DCEDC
DEKALB COUNTY
Economic Development Corporation

January 3, 12019

MEMORANDUM

TO: DeKalb County Enterprise Zone Partners

FROM: Paul J. Borek
Enterprise Zone Administrator

SUBJECT: DeKalb County Enterprise Zone Amendment II – Boundary Amendment-Option 2

The City of DeKalb has requested that the DeKalb County Enterprise Zone add approximately 500 acres located south of Gurler Road between Illinois Route 23 and a property line just east of Peace Road extended.

This proposed addition involves five separate parcels and is intended to allow the county to be able to more effectively compete for large scale projects. By having such a large acreage available in the Zone, DeKalb County will be able to be considered for large square footage facilities which can provide significant quality jobs and capital investment. Currently, we are at a disadvantage due to the lack of parcels which meet the needs of today's high impact projects and development prospects. When we are contacted by prospects seeking such large acreage, one of the ley questions we have been asked is about the availability of Enterprise Zone designation. Unfortunately, parcels like we are intending to add are not readily available in the Zone and we miss out on further discussions because clients are looking at large scale land sites in other communities that are already in an Enterprise Zone.

In order to accomplish this addition, we will be pursuing an Option 2 Boundary Amendment which is, by definition, designed to help eliminate impediments to economic development. Approval of this Boundary Amendment would enable the county to compete for developments like Project Ventus, a Confidential Knowledge-Based or Technology Industry Project.

The proposed Boundary Amendment site is located in DeKalb County (Afton Township), south of Gurler Road between Illinois Route 23 and the property line just east of Peace Road extended. It would be annexed to the City of DeKalb to provide for utilities and an upgrade of Gurler Road.

The DeKalb County Enterprise Zone has a maximum capacity of 15 square miles. Currently, territory totaling 13.1 square miles is included within the Zone, with capacity available for an additional 1,100 acres.

Current Enterprise Zone Participating Units of Government applicable to this site are the City of DeKalb, DeKalb County Government, DeKalb Park District, DeKalb Public Library, Afton Township, Kishwaukee Water Reclamation District, DeKalb School District #428 and Kishwaukee College.

DeKalb County EDC
2179 Sycamore Road, Unit #102
DeKalb, IL 60115
815-895-2711 (phone) · 815-895-8713 (fax)
dcedc.org

bottom line period

This Boundary Amendment will require the following:

- Approval of a Add Territory Boundary Amendment to the Designating Ordinances by the Designating Units of Government; as well as an

- Amendment to the DeKalb County Enterprise Zone Intergovernmental Agreement between the Designating Units: DeKalb County, City of DeKalb, City of Genoa, City of Sandwich, City of Sycamore and the Town of Cortland and Village of Waterman; and

- Approval of an “Add Territory Boundary Amendment-Option 2” Application by the Illinois Department of Commerce and Economic Opportunity (DCEO).

On December 19, 2019 the Enterprise Zone Advisory Board approved recommending this Add Territory Boundary Amendment to the Designating Units of Government for approval.

ORDINANCE 2020-01

AN ORDINANCE AUTHORIZING BOUNDARY MODIFICATIONS TO THE AREA KNOWN AS THE DEKALB COUNTY ENTERPRISE ZONE - VACANT GROUND ADDITION – OPT 2 -

WHEREAS, on December 22, 2014, the corporate authorities of the Town of Cortland adopted Ordinance No. 2014-14 (the "Initial Designating Ordinance"), designating an enterprise zone known as the "DeKalb County Enterprise Zone" (the "Zone"); and,

WHEREAS, the corporate authorities of the County of DeKalb, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman (collectively, with the Town of Cortland, the "Designating Units of Government") each adopted ordinances substantially identical to the Initial Designating Ordinance (collectively, with the Initial Designating Ordinance, the "Initial Designating Ordinances"); and,

WHEREAS, the Designating Units of Government entered into an Intergovernmental Agreement dated as of December 5, 2014 (the "Initial IGA") setting forth mutually agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial Designating Ordinances; and,

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "DCEO") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act (20 ILCS 655/1, *et seq.*), hereafter referred to as the "Act"; and,

