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

CERTIFICATE

I, LYNN A. FAZEKAS, do hereby certify that I am the duly appointed City Clerk of the City of DeKalb, DeKalb County, Illinois, and as such officer, do hereby certify that the foregoing is a true and correct copy of:

ORDINANCE 2018-070

ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEKALB CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.

ADOPTED BY THE MAYOR AND CITY COUNCIL of the City of DeKalb on the 11th day of February 2019.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the City of DeKalb this 13th day of February 2019.

LYNN A. FAZEKAS, City Clerk

Prepared by and Return to:
City of DeKalb
City Clerk's Office
200 S. Fourth Street
DeKalb, Illinois 60115

filed with
the DeKalb County
Clerk on 2/19/19.
ORDINANCE 2018-070  
PASSED: FEBRUARY 11, 2019

ADOPTING TAX INCREMENT ALLOCATION FINANCING FOR THE DEKALB CENTRAL BUSINESS DISTRICT REDEVELOPMENT PROJECT AREA.

WHEREAS, it is desirable and in the best interests of the citizens of the City of DeKalb, DeKalb County, Illinois (the “City”), for the City to adopt tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/11-74.4-1, et seq. (the “TIF Act”); and

WHEREAS, pursuant to the TIF Act, the Mayor and City Council of the City (collectively, the “Corporate Authorities”) have heretofore approved the City of DeKalb, IL DeKalb Central Business District Redevelopment Project Area Tax Increment Financing District Eligibility Study and Redevelopment Plan and Project (the “Plan”) for the DeKalb Central Business District Redevelopment Project Area (the “Project Area”) as required by the TIF Act by passage of an ordinance and have heretofore designated the Project Area as required by the TIF Act by passage of an ordinance and have otherwise complied with all other conditions precedent required by the TIF Act.

NOW THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of DeKalb, DeKalb County, Illinois, as follows:

SECTION 1. TAX INCREMENT ADOPTION. The TIF Act is hereby adopted to pay redevelopment project costs, as defined in the TIF Act and as set forth in the Plan, within the Project Area, as legally described in Exhibit A, attached hereto and incorporated herein. The map of the Project Area showing the street locations are depicted in Exhibit B, attached hereto and incorporated herein as if set out in full by this reference.

SECTION 2. ALLOCATION OF AD VALOREM TAXES. Pursuant to the TIF Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Project Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the TIF Act each year after the effective date of this Ordinance until the Plan costs and obligations issued in respect thereto have been paid, shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract, or parcel of real property in the Project Area, shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts, in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract, or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in
Ordinance 2018-070

the Project Area, shall be allocated to and when collected shall be paid to the
municipal treasurer or to his designee, pursuant to Section 207A of the Revenue Act
of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special
fund, hereby created, and designated the "DeKalb Central Business District
Redevelopment Project Area Tax Allocation Fund" of the City, and such taxes shall
be used for the purpose of paying Project costs and obligations incurred in the
payment thereof.

SECTION 3. INVALIDITY OF ANY SECTION. If any section, paragraph, or provision of
this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity
or unenforceability of such section, paragraph, or provision shall not affect any of the
remaining provisions of this Ordinance.

SECTION 4. SUPERSEDER AND EFFECTIVE DATE. All ordinances, resolutions,
motions, or orders in conflict with this Ordinance are repealed to the extent of such
conflict, and this Ordinance shall be in full force and effect immediately upon its passage
by the Corporate Authorities and approval as provided by law.

