

Tax Increment Financing Redevelopment Plan & Project

TIF 2
Redevelopment Project Area

Prepared for
City of Sycamore, Illinois

Prepared by
PCAV **PLANNERS**

September 10, 2021

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SECTION I - INTRODUCTION

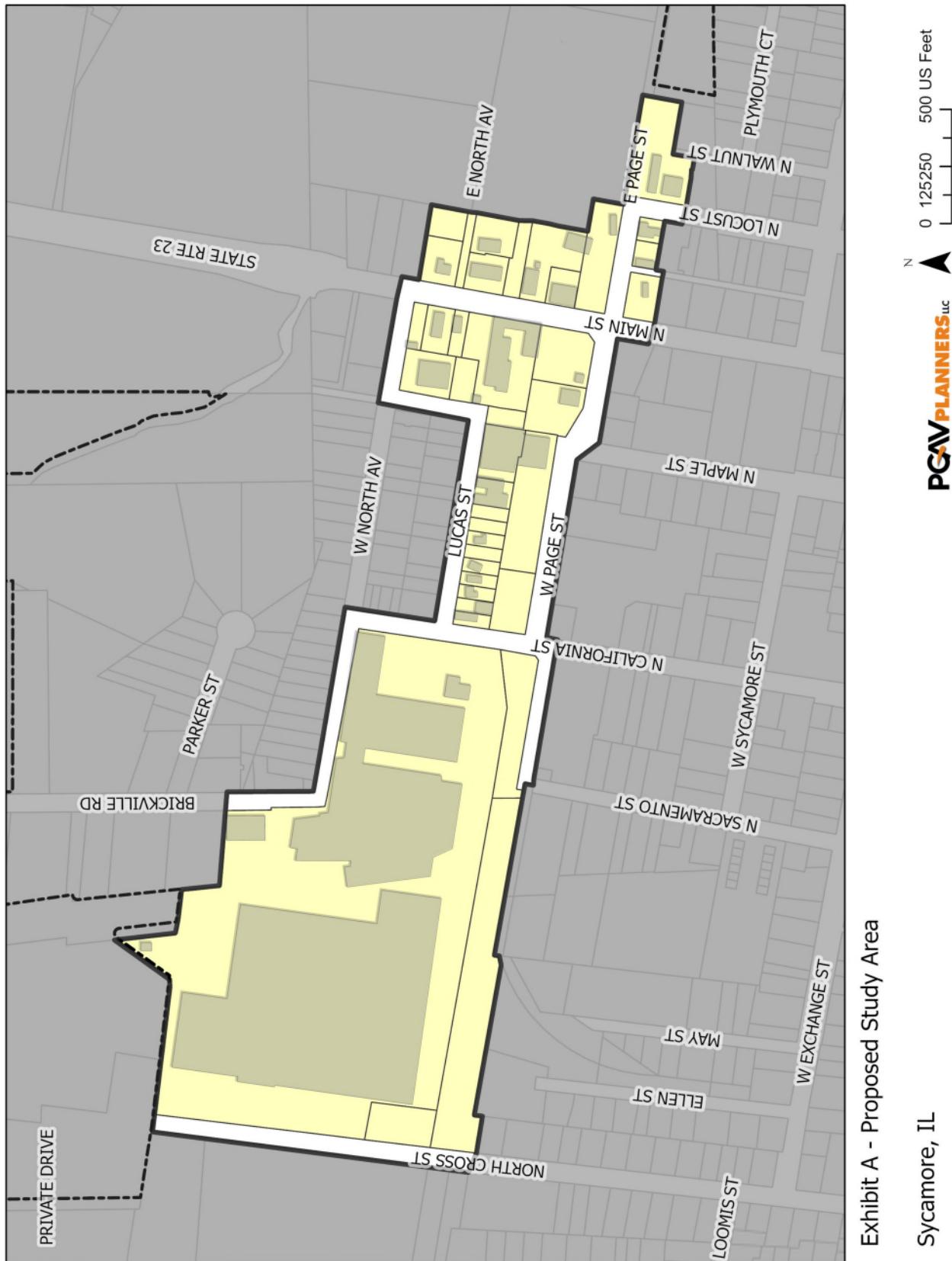
On September 7, 2021, the Sycamore City Council passed Resolution 883 stating the City's intent to designate a portion of the City as a tax increment finance, or "TIF," Redevelopment Project Area and to induce development interest within such area pursuant to the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (the "Act"). The area being considered for designation as a TIF area generally includes of short corridor of commercial, vacant, industrial, and a few residential properties along W North Ave and Page St between the FS Grain facility and N Cross Street. The area is referred to herein as the TIF 2 Redevelopment Project Area, or 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 A**.

The Area contains approximately 56 acres, including street right-of-way, and 39 parcels of real property. Some parcels are vacant and others contain buildings, associated parking areas, and other site improvements. Many buildings and related site improvements suffer from advanced age and physical deterioration. A few of the largest structures, particularly West of N California St, are in a state of severe dilapidation and will require significant investment to bring them up to code and building standards for any type of use.

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 redevelop aging properties and infrastructure that will likely 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 redevelopment plan will not result in the displacement of more than 9 inhabited residential units and the area does not contain more than 74 inhabited residential units in total.

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



SECTION II - BASIS FOR ELIGIBILITY OF THE AREA

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, combination of blighted and conservation areas, 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 Area meets the eligibility criteria as a combination of blighted and conservation areas.

Definition of a Blighted Area

The TIF 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:”

1. “**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:”
 - A. “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.”
 - B. “Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.”
 - C. “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.”
 - D. “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.”

- E. “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.”
- F. “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.”
- G. “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.”
- H. “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 redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.”
- I. “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.”
- J. “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.”
- K. “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.”

- L. “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.”
- M. “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.”
- 1. “**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:”
 - A. “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.”
 - B. “Diversity of ownership of parcels of vacant land sufficient in number to retard or impede the ability to assemble the land for development.”
 - C. “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.”
 - D. “Deterioration of structures or site improvements in neighboring areas adjacent to the vacant land.”

- E. "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."
- F. "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. "**If vacant**, the sound growth of the redevelopment project area is impaired by one of the following factors that: (i) is 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) is reasonably distributed throughout the vacant part of the redevelopment project area to which it pertains:

- A. The area consists of one or more unused quarries, mines, or strip mine ponds.
- B. The area consists of unused rail yards, rail tracks, or railroad rights-of-way.
- C. The area, prior to its designation, is subject to
 - a. chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency; or
 - b. surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding.
- D. The area consists of an unused or illegal disposal site containing earth, stone, building debris, or similar materials that were removed from construction, demolition, excavation, or dredge sites.
- E. Prior to November 1, 1999, the area is not less than 50 nor more than 100 acres and 75% of which is vacant (notwithstanding that the area has been used for commercial agricultural purposes within 5 years prior to the designation of the redevelopment project area), and the area meets at least one of the factors itemized in paragraph (1) of this subsection, the area has been designated

as a town or City center by ordinance or comprehensive plan adopted prior to January 1, 1982, and the area has not been developed for that designated purpose.

- F. The area qualified as a blighted improved area immediately prior to becoming vacant, unless there has been substantial private investment in the immediately surrounding area.

Definition of a Conservation Area

1. **“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 or more of the following factors, the area is detrimental to the public safety, health, morals or welfare, and such an area may become a blighted area:
 - A. 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.
 - B. Obsolescence. The condition or process of falling into disuse. Structures have become ill-suited for the original use.
 - C. 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.
 - D. 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.
 - E. 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.
 - F. 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.

G. 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.

H. 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 redevelopment project area, (ii) deteriorated, antiquated, obsolete, or in disrepair, or (iii) lacking within the redevelopment project area.

I. 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.

J. 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.

K. 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.

L. 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.

M. The total equalized assessed value of the proposed redevelopment project area has declined for three of the last five 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 of the last five 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 of the last five calendar years prior to the year in which the redevelopment project area is designated.

