

**VILLAGE OF MAPLE PARK
DEKALB AND KANE COUNTIES, ILLINOIS**

ORDINANCE NO. 2022-29

**AN ORDINANCE
APPROVING THE SECOND AMENDMENT
TO THE
REDEVELOPMENT PLAN AND PROJECTS
FOR THE
MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

**APPROVED BY THE BOARD OF TRUSTEES
OF THE VILLAGE OF MAPLE PARK,
DEKALB AND KANE COUNTIES, ILLINOIS
ON THE 6TH DAY OF DECEMBER, 2022.**

**ORDINANCE NO. 2022-29
VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS**

**APPROVING THE SECOND AMENDMENT TO THE
REDEVELOPMENT PLAN AND PROJECTS FOR THE
MAPLE PARK TAX INCREMENT FINANCING DISTRICT**

WHEREAS, the Village of Maple Park, DeKalb and Kane Counties, Illinois, (the “Village”) desires to implement tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq., as amended, hereinafter referred to as the “Act”, for the Second Amendment to the Redevelopment Plan and Projects for the Maple Park Tax Increment Financing (“TIF”) District within the municipal boundaries of the Village of Maple Park and within the Amended Redevelopment Project Area (the “Area”) as described in Section 1(a) of this Ordinance, which Area constitutes in the aggregate more than 1 ½ acres; and

WHEREAS, on September 2, 2022 due notice in respect to a Public Meeting for the proposed Second Amendment was given pursuant to Section 11-74.4-6(e) of the Act, such notice being given to taxing districts having real property in the Amended Area, interested parties, taxpayers who own property in the Amended Redevelopment Project Area and residents in the Amended Area; and

WHEREAS, pursuant to Section 11-74.4-6(e) of the Act, on September 20, 2022, the Village held a Public Meeting for the proposed Second Amendment to the Maple Park TIF District to advise the public, taxing districts having real property in the Amended Redevelopment Project Area, taxpayers who own property in the Amended Redevelopment Project Area, and residents of the Amended Area as to the Village’s possible intent to prepare an Amendment to the Redevelopment Plan and designate an Amended Redevelopment Project Area and to receive public comment; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on October 26, 2022, the Village convened a Joint Review Board to consider the proposal and the Joint Review Board met on said date and recommended that the Village Board approve the Second Amendment to the Maple Park TIF District Redevelopment Project Area, Plan and Projects; and

WHEREAS, pursuant to Section 11-74.4-5 of the Act, on November 22, 2022 the Village Board caused a Public Hearing to be held relative to the Second Amendment to the Redevelopment Plan and Projects and the designation of an Amended Redevelopment Project Area at the Maple Park Village Hall, 302 Willow Street, Maple Park, Illinois; and

WHEREAS, due notice in respect to such Public Hearing was given pursuant to Section 11-74.4-5 and 6 of the Act, with notice being given on October 5, 2022 by certified mail to Taxing Districts and to the State of Illinois Department of Commerce and Economic Opportunity; on October 17, 2022 by certified mail to Taxpayers in the Amended Area and by regular mail to residents in the Amended Area; on October 24, 2022 by regular U.S. mail to all residences within 750 feet of the Amended Area and all registrants on the Interested Parties Registry; and by publication in the Kane County Chronicle on November 3, 2022 and November 10, 2022; and

WHEREAS, the Second Amendment to the Redevelopment Plan and Projects set forth the factors constituting the need for the redevelopment of blighted and conservation areas in the Amended Redevelopment Project Area and the Village Board has reviewed testimony concerning such needs presented at the Public Hearing and has reviewed other studies and is generally informed of the conditions in the Amended Redevelopment Project Area as said terms “Blighted Area, Conservation Area and Combination of Blighted and Conservation Areas” are used in the Act; and

WHEREAS, the Village Board has reviewed the conditions pertaining to lack of private investment within the Amended Redevelopment Project Area to determine whether contiguous parcels of real property and improvements thereon in the Amended Redevelopment Project Area would be substantially benefitted by the proposed redevelopment project improvements; and

WHEREAS, the Village Board has further determined that the implementation of the Second Amendment to the Redevelopment Plan will help to increase the Village's population, increase employment opportunities, increase the overall value and quality of life of the community for its residents, and by completing the Redevelopment Projects, enhance the tax base of the taxing districts that extend into the Amended Redevelopment Project Area; and

WHEREAS, the Village Board has reviewed the proposed Second Amendment to the Redevelopment Plan and Projects, Land Use and Zoning Map and Ordinances for the development of the municipality as a whole to determine whether the proposed Second Amendment to the Redevelopment Plan and Projects conform to the Ordinances of the municipality.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF MAPLE PARK, DEKALB AND KANE COUNTIES, ILLINOIS, THAT:

1. The Village Board of the Village of Maple Park hereby makes the following findings:
 - a. The area constituting the Amended Redevelopment Project Area for the Maple Park TIF District in the Village of Maple Park, Illinois, is described in *Exhibit A* (Legal Description) and *Exhibit B* (Boundary Map) of this Ordinance.
 - b. There exist conditions set forth herein and in the Qualifying Characteristics described in the Second Amendment which cause the Area proposed to be added to the TIF District to be designated as a "Blighted Area", as defined in Section 11-74.4-3 of the Act.
 - c. The Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Second Amendment to the Plan.
 - d. The Second Amendment to the Redevelopment Plan and Projects conforms to the Land Use and Zoning and Ordinances for the development of the municipality as a whole.
 - e. The Redevelopment Plan and District shall be completed no later than December 31 of the year in which the payment is made to the municipal treasurer with respect to ad valorem taxes levied in the twenty-third (23rd) calendar year after the year in which the Ordinance approving the Redevelopment Plan and Projects was adopted by the Village.
 - f. The estimated date for retirement of obligations, if any, incurred to finance the Redevelopment Projects costs shall be no later than twenty (20) years from the effective date of the Ordinance related to such obligations, or the end of the TIF District, whichever occurs first.

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- g. Such incremental revenues will be exclusively used for the development of the Amended Redevelopment Project Area.
 - h. The Amended Redevelopment Project Area would not reasonably be developed without the use of such incremental revenues.
 - i. Such additional information pertaining to the Qualifying Characteristics is set forth in the Second Amendment to the Plan.
 - j. In addition, the Village has reviewed the following material: (i) Land Use Applicable Zoning Map and Ordinances; (ii) Impact on other Taxing Districts; and (iii) Findings and Recommendations of the Joint Review Board.
- 2. The Second Amendment to the Redevelopment Plan and Projects is hereby adopted and approved. A copy of the Second Amendment to the Redevelopment Plan and the Projects is attached hereto as *Exhibit C* and made a part of this Ordinance.
 - 3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.
 - 4. This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Maple Park, Illinois, on the 6th day of December, A.D., 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

CORPORATE AUTHORITIES	AYES	NAYS	ABSTAIN	ABSENT
Tonia Groezinger	X			
Jennifer Ward	X			
John Peloso	X			
Hillary Joy	X			
David Simon				X
Clifford Speare	X			
Suzanne Fahnestock, President	X			
TOTALS:	6	0	0	1

APPROVED: Suzanne Fahnestock
Village President

Date: 12-7-2022

ATTEST: Elizaheth Peerboon
Acting Village Clerk

Exhibit (A) Attached: Maple Park TIF District Amended Legal Description
Exhibit (B) Attached: Maple Park TIF District Amended Boundary Map
Exhibit (C) Attached: Second Amendment to the Maple Park TIF District Redevelopment Plan and Projects

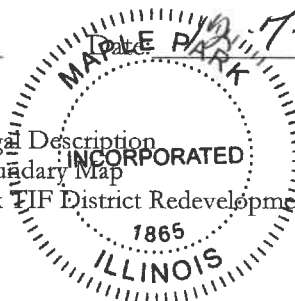


EXHIBIT A

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT
AMENDED LEGAL DESCRIPTION**

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24;
THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24;
THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30;
THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS;
THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET;
THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30;
THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION;
THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 1 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE EAST LINE OF THE WEST 304.06 FEET OF BLOCK 2 IN SAID TRAVIS' ADDITION;
THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF MAIN STREET;
THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY STREET;
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ELM STREET;
THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 4 OF SAID TRAVIS' ADDITION;
THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID TRAVIS' ADDITION;
THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3;
THENCE WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 5;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET;

THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE;

THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 114 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS;

THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS;

THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION;

THENCE WEST ALONG A LINE 10 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 11, 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION;
THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE;
THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION;
THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE;
THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION;
THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3;
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3;
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD;
THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS;
THENCE EAST, 135 FEET, MORE OR LESS;
THENCE SOUTH, 413.1 FEET, MORE OR LESS;
THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS;
THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38;
THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;
THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31;
THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS;
THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD;
THENCE WESTERLY, 264 FEET, MORE OR LESS;
THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1;
THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;
THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS;

THENCE NORTH, 241 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS;
THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38;
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS;
THENCE SOUTHERLY, 270 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS;
THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38;
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS;
THENCE NORTHERLY, 270 FEET, MORE OR LESS;
THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK;
THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2;
THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE;
THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES;
THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES;
THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A;
THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73;
THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A;

THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS;
THENCE NORTHERLY, 264 FEET, MORE OR LESS;
THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS;
THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS;
THENCE NORTHERLY, 99 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;
THENCE WESTERLY, 270 FEET, MORE OR LESS;
THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS;
THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD);
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF PARCEL "A" OF HERITAGE HILL ESTATES PHASE III;
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL "A" TO THE SOUTHEAST CORNER OF PARCEL "A";
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL "A" AND ITS WESTERLY EXTENSION TO THE WEST LINE OF KINCAID STREET;
THENCE NORTH ALONG SAID WEST LINE OF KINCAID STREET TO THE SOUTH LINE OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH ALONG SAID WEST LINE TO THE SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID SECTION 25;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH;
THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
6. LOTS 1 THRU 8 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
10. THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 475.28 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE, 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES 54 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE, 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES 15 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXHIBIT B