WHEREAS, on November 27, 2019, the corporate authorities of the Town of Cortland adopted Ordinance No. 2019-22, amending the Initial Designating Ordinance to provide for certain additional incentives for projects located within the Northern Illinois University Research Park (the "First Amending Ordinance" and, together with the Initial Designating Ordinance, the "Designating Ordinance"); and,

WHEREAS, the corporate authorities of each of the Designating Municipalities each adopted resolutions or ordinances substantially identical to the First Amending Ordinance (collectively, with the First Amending Ordinance, the "First Amending Ordinances" and, together with the Initial Designating Ordinances, the "Designating Ordinances"), amending the Initial Designating Ordinances; and,

WHEREAS, the Designating Units of Government entered into an amended version of the Initial IGA, dated as of October 13, 2019 (together with the Initial IGA, the "MOU"), agreeing to the terms of the incentives set forth in the First Amending Ordinances; and,

WHEREAS, the Designating Units of Government intend to file an application with the DCEO to approve the First Amending Ordinances and to issue an amended certificate for the Zone and the Designating Ordinances; and,

WHEREAS, the DeKalb County Enterprise Zone Board has determined that there is a need to amend the boundary of the DeKalb County Enterprise Zone to include the land legally described in Exhibit "A" and depicted on Exhibit "B" (the "Additional Area") attached to and hereby made a part of this Ordinance; and,

WHEREAS, the Additional Area is contiguous to the existing Zone boundaries; and,

WHEREAS, there is adequate available acreage in the Zone to amend the boundaries of the Zone to include the Additional Area (the "Boundary Amendment"); and,

WHEREAS, the Designating Units of Government held a duly noticed joint public hearing regarding the Boundary Amendment on January 2, 2020; and,

WHEREAS, the Designating Units of Government have determined that it is desirable and necessary to further amend the Designating Ordinances and the MOU to approve the Boundary Amendment and include the Additional Area within the boundaries of the Zone;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Board of Trustees of the Town of Cortland, DeKalb County, Illinois, as follows:

Section 1: Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Ordinance as if fully set forth herein.

Section 2: Approval of the Boundary Amendment. The corporate authorities of the Town of Cortland hereby approve and concur with the Boundary Amendment. The corporate authorities of the Town of Cortland hereby amend the Designating Ordinance to amend the boundaries of the DeKalb County Enterprise Zone to include the Additional Area. Specifically, Addendum "A" attached to the Designating Ordinance is hereby amended to include Exhibit "A" and Exhibit "B" attached to this Ordinance. Except as specifically amended by this Ordinance, the provisions of the Designating Ordinance shall remain in full force and effect.

Section 3: Effective Date. This Ordinance shall become effective upon the passage and approval of this Ordinance in accordance with law and the issuance by the DCEO of an amended certificate with respect to the Zone and the Designating Ordinances.

PASSED BY THE TOWN BOARD of the Town of Cortland, Illinois at a regular meeting thereof held on the _____ day of _____, 2020 and approved by me as Mayor on the same day.

ROLL CALL VOTE:
YAYS:
NAYS:
ABSENT:

:

APPROVED:

_____

RUSSELL STOKES, MAYOR

ATTEST:

_____

CHERYL ALDIS, TOWN CLERK

EXHIBIT "A"

The following parcels are requested to be added to the DeKalb County Enterprise Zone as the 1st Amendment to the Zone boundaries since its inception in 2016:

Parcel 1
Parcel Number: 11-02-100-001 <u>103.701</u> acres m/l
Legal Description:

THE WEST EIGHTY-FIVE (85) ACRES OF THE NORTH ONE HUNDRED FIVE (105) ACRES OF THE NORTH WEST FRACTIONAL QUARTER (NW FR. 1/4) OF SECTION TWO (2); ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT THE NORTH EAST CORNER OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION TWO (2), THENCE RUNNING SOUTH ON SURVEY LINE TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE WEST SEVEN (7) CHAINS AND SIXTY-TWO (62) LINKS, THENCE NORTH TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE EAST ON SURVEY LINE SEVEN (7) CHAINS SIXTY-TWO (62) LINKS, TO THE PLACE OF BEGINNING. ALL SITUATED IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

LESS AND EXCEPT:

THAT PART OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2 AN THENCE SOUTH 89 DEGREES 21 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID NORTH LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 34.82 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 89 DEGREES, 32 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 60.04 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, FOR A DISTANCE OF 1,045.19 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 0 DEGREES, 51 MINUTES WEST TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24 FOR A DISTANCE OF 699.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SAID SECTION 2, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES, 01 MINUTES WEST, FOR

A DISTANCE OF 60.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE NORTH 0 DEGREES 46 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,743.18 FEET TO THE PLACE OF BEGINNING.

