STATE OF ILLINOIS  )
COUNTY OF DEKALB    ) SS.
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 2018-074

ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX INCREMENT FINANCING DISTRICT NO. 2.

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.

[Signature]
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 2018-074                          PASSED: FEBRUARY 11, 2019

ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX
INCREMENT FINANCING DISTRICT NO. 2.

WHEREAS, the City of DeKalb is a home-rule Illinois municipality with the power and
authority conferred thereupon by virtue of the Illinois Constitution, the Illinois Municipal
Code and the City Code of the City of DeKalb; and

WHEREAS, the City has previously adopted 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") for an area commonly referred to as the Tax Increment
Financing District Number 2 or TIF 2 ("TIF 2"); and

WHEREAS, pursuant to the TIF Act, the Mayor and City Council of the City (collectively,
the "Corporate Authorities") seek to adopt an amendment to TIF 2 which does not add
additional parcels to the redevelopment project area, does not substantially affect the
general land uses proposed in the redevelopment plan, does not substantially change the
nature of the redevelopment project, does not increase the redevelopment project costs,
does not add additional redevelopment project costs, does not result in the displacement
of any inhabited residential units, and which results in a reduction in the total number of
parcels contained within the boundaries of TIF 2, which amendment may be authorized
without requirement of a public hearing or Joint Review Board meeting pursuant to the
TIF Act; and

WHEREAS, the City Council of the City of DeKalb has voted to create the Central
Business District Tax Increment Financing District ("TIF 3"), the boundaries of which are
inconsistent with the boundaries of TIF 2; and

WHEREAS, the proposed amendment and reduction in land area within TIF 2 is generally
consistent with the TIF 2 redevelopment plan and approved list of TIF 2 projects;

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

SECTION 1. TIF 2 AMENDMENT ADOPTED. The recitals set forth in the preamble to
this Ordinance are adopted as if fully set forth herein. The area contained within TIF 2
shall be amended so that the properties identified on the attached Exhibit A, "TIF 2
Amendment Map" as being removed from TIF 2 and included within TIF 3 shall be
removed from TIF 2. The legal description for TIF 2 shall be amended to reflect that the
properties or portions thereof legally described on the attached Exhibit B, "Legal
Description of Removed Properties" shall be excluded from TIF 2, such that the legal
description shall be composed of the current legal description for TIF 2 (after any previous
amendments), excluding those properties described in Exhibit B. A list of the parcels to
be removed from TIF 2 and include in TIF 3 and are identified by their Property Index
Number (PIN) are included as Exhibit C. In the event that there is conflict between these
exhibits, Exhibit B, “Legal Description of Removed Properties” shall take priority, followed by Exhibit A, “TIF 2 Amendment Map”, and then Exhibit C, “TIF 2 – Parcels to be Removed”. The City Council directs that notice be given by publication, and by mailing to the Joint Review Board, interested parties registry and affected taxing districts within ten (10) days of the date of adoption of this Ordinance.

SECTION 2. 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 3. 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.


ATTEST:

LYNN A. FAZEKAS, City Clerk

STATE OF ILLINOIS

SMITH, Mayor
Exhibit B: Legal Description of Removed Properties

LEGAL DESCRIPTION (Exception to TIF2):

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED AREA:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET AND THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF GROVE STREET;

THENCE SOUTHEASTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF GROVE STREET 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 TO A POINT ON THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET;

THENCE NORTHEASTERLY ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE OF 4TH STREET TO THE POINT OF BEGINNING.
<table>
<thead>
<tr>
<th>TIF 2 - Parcels to be Removed</th>
</tr>
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<tbody>
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<td>823305013</td>
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</tbody>
</table>
ORDINANCE 2018-074
ADOPTING AN AMENDMENT TO THE CITY OF DEKALB TAX INCREMENT FINANCING DISTRICT NO. 2.