Findings

In determining if the Area meets the eligibility requirements of the Act, research and field surveys were conducted. These included:

- Contacts with City officials knowledgeable about area conditions and history and age of buildings and site improvements.
- On-site field examination of conditions within the Area on July 21, 2021 by experienced staff of PGAV. These personnel are trained in techniques and procedures of documenting conditions of real property, streets, etc., and determination of eligibility of designated areas for tax increment financing.
- 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 on January 10, 1977.
- Examination of Dekalb County real property tax assessment records.

On July 21, 2021, PGAV staff conducted field investigations to document existing conditions of the properties proposed for the Area. The following narrative summarizes the factors found to be present to a meaningful extent within the Area. **Exhibit B – Existing Conditions** shows the reasonable distribution of factors throughout the Area. **Exhibit C – Summary of Blighting and Conservation Area Factors** displays the summary of qualifying factors.

Exhibit B – Existing Conditions

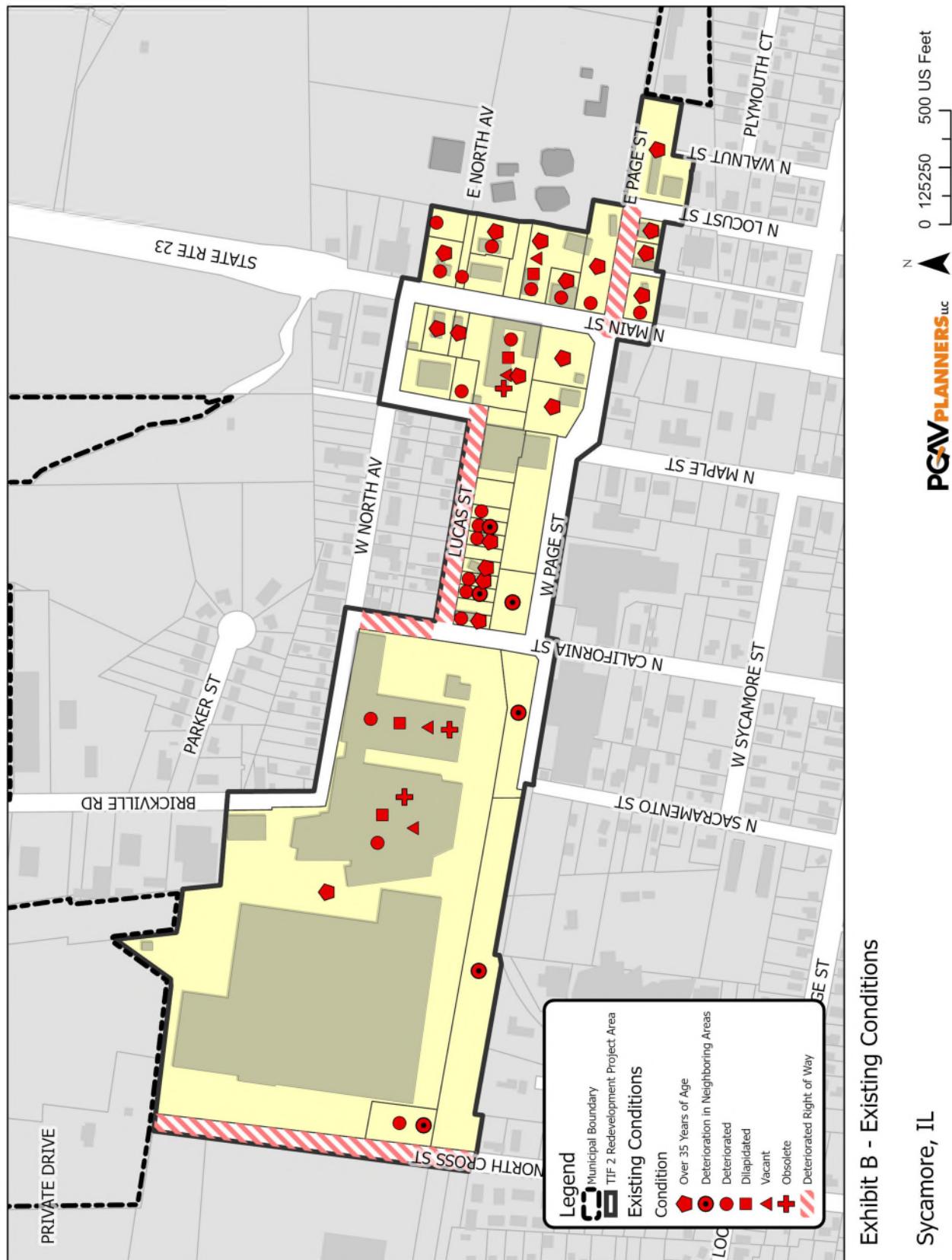


Exhibit C – Summary of Blighting and Conservation Area Factors

TIF 2 Redevelopment Project Area

Sycamore, IL

	Total	%
No. of improved parcels	31	79.5%
No. of vacant parcels	8	20.5%
No. of right-of-way parcels	0	0.0%
Total parcels	39	
No. of improved parcels with buildings over 35 years of age	19	61.3%
No. inhabited residential units	9	
IMPROVED LAND FACTORS:		
No. of improved parcels with building and/or site improvements that are deteriorated	18	58.1%
Percentage of total building square footage that is dilapidated		35%
Percentage of total building square footage that is obsolete		nd ¹
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
Percentage of total building square footage that is vacant		35%
No. of improved parcels with excessive land coverage or overcrowding of structures		nd ¹
Deleterious land use or layout (by Sub-Area)		nd ¹
Lack of community planning		nd ¹
Environmental clean-up		nd ¹
Improved parcels that are taxable	28	90%
Area has declining or sub-par EAV growth		Yes
VACANT LAND FACTORS (2 or More):		
Obsolete platting		nd ¹
Diversity of ownership		nd ¹
Tax delinquencies		nd ¹
Vacant parcels with deterioration of structures or site improvements in neighboring areas	6	75.0%
Environmental clean-up		nd ¹
Vacant land that is taxable	5	62.5%
Area has declining or sub-par EAV growth		Yes
VACANT LAND FACTORS (1 or More):		
Unused quarry, mines, rail, etc.		nd ¹
Blighted before vacant		nd ¹
Chronic flooding		nd ¹
Unused or illegal disposal site		nd ¹

¹ Not determined.

Eligibility of Improved Parcels

1. Summary of Findings on Age of Structures

Age is a prerequisite factor in determining an Area's qualification as a "conservation area". As is clearly set forth in the Act, 50% or more of the structures must have an age of 35 years or greater in order to meet this criterion. The Area contains 39 parcels, of which 19 (61.3%) contain buildings that are 35 years of age or older, as determined by field surveys. Only the primary structures on each parcel were considered as part of the field examination. Accessory structures were not considered. More than 50% of the buildings exceed 35 years of age; therefore, the age threshold is met for qualifying the improved property within the Area as a conservation area.

2. Summary of Findings on Deterioration

Deteriorating conditions were recorded on 18 (58.1%) out of 31 improved parcels. The field survey of exterior building conditions found defects in the secondary structural components, including windows, doors, gutters, downspouts, interior walls, etc. Additionally, deteriorated site improvements such as sidewalks, driveways, and parking lots were distributed throughout the Area. Photographic evidence of deteriorating conditions can be found on **Attachment B** in the **Appendix**.

3. Excessive Vacancies

The Area contains approximately 281,000 vacant square feet (35.5%) out of 792,000 square feet of building space. This level of vacancy represents an adverse influence on surrounding properties and indicates a lack of demand for real estate and private investment in the Area.