Parcel 2
Parcel Number: 11-02-200-001 161.104 acres m/l
Legal Description:

THE NORTH EAST FRACTIONAL QUARTER (NE FRL. 1/4) OF SECTION TWO (2) IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF DEKALB, IN THE STATE OF ILLINOIS.

Parcel 3
Parcel Number: 11-01-100-001 160.291 acres m/l
Legal Description:

THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 2639.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 0 DEGREES, 26 MINUTES, 33 SECONDS WEST, A DISTANCE OF 2637.31 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST, A DISTANCE OF 2652.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 0 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 2629.56 FEET TO THE POINT OF BEGINNING.

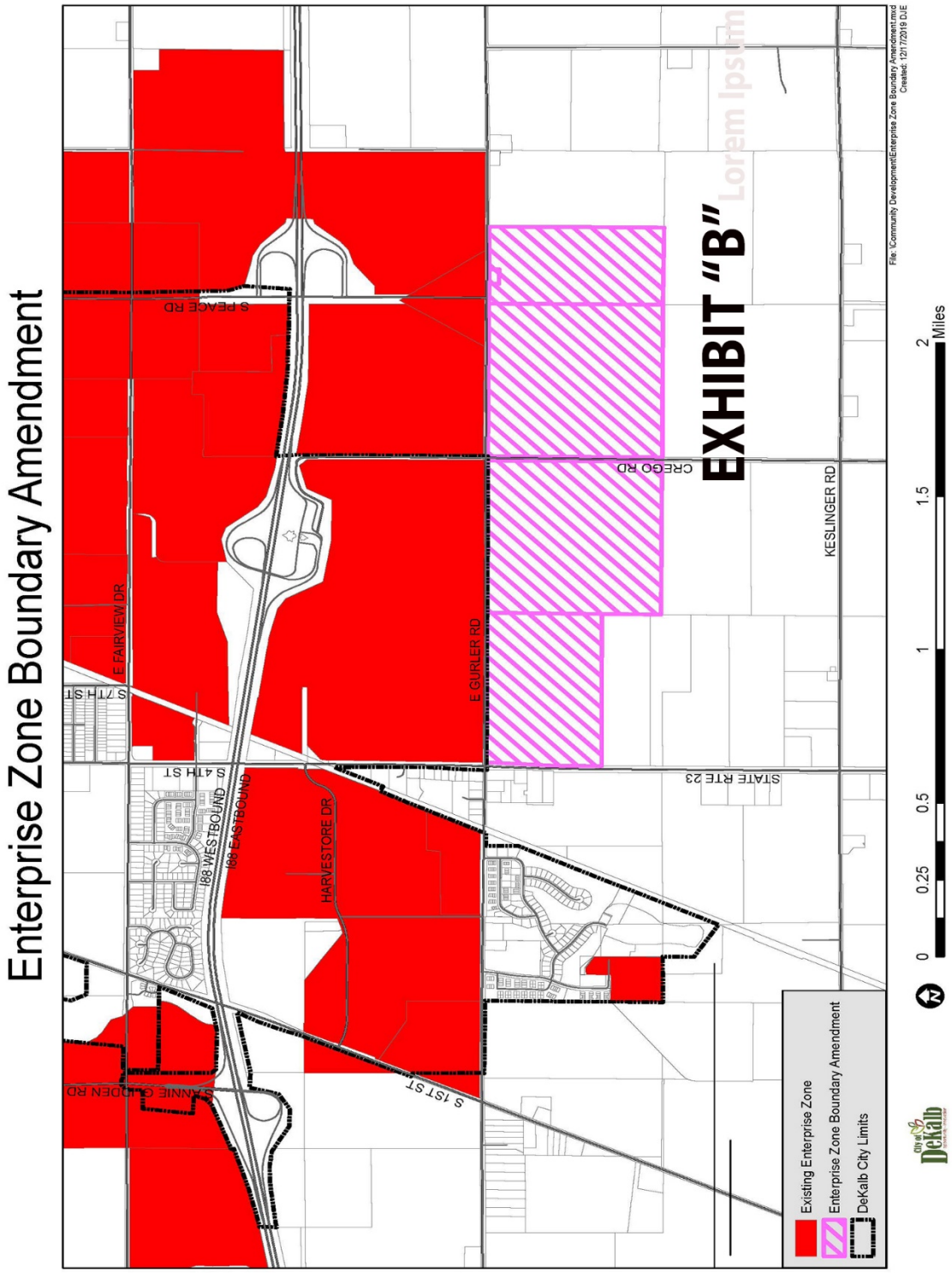
Parcel 4
Parcel Number: 11-01-200-002 79.164 acres m/l
Legal Description:

THE WEST ONE-HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION ONE (1), TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DE KALB COUNTY, ILLINOIS EXCEPTING THEREFROM PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE

SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DE KALB AND STATE OF ILLINOIS.

Parcel 5
Parcel Number: 11-01-200-001 1.069 acres m/l
Legal Description

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION l, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DE KALB AND STATE OF ILLINOIS.


Enterprise Zone Boundary Amendment
EXHIBIT "B"
Lorem Ipsum
S PEACE RD
E FAIRVIEW DR
S 7TH ST
S 4TH ST
I88 WESTBOUND
I88 EASTBOUND
HARVESTORE DR
E GURLER RD
CREGO RD
KESLINGER RD
STATE RTE 23
S 1ST ST
SANNIE GARDEN RD
Existing Enterprise Zone
Enterprise Zone Boundary Amendment
DeKalb City Limits
0
0.25
0.5
1
1.5
2
Miles
City of DeKalb
File: \Community Development\Enterprise Zone Boundary Amendment.mxd
Created: 12/17/2019 DJE

ORDINANCE 2020-02

AN ORDINANCE APPROVING A SECOND AMENDMENT TO THE DEKALB COUNTY ENTERPRIZE ZONE INTERGOVERNMENTAL AGREEMENT

WHEREAS, on December 22, 2014, the corporate authorities of the Town of Cortland adopted Ordinance No. 2014-14 (the "**Initial Designating Ordinance**"), designating an enterprise zone known as the "DeKalb County Enterprise Zone" (the "**Zone**"); and,

WHEREAS, the corporate authorities of the County of DeKalb, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman (collectively, with the Town of Cortland, the "**Designating Units of Government**") each adopted ordinances substantially identical to the Initial Designating Ordinance (collectively, with the Initial Designating Ordinance, the "**Initial Designating Ordinances**"); and

WHEREAS, all of the Designating Units of Government entered into an Intergovernmental Agreement dated as of December 5, 2014 (the "**Initial IGA**") setting forth, among other things, mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial Designating Ordinances; and

WHEREAS, the Initial Designating Ordinances and the Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "**DCEO**") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act, 20 ILCS 655/1, *et seq*.; and

WHEREAS, the corporate authorities of the Town of Cortland adopted the following ordinances: (1) on November 27, 2019, Ordinance No. 2019-22 (the "**First Amending Ordinance**"), amending the Initial Designating Ordinance to provide for certain additional incentives for projects located within the Northern Illinois University Research Park (the "**First Amending Ordinance**"); and (2) on January XX, 2020, Ordinance No. 2020-002 (the "**Second Amending Ordinance**"), further amending the Initial Designating Ordinance, as amended by the First Amending Ordinance, to amend the boundaries of the Zone to include certain additional real property; and

WHEREAS, the corporate authorities of each of the other Designating Municipalities each have adopted or will adopt ordinances substantially identical to the First Amending Ordinance (collectively, the "**First Amending Ordinances**") and the Second Amending Ordinance (collectively, the "**Second Amending Ordinances**; and

WHEREAS, the corporate authorities of each of the Designating Units of Government have approved or will approve, and the authorized officials of each of the Designating Units of Government have executed or will execute a first amendment to the Initial IGA (the "**First Amendment**"), agreeing to the terms of the incentives set forth in the First Amending Ordinances; and

WHEREAS, the Designating Units of Government have determined and concur that it is desirable, necessary, and in the best interests of the Designating Units of Government to approve and enter into a second amendment to the IGA (the "**Second Amendment**") to agree to the amended boundaries of the Zone as set forth in the Second Amending Ordinances;

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Town Board of the Town of Cortland, DeKalb County, Illinois, as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as if fully set forth in this Section.