WHEREAS, the City of DeKalb is a home-rule Illinois municipality with the power and authority conferred thereupon by virtue of the Illinois Constitution, the Illinois Municipal Code and the City Code of the City of DeKalb; and

WHEREAS, the City has previously adopted tax increment allocation financing pursuant to the Illinois Tax Increment Allocation Redevelopment Act, as amended, 65 ILCS 5/111-74.4-1, et seq. (the "TIF Act") for an area commonly referred to as the Tax Increment Financing District Number 2 or TIF 2 ("TIF 2");

WHEREAS, pursuant to the TIF Act, the Mayor and City Council of the City (collectively, the "Corporate Authorities") seek to adopt an amendment to TIF 2 which does not add additional parcels to the redevelopment project area, does not substantially affect the general land uses proposed in the redevelopment plan, does not substantially change the nature of the redevelopment project, does not increase the redevelopment project costs, does not add additional redevelopment project costs, does not result in the displacement of any inhabited residential units, and which results in a reduction in the total number of parcels contained within the boundaries of TIF 2, which amendment may be authorized without requirement of a public hearing or Joint Review Board meeting pursuant to the TIF Act; and

WHEREAS, the City Council of the City of DeKalb has voted to create the Central Business District Tax Increment Financing District ("TIF 3"); the boundaries of which are inconsistent with the boundaries of TIF 2; and

WHEREAS, the proposed amendment and reduction in land area within TIF 2 is generally consistent with the TIF 2 redevelopment plan and approved list of TIF 2 projects;

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

SECTION 1. TIF 2 AMENDMENT ADOPTED. The recitals set forth in the preamble to this Ordinance are adopted as if fully set forth herein. The area contained within TIF 2 shall be amended so that the properties identified on the attached Exhibit A, "TIF 2 Amendment Map" as being removed from TIF 2 and included within TIF 3 shall be removed from TIF 2. The legal description for TIF 2 shall be amended to reflect that the properties or portions thereof legally described on the attached Exhibit B, "Legal Description of Removed Properties" shall be excluded from TIF 2, such that the legal description shall be composed of the current legal description for TIF 2 (after any previous amendments), excluding those properties described in Exhibit B. A list of the parcels to be removed from TIF 2 and included in TIF 3 and are identified by their Property Index Numbers (PIN) are included as Exhibit C. The event that there is conflict between these exhibits, Exhibit B, "Legal Description of Removed Properties" shall take priority, followed by Exhibit A, "TIF 2 Amendment Map", and then Exhibit C, "TIFS 2 - Parcels to be Removed". The City Council directs that notice be given by publication and by mailing to the Joint Review Board, Interested parties registry and affected taxing districts within ten (10) days of the date of adoption of this Ordinance.

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ATTEST:
LYNN A. FAZIEKAS, City Clerk

LEGAL DESCRIPTION (Exception to TIF 2):
EXCEPTING THEREFROM THE FOLLOWING DECRIBED AREA:

THAT PART OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 23 IN TOWNSHIP 40 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN IN DEKALB COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

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TIF 2 - Parcels to be Removed
283305013

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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
February 15, 2019

Mr. Bill Nicklas, City Manager
City of DeKalb
200 S. Fourth Street
DeKalb, Illinois 60115

Mr. Nicklas,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

The City is required to provide copies of each ordinance to the Joint Review Board, each taxing district, and anyone listed on the interested parties registry, no later than 10 days after the date of adoption. Therefore, enclosed please find a copy of each of the above ordinances in their entirety.

Please don’t hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

Ruth A. Scott
Executive Assistant

2/15/19
February 15, 2019

Ms. Emily Faulkner, Director
DeKalb Public Library
309 Oak Street
DeKalb, Illinois 60115

Ms. Faulkner,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

• Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Respectfully,

Ruth A. Scott
Executive Assistant
Ms. Emily Faulkner
DeKalb Public Library
309 Oak St.
DeKalb, IL 60115

9590 9402 4247 8121 1402 66

7016 1370 0001 8111 9693

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- Adult Signature Restricted Delivery $0

Postage

Total Postage and Fees $0

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Street and Apt. No. or P.O. Box No.