4. Dilapidation

Dilapidated conditions were observed on three buildings that amount to approximately 281,000 square feet (35.5%) out of 792,00 square feet of total building space. These structures are vacant and will likely remain vacant until major renovations or demolition and reconstruction takes place. Photographic evidence of dilapidated conditions can be found on **Attachment B** in the **Appendix**.

5. Declining or Sub-par EAV Growth

The Area, on the whole, contains property whose equalized assessed valuation has grown at a lower rate than the balance of the City. The area exhibited this

characteristic for 4 out of the last 5 years. See **Exhibit D – Comparison of EAV Growth Rates (2015-2020)**.

Exhibit D – Comparison of EAV Growth Rates (2015-2020)

Redevelopment Project Area No. 2

Assessment Year	Project Area EAV *	EAV Declined?	Balance of City **	Area Growth Rate Less Than Balance of City?	Area Growth Rate Less Than CPI Index for All Urban Consumers?
2015	\$ 2,530,918		\$ 355,709,395		
2016	\$ 2,690,122		\$ 387,906,335		
Annual Percent Change	6.3%	NO	9.1%	YES	NO
2017	\$ 2,818,999		\$ 418,114,015		
Annual Percent Change	4.8%	NO	7.8%	YES	NO
2018	\$ 3,094,556		\$ 443,712,967		
Annual Percent Change	9.8%	NO	6.1%	NO	NO
2019	\$ 2,794,513		\$ 466,536,959		
Annual Percent Change	-9.7%	YES	5.1%	YES	YES
2020	\$ 2,768,166		\$ 486,337,714		
Annual Percent Change	-0.9%	YES	4.2%	YES	YES

* Source: DeKalb County Assessor data.

** Source: DeKalb County Tax Computation Reports 2015-2020. Figure used is the Total EAV less proposed TIF 2 EAV

Eligibility of Vacant Parcels

1. Deterioration of structures or site improvements in neighboring areas

There are 6 (75%) out of 8 vacant parcels adjacent to properties containing deteriorated structures and/or site improvements.

2. Declining or Sub-par EAV Growth

(See Summary of Declining or Sub-par EAV Growth in sub-section title Eligibility of Improved Parcels)

SECTION III - REDEVELOPMENT PLAN AND PROJECT

Section III and Section IV constitutes the Redevelopment Plan and Project for the TIF 2 Redevelopment Project Area.

General Land Uses to Apply

The general land uses to apply for the Area are shown in **Exhibit E – General Land Use Plan**.

Objectives

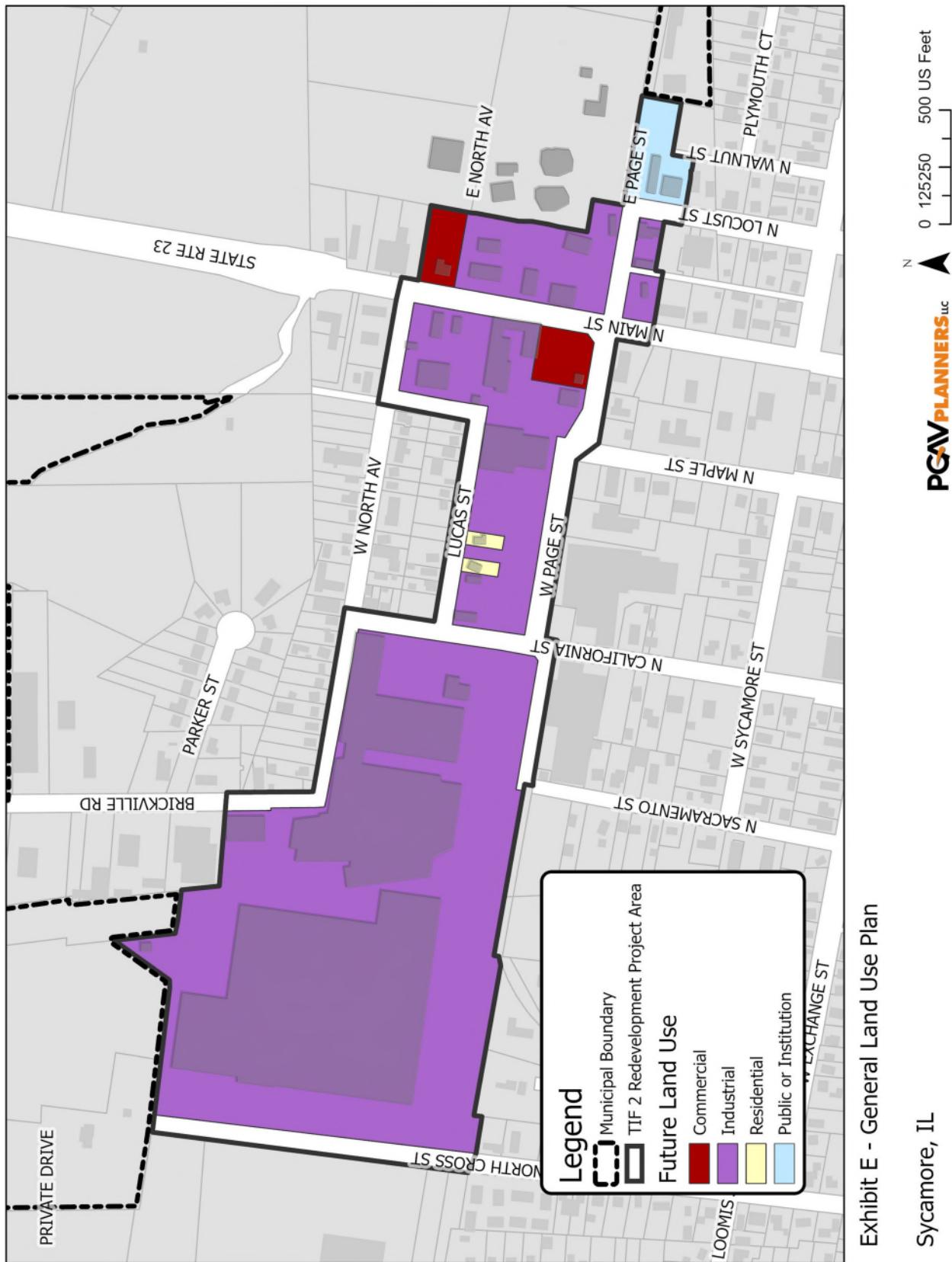
The objectives of this Plan are as follow:

1. To provide infrastructure to aid in the development of new and existing commercial and industrial businesses in order to provide employment opportunities for the region.
2. Enhance the tax base for the City and all other taxing bodies.
3. Encourage and assist private investment and redevelopment within the Area through the provision of financial assistance as permitted by the Act.
4. Complete all public and private actions required in this Plan in an expeditious manner.
5. Maintain transparency and accountability with residents and taxing bodies by reporting annually on Area projects to the State of Illinois and the Joint Review Board.
6. Enter into agreements with private parties and public agencies that protect the long-term financial health and wellbeing of the City.

Program to be Undertaken to Accomplish Objectives

The City has determined that it is appropriate to create a program to provide financial incentives for private investment within the Area. It has been determined, through private & public project implementation experience, that tax increment financing constitutes one of the most effective means available for enabling development in the Area. Local taxing bodies are expected to benefit from the implementation of this Plan. The City will incorporate appropriate provisions within any redevelopment agreement entered into between the City and private parties ensuring redevelopment projects make progress towards achieving the objectives stated herein.

Exhibit E – General Land Use Plan



Redevelopment Project

Activities necessary to implement the Plan may include the following:

1. Private Redevelopment Activities:

Construction of new private buildings at various locations in the Area.

2. Public Redevelopment Activities:

Public improvements and support activities will be used to induce and complement private investment. These may include but are not limited to: street and sidewalk improvements, land assembly including site acquisition and site preparation, public utilities (e.g., water, sanitary and storm sewer facilities), traffic signalization, and marketing of properties, as well as other programs of financial assistance provided by the City.