SECTION 2: APPROVAL OF SECOND AMENDMENT TO THE IGA. The corporate authorities of the Town of Cortland hereby approve the Second Amendment in substantially the form attached to this Ordinance as **Exhibit A**, and in a final form to be approved by the City Manager.

SECTION 3: EXECUTION OF SECOND AMENDMENT TO THE IGA. The Mayor and the City Clerk or Executive Assistant are hereby authorized and directed to execute and attest, on behalf of the Town of Cortland, the Second Amendment.

SECTION 4: EFFECTIVE DATE. This Ordinance will be in full force and effect upon its passage and approval in accordance with law.

PASSED BY THE TOWN BOARD of the Town of Cortland, Illinois at a regular meeting thereof held on the _____ day of _____, 2020 and approved by me as Mayor on the same day.

ROLL CALL VOTE
YAYS:
NAYS:
ABSENT:

APPROVED:

:

_____
Russell C Stokes, Mayor

ATTEST

_____
Cheryl Aldis, Town Clerk

EXHIBIT A

SECOND AMENDMENT

[**INSERT COPY OF SECOND IGA AMENDMENT**]

SECOND AMENDMENT TO
DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT

THIS SECOND AMENDMENT TO DEKALB COUNTY ENTERPRISE ZONE INTERGOVERNMENTAL AGREEMENT (this "**Second Amendment**") is entered into this __ day of _____, 2020, by and between the County of DeKalb, the Town of Cortland, the City of DeKalb, the City of Genoa, the City of Sandwich, the City of Sycamore and the Village of Waterman (collectively, the "**Parties**").

WHEREAS, in 2014 the corporate authorities of the Parties each adopted substantially identical ordinances (collectively, the "**Initial Designating Ordinances**") designating an enterprise zone known as the "DeKalb County Enterprise Zone" (the "**Zone**"); and

WHEREAS, the Parties entered into that certain DeKalb County Enterprise Zone Intergovernmental Agreement dated as of December 5, 2014 (the "**Initial IGA**"), setting forth, among other things, mutually-agreed property tax abatements available to certain types of businesses located within the Zone, as set forth in the Initial Designating Ordinances; and

WHEREAS, the Initial Designating Ordinances and the DeKalb County Enterprise Zone were certified by the Illinois Department of Commerce and Economic Opportunity (the "**DCEO**") to begin operations on January 1, 2016, in accordance with the Illinois Enterprise Zone Act, 20 ILCS 655/1 *et. seq*.; and

WHEREAS, the corporate authorities of each of the Designating Municipalities adopted the following substantially identical ordinances: (1) in 2019, an ordinance (the "**First Amending Ordinance**") amending the Initial Designating Ordinance to provide for certain additional incentives for projects located within the Northern Illinois University Research Park and (2) in January 2020, an ordinance (the "**Second Amending Ordinance**" and, together with the First Amending Ordinance, the "**Amending Ordinances**") further amending the Initial Designating Ordinance, as amended by the First Amending Ordinance, to amend the boundaries of the Zone to include certain additional real property (collectively, the Initial Designating Ordinance, as amended by the Amending Ordinances, is the "**Designating Ordinance**"); and

WHEREAS, the corporate authorities of each of the Parties have approved or will approve, and the authorized officials of each of the Parties have executed or will execute a first amendment to the Initial IGA titled "DeKalb County Enterprise Zone Amended Intergovernmental Agreement" (the "**First Amendment**" and, together with the Initial IGA, the "**IGA**"), agreeing to the terms of the incentives set forth in the First Amending Ordinance; and

WHEREAS, the Parties desire to enter into this Second Amendment to the IGA to agree to the amended boundaries of the Zone, as set forth in the Second Amending Ordinance; and

WHEREAS, upon the execution and delivery by all of the Parties of the First Amendment and this Second Amendment, the Parties intend to file an application with the DCEO for the approval of the Amending Ordinances and the issuance of an amended certificate for the Designating Ordinance and the Zone (the "**Amended Certificate**");

NOW, THEREFORE, IN CONSIDERATION OF the recitals and the mutual covenants and agreements set forth in this Second Amendment, the Parties hereby agree as follows:

Section 1: Incorporation of Recitals. The foregoing recitals are hereby incorporated into and made a part of this Second Amendment as if fully set forth in this section.