**MAPLE PARK TIF DISTRICT SECOND AMENDMENT
AMENDED BOUNDARY MAP**

VILLAGE OF MAPLE PARK TIF DISTRICT SECOND AMENDMENT

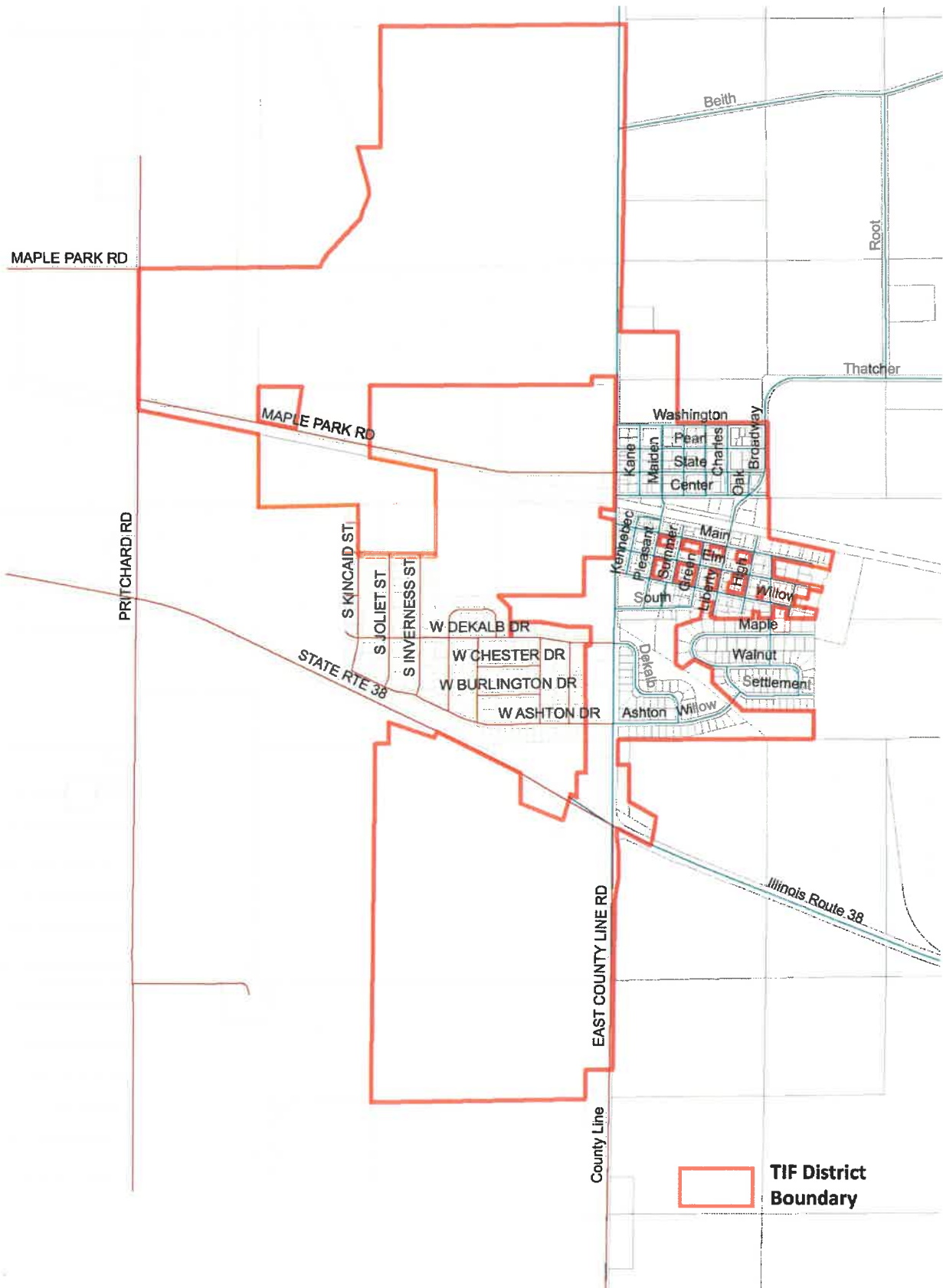


EXHIBIT C

**SECOND AMENDMENT TO THE MAPLE PARK TIF DISTRICT
REDEVELOPMENT PLAN & PROJECTS**

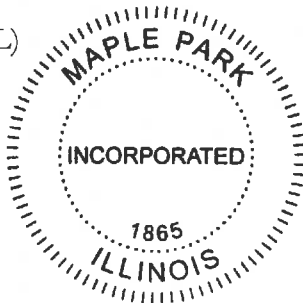
CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTIES OF DEKALB AND KANE)

I, Elizabeth Peerboom, certify that I am the duly appointed and acting municipal clerk of Maple Park, DeKalb and Kane County, Illinois.

I further certify that on the 6th day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-29, “**AN ORDINANCE APPROVING THE SECOND AMENDMENT TO THE REDEVELOPMENT PLAN AND PROJECTS FOR THE MAPLE PARK TAX INCREMENT FINANCING DISTRICT.**”

Dated at Maple Park, Illinois, this 6th day of December, 2022.



Elijah Peerboon

Elizabeth Peerboom, Acting Village Clerk



VILLAGE OF MAPLE PARK, ILLINOIS

SECOND AMENDMENT TO THE MAPLE PARK TAX INCREMENT FINANCING (TIF) DISTRICT REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS

Prepared for
VILLAGE OF MAPLE PARK
302 WILLOW STREET, P.O. BOX 220
MAPLE PARK, ILLINOIS 60151

Prepared by
JACOB & KLEIN, LTD. AND
THE ECONOMIC DEVELOPMENT GROUP, LTD.
1701 CLEARWATER AVENUE
BLOOMINGTON, IL 61704
www.tifillinois.com

DECEMBER 6, 2022



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Jacob & Klein, Ltd. and The Economic Development Group, Ltd., gratefully acknowledge assistance from Kane and DeKalb Counties and the Village of Maple Park government officials, business leaders and residents who contributed their time toward the creation of this Second Amendment to the Maple Park TIF District Redevelopment Project Area, Plan and Projects.

Additional information about Tax Increment Financing may be obtained by contacting Jacob & Klein, Ltd. and The Economic Development Group, Ltd., 1701 Clearwater Avenue, Bloomington, IL 61704 (Ph: 309/664-7777). Specific inquiries about the Second Amendment to the Maple Park TIF District should be directed to Ms. Suzanne Fahnestock, Mayor, Village of Maple Park, 302 Willow Street, P.O. Box 220, Maple Park, Illinois 60151 (Ph: 815-827-3309).

**VILLAGE OF MAPLE PARK, ILLINOIS
SECOND AMENDMENT TO THE MAPLE PARK
TAX INCREMENT FINANCING (TIF) DISTRICT
REDEVELOPMENT PROJECT AREA, PLAN & PROJECTS**

**SECTION I.
INTRODUCTION**

Introduction

On January 3, 2012, the Village of Maple Park approved a Redevelopment Plan and Projects, designated a Redevelopment Project Area (the “Area”) and adopted Tax Increment Financing for the Maple Park Tax Increment Financing (TIF) District, pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et. seq.*) (the “Act”).

The Maple TIF District Redevelopment Project Area, Plan and Projects was subsequently amended on August 2, 2022 pursuant to the Act to remove two (2) parcels from the Area (“First Amendment”).

The proposed Second Amendment to the Maple Park TIF District supplements and amends the original Redevelopment Project Area, Plan and Projects and the First Amendment. Upon the Village’s approval of this Second Amendment, the Amendment is to be added to and incorporated with the original Redevelopment Plan and Projects as amended. Terms and definitions used herein shall supersede such terms and definitions contained in the original Redevelopment Plan.

Purpose for Amendment

The overall purpose for the Second Amendment is to add property to the Redevelopment Project Area for the construction of a new water tower and other public and private TIF eligible project costs as provided for in the original Redevelopment Plan. The intent of this Second Amendment is to promote and protect the health, safety, morals and welfare of the public, address blighted conditions in the Redevelopment Project Area, and institute conservation measures so as to remove and alleviate adverse conditions, encourage private investment, and restore and enhance the tax base of the taxing districts by undertaking public and private redevelopment projects within the Amended Redevelopment Project Area.

This Second Amendment, as currently proposed, does not substantially affect the general land uses proposed in the original Redevelopment Plan, substantially change the nature of the Redevelopment Projects, add additional eligible project costs to the itemized list set forth in the Redevelopment Plan as amended, or increase the number of inhabited residential units to be displaced from the Redevelopment Project Area to a total of more than ten (10), as measured from the time of creation of the TIF District.

Planning Process and Calendar

The Tax Increment Allocation Redevelopment Act of 65 ILCS 5/11-74.4 *et. seq.* (the “Act”) requires a municipality to follow certain procedures in establishing and amending a TIF District. The proposed Area must contain several specific statutory characteristics which qualify the property as a TIF District.

These characteristics and definitions as set forth below determine whether the area is Blighted, Conservation, a combination of both Blighted and Conservation Areas, or an Industrial Park Conservation Area, as defined in the TIF Act.