ADOPTED BY THE CITY COUNCIL of the City of DeKalb, Illinois, at a Regular meeting
thereof held on the 11th day of February 2019 and approved by me as Mayor on the same
passed by a 7-1 roll call vote on February 11, 2019. Aye: Finucane, Stupegia, Fagan,

ATTEST:

LYNN A. FAZEKAS, City Clerk
JERRY SMITH, Mayor
Exhibit A: CBD RPA Boundary Legal Description

OF PROPERTY DESCRIBED AS:

THAT PART OF SECTIONS 22 AND 23 IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 10 IN BROUGHTON’S ADDITION TO THE CITY OF DEKALB, AS RECORDED IN BOOK “D” ON PAGE 95 IN THE RECORDER’S OFFICE OF DEKALB COUNTY, IN THE NORTHEAST QUARTER IN SAID SECTION 22, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE NORTHWESTERLY AT AN ANGLE OF 29 DEGREES 10 MINUTES 39 SECONDS TO THE LEFT FROM THE EASTERLY LINE OF SAID LOT 10, 17.94 FEET;

THENCE NORTHEASTERLY AT AN ANGLE OF 154 DEGREES 34 MINUTES 10 SECONDS TO THE LEFT FROM THE LAST DESCRIBED COURSE, 51.01 FEET TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 2 IN SAID BROUGHTON’S ADDITION TO THE CITY OF DEKALB, SAID POINT BEING 34.63 FEET NORTH OF THE INTERSECTION OF SAID SOUTHERLY EXTENSION AND THE EASTERLY LINE OF SAID LOT 10 (THE LAST THREE COURSES ARE DESCRIBED IN A CONVEYANCE TO THE CITY OF DEKALB IN DOCUMENT NUMBER 2017001231, RECORDED FEBRUARY 14, 2017);

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION, THE EAST LINE OF LOT 2 AND THE NORTHERLY EXTENSION THEREOF TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY (AKA IL. RTE. 38), AS WIDENED;

THENCE EASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY TO A POINT ON THE WEST LINE OF SPANGENBERG’S ADDITION TO THE CITY OF DEKALB, AS RECORDED SEPTEMBER 11, 1895 IN BOOK “C” OF PLATS, PAGE 9;

THENCE NORTH ALONG SAID WEST LINE OF SPANGENBERG’S ADDITION TO THE CITY OF DEKALB TO A POINT ON THE NORTH LINE OF LOT 2 IN SAID SPANGENBERG’S ADDITION TO THE CITY OF DEKALB;

THENCE EAST ALONG SAID NORTH LINE OF LOT 2 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST RIGHT-OF-WAY LINE OF JOHN STREET;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF JOHN STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN WAY;

THENCE EASTERLY ALONG SAID WESTERLY EXTENSION, THE NORTHERLY RIGHT-OF-WAY LINE OF LINCOLN WAY AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF HARRISON STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF HARRISON STREET TO THE SOUTHWEST CORNER OF LOT 7 IN BLOCK 2 IN SAMUEL PETERSON’S ADDITION TO THE CITY OF DEKALB, RECORDED IN BOOK “B” OF PLATS, PAGE 110 ON APRIL 20, 1892;
THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 7 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 2 OF MAYO'S SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED MAY 24, 1900 IN BOOK "C" OF PLATS, PAGE 25;

THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 2 TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF PARK AVENUE;

THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE CENTERLINE OF A PRIVATE ALLEY, ADJOINING LOT 1 IN BLOCK 1 IN SAID MAYO'S SUBDIVISION TO THE NORTH;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE CENTERLINE OF THE PRIVATE ALLEY AND THE SOUTH LINE OF SAID LOT 1 IN BLOCK 1 TO THE SOUTHEAST CORNER THEREOF;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 IN BLOCK 1 TO A POINT ON THE NORTH LINE OF THE SOUTH 2 FEET OF LOT 2 IN SAID BLOCK 1;

THENCE EAST ALONG THE EASTERLY EXTENSION OF SAID NORTH LINE OF THE SOUTH 2 FEET OF LOT 2 TO A POINT ON THE WESTERLY LINE OF LOT 4 IN KENNEDY'S ADDITION TO THE CITY OF DEKALB, AS RECORDED MARCH 21, 1904 IN BOOK "D" OF PLATS, PAGE 29;

THENCE NORTH ALONG SAID WESTERLY LINE OF LOT 4 TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT 4 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 1 IN SAID KENNEDY'S ADDITION;