Section 2: Clarification Regarding First Amendment. The Parties hereby acknowledge, agree, and clarify that the First Amendment amended the Initial IGA by deleting all of the provisions of the Initial IGA and replacing them in their entirety with the text of the First Amendment. In the event of a conflict between the text of the Initial IGA and the text of the First Amendment, the text of the First Amendment shall control.

Section 3: Definitions; Rules of Construction.

A. Definitions. All initial-capitalized words and phrases used in this Second Amendment have the meanings set forth in the various provisions of this Second Amendment. If a word of phrase is not specifically defined in this Second Amendment, it has the same meaning as in the IGA.

B. Rules of Construction. Except as specifically provided in this Second Amendment, all terms, provisions, and requirements contained in the IGA remain unchanged and in full force and effect. In the event of a conflict between the text of the IGA and the text of this Second Amendment, the text of this Second Amendment controls.

Section 4: Amendments. The land located within the boundaries of the Zone, described in Exhibit A attached to the IGA, is hereby amended by adding the land legally described in **Exhibit A** and depicted on **Exhibit B** attached to, and hereby made a part of, this Second Amendment. For the sake of clarity, the land located within the boundaries of the Zone, as amended by this Second Amendment, includes the land described in

Exhibit A attached to the IGA and the land described in **Exhibit A** and depicted on **Exhibit B** attached to this Second Amendment.

Section 5: Effective Date of Second Amendment. This Second Amendment shall be in full force and effect upon the date that the DCEO approves the Amending Ordinances and issues the Amended Certificate.

Section 6: Severability. If any provisions of this Second Amendment shall be held to be invalid by a court or other authority of competent jurisdiction, such provisions shall be disregarded and, to the fullest extent feasible and permitted under applicable law, the remaining provisions of this Second Amendment shall remain in full force and effect.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first written above.

City of DeKalb	ATTEST
By: _____ Mayor	By: _____ City Clerk
County of DeKalb	ATTEST
By: _____ County Board Chairman	By: _____ County Clerk
Town of Cortland	ATTEST
By: _____ Mayor	By: _____ Town Clerk
City of Genoa	ATTEST
By: _____ Mayor	By: _____ City Clerk
City of Sandwich	ATTEST
By: _____ Mayor	By: _____ City Clerk
City of Sycamore	ATTEST
By: _____ Mayor	By: _____ City Clerk
Village of Waterman	ATTEST
By: _____ Village President	By: _____ Village Clerk

EXHIBIT A

LAND ADDED TO ZONE

The following parcels are to be added to the DeKalb County Enterprise Zone as the 1st Amendment to the Zone boundaries since its inception in 2016:

Parcel 1
Parcel Number: 11-02-100-001 103.701 acres m/l
Legal Description:

THE WEST EIGHTY-FIVE (85) ACRES OF THE NORTH ONE HUNDRED FIVE (105) ACRES OF THE NORTH WEST FRACTIONAL QUARTER (NW FR. 1/4) OF SECTION TWO (2); ALSO, THE FOLLOWING DESCRIBED REAL ESTATE, TO-WIT: COMMENCING AT THE NORTH EAST CORNER OF THE NORTH WEST QUARTER (NW 1/4) OF SECTION TWO (2), THENCE RUNNING SOUTH ON SURVEY LINE TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE WEST SEVEN (7) CHAINS AND SIXTY-TWO (62) LINKS, THENCE NORTH TWENTY-SIX (26) CHAINS AND TWENTY-FIVE (25) LINKS, THENCE EAST ON SURVEY LINE SEVEN (7) CHAINS SIXTY-TWO (62) LINKS, TO THE PLACE OF BEGINNING. ALL SITUATED IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS.