The process to amend a TIF District is initiated by the municipality. This process includes: setting a date and providing notice for an initial public meeting if the area contains more than 75 inhabited residential units; determining the qualifications of the amended redevelopment project area; drafting an Amendment to the Redevelopment Plan and Projects; establishing a date, place and time for a Public Hearing; sending notification of the Public Hearing to all taxing districts, registrants of the interested parties registry and the Illinois Department of Commerce and Economic Opportunity (DCEO) with an invitation to attend and provide comments; convening a Joint Review Board consisting of a representative selected by each community college district, local elementary school district, high school district or each local community unit school district, park district, library district, fire protection district, township, county, a representative of the municipality and a public member; publishing a notice twice before the Public Hearing in a newspaper of general circulation in the community; mailing of the notice of the Public Hearing to all taxpayers and residents in the proposed Area as amended; mailing of the notice of the Public Hearing to residential addresses within 750 feet of the proposed Amended Area; and approving final ordinances: (1) approving the Amendment to the Redevelopment Plan and Projects; (2) designating the Amended Redevelopment Project Area; and (3) adopting Tax Increment Allocation Financing for the Amended Redevelopment Project Area.

Jacob & Klein, Ltd. and The Economic Development Group, Ltd. were formally engaged on August 16, 2022 to assist the Village in amending the TIF District. A review of the qualifications of the proposed Amended Area was completed which evaluated the Area based upon statutory definitions and determined that there is sufficient evidence for the Area to be added to the TIF District to be classified as a Blighted Area. Upon reviewing the proposed Second Amendment to the Redevelopment Plan and accepting the findings herein, the Village Board may proceed with the process for amending the tax increment financing district.

A timeline for certain activities relating to the Second Amendment to the Maple Park TIF District is as follows:

Public Meeting Mailing.....	September 2, 2022
Public Meeting	September 20, 2022
Submit Draft Amendment to Redevelopment Plan to Village.....	September 23, 2022
Set date for Public Hearing by Ordinance.....	October 4, 2022
Certified Mailings to Taxing Districts	October 5, 2022
Certified Mailing to Taxpayers & Resident Mailing	October 17, 2022
750' Resident & IPR Mailings.....	October 24, 2022
JRB Meeting.....	October 26, 2022
First Publication of Notice of Public Hearing.....	November 3, 2022
Second Publication of Notice of Public Hearing	November 10, 2022
Public Hearing	November 22, 2022
Approve Final Ordinances to Amend TIF District.....	December 6, 2022

SECTION II. QUALIFYING CHARACTERISTICS OF AMENDED REDEVELOPMENT PROJECT AREA

Pursuant to the Act, the Redevelopment Project Area as Amended (the “Area”) includes only those contiguous parcels of real property and improvements thereon which would be substantially benefitted by a redevelopment project. Also pursuant to the Act, the Area is not less in the aggregate than 1½ acres. The Area proposed to be added to the Maple Park TIF District is shown in **Exhibit 1**. The Redevelopment Project Area as amended is shown in **Exhibit 2** (*Amended Boundary Map*) and legally described in **Exhibit 3** (*Amended Legal Description*). The Amended TIF District on the whole includes vacant and improved properties within the Village which have been neglected and have not benefitted from coordinated planning efforts by either the public or private sectors. These vacant and improved properties would substantially benefit by a series of proposed public and/or private redevelopment projects. The Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without assistance from tax increment financing.

The proposed Area to be added to the Maple Park TIF District includes three (3) vacant parcels that qualify as a “Blighted Area” as defined in the Act. The Second Amendment does not change the overall qualifications of the original TIF District Redevelopment Project Area as a combination of “Blighted” and “Conservation” Areas as defined in the Act. **The terms “Blighted” and “Conservation” when applied to improved or vacant properties are statutory definitions, not common ideas of those terms.**

Vacant Parcels Added by Second Amendment

Pursuant to the Act, the three (3) vacant parcels to be added to the Redevelopment Project Area by the Second Amendment are subject to chronic flooding adversely impacting the real property in the area or have been subject to surface water that discharges from the TIF Area and contributes to flooding within the same watershed (see **Exhibit 4**).

The redevelopment projects proposed in the Amended Plan will provide for facilities or improvements to contribute to the alleviation of all or part of this flooding. The Village has developed comprehensive ordinances and design criteria requiring redevelopment projects to provide facilities and improvements to alleviate its part of the flooding. However, including this property in a TIF District is critical to providing reimbursement to the Village and Developers for not only the normal infrastructure issues, but also the extraordinary storm water problems that exist within the Amended Redevelopment Project Area.

The three (3) vacant parcels to be added to the TIF District qualify as a Blighted Area as defined in the TIF Act. All of the vacant parcels will contribute to the effectiveness of the TIF District as a whole and are necessary either as potential development locations or to ensure contiguity within the Area.

SECTION III. CONCLUSION

The Village of Maple Park, Kane and DeKalb Counties, Illinois has determined that in order to promote the health, safety, morals, and welfare of the public, blighted conditions need to be eradicated, conservation measures instituted, and that redevelopment within the Maple Park TIF District Redevelopment Project Area as herein amended should be undertaken. In order to remove and alleviate adverse conditions, it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts by the development or redevelopment of the Redevelopment Project Area as amended.

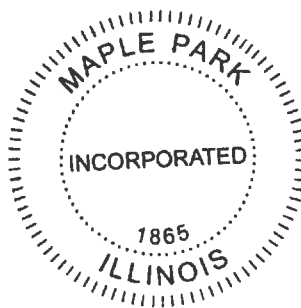
The Village finds that the Redevelopment Project Area, as amended, on the whole has not been subject to growth and development through investment by private enterprise and that the area would not reasonably be anticipated to be developed without the adoption of the Second Amendment to the Maple Park TIF District Redevelopment Plan and Projects. Therefore, based on the documents and information provided herein, the Village hereby concludes that the Amended Redevelopment Project Area qualifies pursuant to the requirements of the TIF Act.

The President and Village Board of Trustees hereby conclude that it is in the best interest of the Village and that the citizens of Maple Park will benefit by the adoption of this Second Amendment to the Maple Park Tax Increment Financing (TIF) District Redevelopment Project Area, Plan and Projects.

VILLAGE OF MAPLE PARK, ILLINOIS

By: *Suzanne Mahorst* Date 12 / 7 / 2022
Village President

Attest: *Elizabeth Peerboon* Date 12 / 7 / 2022
Village Clerk



SECTION IV. EXHIBITS

EXHIBIT 1.

**MAPLE PARK TIF DISTRICT
MAP OF AREAS ADDED BY SECOND AMENDMENT**

VILLAGE OF MAPLE PARK
TIF DISTRICT
SECOND AMENDMENT

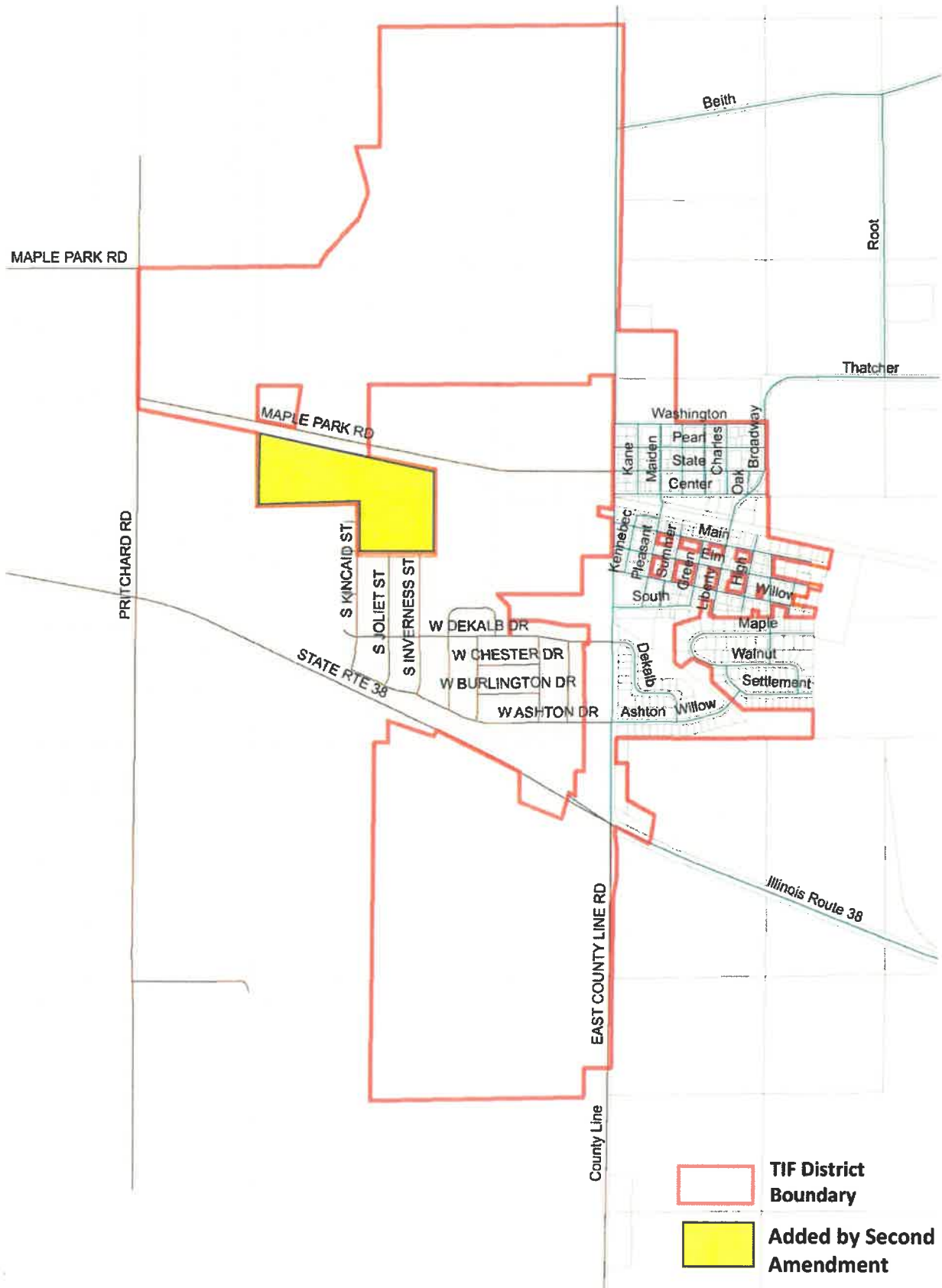


EXHIBIT 2.