3. Land Assembly, Displacement Certificate, and Relocation Assistance:

In order to achieve the objectives of the Plan, land assembly by the City and eventual conveyance to private entities may be necessary in order to attract private development interest. Therefore, any property located within the Redevelopment Project Area may be acquired by developers or the City, as necessary, to assemble various parcels of land to achieve marketable tracts, or if such property is necessary for the implementation of a specific public or private redevelopment project. Activities of this type may include the displacement of inhabited housing units located in the Project Area (see below).

Displacement Certificate:

Under Sections 11-74.4-3 (n) (5) and 11-74.4-4.1 (b) of the Tax Increment Allocation Redevelopment Act, the City hereby certifies that this Redevelopment Plan, as amended, will not result in the displacement of more than nine (9) inhabited residential units.

Relocation Assistance:

If 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 TIF Act, "low-income households", "very low-income

“households” and “affordable housing” have the meanings set forth in the Illinois Affordable Housing Act.

Exhibit F – Estimated Redevelopment Project Costs

Description	Estimated Cost ^{1,2, & 3}
A. Public Works or Improvements	\$939,600
B. Property Assembly	\$626,400
C. Building Rehabilitation/Retrofit	\$1,879,200
D. Relocation costs	\$313,200
E. Taxing District Capital Costs	\$313,200
F. Job Training	\$626,400
G. Interest Costs Incurred by Developers <i>(30% of interest costs)</i>	\$313,200
H. Planning, Legal & Professional Services	\$313,200
I. General Administration	\$313,200
J. Financing Costs	\$313,200
K. Contingency	\$313,200
Total Estimated Costs ⁴	\$6,264,000

Notes:

1. All costs shown are in 2021 dollars.
2. Adjustments may be made among line items within the budget to reflect program implementation experience.
3. Private redevelopment costs and investment are in addition to the above.
4. 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.

Description of Redevelopment Project Costs

Costs that may be reimbursed are defined as “redevelopment project costs” in the Act as, may be amended from time to time. Itemized below is the statutory listing of “redevelopment project costs” currently permitted by the Act:

- 1. Costs of studies, surveys, development of plans, and specifications, implementation and administration** of the redevelopment plan including but not limited to staff and professional service costs for architectural, engineering, legal, financial, planning or other services, provided however that no charges for professional services may be based on a percentage of the tax increment collected; except that on and after November 1, 1999 (the effective date of Public Act 91-478), no contracts for professional services, excluding architectural and engineering services, may be entered into if the terms of the contract extend beyond a period of 3 years.

In addition, "redevelopment project costs" shall not include lobbying expenses. After consultation with the municipality, each tax increment consultant or advisor to a municipality that plans to designate or has designated a redevelopment project area shall inform the municipality in writing of any contracts that the consultant or advisor has entered into with entities or individuals that have received, or are receiving, payments financed by tax increment revenues produced by the redevelopment project area with respect to which the consultant or advisor has performed, or will be performing, service for the municipality. This requirement shall be satisfied by the consultant or advisor before the commencement of services for the municipality and thereafter whenever any other contracts with those individuals or entities are executed by the consultant or advisor;

- 1.5.** After July 1, 1999, **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;
- 1.6.** The **cost of 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 rights or interests therein, **demolition of buildings, site preparation**, site improvements that serve as an engineered barrier addressing ground level or below ground 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 unless either

- (i)** 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
- (ii)** 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. Costs 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 and which may include payment of interest on any obligations issued hereunder including interest accruing during the estimated period of construction of any redevelopment project for which such obligations are issued and for not exceeding 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 is required to make payment of relocation costs by federal or State law or in order to satisfy subparagraph (7) of subsection (n);
- 9. Payment in lieu of taxes** [see Sec. 11-74.4-3 (m) of the 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

- (i)** are related to the establishment and maintenance of additional job training, advanced vocational education or career education programs for persons employed or to be employed by employers located in a redevelopment project area; and
- (ii)** when incurred by a taxing district or taxing districts other than the municipality, are set forth in a written agreement by or among the municipality and the taxing district or taxing districts, which agreement describes the program 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 type of positions available or to be available, itemized costs of the program and sources of funds to pay for the same, and the term 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 cost 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 (11) 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 herein the cost of construction of new privately-owned buildings shall not be an eligible redevelopment project cost.

13. After November 1, 1999 (the effective date of Public Act 91-478), none of the redevelopment project costs enumerated in this subsection 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 a 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

- (i)** a place or structure that is included or eligible for inclusion on the National Register of Historic Places or
- (ii)** a 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 IV - OTHER FINDINGS AND REQUIREMENTS

Conformance with Comprehensive Plan

The General Land Use Plan conforms with the City's comprehensive plan from 2014. In addition, all development in the Redevelopment Project Area will comply with applicable codes and ordinances. See **Exhibit E – General Land Use Plan** for more details.

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

The properties in the Area have not been subject to growth and development through investment of private enterprise. Upon examination of equalized assessed valuation (EAV) data for the properties to be added, the lack of investment is evident in the stagnate EAV values (see **Exhibit G – EAV Trends (2015-2020)** below).

Exhibit G – EAV Trends (2015-2020)

Redevelopment Project Area No. 2

	EAV 2015	EAV 2020	Change	Percent	Annual Percent Rate
RPA ¹	\$ 2,530,918	\$ 2,768,166	\$ 237,248	9.4%	1.8%
CPI ²	237.017	258.811	21.8	9.2%	1.8%
Balance of City ³	\$ 355,709,395	\$ 486,337,714	\$ 130,628,319	36.7%	6.5%

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

² Consumer Price Index for All Urban Consumers. Source: U.S. Bureau of Labor Statistics

³ Total City EAV minus Project Area EAV.

The above evidence presented on assessed valuation shows that the properties in the Area have not been subject a level of private investment that would result in valuation increases.

Would Not be Developed “but for” TIF

The properties in the Area are not reasonably anticipated to be improved without the direct participation of the City to provide funding in the form of financial incentives and infrastructure spending.

Assessment of Financial Impact

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 impacts 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.

All overlapping taxing bodies will continue to receive property tax revenues on the base values of properties to be added to the Area during the balance of the life of the TIF program. In addition, it is reasonable to assume that the economic and financial benefits resulting from redevelopment efforts in the Area will spill into other sections of the community and generate additional revenues for the above listed government entities. In addition, after the expiration of the TIF program, the taxing districts will receive the benefits of an increased property tax base. It is also reasonable to assume that the benefits of the increased property tax base would not occur without the implementation of the Plan and the use of tax increment financing.

Estimated Date for Completion of the Redevelopment Project

The estimated date for the completion of the Redevelopment Project or retirement of obligations issued may not be later than December 31st of the year in which the payment to the municipal 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 redevelopment project area was adopted.

Sources of Funds

The sources of funds to pay for redevelopment project costs associated with implementing the Plan will come from the increment generated by increasing property values due to new construction and renovated structures.

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 Allocation Fund of monies received from the taxes on the increased value (above the initial equalized assessed value) of real property in the Area. These monies may be used to repay private or public sources for the expenditure of funds made as Redevelopment Project Costs for applicable public or private redevelopment activities noted above, or may be used to amortize Tax Increment Revenue obligations, issued pursuant to this Redevelopment Plan, for a term not to exceed the expiration date of this TIF Program, 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 other redevelopment project costs or early bond retirements shall be declared as surplus and become available for distribution annually to the taxing bodies to the extent that this distribution of surplus does not impair the financial viability of the project. One or more bond issues may be sold at any time in order

to implement this Redevelopment Plan. The City may utilize revenues from any other source, including City, State, or Federal funds, or tax increment revenues from this Project or adjoining TIF areas to pay for the costs of completing this Project.