LESS AND EXCEPT:

THAT PART OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 2 AN THENCE SOUTH 89 DEGREES 21 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2 (THE BEARING FOR THE SAID NORTH LINE OF SAID SECTION 2 BEING ESTABLISHED IN RELATION TO THE ASSUMED BEARING ASSIGNED TO THE CENTER LINE OF ILLINOIS ROUTE 23), A DISTANCE OF 34.82 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 89 DEGREES, 32 MINUTES EAST ALONG THE NORTH LINE OF SAID SECTION 2, FOR A DISTANCE OF 60.04 FEET TO A POINT, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE CENTER LINE FOR FEDERAL AID ROUTE 24; THENCE SOUTH 2 DEGREES, 34.5 MINUTES WEST PARALLEL TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24, FOR A DISTANCE OF 1,045.19 FEET TO AN ANGLE POINT; THENCE CONTINUING SOUTH 0 DEGREES, 51 MINUTES WEST TO THE SAID CENTER LINE OF FEDERAL AID ROUTE 24 AND THE TANGENT TO THE CURVE OF THE CENTER LINE OF FEDERAL AID ROUTE 24 FOR A DISTANCE OF 699.24 FEET TO A POINT ON THE SOUTH LINE OF THE NORTH 105 ACRES OF THE NORTHWEST FRACTIONAL QUARTER OF SAID

SECTION 2, WHICH POINT IS 60.0 FEET RIGHT AS MEASURED AT RIGHT ANGLES FROM THE SAID CENTER LINE OF FEDERAL AID ROUTE 24; THENCE NORTH 89 DEGREES, 01 MINUTES WEST, FOR A DISTANCE OF 60.94 FEET TO A POINT ON THE WEST LINE OF SAID SECTION 2; THENCE NORTH 0 DEGREES 46 MINUTES EAST ALONG THE WEST LINE OF SAID SECTION 2, A DISTANCE OF 1,743.18 FEET TO THE PLACE OF BEGINNING.

Parcel 2
Parcel Number: 11-02-200-001 161.104 acres m/l
Legal Description:

THE NORTH EAST FRACTIONAL QUARTER (NE FRL. 1/4) OF SECTION TWO (2) IN TOWNSHIP THIRTY-NINE (39) NORTH, RANGE FOUR (4), EAST OF THE THIRD (3RD) PRINCIPAL MERIDIAN, SITUATED IN THE COUNTY OF DEKALB, IN THE STATE OF ILLINOIS.

Parcel 3
Parcel Number: 11-01-100-001 160.291 acres m/l
Legal Description:

THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4 EAST OF THE THIRD PRINCIPAL MERIDIAN, DEKALB COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 1, THENCE SOUTH 89 DEGREES 42 MINUTES 19 SECONDS EAST, A DISTANCE OF 2639.61 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE SOUTH 0 DEGREES, 26 MINUTES, 33 SECONDS WEST, A DISTANCE OF 2637.31 FEET TO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 89 DEGREES 32 MINUTES 16 SECONDS WEST, A DISTANCE OF 2652.61 FEET TO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 1; THENCE NORTH 0 DEGREES 31 MINUTES 28 SECONDS EAST, A DISTANCE OF 2629.56 FEET TO THE POINT OF BEGINNING.