**MAPLE PARK TIF DISTRICT
AMENDED BOUNDARY MAP**

**VILLAGE OF MAPLE PARK
TIF DISTRICT
SECOND AMENDMENT**

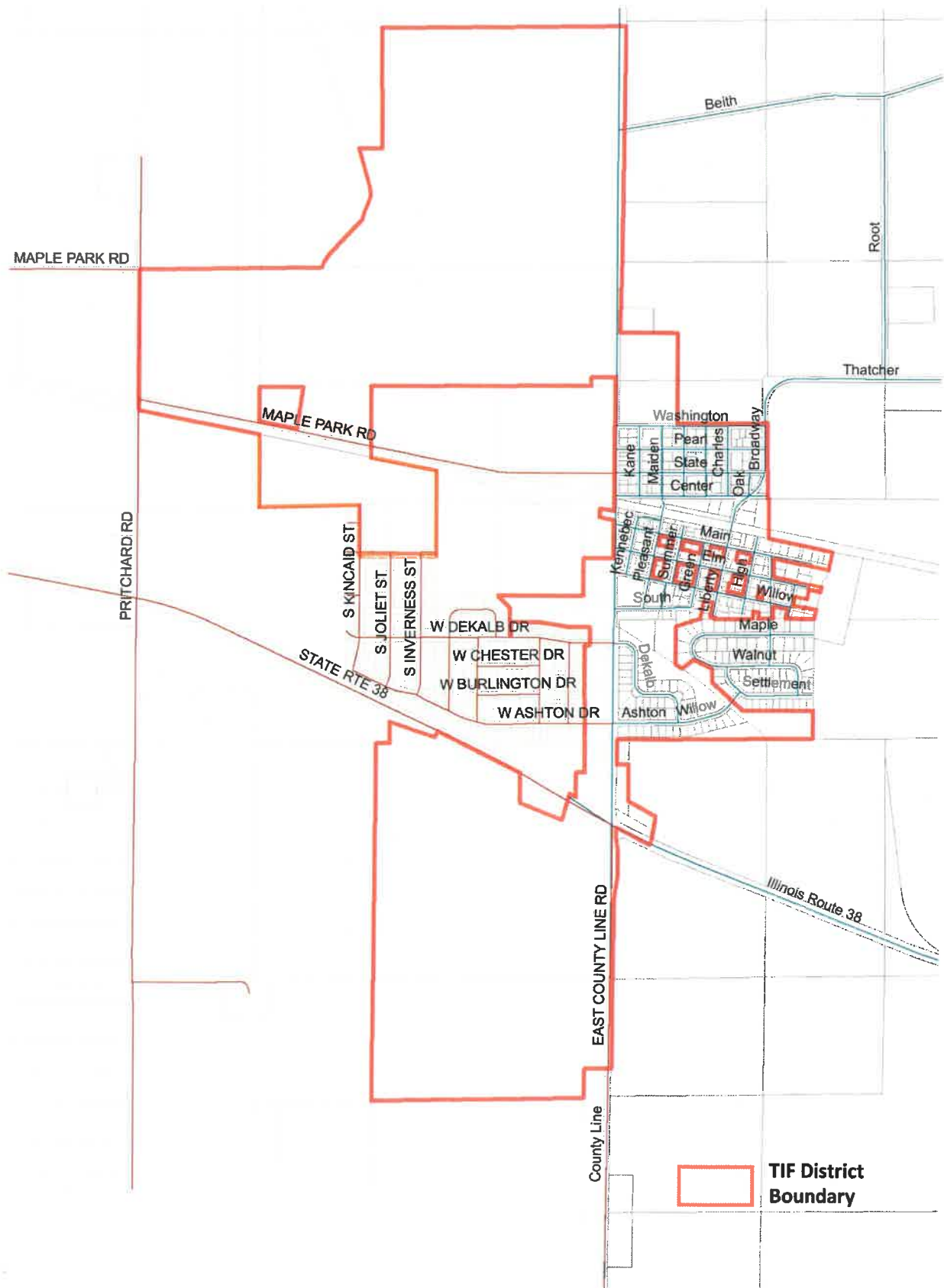


EXHIBIT 3.

MAPLE PARK TIF DISTRICT AMENDED LEGAL DESCRIPTION

PARTS OF SECTION 6, TOWNSHIP 39 NORTH, RANGE 6, EAST AND PARTS OF SECTIONS 30 AND 31, TOWNSHIP 40 NORTH, RANGE 6, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, AND ALSO PARTS OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 5, EAST AND PARTS OF SECTIONS 24, 25 AND 36, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DEKALB COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SECTION 24; THENCE EAST ALONG THE SOUTH LINE OF SAID SECTION 24 TO THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 24; THENCE CONTINUING EAST ALONG THE EASTERLY EXTENSION OF THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 24 TO THE EAST LINE OF COUNTY LINE ROAD; THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD TO A POINT ON A LINE, SAID LINE BEING 788.72 FEET SOUTH OF THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30; THENCE EASTERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 675 FEET, MORE OR LESS; THENCE SOUTHERLY, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 1014 FEET, MORE OR LESS, TO THE NORTH LINE OF WASHINGTON STREET; THENCE EAST ALONG THE NORTH LINE OF WASHINGTON STREET, AND THE EASTERLY EXTENSION OF SAID NORTH LINE TO THE EAST LINE OF BROADWAY STREET, SAID EAST LINE ALSO BEING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 30; THENCE SOUTH ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION TO THE SOUTH QUARTER CORNER OF SAID SECTION; THENCE CONTINUING SOUTH ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 31 TO THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD), SAID SOUTHERLY LINE ALSO BEING THE NORTH LINE OF BLOCK 1 IN TRAVIS' ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK); THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID RAILROAD TO THE EAST LINE OF THE WEST 304.06 FEET OF BLOCK 2 IN SAID TRAVIS' ADDITION; THENCE SOUTH ALONG SAID EAST LINE AND ITS SOUTHERLY EXTENSION TO THE SOUTH LINE OF MAIN STREET; THENCE WEST ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY STREET; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF ELM STREET; THENCE EAST ALONG SAID NORTH LINE TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 4 OF SAID TRAVIS' ADDITION; THENCE SOUTH TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE WEST ALONG THE SOUTH LINE OF ELM STREET TO THE NORTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID TRAVIS' ADDITION; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 3 TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE WEST ALONG THE NORTH LINE OF LOTS 5 AND 6 IN SAID BLOCK 7 TO THE NORTHWEST CORNER OF SAID LOT 5;

THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 5 TO THE SOUTHWEST CORNER OF SAID LOT 5 IN BLOCK 7, SAID CORNER ALSO BEING THE NORTHERLY LINE OF WILLOW STREET;

THENCE EAST ALONG THE SOUTHERLY LINE OF BLOCK 7, SAID SOUTHERLY LINE ALSO BEING THE NORTHERLY LINE OF WILLOW STREET, TO THE SOUTHEAST CORNER OF SAID BLOCK 7;

THENCE SOUTHWESTERLY ALONG A LINE TO THE NORTHEAST CORNER OF LOT 2 IN MAERCKER SUBDIVISION;

THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER OF SAID LOT 2 IN MAERCKER SUBDIVISION;

THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 2 TO THE SOUTHWEST CORNER OF SAID LOT 2;

THENCE NORTH ALONG THE WESTERNMOST LINE OF LINE OF SAID LOT 2 TO THE WESTERLY CORNER OF SAID LOT 2, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 2 IN PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF LOTS 2 AND 3 IN SAID PATTERSON'S ADDITION TO THE WESTERLY LINE OF PALMER DRIVE;

THENCE NORTH ALONG THE WEST LINE OF SAID PALMER DRIVE TO THE INTERSECTION OF SAID WEST LINE OF PALMER DRIVE AND THE SOUTH LINE OF WILLOW STREET;

THENCE WEST ALONG SAID SOUTH LINE OF WILLOW STREET TO THE INTERSECTION OF SAID SOUTH LINE OF WILLOW STREET AND THE EAST LINE OF BROADWAY STREET;

THENCE SOUTH ALONG SAID EAST LINE OF BROADWAY STREET TO THE NORTHWEST CORNER OF LOT 4 IN SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION, 114 FEET, MORE OR LESS;

THENCE NORTHEASTERLY, 67 FEET, MORE OR LESS;

THENCE NORTHWESTERLY, 68 FEET, MORE OR LESS;

THENCE SOUTHWESTERLY, 80 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHEAST CORNER OF LOT 8 IN BLOCK 3 OF HATHORN'S SOUTH ADDITION TO THE VILLAGE OF LODI (NOW MAPLE PARK);

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 8 TO THE NORTHEAST CORNER OF SAID LOT 8, SAID CORNER ALSO BEING THE SOUTHEASTERNMOST CORNER OF LIBERTY STREET;

THENCE WEST ALONG THE SOUTH LINE OF SAID LIBERTY STREET TO THE SOUTHEAST CORNER OF LOT 9 IN BLOCK 3 IN SAID HATHORN'S SOUTH ADDITION, SAID CORNER ALSO BEING THE SOUTHWESTERNMOST CORNER OF SAID LIBERTY STREET;

THENCE NORTH ALONG THE WEST LINE OF SAID LIBERTY STREET TO A POINT 10 FEET NORTHEASTERLY OF THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 3 OF SAID HATHORN'S SOUTH ADDITION;