Most Recent EAV of Properties Added and Revised Redevelopment Valuation

1. Most Recent EAV of Properties Added to the Project Area:

The most recent total equalized assessed valuation (EAV) for the properties in the Area is estimated to be \$2,768,166. A list of the parcel identification numbers (PIN's) and 2020 tax year EAV for the parcels in the Area are included in the **Appendix as Attachment C – Property Identification Number (PIN) List & Map**. After the approval of the Plan by the City, the City will make a request to the County Clerk of Dekalb County to certify the base EAV for each parcel of real estate added to the Area.

3. Estimate of Valuation After Redevelopment:

Contingent on the adoption of this Plan and commitment by the City to the Redevelopment Program, it is anticipated that the private redevelopment investment in the Area, as amended, will cause the equalized assessed valuation of said Area to increase to approximately \$9,032,000. This projected value is based on some new construction and some of the vacant structures being renovated and returned to productive use.

Fair Employment Practices and Affirmative Action

Fair employment practices and affirmative action remains the same as stated in the Original Plan.

Reviewing and Amending the TIF Plan

This Redevelopment Plan may be amended in accordance with the provisions of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et. seq. Also, the City shall adhere to all reporting requirements and other statutory provisions.

APPENDIX

**ATTACHMENT A
LEGAL DESCRIPTION**

LOTS 2, 3 AND THAT PART OF LOT 4 OF LOOMIS SECOND ADDITION TO SYCAMORE, ILLINOIS, LYING NORTHERLY OF A LINE DRAWN PARALLEL WITH AND 50 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLE THEREFROM THE CENTERLINE OF THE FORMER RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD; LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION OF PART OF SECTIONS 29 AND 32, TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND THAT PART OF THE FORMER RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD LYING NORTHERLY OF THE NORTH LINE OF SAID LOT 1001, AND SOUTHERLY OF THE NORTH LINE OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 29, ALL IN SYCAMORE TOWNSHIP, DEKALB COUNTY, ILLINOIS. ALSO THAT PART OF THE NORTH 1/2 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 5 OF LOOMIS SECOND ADDITION TO SYCAMORE; THENCE SOUTHEASTERLY, ALONG THE SOUTH LINE OF SAID LOT, 120.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTHEASTERLY, ALONG THE EASTERN LINE OF SAID LOT, 29.1 FEET TO THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (NOW CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY), SAID RIGHT OF WAY LINE BEING A LINE 75.0 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLE THEREFROM, AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF SAID RAILROAD; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 517.52 FEET TO A POINT 25.0 FEET SOUTHEASTERLY OF, AS MEASURED RADIALLY THEREFROM, THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE DEKALB AND GREAT WESTERN RAILWAY COMPANY (NOW KNOWN AS THE CHICAGO AND NORTHWESTERN TRANSPORTATION COMPANY); THENCE NORTHEASTERLY, ALONG AN ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 520.67 FEET, CONCENTRIC WITH SAID CENTERLINE OF SAID DEKALB AND GREAT WESTERN RAILWAY COMPANY, 68.92 FEET TO A LINE 50.0 FEET SOUTHWESTERLY OF, AS MEASURED AT RIGHT ANGLE THEREFROM AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF SAID MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY, ALONG SAID PARALLEL LINE, 514.61 FEET TO THE NORTHERLY EXTENSION OF THE CENTER LINE OF SACRAMENTO STREET; THENCE SOUTHERLY, ALONG SAID CENTER LINE OF SACRAMENTO STREET EXTENDED, 25.0 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF SAID MINNESOTA AND NORTHWESTERN RAILROAD COMPANY, SAID RIGHT OF WAY LINE BEING A LINE 75.0 FEET SOUTHERLY OF, AS MEASURED AT RIGHT ANGLE THEREFROM AND PARALLEL WITH THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF SAID MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE SOUTHEASTERLY, ALONG SAID RIGHT OF WAY LINE, 444.92 FEET TO THE SOUTHERLY EXTENSION OF THE CENTER LINE OF CALIFORNIA STREET; THENCE NORTHEASTERLY, ALONG SAID CENTER LINE EXTENDED AND ALONG THE CENTER LINE OF SAID CALIFORNIA STREET, 225.0 FEET TO THE SOUTHERLY LINE OF FACTORY ADDITION TO THE CITY OF SYCAMORE; THENCE NORTHWESTERLY, ALONG SAID SOUTHERLY LINE, 30.0 FEET TO THE EASTERN LINE OF LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION (AS RECORDED IN BOOK "L" OF PLATS, PAGE 3); THENCE SOUTHERLY, ALONG SAID EASTERN LINE, 50.0 FEET TO A SOUTHERLY LINE OF SAID LOT 1001; THENCE WESTERLY, ALONG SAID SOUTHERLY LINE, 186.2 FEET TO A SOUTHWESTERLY LINE OF SAID LOT 1001, SAID SOUTHWESTERLY LINE BEING A LINE 50.0 FEET NORTHERLY OF, AS MEASURED AT RIGHT ANGLE THEREFROM AND PARALLEL WITH THE CENTER LINE OF MAIN TRACK OF SAID MINNESOTA AND NORTHWESTERN RAILROAD COMPANY; THENCE NORTHWESTERLY, ALONG SAID SOUTHWESTERLY LINE, AND A WESTERLY EXTENSION THEREOF, 1463.49 FEET TO THE EASTERN LINE OF (NORTH) CROSS STREET; THENCE SOUTHERLY, ALONG SAID EASTERN LINE, 153.83 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS.

ALSO, LOTS 1 THROUGH 15, INCLUSIVE, IN BLOCK 1, IN FACTORY ADDITION TO THE CITY OF SYCAMORE, SITUATED IN THE COUNTY OF DEKALB IN THE STATE OF ILLINOIS.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF BLOCK 1 OF SAID FACTORY ADDITION; THENCE SOUTHWESTERLY, ALONG A SOUTHERLY EXTENSION OF THE WESTERLY LINE OF SAID BLOCK 1, A DISTANCE OF 119.27 FEET TO THE NORTH LINE OF PAGE STREET, AS RECORDED IN BOOK "B" OF PLATS, PAGE 65, THENCE SOUTHEASTERLY, ALONG SAID NORTH LINE AND ALONG NORTH LINE OF PAGE STREET, AS RECORDED IN BOOK "B" OF PLATS, PAGE 2, A DISTANCE OF 370.60 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY, AT RIGHT ANGLE TO SAID NORTH LINE, 119.40 FEET TO THE SOUTHERLY LINE OF SAID BLOCK 1; THENCE SOUTHEASTERLY, AT AN ANGLE OF 90 DEGREES 01 MINUTE 15 SECONDS, AS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID SOUTHERLY LINE, 294.98 FEET TO THE SOUTHWESTERLY EXTENSION OF THE EASTERN LINE OF SAID BLOCK 1; THENCE SOUTHWESTERLY, ALONG SAID LINE EXTENDED, 119.51 FEET TO SAID NORTH LINE OF PAGE STREET; THENCE NORTHWESTERLY, AT AN ANGLE OF 89 DEGREES 59 MINUTES 26 SECONDS MEASURED COUNTERCLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTH LINE, 295.00 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS.

ALSO, LOTS 1 AND 2 IN BLOCK 4 OF C.O. BOYNTON'S ADDITION TO SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 108, IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS; ALSO

ALSO, LOTS 5, 6, 7 AND 8 IN BLOCK 3 OF FACTORY ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGES 106 AND 107, IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS.

ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF THE WEST LINE OF OUTLOT "E" OF DEAN'S ADDITION TO THE CITY OF SYCAMORE AS SHOWN IN THE PLAT BOOK "B", PAGE 2 OF DEKALB COUNTY, ILLINOIS, RECORDS, SAID POINT BEING 150 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE OF OUTLOT "E" 346 FEET TO THE WEST LINE OF MAIN STREET; THENCE SOUTHERLY ALONG THE WEST LINE OF MAIN STREET 30 FEET TO A POINT WHICH IS 150 FEET DISTANT FROM THE CENTER LINE OF MAIN TRACK OF CHICAGO GREAT WESTERN RAILROAD, MEASURED AT RIGHT ANGLES THERETO; THENCE WESTERLY PARALLEL WITH AND 150 FEET DISTANT FROM CENTER LINE OF SAID MAIN TRACK TO THE WEST LINE OF SAID OUTLOT "E"; THENCE NORTHERLY ALONG SAID WEST LINE OF OUTLOT "E" TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS;

ALSO, ALL THAT PART OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT OF THE WEST LINE OF OUTLOT "E" OF DEAN'S ADDITION TO THE CITY OF SYCAMORE AS SHOWN IN THE PLAT BOOK "B", PAGE 2 OF DEKALB COUNTY, ILLINOIS, RECORDS, SAID POINT BEING 150 FEET NORTHERLY FROM THE SOUTHWEST CORNER THEREOF; THENCE EASTERLY AT RIGHT ANGLES TO SAID WEST LINE OF OUTLOT "E" 346 FEET TO THE WEST LINE OF MAIN STREET; THENCE NORTHERLY ALONG THE WEST LINE OF MAIN STREET 10 FEET; THENCE WESTERLY TO A POINT ON THE WEST LINE OF SAID OUTLOT "E" WHICH IS 10 FEET NORTHERLY FROM THE POINT OF BEGINNING; THENCE SOUTHERLY 10 FEET TO THE POINT OF

BEGINNING, ALL SITUATED IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS; ALSO

ALSO, THAT PART OF VACATED NORTH MAPLE STREET BETWEEN BLOCKS 1 AND 3 IN FACTORY ADDITION TO THE CITY OF SYCAMORE, AS SHOWN IN BOOK "B" OF PLATS, PAGES 106 AND 107, LYING SOUTH OF THE SOUTH LINE OF LUCAS STREET EXTENDED EASTERLY AND LYING NORTH OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND GREAT WESTERN RAILROAD COMPANY (NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS.

ALSO, LOTS 1 AND 2 IN THE J.A. JOHNSON SUBDIVISION, A SUBDIVISION OF PART OF THE NE 1/4 OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS, AS SET FORTH IN THE "FINAL PLAT OF SUBDIVISION" FILED FOR RECORD IN THE DEKALB COUNTY RECORDER'S OFFICE ON APRIL 29, 2010, AND RECORDED IN PLAT CABINET 10, AT SLIDE NO. 82-A, AS DOCUMENT NO. 2010004870.

ALSO, LOTS 1, 2, 3 AND 4 IN BLOCK 3 IN FACTORY ADDITION TO SYCAMORE, AN ADDITION OF PART OF SECTIONS 29 AND 32, IN TOWNSHIP 41 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGES 106 AND 107 IN DEKALB COUNTY, ILLINOIS.

ALSO, LOTS NINE (9), TEN (10), ELEVEN (11), TWELVE (12) AND THIRTEEN (13) IN BLOCK 3 OF FACTORY ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGES 106 AND 107, IN DEKALB COUNTY, ILLINOIS, (EXCEPTING THEREFROM THE SOUTH 73.4 FEET, AS MEASURED ALONG THE EAST AND WEST LINES THEREOF.).

ALSO, THE SOUTHERLY 73.4 FEET, AS MEASURED ALONG THE EASTERLY AND WESTERLY LINES THEREOF OF LOTS 9, 10, 11, 12 AND 13 IN BLOCK 3 OF FACTORY ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGES 106 AND 107 IN DEKALB COUNTY, ILLINOIS.

ALSO, LOT 7 IN BLOCK 2 IN BOYNTON'S ADDITION TO SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 108, IN THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS.

ALSO, THE WEST 1/2 OF LOT 1 AND ALL OF LOT 8 IN BLOCK 2 OF BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 108, IN DEKALB COUNTY, ILLINOIS.

ALSO, THE EAST HALF OF LOT 1 IN BLOCK 2 IN C.O. BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK "B" OF PLATS, PAGE 108, SITUATED IN COUNTY OF DEKALB AND STATE OF ILLINOIS.

ALSO, LOTS 101 AND 102 IN SYCAMORE WATER DEPARTMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 2019, AS DOCUMENT NUMBER 2019-010874, IN DEKALB COUNTY, ILLINOIS.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE EASTERLY SIDE BY THE NORTHERLY EXTENSION OF THE CENTER LINE OF LOCUST STREET; ON THE SOUTHERLY SIDE BY A LINE PARALLEL WITH A

DISTANT 50 FEET SOUTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE MINNESOTA AND NORTHWESTERN RAILROAD COMPANY (LATER THE CHICAGO GREAT WESTERN RAILWAY COMPANY, NOW THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY), AS SAID MAIN TRACK CENTER LINE WAS ORIGINALLY LOCATED AND ESTABLISHED ACROSS SECTION 32, SAID PARALLEL LINE BEING ALSO THE NORTHERLY LINE OF PAGE STREET; ON THE WESTERLY SIDE BY THE EASTERLY LINE OF MAIN STREET; AND ON THE NORTHERLY SIDE BY A LINE PARALLEL WITH A DISTANT 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES, FROM THE CENTER LINE OF THE MAIN TRACK (NOW REMOVED) OF THE CHICAGO AND NORTH WESTERN TRANSPORTATION COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK WAS LOCATED PRIOR TO ITS REMOVAL. EXCEPTING THEREFROM THAT PART, IF ANY, LYING NORTHERLY OF THE SOUTHERLY LINE OF LOT "D" IN BOYNTON'S ADDITION TO SYCAMORE.

ALSO, THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: ON THE NORTH BY THE NORTH LINE, AND THE EASTERLY EXTENSION THEREOF, OF LOT "D" OF BOYNTON'S ADDITION TO SYCAMORE; ON THE SOUTH BY A LINE PARALLEL WITH AND DISTANCE 50 FEET NORTHERLY, MEASURED AT RIGHT ANGLES FROM THE CENTER LINE OF THE MOST SOUTHERLY OR EASTBOUND MAIN TRACK OF THE CHICAGO AND NORTH WESTERN RAILWAY COMPANY (FORMERLY THE CHICAGO GREAT WESTERN RAILWAY COMPANY), AS SAID MAIN TRACK NOW LOCATED; AND ON THE WEST AND EAST BY LINES PARALLEL WITH AND DISTANT 120 FEET AND 310 FEET, RESPECTIVELY, EASTERLY, MEASURED AT RIGHT ANGLES, FROM THE EAST LINE OF MAIN STREET, SITUATED IN THE CITY OF SYCAMORE, COUNTY OF DEKALB AND STATE OF ILLINOIS, (EXCEPTING THE EAST 55 FEET THEREOF).

ALSO, THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, BOUNDED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "D" OF BOYNTON'S ADDITION TO SYCAMORE, BEING A POINT ON THE EAST LINE OF MAIN STREET; THENCE EASTERLY ALONG SAID NORTH LINE, AND THE EASTERLY EXTENSION THEREOF, OF SAID LOT "D" A DISTANCE OF 160 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 30 FEET TO THE PLACE OF BEGINNING; THENCE CONTINUING NORTH PARALLEL WITH SAID EAST LINE, A DISTANCE OF 55 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT "D", A DISTANCE OF 97 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 55 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT "D", A DISTANCE OF 97 FEET TO THE PLACE OF BEGINNING, SITUATED IN DEKALB COUNTY, ILLINOIS.

ALSO, THAT PART OF LOT "D" OF BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF; THENCE EASTLERY 120 FEET ALONG THE NORTH LINE OF SAID LOT "D"; THENCE SOUTHERLY PARALLEL TO THE SAID WEST LINE OF LOT "D" TO THE SOUTH LINE OF LOT "D"; THENCE WESTERLY ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF LOT "D"; THENCE NORTHERLY ALONG THE WEST LINE OF LOT "D", 97 FEET TO THE PLACE OF BEGINNING, ALSO DESCRIBED AS BEING THE WEST 120 FEET OF LOT "D" TO BOYNTON'S ADDITION TO SYCAMORE, ILLINOIS.