THENCE NORTHEASTERLY ALONG THE EAST LINE OF SAID LOT 1 AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF LOCUST STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF LOCUST STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET TO A POINT OF INTERSECTION WITH THE NORTHWESTERLY EXTENSION OF THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 5 IN BLOCK A IN THE ORIGINAL TOWN (NOW CITY) OF DEKALB, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 19, 1853 IN BOOK "A" OF PLATS, PAGE 8 ¾;

THENCE SOUTHEASTERLY ALONG SAID NORTHWESTERLY EXTENSION AND THE SOUTH LINE OF THE NORTH 6 FEET OF LOT 5 IN BLOCK A TO A POINT ON THE NORTHWESTERLY LINE OF AN 18-FOOT-WIDE ALLEY LYING EAST OF SAID 1ST STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY LINE OF THE 18-FOOT-WIDE ALLEY AND THE NORTHEASTERLY EXTENSION THEREOF TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF OAK STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF OAK STREET TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 5TH STREET;
THENCE NORTHEASTERLY ALONG SAID NORTH-WESTERLY RIGHT-OF-WAY LINE OF 5TH STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PINE STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PINE STREET TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 6TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 6TH STREET TO THE SOUTHWEST CORNER OF LOT 3 IN BLOCK 39 IN SAID ORIGINAL TOWN (NOW CITY) OF DEKALB;

THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID LOT 3 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY LINE OF AN 18-FOOT-WIDE ALLEY LYING EASTERLY OF 6TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE OF THE 18-FOOT-WIDE ALLEY TO A POINT ON THE NORTH LINE OF THE SOUTH 44 FEET OF LOT 7 IN SAID BLOCK 39;

THENCE SOUTHEASTERLY ALONG SAID NORTH LINE OF THE SOUTH 44 FEET OF LOT 7 TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 7TH STREET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF PINE STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PINE STREET AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF 8TH STREET;

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF 8TH STREET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID OAK STREET;

THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF OAK STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF A LINE THAT IS 30 FEET EASTERLY OF AND PARALLEL TO AN EAST LINE OF LOT "B" IN F.E. SCHUNDLER PROPERTY PLAT, AS RECORDED SEPTEMBER 24, 1974 IN BOOK "Q" OF PLATS, PAGE 73 AS DOCUMENT NUMBER 382380, SAID EAST LINE OF LOT "B" BEING A NORTHERLY-SOUTHERLY LINE BEGINNING 101.42 FEET EAST OF THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND THE LINE THAT IS 30 FEET EASTERLY OF AND PARALLEL TO AN EAST LINE OF LOT "B" TO A POINT ON THE NORTH LINE OF SAID LOT "B";
THENCE EASTERLY ALONG SAID NORTH LINE OF LOT "B" TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE WEST LINE OF LOT "E" IN SAID F.E. SCHUNDLER PROPERTY PLAT;

THENCE NORTHERLY ALONG SAID WEST LINE OF LOT "E" TO THE NORTHWEST CORNER THEREOF;

THENCE EAST ALONG THE NORTH LINE OF SAID LOT "E", 27.11 FEET;

THENCE SOUTH ALONG A LINE THAT IS EAST OF AND PARALLEL TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, 4.08 FEET;
THENCE EAST AT AN ANGLE OF 90 DEGREES 00 MINUTES 06 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 177.37 FEET;

THENCE SOUTHEASTERLY AT AN ANGLE OF 224 DEGREES 53 MINUTES 26 SECONDS TO THE RIGHT FROM THE LAST DESCRIBED COURSE, 56.68 FEET TO A POINT ON THE EAST LINE OF SAID LOT "E", SAID POINT BEING 45.13 FEET SOUTH OF THE NORTHEAST CORNER OF SAID F.E. SCHUNDLER PROPERTY PLAT (THE LAST THREE COURSES ARE DESCRIBED IN A CONVEYANCE TO COLE PALLET PROPERTIES, LLC IN DOCUMENT NUMBER 2015007579, RECORDED AUGUST 11, 2015);