THENCE WEST ALONG A LINE 10 FEET NORTHEASTERLY OF THE SOUTH LINE OF SAID LOT 1 TO A POINT ON THE WEST LINE OF SAID LOT 1;

THENCE SOUTH ALONG THE WEST LINE OF LOTS 1, 11, 10, 9 & 8 IN BLOCK 3 TO THE SOUTHWEST CORNER OF LOT 8, SAID CORNER ALSO BEING ON THE NORTH LINE OF PATTERSON'S ADDITION TO THE VILLAGE OF MAPLE PARK;

THENCE WEST ALONG THE NORTH LINE AND CONTINUING SOUTHWESTERLY ALONG THE NORTHWEST LINE OF SAID PATTERSON'S ADDITION TO THE NORTHWESTERN CORNER OF SAID PATTERSON'S ADDITION;

THENCE SOUTH ALONG THE WEST LINE OF SAID PATTERSON'S ADDITION TO THE SOUTHWESTERNMOST CORNER OF SAID PATTERSON'S ADDITION;
 THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY LINE OF LOT 14 IN PATTERSON'S ADDITION TO THE SOUTHERLY CORNER OF SAID LOT 14, SAID CORNER ALSO BEING THE WESTERLY CORNER OF PARCEL 1 IN THE SETTLEMENT SUBDIVISION;
 THENCE NORTHEASTERLY ALONG THE NORTHWESTERLY LINE OF PARCEL 1 TO THE NORTHWESTERLY CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE SOUTHERLY LINE OF WALNUT AVENUE;
 THENCE SOUTHEASTERLY ALONG SAID SOUTHERLY LINE OF WALNUT AVENUE TO THE NORTHWESTERLY CORNER OF LOT 32 IN SAID THE SETTLEMENT SUBDIVISION;
 THENCE SOUTH ALONG THE EASTERLY LINE OF SAID PARCEL 1 AND CONTINUING SOUTHEASTERLY ALONG THE NORTHEASTERLY LINE OF SAID PARCEL 1 TO THE EASTERNMOST CORNER OF SAID PARCEL 1, SAID CORNER ALSO BEING ON THE NORTHWEST LINE OF WILLOW LANE;
 THENCE SOUTHEASTERLY ALONG A LINE TO THE NORTHWESTERNMOST CORNER OF PARCEL 3 IN SAID THE SETTLEMENT SUBDIVISION;
 THENCE SOUTHEAST ALONG THE NORTHWESTERN LINE OF SAID PARCEL 3 AND CONTINUING WEST ALONG THE NORTH LINE OF SAID PARCEL 3 TO THE NORTHEAST CORNER OF SAID PARCEL 3;
 THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL 3 TO THE SOUTHEAST CORNER OF SAID PARCEL 3;
 THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL 3 TO THE SOUTHWEST CORNER OF SAID PARCEL 3, SAID CORNER ALSO BEING THE SOUTHEAST CORNER OF LOT 103 IN SQUIRES CROSSING SUBDIVISION;
 THENCE WEST ALONG THE SOUTH LINE OF SAID LOT 103 TO THE SOUTHWEST CORNER OF SAID LOT 103, SAID CORNER ALSO BEING ON THE EAST LINE OF COUNTY LINE ROAD;
 THENCE SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 276.6 FEET, MORE OR LESS;
 THENCE EAST, 135 FEET, MORE OR LESS;
 THENCE SOUTH, 413.1 FEET, MORE OR LESS;
 THENCE SOUTHEAST, 336.66 FEET, MORE OR LESS;
 THENCE SOUTHWESTERLY, 333 FEET, MORE OR LESS TO THE CENTERLINE OF ILLINOIS ROUTE 38;
 THENCE NORTHWESTERLY ALONG THE CENTERLINE OF ILLINOIS ROUTE 38 TO THE NORTHERLY EXTENSION OF THE EAST LINE OF COUNTY LINE ROAD;
 THENCE SOUTH ALONG THE EAST LINE OF COUNTY LINE ROAD TO A POINT ON THE SOUTH LINE OF THE SOUTHWEST FRACTIONAL QUARTER OF SECTION 31;
 THENCE CONTINUING SOUTH ALONG THE EAST LINE OF SAID COUNTY LINE ROAD, 990 FEET, MORE OR LESS;
 THENCE WESTERLY TO THE WEST LINE OF SAID COUNTY LINE ROAD;
 THENCE WESTERLY, 264 FEET, MORE OR LESS;
 THENCE SOUTHERLY, 330 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF GOVERNMENT LOT 2 OF THE NORTHEAST QUARTER OF SECTION 1;
 THENCE WEST ALONG THE SOUTHERLY LINE OF SAID GOVERNMENT LOT 2 TO THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 1;
 THENCE NORTHERLY TO THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 36;
 THENCE NORTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER TO THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER;

THENCE EAST ALONG THE NORTH LINE OF THE SOUTHEAST QUARTER, 156 FEET, MORE OR LESS;
THENCE NORTH, 241 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 544 FEET, MORE OR LESS;
THENCE NORTHEASTERLY, 110 FEET, MORE OR LESS, TO THE CENTERLINE OF ILLINOIS ROUTE 38;
THENCE SOUTHEASTERLY ALONG THE CENTERLINE OF SAID ILLINOIS ROUTE 38, 1,190 FEET, MORE OR LESS;
THENCE SOUTHERLY, 270 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 378 FEET, MORE OR LESS;
THENCE NORTHEASTERLY, 233 FEET, MORE OR LESS, TO A POINT ON THE NORTHERLY LINE OF SAID STATE ROUTE 38;
THENCE SOUTHEASTERLY ALONG THE NORTHERLY LINE OF SAID ILLINOIS ROUTE 38, 137 FEET, MORE OR LESS;
THENCE NORTHERLY, 270 FEET, MORE OR LESS;
THENCE EASTERLY, 97 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF LOT 2 IN COUNTY LINE BUSINESS PARK;
THENCE NORTH ALONG THE WEST LINE OF LOTS 2 AND 3 IN SAID COUNTY LINE BUSINESS PARK TO THE NORTHWEST CORNER OF SAID LOT 3, SAID CORNER ALSO BEING ON THE SOUTH LINE OF LOT C-2 IN HERITAGE HILL ESTATES – PHASE 1 SUBDIVISION;
THENCE WEST ALONG THE SOUTH LINE OF SAID LOT C-2 TO THE SOUTHWEST CORNER OF SAID LOT C-2;
THENCE NORTH ALONG THE WEST LINE OF SAID LOT C-2 TO THE NORTHWEST CORNER OF SAID LOT C-2;
THENCE NORTH ALONG A LINE TO THE SOUTHEAST CORNER OF LOT 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE NORTH ALONG THE EAST LINE OF LOTS 1 THRU 9 IN SAID HERITAGE HILLS ESTATES – PHASE 1 TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER ALSO BEING ON THE SOUTH LINE OF WEST DEKALB DRIVE;
THENCE EAST ALONG THE SOUTH LINE OF SAID WEST DEKALB DRIVE TO THE INTERSECTION WITH THE SOUTHERLY EXTENSION OF THE EASTERLY LINE OF LOT 7D IN HERITAGE HILLS TOWNHOMES;
THENCE NORTH ALONG THE EASTERLY EXTENSION AND THE EAST LINE OF SAID LOT 7D TO THE NORTHEAST CORNER OF SAID LOT 7D;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1C IN SAID HERITAGE HILLS TOWNHOMES, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF UNIT 7 IN RPK RESUBDIVISION;
THENCE WESTERLY ALONG THE NORTH LINE OF SAID RPK RESUBDIVISION TO THE NORTHWEST CORNER OF UNIT 1 IN SAID RPK RESUBDIVISION, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF LOT 7A IN SAID HERITAGE HILLS TOWNHOMES;
THENCE ALONG THE NORTH LINE OF SAID HERITAGE HILLS TOWNHOMES TO THE NORTHWEST CORNER OF LOT 1A IN SAID HERITAGE HILLS TOWNHOMES;
THENCE SOUTH ALONG THE WEST LINE OF SAID LOT 1A TO THE SOUTHWEST CORNER OF SAID LOT 1A;
THENCE WEST ALONG THE NORTH LINE OF WEST DEKALB DRIVE TO THE SOUTHEAST CORNER OF LOT 71 IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE NORTH ALONG THE EAST LINE OF LOTS 71 THRU 73 TO THE NORTHEAST CORNER OF SAID LOT 73;

THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF LOTS 74 AND 75 TO THE NORTHWESTERLY CORNER OF PARK A IN SAID HERITAGE HILLS ESTATES – PHASE 1;
THENCE EASTERLY ALONG THE NORTH LINE OF SAID PARK A TO THE NORTHERLY CORNER OF SAID PARK A;
THENCE CONTINUING EASTERLY, 300 FEET, MORE OR LESS;
THENCE NORTHERLY, 264 FEET, MORE OR LESS;
THENCE EASTERLY, 325 FEET, MORE OR LESS, TO THE WEST LINE OF COUNTY LINE ROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD, 580 FEET, MORE OR LESS;
THENCE NORTHWESTERLY, 183 FEET, MORE OR LESS;
THENCE NORTHERLY, 99 FEET, MORE OR LESS;
THENCE SOUTHEASTERLY, 183 FEET, MORE OR LESS, TO A POINT ON THE WEST LINE OF SAID COUNTY LINE ROAD;
THENCE NORTH ALONG THE WEST LINE OF SAID COUNTY LINE ROAD TO A POINT ON THE NORTH LINE OF THE SOUTH 82.5 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 25;
THENCE WESTERLY, 270 FEET, MORE OR LESS;
THENCE SOUTH 82.5 FEET, MORE OR LESS, TO A POINT ON THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 25;
THENCE WEST ALONG THE NORTH LINE OF SAID QUARTER QUARTER LINE, 2,440 FEET, MORE OR LESS;
THENCE SOUTH, 783 FEET, MORE OR LESS, TO A POINT ON THE SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD (FORMERLY KNOWN AS THE CHICAGO & NORTHWESTERN RAILROAD);
THENCE SOUTHEASTERLY ALONG THE SOUTHERLY LINE OF SAID UNION PACIFIC RAILROAD TO A POINT ON THE EAST LINE OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE SOUTH ALONG SAID EAST LINE TO THE NORTHEAST CORNER OF PARCEL “A” OF HERITAGE HILL ESTATES PHASE III;
THENCE SOUTH ALONG THE EAST LINE OF SAID PARCEL “A” TO THE SOUTHEAST CORNER OF PARCEL “A”;
THENCE WEST ALONG THE SOUTH LINE OF SAID PARCEL “A” AND ITS WESTERLY EXTENSION TO THE WEST LINE OF KINCAID STREET;
THENCE NORTH ALONG SAID WEST LINE OF KINCAID STREET TO THE SOUTH LINE OF SECTION 25; THENCE WEST ALONG SAID SOUTH LINE TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE NORTH ALONG SAID WEST LINE TO THE SAID SOUTHERLY LINE OF THE UNION PACIFIC RAILROAD;
THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE TO THE WEST LINE OF SAID SECTION 25;
THENCE NORTH ALONG THE WEST LINE OF SAID SECTION 25 TO THE NORTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 25;
THENCE EAST ALONG THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 25, 2,000 FEET, MORE OR LESS, TO THE CENTERLINE OF A DRAINAGE DITCH;
THENCE NORTHEASTERLY ALONG SAID CENTERLINE OF A DRAINAGE DITCH, 1,500 FEET, MORE OR LESS, TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;
THENCE EAST ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE NORTH ALONG THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 25 TO THE POINT OF BEGINNING, IN KANE AND DEKALB COUNTIES, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING TRACTS OF LAND:

1. LOTS 1, 2, 3 IN BLOCK 10 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
2. LOTS 1 THRU 4 IN BLOCK 9 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
3. LOTS 2 THRU 4 IN BLOCK 8 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
4. LOTS 3 THRU 5 IN BLOCK 7 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
5. LOTS 1, 2, 7, 8 IN BLOCK 15 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
6. LOTS 1 THRU 8 IN BLOCK 16 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
7. LOTS 3 THRU 6 IN BLOCK 17 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
8. LOTS 3 THRU 8 AND THE EAST HALF OF LOT 9 IN BLOCK 18 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
9. LOT 6 AND THE WEST 7' OF LOT 5 IN BLOCK 19 IN THE ORIGINAL PLAT OF THE VILLAGE OF LODI (NOW MAPLE PARK)
10. THAT PART OF THE SOUTH HALF OF THE SOUTH HALF OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH HALF OF THE SOUTH HALF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE SOUTH HALF, 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 475.28 FEET TO THE WEST LINE OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE, 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES 54 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE, 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES 15 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

EXHIBIT 4.

**ENGINEER'S OPINION OF FLOODING
ON VACANT TRACTS**

Ms. Suzanne Fahnestock
Village President
Village of Maple Park
P.O. Box 220
302 Willow Street
Maple Park, IL 60151



September 23, 2022

Village of Maple Park TIF Area Opinion

Dear Ms. Fahnestock:

Lintech Engineering, Inc. has served as the Village Engineer since 2010 and provided the original engineering opinion for the TIF District establishment. I am also the Qualified Review Specialist for stormwater related issues and permits for the Village. The Village is seeking to annex a parcel of land for future utility siting and has asked if the property would qualify for TIF District inclusion.

Our opinion is the property meets the TIF definition of blight where the vacant property has the following factor that is present and is reasonably distributed throughout the vacant part of the property:

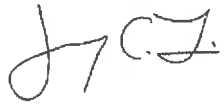
The area, prior to its designation, is subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding 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.

The subject vacant property is outlined on the attached FIRM Flood Map as provided by FEMA. As shown on the map, the property is bisected by a Zone A flood zone which is considered the 100-yr floodplain, or a 1% annual chance of flooding. This is considered a high risk area for flooding, and the Zone A covers roughly 35% of the subject property.

In addition, Union Ditch No. 2 runs much of the length of the property. Union Ditch No. 2 has been identified by DeKalb County in the Kishwaukee River Watershed action plan in needing a stream management program to remove debris jams and nuisance and invasive species. The Village has experienced several instances of the stream being blocked and backed up which leads to flooding issues.

It is our opinion that the subject property meets the TIF definition of blight due to the flooding nature of the property. If you require any additional response or information please do not hesitate to call me at 847-809-2590.

Sincerely,

A handwritten signature in black ink, appearing to read 'J.C.L.', with a stylized flourish at the end.

Jeremy C. Lin, P.E. BCEE
President

The aim is to use as substantiating the Member State legislation, if possible, a law or a regulatory act or an administrative act, subject to the principle of proportionality, which would be of limited use. This potentially may negatively impact on the grounds for possible national or additional state budget reductions.

Standardized Financial Statements (October 1993) This page reports study responses of 18 Hong Kong accountants who were asked to complete a questionnaire on the use of standardized financial statements as shown provided in the International Financial Reporting Standards (IFRS) and the Hong Kong Accounting Standards (HKAS). The study reports that the respondents were more likely to use the standardized financial statements for management purposes than they were for public purposes.

These findings suggest that the use of a map to represent the world is not neutral, and that the map can be used to represent the world in a way that is biased and distorted. The map can be used to represent the world in a way that is biased and distorted, and the map can be used to represent the world in a way that is biased and distorted.

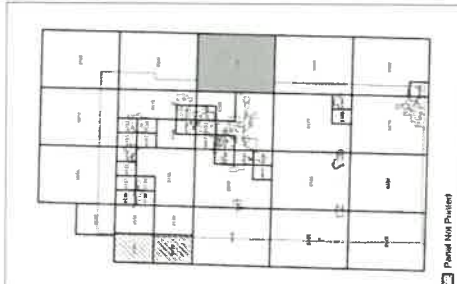
The guidelines used in the target sites of this study are the National Transportation Inventory System (NTIS) zone 11. The benchmarked data used (MUTRS 1985) represent observations of the average proportion of UTRs found near the production of 1981/82 for adult and juvenile populations. The data were obtained from the National Transportation Inventory System (NTIS) zone 11. These data were used to select the target sites of the study.

[illegible][illegible][illegible]

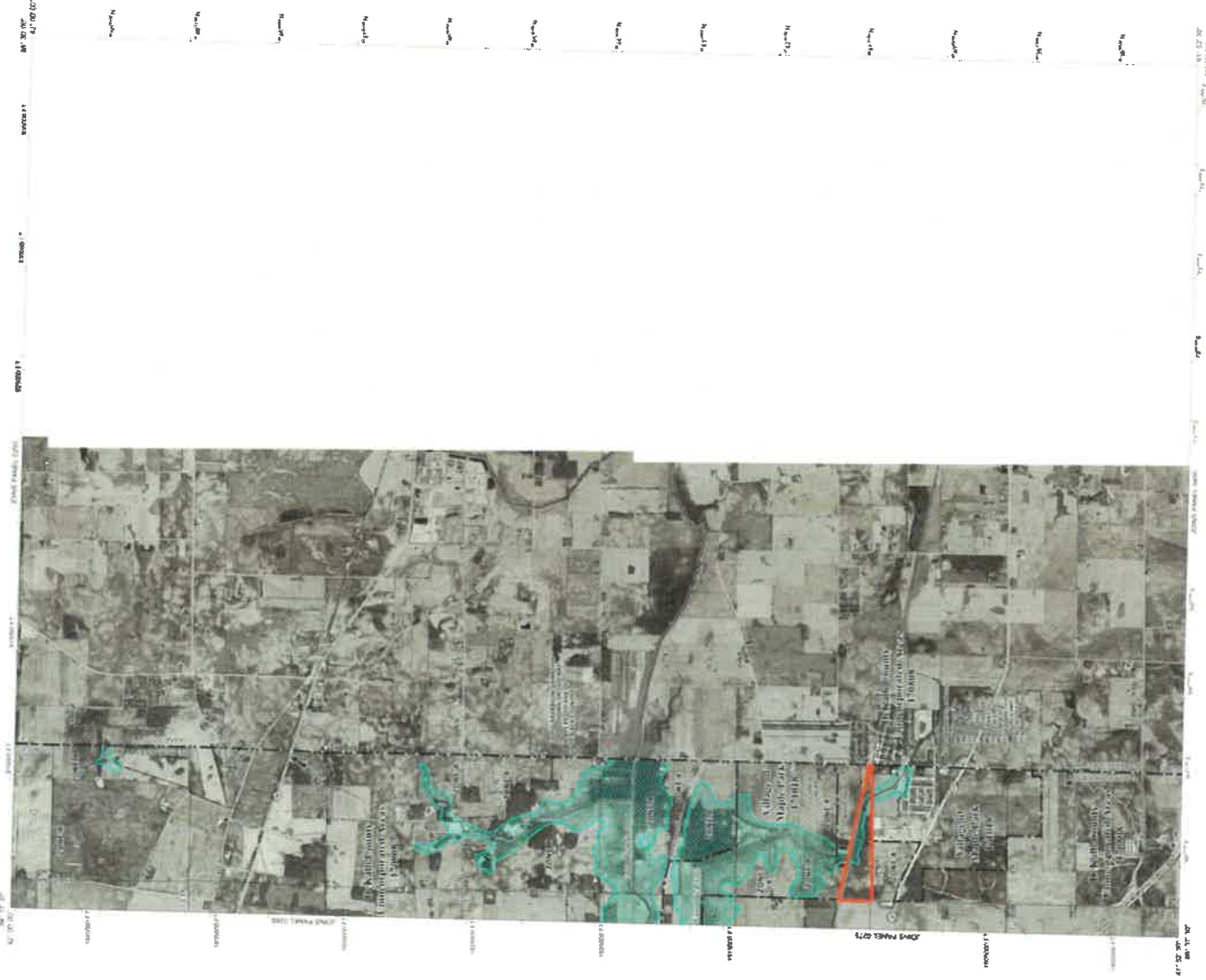
During the 1990s, several studies have shown that the use of a single, low-dose, short-acting benzodiazepine, such as lorazepam, is effective in the treatment of acute alcohol withdrawal. However, the use of benzodiazepines in the treatment of acute alcohol withdrawal is controversial because of the risk of respiratory depression and hypotension. In a study by Smith et al. (1990), the use of lorazepam was found to be effective in the treatment of acute alcohol withdrawal. However, the use of benzodiazepines in the treatment of acute alcohol withdrawal is controversial because of the risk of respiratory depression and hypotension. In a study by Smith et al. (1990), the use of lorazepam was found to be effective in the treatment of acute alcohol withdrawal. However, the use of benzodiazepines in the treatment of acute alcohol withdrawal is controversial because of the risk of respiratory depression and hypotension.