ALSO, THE WEST 150 FEET OF THE FOLLOWING DESCRIBED PROPERTY: PART OF OUTLOT "B" AND OUTLOT "C" OF BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF MAIN STREET (BEING THE WEST LINE OF SAID OUTLOT "B") WHERE THE SOUTH LINE OF NORTH AVENUE IN THE CITY OF SYCAMORE, IF EXTENDED EAST, WOULD INTERSECT THE

EAST LINE OF SAID MAIN STREET; THENCE EAST ON SAID EXTENDED SOUTH LINE FOR A DISTANCE OF 250 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MAIN STREET FOR A DISTANCE OF 125 FEET; THENCE WEST PARALLEL TO THE EXTENDED SOUTH LINE OF NORTH AVENUE FOR A DISTANCE OF 250 FEET TO THE EAST LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET TO THE PLACE OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.

ALSO, THE EAST 100 FEET (AS MEASURED ALONG THE NORTH AND SOUTH LINES) OF THAT PART (AS A TRACT) OF OUTLOTS "B" AND "C" OF C.O. BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, AS SHOWN IN BOOK "B" OF PLATS, PAGE 108, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE EAST LINE OF MAIN STREET (BEING THE WEST LINE OF SAID OUTLOT "B") WHERE THE SOUTH LINE OF NORTH AVENUE IN THE CITY OF SYCAMORE, IF EXTENDED EAST, WOULD INTERSECT THE EAST LINE OF SAID MAIN STREET; THENCE EAST ON SAID EXTENDED SOUTH LINE FOR A DISTANCE OF 250 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF MAIN STREET FOR A DISTANCE OF 125 FEET; THENCE WEST PARALLEL TO THE EXTENDED SOUTH LINE OF NORTH AVENUE FOR A DISTANCE OF 250 FEET TO THE EAST LINE OF MAIN STREET; THENCE NORTH ALONG THE EAST LINE OF MAIN STREET TO THE POINT OF BEGINNING, ALL SITUATED IN DEKALB COUNTY, ILLINOIS.

ALSO, THE NORTHERLY 130 FEET OF THE SOUTHERLY 240 FEET OF THE WEST 120 FEET OF OUTLOT "B" AND THE EASTERLY 5 FEET OF THE WESTERLY 125 FEET OF THE NORTHERLY 80 FEET OF THE SOUTHERLY 190 FEET OF SAID OUTLOT "B", ALL IN BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", PAGE 108, IN DEKALB COUNTY, ILLINOIS.

ALSO, PART OF LOTS "B" & "C" OF BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF LOT "B" OF SAID BOYNTON'S ADDITION THAT IS 100.5 FEET NORTH OF THE SOUTHEAST CORNER THEREOF; THENCE EAST AND PARALLEL TO THE CENTER LINE OF THE CHICAGO GREAT WESTERN RAILROAD 90 FEET; THENCE NORTH PARALLEL TO THE EAST LINE OF SAID LOT "B" 140 FEET; THENCE WEST PARALLEL TO THE CENTER LINE OF SAID RAILROAD 90 FEET, TO THE EAST LINE OF SAID LOT "B"; THENCE WEST ON A CONTINUATION OF SAID LINE INTO SAID LOT "B" 40 FEET; THENCE SOUTH PARALLEL TO THE EAST LINE OF SAID LOT "B" 50.5 FEET; THENCE EAST 5 FEET; THENCE SOUTH 89.5 FEET; THENCE EAST 35 FEET TO THE POINT OF BEGINNING.

ALSO, PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "D" IN BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 108 IN THE RECORDERS'S OFFICE OF DEKALB COUNTY, ILLINOIS, SAID POINT ALSO BEING ON THE EAST LINE OF MAIN STREET IN THE CITY OF SYCAMORE; THENCE NORTH 9 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 29.97 FEET (30.00 FEET PLATTED) TO THE SOUTHWEST CORNER OF LOT "B" OF SAID BOYNTON'S ADDITION; THENCE SOUTH 81 DEGREES 17 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT "B" AND EXTENSION THEREOF, A DISTANCE OF 257.00 FEET; THENCE SOUTH 12 DEGREES 54 MINUTES 09 SECONDS WEST, A DISTANCE OF 30.95 FEET TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT "D"; THENCE NORTH 81 DEGREES 17 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF SAID LOT "D" AND EXTENSION THEREOF, A DISTANCE OF 255.0 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF SYCAMORE, THE TOWNSHIP OF SYCAMORE, THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS.

ALSO, THE WESTERLY 245 FEET OF THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 32, TOWNSHIP 41 NORTH, RANGE 5 EAST OF THIRD PRINCIPAL MERIDIAN, BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF LOT "D" IN BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 108, IN THE RECORDERS'S OFFICE OF DEKALB COUNTY, ILLINOIS, SAID POINT ALSO BEING ON THE EAST LINE OF MAIN STREET IN THE CITY OF SYCAMORE; THENCE NORTH 9 DEGREES 05 MINUTES 11 SECONDS EAST, A DISTANCE OF 29.97 FEET (30.00 FEET PLATTED) TO THE SOUTHWEST CORNER OF LOT "B" OF SAID BOYNTON'S ADDITION; THENCE SOUTH 81 DEGREES 17 MINUTES 33 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT "B" AND EXTENSION THEREOF, A DISTANCE OF 257.00 FEET; THENCE NORTH 9 DEGREES 05 MINUTES 11 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 54.95 FEET (55.00 FEET PLATTED); THENCE NORTH 81 DEGREES 17 MINUTES 33 SECONDS WEST PARALLEL WITH THE SOUTH LINE OF SAID LOT "B", A DISTANCE OF 257.00 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTH 09 DEGREES 05 MIUTES 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 54.95 FEET (55.00 FEET PLATTED) TO THE NORTH LINE OF THE SOUTH 110 FEET OF SAID LOT "B"; THENCE SOUTH 81 DEGREES 17 MINUTES 33 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF LOT "B", A DISTANCE OF 125.00 FEET; THENCE SOUTH 9 DEGREES 05 MINUTES 11 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 9.50 FEET; THENCE SOUTH 81 DEGREES 17 MINUTES 33 SECONDS PARALLEL WITH THE SOUTH LINE OF SAID LOT "B", A DISTANCE OF 125.00 FEET; THENCE NORTH 9 DEGREES 05 MINUTES 11 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 140.00 FEET; THENCE NORTH 81 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 9 DEGREES 05 MINUTES 11 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 0.44 FEET (0.50 FEET PLATTED); THENCE NORTH 81 DEGREES 20 MINUTES 12 SECONDS WEST, A DISTANCE OF 120.00 FEET TO THE EAST LINE OF SAID MAIN STREET; THENCE NORTH 90 DEGREES 05 MINUTES 11 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 27.97 FEET (28.00 FEET PLATTED) TO THE NORTH LINE OF THE SOUTH 268 FEET OF SAID LOT "B"; THENCE SOUTH 81 DEGREES 20 MINUTES 12 SECONDS EAST, A DISTANCE OF 250.00 FEET; THENCE SOUTH 9 DEGREES 05 MINUTES 11 SECONDS WEST PARALLEL WITH THE EAST LINE OF SAID MAIN STREET, A DISTANCE OF 10.00 FEET; THENCE SOUTH 80 DEGREES 25 MINUTES 37 SECONDS EAST, A DISTANCE OF 715.01 FEET; THENCE SOUTH 9 DEGREES 06 MINUTES 23 SECONDS WEST, A DISTANCE OF 474.00 FEET TO THE SOUTH LINE OF THE FORMER CHICAGO AND GREAT WESTERN RAILWAY (NOW ABANDONED); THENCE NORTH 81 DEGREES 17 MINUTES 33 SECONDS WEST ALONG SAID SOUTH LINE, A DISTANCE OF 602.83 FEET TO A POINT OF THE NORTHERLY EXTENSION OF THE CENTERLINE OF LOCUST STRET IN THE CITY OF SYCAMORE; THENCE NORTH 9 DEGREES 08 MINUTES 34 SECONDS EAST ALONG THE SAID NORTHERLY EXTENSION, A DISTANCE OF 100.00 FEET TO THE NORTH LINE OF THE FORMER SAID RAILWAY; THENCE NORTH 81 DEGREES 17 MINUTES 33 SECONDS WEST ALONG SAID NORTH LINE, A DISTANCE OF 107.04 FEET TO A POINT 255 FEET EASTERLY OF THE EAST LINE OF SAID MAIN STREET, AS MEASURED ALONG THE SOUTH LINE AND EXTENSION THEREOF OF SAID LOT "D"; THENCE NORTH 9 DEGREES 05 MINUTES 11 SECONDS EAST PARALLEL WITH THE EAST LINE OF SAID MAIN STRRET, A DISTANCE OF 96.90 FEET (97.00 FEET PLATTED) TO A POINT ON THE EASTERLY EXTENSION OF THE NORTH LINE OF SAID LOT "D"; THENCE NORTH 81 DEGREES 17 MINUTES 33 SECONDS WEST ALONG THE NORTH LINE OF LOT "D" AND EXTENSION THEREOF, A DISTANCE OF 255.00 FEET TO THE POINT OF BEGINNING, ALL SITUATED IN THE CITY OF SYCAMORE, THE TOWNSHIP OF SYCAMORE, THE COUNTY OF DEKALB AND THE STATE OF ILLINOIS.