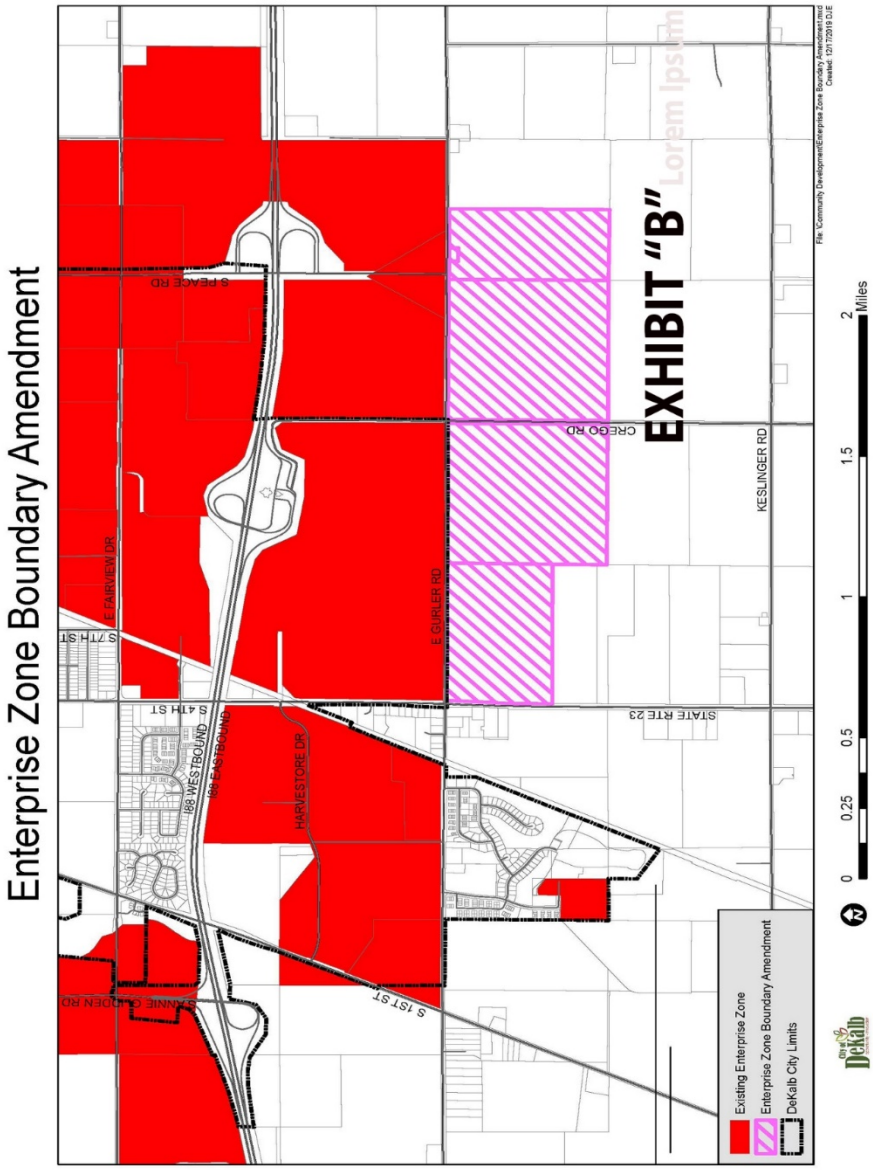
Parcel 4
Parcel Number: 11-01-200-002 79.164 acres m/l
Legal Description:

THE WEST ONE-HALF (W ½) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION ONE (1), TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DE KALB COUNTY, ILLINOIS EXCEPTING THEREFROM PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED

AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DE KALB AND STATE OF ILLINOIS.

Parcel 5
Parcel Number: 11-01-200-001 <u>1.069</u> acres m/l
Legal Description

PART OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION I, TOWNSHIP 39 NORTH, RANGE 4, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1; THENCE EASTERLY ALONG THE NORTH LINE OF SAID NORTHEAST QUARTER OF SAID SECTION 1 A DISTANCE OF 337 FEET FOR THE PLACE OF BEGINNING; THENCE SOUTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET; THENCE EASTERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 245 FEET; THENCE NORTHERLY AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE A DISTANCE OF 190 FEET TO THE NORTH LINE OF SAID SECTION 1; THENCE WESTERLY A DISTANCE OF 245 FEET TO THE PLACE OF BEGINNING, SITUATED IN THE COUNTY OF DE KALB AND STATE OF ILLINOIS.


Enterprise Zone Boundary Amendment
EXHIBIT "B"
Lorem Ipsum
S 7TH ST
E FAIRVIEW DR
S FRANCE RD
S 4TH ST
I-88 WESTBOUND
I-88 EASTBOUND
HARVESTORE DR
E GURLER RD
CREGO RD
KESLINGER RD
STATE RTE 23
S 1ST ST
ANNIE GLIDDEN RD
Existing Enterprise Zone
Enterprise Zone Boundary Amendment
DeKalb City Limits
0
0.25
0.5
1
1.5
2
Miles