THENCE SOUTH ALONG THE EAST LINE OF SAID F.E. SCHUNDLER PROPERTY PLAT TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE WESTERLY ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 23;

THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER AND THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 23 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 7TH STREET TO A POINT OF INTERSECTION WITH THE SOUTHEASTERLY EXTENSION OF THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GIRARD STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHEASTERLY EXTENSION AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GIRARD STREET TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE WESTERLY LINE OF THE EAST 0.59 FEET OF LOT 3 IN BLOCK 36 IN THE ORIGINAL TOWN (NOW CITY) OF DEKALB;

THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE WESTERLY LINE OF THE EAST 0.59 FEET OF LOT 3 IN BLOCK 36 TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY (AKA IL. RTE. 38);

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY (AKA IL. RTE. 38) TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 6TH STREET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET;
THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET TO A POINT ON THE NORTHEASTERLY LINE OF A PUBLIC ALLEY IN BLOCK 23 IN THE MAP OF THE ALTERATIONS IN BLOCK 23, 29, 30, 31 AND 42 AS RECORDED IN BOOK "A" OF PLATS, PAGE 31, SAID ALLEY LYING NORTHEASTERLY OF GROVE STREET;

THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY LINE OF THE PUBLIC ALLEY IN BLOCK 23 AND THE SOUTHEASTERLY EXTENSION THEREOF TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET;

THENCE SOUTHWESTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 5TH STREET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET;

THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF FRANKLIN STREET AND THE NORTHWESTERLY EXTENSION THEREOF TO A POINT ON THE NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET;

THENCE NORTHEASTERLY ALONG SAID NORTHWESTERLY RIGHT-OF-WAY LINE OF 1ST STREET TO A POINT ON SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 22;

THENCE NORTH ALONG SAID EAST LINE OF THE NORTHEAST QUARTER TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO THE SOUTHWEST CORNER OF LOT 5 IN BLOCK "C" IN THE ORIGINAL TOWN (NOW CITY) OF DEKALB;

THENCE NORTHEASTERLY ALONG THE WESTERLY LINE OF SAID LOT 5 AND CONTINUING ALONG THE WESTERLY LINES OF LOT 4 AND 3 TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY (AKA IL. RTE. 38);

THENCE WESTERLY ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF LINCOLN HIGHWAY (AKA IL. RTE. 38) TO THE NORTHWEST CORNER OF LOT 2 IN SAID BLOCK "C";

THENCE SOUTHWESTERLY ALONG THE WESTERLY LINE OF SAID LOT 2 AND THE SOUTHWESTERLY EXTENSION THEREOF TO A POINT ON SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD);

THENCE WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD (AKA U.P. RAILROAD) TO THE POINT OF BEGINNING.
February 13, 2019

Mr. Doug Johnson
DeKalb County Clerk & Recorder
Administration Building, 2nd Floor
110 E. Sycamore Street
Sycamore, Illinois 60178

Re: City of DeKalb Central Business District Tax Increment Financing Allocation District.

Mr. Johnson:

As you may know, the City of DeKalb recently passed ordinances establishing the Central Business District Tax Increment Financing Allocation District. Under 65 ILCS 5/11-74.4-4, the City is required to transmit a certified copy of the ordinances to your office, along with a legal description of the redevelopment project area, a map of the redevelopment project area, identification of the year that the County Clerk shall use for determining the total initial equalized assessed value of the redevelopment project area consistent with subsection (a) of Section 11-74.4-9, and a list of the parcel or tax identification number of each parcel of property included in the redevelopment project area. Please find the same enclosed. Please note that the ordinance refers to 2017 as the year to be utilized by the County Clerk shall use for determining the total initial equalized assessed valuation. This refers to the assessments utilized for taxes levied in 2017 and collected in 2018, as referenced in the eligibility study. The City has confirmed, today, that the 2018 valuations have not yet been certified.

Thank you for your assistance with this matter.

Sincerely,

Jerry Smith
Mayor