ALSO, THAT PART OF CROSS STREET FROM THE SOUTH LINE OF SAID LOT 5 OF LOOMIS SECOND ADDITION TO SYCAMORE TO THE NORTH LINE OF SAID LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION.

ALSO, THAT PART OF BRICKVILLE ROAD LYING EAST OF AND CONTIGUOUS WITH THE EAST LINE SAID LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION.

ALSO, THAT PART OF NORTH AVENUE LYING NORTH OF AND CONTIGUOUS WITH THE NORTH LINE SAID LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION AND THAT PART LYING NORTH OF AND CONTIGUOUS WITH THE SOUTH LINE OF BLOCK 3 OF FACTORY ADDITION TO THE CITY OF SYCAMORE EAST OF MAPLE STREET AND WEST OF MAIN STREET.

ALSO, THAT PART OF CALIFORNIA STREET LYING EAST OF AND CONTIGUOUS WITH THE EAST LINE SAID LOT 1001 OF ANACONDA WIRE AND CABLE COMPANY RESUBDIVISION AND LYING NORTH OF THE SOUTH LINE OF PAGE STREET AS DEDICATED ACCORDING TO THE PLAT OF DEDICATION FOR ROADWAY PURPOSES RECORDED SEPTEMBER 10, 2013, AS DOCUMENT NUMBER 2013-011768, IN DEKALB COUNTY, ILLINOIS.

ALSO, ALL OF LUCAS STREET LYING NORTH OF AND CONTIGUOUS WITH THE SOUTH LINE OF BLOCK 1 OF FACTORY ADDITION TO THE CITY OF SYCAMORE EAST OF CALIFORNIA STREET AND WEST OF MAPLE STREET.

ALSO, THAT PART OF MAPLE STREET LYING WEST OF AND CONTIGUOUS WITH THE WEST LINE OF BLOCK 3 OF FACTORY LYING NORTH THAT PART OF SAID VACATED MAPLE STREET AND SOUTH OF NORTH AVENUE.

ALSO, THAT PART OF MAIN STREET IN C.O. BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 108 IN THE RECORDERS'S OFFICE OF DEKALB COUNTY, ILLINOIS, LYING NORTH OF THE SOUTH LINE OF LOT 7 IN BLOCK 2 OF SAID C.O. BOYNTON'S ADDITION AND SOUTH OF NORTH AVENUE.

ALSO, THAT PART OF LOCUST STREET IN C.O. BOYNTON'S ADDITION TO THE CITY OF SYCAMORE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK "B", AT PAGE 108 IN THE RECORDERS'S OFFICE OF DEKALB COUNTY, ILLINOIS, LYING WEST OF AND CONTIGUOUS WITH THE WEST LINE OF SYCAMORE WATER DEPARTMENT SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 22, 2019, AS DOCUMENT NUMBER 2019-010874, IN DEKALB COUNTY, ILLINOIS.

ATTACHMENT B
PHOTOGRAPHIC EVIDENCE



Cracked and deteriorating pavement at 416 N Main St



Deteriorated drive near 418 N Main St



Deteriorated interior wall with water damage at 433 N California St



Deteriorated parking lot South of 520 N Maple St



Deteriorated right of way near 418 N Main St



Dilapidated and deteriorated roof leaking water at 433 N California 2



Dilapidated and deteriorated siding, wall, and roof at 426 N Main St



Missing window panes and deteriorated siding at 418 N Main St

ATTACHMENT C
PIN LIST AND LOCATOR MAP

Locator ID	Parcel_Num	Owner
1	0632126002	SYCAMORE INDUSTRIAL PARK LLC
2	0632126001	SYCAMORE INDUSTRIAL PARK LLC
3	0632126003	SYCAMORE INDUSTRIAL PARK LLC
4	0632211002	SYCAMORE INDUSTRIAL PARK LLC
5	0632203001	FRANK E JOHNSON , NADINE R JOHNSON
6	0632203002	FRANK E JOHNSON , NADINE R JOHNSON
7	0632203003	WILLIAM REYNOLDS
8	0632203004	CHRISTINE M NALLEY
9	0632203005	ARTURO E CARRILLO
10	0632203017	OPPORTUNITY HOUSE INC
11	0632203018	OPPORTUNITY HOUSE INC
12	0632203006	OPPORTUNITY HOUSE INC
13	0632203007	MICHAEL D DEGRAF
14	0632203008	SEYMOUR OF SYCAMORE INC
15	0632203009	SEYMOUR OF SYCAMORE INC
16	0632203010	SEYMOUR OF SYCAMORE INC
17	0632203015	OPPORTUNITY HOUSE INC
18	0632203014	ERIC F MATHEY, LAURA L MATHEY
19	0632226017	PERSONAL TRUST 189863CR
20	0632226018	PERSONAL TRUST 189863CR
21	0632226013	ERIC F MATHEY, LAURA L MATHEY
22	0632226015	OPPORTUNITY HOUSE INC
23	0632226016	COMM SCHOOL DIST 427 BOARD OF EDUC SYCAMORE
24	0632226009	JANICE K JACOBSON
25	0632226008	CAROL J BUTE, LYNDON W BUTE
26	0632226007	CAROL J BUTE, LYNDON W BUTE
27	0632227006	BRIDGE TRUST 101
28	0632227007	BRIDGE TRUST 101
29	0632227030	FS GRAIN LLC
30	0632227011	KOMM LLC
31	0632227012	STAN OLSEN OILS, INC
32	0632227031	MATHEY MAIN STREET LAUNDRY LLC
33	0632227017	MATHEY MAIN STREET LAUNDRY LLC
34	0632227026	MATHEY MAIN STREET LAUNDRY LLC
35	0632229001	DIANE M MATHEY , FRANCIS E MATHEY
36	0632229008	GRATSCHMAYR PROP LLC PAGE ST
37	0632229009	RICHARD R GOERING
38	0632230011	COUNTY OF DEKALB
39	0632230012	CITY OF SYCAMORE