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PANEL INDEX



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LEGEND

SPECIAL FLOOD HAZARD AREAS (SFHAs) SUBJECT TO FLOODING BY THE ANNUAL CHANCE FLOOD

[illegible]

POSSIBLE AREAS IN FUTURE RE

OTHER FLOOD AREAS

[illegible][illegible]

COASTAL BARRIER RESOURCES SYSTEM (CBRS) AREAS
(OTHERWISE PROTECTED AREAS (OPAs))

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MAP SCALE 1" = 500'

[illegible]

PANEL 0300R

FIRM FLOOD INSURANCE RATE MAP

DEKALB COUNTY,
ILLINOIS

AND INCORPORATED AREAS

PANEL 300 OF 500
SEE MAP UNDER FORMER PANEL LAYOUT
c. 1940s

[illegible]

001

MAP NUMBER

17037C0300E
MAP REVISED
NOV 1983

FEDERAL EMERGENCY MANAGEMENT AGENCY
JANUARY 2, 2009

EXHIBIT 5.

VILLAGE RESOLUTION TO INCUR TIF ELIGIBLE PROJECT COSTS

RESOLUTION NO. 2022-30
RESOLUTION TO INCUR TIF ELIGIBLE PROJECT COSTS

VILLAGE OF MAPLE PARK, ILLINOIS
PROPOSED SECOND AMENDMENT TO THE MAPLE PARK TAX INCREMENT
FINANCING (TIF) DISTRICT PUBLIC REDEVELOPMENT PROJECT

WHEREAS, the Village of Maple Park, Kane and DeKalb Counties, Illinois (the “Village”) has the authority to promote the health, safety and welfare of the Village and its citizens, and to prevent the spread of blight and deterioration by promoting the development of private investment in property, thereby increasing the real estate tax base of the Village and providing employment for its citizens; and

WHEREAS, the Village intends to amend its Tax Increment Financing Redevelopment Plan and Projects (the “Plan”), designate an Amended Redevelopment Project Area and adopt Tax Increment Financing as provided under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4 *et. seq.*) (the “Act”) for the proposed Second Amendment to the Maple Park TIF District (the “TIF District”); and

WHEREAS, the Village will be incurring costs for constructing a new water tower within the proposed Amended TIF District Area (the “Project”) and such costs are eligible project redevelopment costs pursuant to the Act; and

WHEREAS, said Project is to be located on land that the Village intends to include within the proposed Second Amendment to the Maple Park TIF District Redevelopment Project Area (the “Area”); and

WHEREAS, such costs are necessary or incidental to the implementation and furtherance of the goals of the proposed redevelopment plan and projects as amended and the Village may be reimbursed for such costs incurred after the date of this Resolution out of future real estate tax increment generated within the TIF District; and

WHEREAS, the Project to be undertaken within the proposed Area will:

- Complement the Village’s design and implementation of both short-term and long-term municipal plans to achieve desired land use and community and economic development objectives; and
- Address blighted conditions to stimulate redevelopment to effectively eradicate and institute conservation measures that will remove and alleviate adverse conditions and encourage private investment as well as enhance the tax base of taxing districts within the Area; and
- Encourage new commercial and residential development within the Village; and
- Provide the citizens of the Village with employment opportunities.

WHEREAS, redevelopment of the Property within the Area will require the Village to incur expenditures of substantial time, effort and money and, but for the assistance of tax increment financing, the proposed Project is not financially feasible; and

WHEREAS, the Project is to be undertaken within the TIF District Area to be amended by the Village to assist in financing of eligible public redevelopment project costs per the Act and as incurred after the date of this Resolution; and

WHEREAS, this Resolution is also intended to serve as an "official declaration of intent" on behalf of the Village pursuant to Treas. Reg. §1.150.2; and

WHEREAS, the Village Board has examined the proposed Area to be added to the TIF District and believes that expenditures of redevelopment costs in furtherance of the proposed Amended TIF Plan should be allowable project costs under the Amended TIF Plan.

NOW, THEREFORE, BE IT RESOLVED by the Village President and Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, as follows:

1. That the intentions of the Village of Maple Park regarding this Project as expressed in the recitals herein are hereby approved; provided however, that neither such intentions, affirmations, authorizations nor such recitals are binding upon the Village nor may the same be relied upon to any entity's or person's detriment by such entity or person in the event that the aforementioned agreements or plans are not mutually attainable.
2. That the Village Board of the Village of Maple Park is in favor of the proposed Project.
3. The Village shall proceed and use its best efforts to amend the TIF District to include the Property and Project. Upon the Village's successful amendment of the Maple Park TIF District, which will include the Property, the Village may reimburse its General Fund or other Funds from Tax Increment generated in the Maple Park TIF District for the TIF Eligible Project Costs incurred in connection with the Project from the date of this Resolution.
4. The provisions of this Resolution shall be effective commencing with its adoption as provided by law.

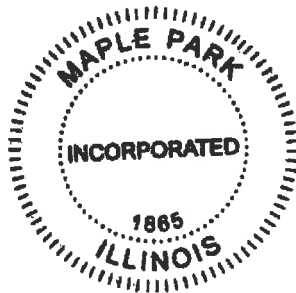
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PASSED, APPROVED AND ADOPTED by the Corporate Authorities of the Village of Maple Park, Kane and DeKalb Counties, Illinois, on the 6th day of September, A.D., 2022, and deposited and filed in the Office of the Village Clerk of said Village on that date.

PRESIDENT & TRUSTEES	AYE VOTE	NAY VOTE	ABSTAIN	ABSENT
Tonia Groezinger	X			
Jennifer Ward	X			
John Peloso	X			
Hillary Joy	X			
David Simon	X			
Clifford Speare	X			
Suzanne Fahnestock, President	X			
TOTAL VOTES:	6			

APPROVED: *Suzanne Fahnestock* Date 9/ 6 / 2022
Village President

ATTEST: *Elizabeth Beerborn* Date: 9/ 6 / 2022
Village Clerk



SECTION V. APPENDIX

APPENDIX A.
ANNEXATION AGREEMENT

VILLAGE OF MAPLE PARK

ORDINANCE NO. 2022-27

**AN ORDINANCE APPROVING THE ANNEXATION OF
CERTAIN PROPERTY LOCATED IN THE VILLAGE OF
MAPLE PARK, KANE AND DEKALB COUNTIES, ILLINOIS**

**ADOPTED BY
THE BOARD OF TRUSTEES
OF THE
VILLAGE OF MAPLE PARK
KANE AND DEKALB COUNTIES, ILLINOIS**

Published in pamphlet form by authority of the Board of Trustees of the Village of Maple Park, Kane and DeKalb Counties, Illinois, this ___ day of December, 2022.

ORDINANCE NO. 2022-27

**AN ORDINANCE APPROVING THE ANNEXATION OF
CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE
PARK, KANE AND DEKALB COUNTIES, ILLINOIS**

This Annexation Agreement (hereinafter referred to as the "Agreement") is made and entered into this ____ day of December, 2022, by and among Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 1st day of July, 1999, and known as Trust Number 2396, as to PINS: 09-25-451-002 and 09-25-476-001, Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25th day of December, 2006, and known as Trust Number 2976, as to PINS: 09-25-300-005 and 09-25-300-006, AND Chicago Title Land Trust Company, as successor to Heartland Bank & Trust Company, as Trustee under the provisions of a Trust Agreement dated the 25th day of December, 2006, and known as Trust Number 2975, as to PIN: 09-25-477-002 (hereinafter collectively referred to as the "Owner"), and the Village of Maple Park (hereinafter referred to as the "Village"), a municipal corporation organized and existing under and by virtue of the laws of the State of Illinois by and through its President and Board of Trustees (collectively referred to as the "Corporate Authorities").

Recitals

(a) The Owner is the owner of record of certain parcels of real property situated on the west side of Maple Park in DeKalb County, Illinois, which is more particularly described in Exhibit "A" attached hereto and made a part hereof ("Parcels"), which parcels consists of approximately 85.77 acres and adjoins, abuts, and is contiguous to the corporate limits of the Village.

(b) The Parcels have not been annexed to any municipality.

(c) The Parcels adjoin, abut, and are contiguous to a portion of certain rights-of-way known as Maple Park Road and Kinkaid Street, dedicated for public purposes, which portion of such rights-of-way are more particularly described in Exhibit "B" attached hereto and made a part hereof.

(d) The Subject Property constitutes territory that is contiguous to and may be annexed to the Village, as provided under §7-1-1, et seq., of the Illinois Municipal Code (65 ILCS 5/7-1-1, et seq.).

