OFFICE); THENCE NORTHWESTERLY ALONG THE SOUTH LINE OF
SAID LOT "A", A DISTANCE OF 293.0 FEET; THENCE NORTHEASTERLY AT AN
ANGLE OF 78 DEGREES 31 MINUTES MEASURED COUNTER-CLOCKWISE FROM
THE LAST DESCRIBED COURSE, A DISTANCE OF 256.0 FEET TO A POINT ON A LINE
15.0 FEET SOUTHWESTERLY, AS MEASURED AT RIGHT ANGLES TO THE NORTH
BOUNDARY LINE OF SAID LOT "A"; THENCE SOUTHEASTERLY AT AN ANGLE OF
104 DEGREES 15 MINUTES MEASURED COUNTER-CLOCKWISE FROM THE LAST
DESCRIBED COURSE, AND PARALLEL WITH THE NORTH LINE OF SAID LOT "A", A
DISTANCE OF 290.0 FEET TO THE SAID CENTERLINE OF SYCAMORE ROAD BEFORE
SAID REALIGNMENT; THENCE SOUTHWESTERLY ALONG SAID CENTERLINE TO
THE POINT OF BEGINNING.