City, State, Zip

11/7/06

mailed
2/15/19

Library
Faulkner

PS Form 3300, April 2013 PSN 7305-02-000-8057 See Reverse for Instructions.
February 15, 2019

Mrs. Jennifer Jeep Johnson, Supervisor
DeKalb Township
2323 S. Fourth Street
DeKalb, Illinois 60115

Mrs. Jeep Johnson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
February 15, 2019

Mr. Craig Smith, Highway Commissioner
DeKalb Township Road & Bridge District
2323 S. Fourth Street
DeKalb, Illinois 60115

Mr. Smith,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
1. Article Addressed to:
   Mr. Craig Smith
   DeKalb Township
   Road & Bridge District
   2323 S. Fourth St.
   DeKalb, IL 60115

2. Article Number (Transfer from service label)
   7016 1370 0001 8111 9679

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EXTRA SERVICES & FEE (check box, add fee as appropriate)
☐ Return Receipt (Handed) $
☐ Return Receipt (Electronically) $
☐ Certified Mail Restricted Delivery $
☐ Adult Signature Required $
☐ Adult Signature Restricted Delivery $

Postage $

Total Postage and Fees $

Sent To
Chicago, IL 60611

PS Form 3800, April 2015 (PS Form 3800-02-004).

Mailed 3/15/19

Township

Smith

See Reverse for Instructions.
February 15, 2019

Mr. Terry Hannan, Superintendent  
DeKalb County Forest Preserve  
200 N. Main Street  
Sycamore, Illinois 60178

Mr. Hannan,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

[Signature]

Ruth A. Scott  
Executive Assistant
Mr. Terry Hannan
DeKalb County Forest Preserve
200 N. Main St.
Sycamore, IL 60178

9590 9402 4247 8121 1403 41

2015 1520 0003 5994 7305

DeKalb County Forest Preserve

PS Form 3811, July 2015 PSN 7530-02-000-0053
February 15, 2019

Mr. Hays, Owner
Barb City Bagels
118 E. Lincoln Highway
DeKalb, Illinois 60115

Mr. Hays,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekab.com if I can be of further assistance.

Respectfully,

[Signature]

Ruth A. Scott
Executive Assistant
Mr. Tim Hays
Barb City Bagels
118 E. Lincoln Hwy.
DeKalb, IL 60115

1. Article Addressed to

2. Article Number (transfer from service label)

9590 9402 4247 8121 1402 97

PS Form 3811, July 2015 PSN 7630-02-000-0033
February 15, 2019

Mr. Thomas J. Overton
450 W. Lincoln Highway
DeKalb, Illinois 60115

Mr. Overton,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

[Signature]

Ruth A. Scott
Executive Assistant
Mr. Thomas J. Overton
450 W. Lincoln Hwy.
DeKalb, IL 60115

2/15/19

postal stamp:

[Picture of postal stamp]

PS Form 3800, April 2015 Rev. 1, p. 23 of 39
February 15, 2019

Mr. Gary Hanson, Administrator
DeKalb County
200 N. Main Street
Sycamore, Illinois 60178

Mr. Hanson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Gary Hanson
DeKalb County
200 N. Main St.
Sycamore, IL 60178

9590 9402 4247 8121 1403 34

7016 1370 0001 8112 0002

PS Form 3811, July 2015 PSN 7630-02-000-9058

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1/15/19

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1/1/16 1370 0001 8112 0002

PS Form 3833J, April 2013 PSN 7630-02-000-647

See reverse for instructions
February 15, 2019

Mr. Robert Johnson, Chairman of the Board  
Kishwaukee College  
21193 Malta Road  
Malta, Illinois 60150

Mr. Johnson,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

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Please don't hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

[Signature]

Ruth A. Scott  
Executive Assistant
Mr. Robert Johnson  
Kishwaukee College  
21193 Malta Rd.  
Malta, IL 60150

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<th>Transfer from service list</th>
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</thead>
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<td>7016 1370 0001 8111 9976</td>
<td></td>
</tr>
</tbody>
</table>

| Service Type | 
|--------------|-------------------------------------------------|
| Adult Signature | Adult Signature Restricted Delivery |
| Certified Mail | Certified Mail Restricted Delivery |
| Collect on Delivery | Collect on Delivery Restricted Delivery |
| Registered Mail | Return Receipt for Merchandise |
| Signature Confirmation |