(e) The Owner desires to have the Subject Property annexed to the Village on the terms and conditions provided herein.

(f) The Corporate Authorities, after due and careful consideration, have concluded that the annexation of the Subject Property to the Village would further the orderly growth of the Village, enable the Village to control future development of the Subject Property, and serve the best interests of the Village.

(g) Pursuant to the provisions of 65 ILCS 5/11-15.1-1, et seq., a proposed Pre-Annexation Agreement in substance and form the same as this Agreement was submitted to the Corporate Authorities, and a public hearing was held thereon pursuant to notice, all as provided by statute and the ordinances of the Village.

(h) Any fire protection district, library district, and other entity or person entitled to notice prior to annexation of the Subject Property to the Village has been given notice thereof by the Village as required by law.

NOW THEREFORE, in consideration of the premises and the mutual covenants and agreements herein contained, and in reliance on the ordinances, codes, and regulations of the Village in effect as of the date hereof, the parties hereto hereby agree as follows:

1. Statutory Authority. The parties hereto enter into this Agreement pursuant to and in accordance with the provisions of 65 ILCS 5/11-15.1-1, et seq., and Title 11, Zoning Regulations, Chapter 12, Annexation Agreements, of the Maple Park Village Code.

2. Annexation. The Owner has filed with the Village Clerk a Petition for Annexation for the Subject Property to the Village, conditioned on the terms and provisions of this Agreement, which petition has been prepared, executed, and filed in accordance with 65 ILCS 5/7-1-8, and the ordinances and other requirements of the Village. The Village has waived all fees and deposits required for such annexation.

3. Uses. All or any portion of the Parcels may be used for farming and ancillary uses prior to the commencement of any future development of the Parcels.

4. Miscellaneous.

(a) All provisions, conditions, and regulations as set forth in this Agreement and the documents or plans to which it refers shall supersede all Village ordinances, codes, and regulations that are in conflict herewith as they may apply to the Subject Property. However, where this Agreement is silent, the Village ordinances shall apply and control.

(b) Notwithstanding any other provision contained herein to the contrary with respect to the Subject Property, this Agreement shall be effective for a term of twenty [20] years from the date hereof or, if longer, the longest term permitted by law.

(c) This Agreement shall bind the heirs, successors, and assigns of the Owners, the Village, the Corporate Authorities, and their successors in office. This Agreement shall inure to the benefit of the parties hereof, their successors, and assigns provided that the Owners shall have no right to assign this Agreement except in connection with conveyances of all or any portion of the Subject Property.

(d) Nothing herein shall in any way prevent the alienation, encumbrance, or sale of the Subject Property or any portion thereof, and the new owner or owners shall be both benefited and bound by the conditions and restrictions herein expressed.

1. Within thirty [30] days after the execution hereof, the text of this Agreement (or a suitable memorandum hereof) shall be recorded at the sole cost and expense of the Village in the Office of the Recorder of DeKalb County, Illinois.

2. It is further agreed that any party to this Agreement, either in law or in equity, by suit, action, mandamus, or other proceeding, may enforce or compel the performance of this Agreement or have other such relief for the breach thereof as may be authorized by law or that by law or in equity is available to them.

(e) It is understood by the parties hereto that time is of the essence of this Agreement. It is further understood that upon the occurrence of a default of any of the provisions of this Agreement, which default continues for ten [10] days after a notice specifying such default is given the defaulting party, the injured party hereto may in law or in equity, by suit, action, mandamus, or

other proceeding, including specific performance, enforce or compel the performance of this Agreement by such defaulting party.

(f) In the event any portion of this Agreement or part thereof shall be deemed invalid, such invalidity of said provision or part thereof shall not affect the validity of any other provision hereof.

(g) Unless stated otherwise elsewhere herein, any notice required or permitted under this Agreement shall be in writing and shall be deemed given when mailed by registered or certified mail:

If to the Owners: Chicago Title Land Trust Company, as Trustee
10 South LaSalle Street, Suite 2750
Chicago, IL 60603

If to the Village: Village of Maple Park
c/o Village Administrator
302 Willow Street
P.O. Box 220
Maple Park, IL 60151

(h) The amendment of any existing ordinance of the Village shall not hereafter be effective against the Development Parcel during the term of this Agreement. Any special assessment or special use district imposed by the Village shall not be effective against the Development Parcel during the term of this Agreement. However, in the event any provision of such amendment shall be less restrictive than the existing law, the Owners or their successors may elect to be bound by such provision as such amendment may affect the Subject Property.

APPROVED THIS _____ **day of December, 2022.**

AYES: _____

NAYS: _____

ABSENT: _____

SIGNED this _____ **day of December, 2022.**

Suzanne Fahnestock, Village President

ATTEST:

Elizabeth Peerboom, Village Clerk

STATE OF ILLINOIS)
) SS
COUNTIES OF DEKALB AND KANE)

I further certify that on the ____ day of December, 2022, the Board of Trustees of the Village of Maple Park passed and approved Ordinance 2022-27, **“AN ORDINANCE APPROVING THE ANNEXATION OF CERTAIN PROPERTY LOCATED IN THE VILLAGE OF MAPLE PARK, DEKALB COUNTY, ILLINOIS.”**

(SEAL)

5

Exhibit "A"

PIN: 09-25-300-005

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE SOUTHERLY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD WITH THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY ALONG SAID WEST LINE, 760.09 FEET TO THE SOUTH LINE OF SAID SECTION 25; THENCE EASTERLY AT AN ANGLE OF 88 DEGREES 49 MINUTES 56 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID SOUTH LINE, 1,981.43 FEET TO THE EAST LINE OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION 25; THENCE NORTHERLY AT AN ANGLE OF 91 DEGREES 12 MINUTES 27 SECONDS MEASURED CLOCKWISE FROM SAID SOUTH LINE, ALONG SAID EAST LINE, 337.63 FEET TO SAID SOUTHERLY LINE; THENCE NORTHWESTERLY AT AN ANGLE OF 100 DEGREES 52 MINUTES 32 SECONDS MEASURED CLOCKWISE FROM SAID EAST LINE, ALONG SAID SOUTHERLY LINE, 2,017.76 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PIN: 09-25-300-006

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2, 3,490.28 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING WESTERLY ALONG SAID NORTH LINE, 475.28 FEET TO THE WEST LINE OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 25; THENCE SOUTHERLY AT AN ANGLE OF 91 DEGREES 13 MINUTES 28 SECONDS MEASURED CLOCKWISE FROM SAID NORTH LINE, ALONG SAID WEST LINE, 372.23 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 100 DEGREES 54 MINUTES 55 SECONDS MEASURED CLOCKWISE FROM SAID WEST LINE, ALONG SAID NORTHERLY LINE, 416.45 FEET; THENCE NORTHERLY AT AN ANGLE OF 87 DEGREES 15 MINUTES 35 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, 465.98 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PIN: 09-25-451-002 & PIN: 09-25-476-001

THAT PART OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTH 1/2 OF THE SOUTH 1/2; THENCE WESTERLY ALONG THE NORTH LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2, 2,740.28 FEET; THENCE SOUTHERLY AT RIGHT ANGLE TO SAID NORTH LINE, 637.43 FEET TO THE NORTHERLY LINE OF MAPLE PARK ROAD; THENCE SOUTHEASTERLY AT AN ANGLE OF 102 DEGREES 08 MINUTES 23 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, ALONG SAID NORTHERLY LINE, 1,515.17 FEET TO AN ANGLE POINT IN SAID NORTHERLY LINE; THENCE EASTERLY AT AN ANGLE OF 168 DEGREES 35 MINUTES 17 SECONDS MEASURED CLOCKWISE FROM THE LAST DESCRIBED COURSE, CONTINUING ALONG SAID NORTHERLY LINE, 1,241.95 FEET TO THE EAST LINE OF SAID SOUTH 1/2; THENCE NORTHERLY AT AN ANGLE OF 90 DEGREES 16 MINUTES 57 SECONDS MEASURED CLOCKWISE FROM SAID NORTHERLY LINE, ALONG SAID EAST LINE, 972.00 FEET TO THE POINT OF BEGINNING, ALL IN CORTLAND TOWNSHIP, DEKALB COUNTY, ILLINOIS.

PIN: 09-25-477-002

THAT PART OF SECTION 25, TOWNSHIP 40 NORTH, RANGE 5 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE NORTH LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY WITH THE WEST LINE OF COUNTY LINE ROAD, THE CENTER LINE OF SAID COUNTY LINE ROAD BEING THE EAST LINE OF SAID SECTION 25; THENCE NORTH, ALONG THE WEST LINE OF COUNTY LINE ROAD, 101.0 FEET; THENCE NORTH 86 DEGREES 54 MINUTES WEST 135.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES 02 MINUTES WEST 136.92 FEET TO THE SOUTH LINE OF MAPLE PARK ROAD; THENCE SOUTH 89 DEGREES 57 MINUTES WEST ALONG SAID SOUTH LINE 537.19 FEET TO A POINT THAT IS 545.5 FEET EAST OF THE INTERSECTION OF SAID SOUTH LINE OF MAPLE PARK ROAD AND THE NORTH LINE OF SAID CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY, AS MEASURED ALONG SAID SOUTH LINE; THENCE SOUTH 0 DEGREES 03 MINUTES EAST 109.99 FEET TO THE SAID NORTH LINE OF THE CHICAGO AND NORTHWESTERN RAILWAY RIGHT OF WAY; THENCE SOUTH 78 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE 397.66 FEET; THENCE NORTH 1 DEGREE WEST 59.84 FEET; THENCE SOUTH 86 DEGREES 54 MINUTES WEST 148.55 FEET TO THE POINT OF BEGINNING, IN DEKALB COUNTY, ILLINOIS.