**Signature**  
Shelly Levine

**Agent**  
Shelly Levine

**Date of Delivery**  
2/15/19

**Certified Mail Receipt**  
Domestic Mail Only

**Certified Mail Fee**  
$  

**Postage**  
$  

**Total Postage and Fees**  
$  

**Sent To**  
Kish College,  
21193 Malta Rd.  
Malta, IL 60150

**PS Form 3800, April 2015/PSN 7830-02-000-8053**  
See reverse for instructions
February 15, 2019

Mr. John Laskowski
1540 Farmstead Lane
DeKalb, Illinois 60115

Mr. Laskowski,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- Ordinance 2018-073 Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mr. John Laskowski
1540 Farmstead Ln.
DeKalb, IL 60115

9590 9402 4247 8121 1402 80
7016 1370 0000 8111 9952

PS Form 3811, July 2015 PSN 7390-02-000-0083

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Return Receipt (electronic) $  

Certified Mail Restricted Delivery $  

Adult Signature Required $  

Adult Signature Restricted Delivery $  

Total Postage and Fees $  

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City, State, Zip: 2222 22224  

Postmark Here

2/15/19

Signature: Laskowski

Postmark Date: 2/15/19

See reverse for instructions.
February 15, 2019

Mr. Jamie Craven, Superintendent
DeKalb Community Unit School District No. 428
901 S. Fourth Street
DeKalb, Illinois 60115

Mr. Craven,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

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- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

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Respectfully,

Ruth A. Scott
Executive Assistant
Mr. Jamie Craven  
DeKalb School District 428  
901 S. Fourth St.  
DeKalb, IL 60115

D. Is delivery address different from Item 1?  
Yes  
If YES, enter delivery address below:  

S. Service Type  
☑ Adult Signature  
☑ Adult Signature Restricted Delivery  
☑ Certified Mail®  
☑ Certified Mail® Restricted Delivery  
☑ Collect on Delivery  
☑ Certified Mail® Restricted Delivery (call)  
☑ Certified Mail® Restricted Delivery (mail)  
☑ Certified Mail® Restricted Delivery (mail restricted delivery)  
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February 15, 2019

Ms. Amy Doll, Executive Director
DeKalb Park District
1403 Sycamore Road
DeKalb, Illinois 60115

Ms. Doll,

On February 11, 2019, the City Council of the City of DeKalb passed the following ordinances:

- **Ordinance 2018-073** Adopting an Amendment to the City of DeKalb Central Area Tax Increment Financing District.

- **Ordinance 2018-074** Adopting an Amendment to the City of DeKalb Tax Increment Financing District No. 2.

The City is required to provide copies of each ordinance to the Joint Review Board, each taxing district, and anyone listed on the interested parties registry, no later than 10 days after of the date of adoption. Therefore, enclosed please find a copy of each of the above ordinances in their entirety.

Please don’t hesitate to contact me by phone at (815) 748-2090 or via email at ruth.scott@cityofdekalb.com if I can be of further assistance.

Respectfully,

[Signature]

Ruth A. Scott
Executive Assistant
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<th>Certified Mail Fee</th>
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**Total Postage and Fees:**

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Track Another Package +

Tracking Number: 70161370000181119990

Your item was delivered to an individual at the address at 3:05 pm on February 19, 2019 in DEKALB, IL 60115.

☑ Delivered
February 19, 2019 at 3:05 pm
Delivered, Left with Individual
DEKALB, IL 60115

Can’t find what you’re looking for?

Go to our FAQs section to find answers to your tracking questions.

FAQs (https://www.usps.com/faqs/uspstracking-faqs.htm)
February 15, 2019

Mr. Mark Eddington, District Manager
Kishwaukee Water Reclamation District
303 Hollister Avenue
DeKalb, Illinois 60115

Mr. Eddington,

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Respectfully,

Ruth A. Scott
Executive Assistant
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**Eddington**

**Sent To**

**Street Address:**

**City, State:**

**Total Postage and Fees:** $2.00

**2/15/19**
Tracking Number: 70161370000181119983

Your package is moving within the USPS network and is on track to be delivered to its final destination. It is currently in transit to the next facility.

In-Transit
February 22, 2019
In Transit to Next Facility

Text & Email Updates

Select what types of updates you'd like to receive and how. Send me a notification for:

Text

- [ ] All Below Updates
- [ ] Expected Delivery Updates
- [ ] Day of Delivery Updates
- [ ] Package Delivered
- [ ] Available for Pickup
- [ ] Delivery Exception Updates
- [ ] Package In-Transit Updates

Tracking History