

**City of St. Charles, Illinois
Ordinance No. _____**

**An Ordinance Of The City Of St. Charles, Kane And Du Page Counties, Illinois,
Designating The Lexington Club Redevelopment Project Area A
Redevelopment Project Area Pursuant To The Tax Increment Allocation
Redevelopment Act**

WHEREAS, it is desirable and for the best interests of the citizens of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), for the City to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the "Act"), for a redevelopment plan and redevelopment project (collectively, the "Plan") within the municipal boundaries of the City and within a proposed redevelopment project area (the "Area") described in Section 1 of this Ordinance; and

WHEREAS, the City Council of the City (the "Corporate Authorities") has heretofore by ordinance adopted and approved the Plan, which Plan was identified in such ordinance and was the subject, along with the Area designation hereinafter made, of a public hearing held on the 6th day of February, 2012, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act; and

WHEREAS, this Ordinance was introduced to the Corporate Authorities at its regular meeting on April 16, 2012, within ninety (90) days of the final adjournment of said public hearing.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, as follows:

Section 1. The Area, as described in Exhibit "A" attached hereto and incorporated herein as if set out in full by this reference, is hereby designated as a redevelopment project area

pursuant to Section 11-74.4-4 of the Act. The street location (as near as practicable) for the Area is described in Exhibit "B" attached hereto and incorporated herein as if set out in full by this reference. The map of the Area is depicted on Exhibit "C" attached hereto and incorporated herein as if set out in full by this reference.

Section 2. If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this Ordinance.

Section 3. It is hereby expressly found and determined that the year the County Clerk of The County of Kane, Illinois (the "County Clerk") shall use for determining the total initial equalized assessed valuation of the Area is 2012. It is further hereby expressly found and determined that the list of the parcel tax identification numbers for each parcel of property included in the Area is attached hereto as Exhibit "D" and included herein by this reference is a true, correct and complete list of said numbers for said parcels of property.

Section 4. All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this Ordinance shall be in full force and effect immediately upon its passage, approval and publication in pamphlet form as provided by law.

Section 5. The City Clerk is hereby expressly directed to transmit forthwith to the County Clerk a certified copy of this Ordinance, which is hereby expressly found to include a legal description of the Area, a map of the Area, identification of the year that the County Clerk shall use

Ordinance No. _____
Page 3

for determining the total initial equalized assessed value of the Area and a list of the parcel of tax identification number of each parcel of property included in the Area.

PASSED by the City Council of the City of St. Charles, Illinois, this ____ day of _____, 2013.

APPROVED by the Mayor of the City of St. Charles, Illinois, this ____ day of _____, 2013.

Donald P. DeWitte, Mayor

ATTEST:

City Clerk

COUNCIL VOTE:

Ayes:

Nays

Absent:

Abstain:

EXHIBIT "A"

LEGAL DESCRIPTION

TIF Description

Part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 40 North, Range 8 East of the Third Principle Meridian, Kane County, Illinois, more particularly described as follows:

Beginning at the intersection of the centerline of Fifth Street as platted in the City of St. Charles with the South Line of a tract of land described in a warranty deed recorded June 4, 1886, in Book 243, Page 17; thence North $89^{\circ}41'25''$ East 30.60 feet to the East Right of Way line of said street; thence South $11^{\circ}41'01''$ East along said East Right of Way line 51.00 feet to the extended South Right of Way line of Mark Street; thence South $89^{\circ}41'25''$ West along said South Right of Way line 331.48 feet to the intersection of said South Right of Way line and the East Right of Way line of Sixth Street; thence South $11^{\circ}43'06''$ East along said East Right of Way line 383.57 feet; thence South $78^{\circ}28'06''$ West 140.00 feet; thence South $11^{\circ}43'06''$ East 19.85 feet, thence South $78^{\circ}39'16''$ West 185.05 feet to the East Right of Way line of Seventh Street; thence South $11^{\circ}33'41''$ East along said East Right of Way line 5.99 feet to the extended centerline of vacated Ryan Street recorded October 11, 1983 as Document 1648957; thence South $78^{\circ}23'42''$ West along said extended centerline 242.00 feet to the West line of said vacated Ryan Street; thence South $11^{\circ}33'41''$ East along said West line extended 160.00 feet; thence South $78^{\circ}26'50''$ West 337.57 feet to the East Right of Way line of Ninth Street; thence South $00^{\circ}55'11''$ East along said East Right of Way line 24.93 feet to the extended South line of Lot 16 of Millington's Third Addition to St. Charles recorded May 4, 1926 as Document 272865; thence South $89^{\circ}41'25''$ West along said South line 192.01 feet to the Southwest corner of said Lot 16; thence South $00^{\circ}55'11''$ East 8.82 feet, thence South $82^{\circ}45'00''$ West 164.06 feet; thence North $60^{\circ}19'00''$ West 332.49 feet; thence South $01^{\circ}31'00''$ East 42.00 feet; thence North $64^{\circ}34'00''$ West 370.90 feet; thence North $00^{\circ}00'00''$ West 67.19 feet; thence South $90^{\circ}00'00''$ West 175.00 feet; thence North $66^{\circ}13'00''$ West 274.27 feet to the West Right of Way line of Twelfth Street; thence North $00^{\circ}00'28''$ East along said West Right of Way line 512.12 feet to the South Right of Way line of the Chicago and Northwest Transportation Company, said line being coincident with the North line of Fox Meadow Estates recorded December 14, 1993 as Document 93K100653; thence North $89^{\circ}11'00''$ West along said South Right of Way line 336.06 feet to the West line of said Southeast Quarter; thence North $00^{\circ}00'28''$ East along said West line 100.01 feet to the North Right of Way line of the Chicago and Northwest Transportation Company, said line being coincident with the South line of Porter Business Park recorded September 25, 2006 as Document 2006K104660; thence South $89^{\circ}11'00''$ East along said North Right of Way line 931.85 feet, thence North $01^{\circ}07'05''$ West along said North Right of Way line 15.01 feet to a line coincident with Said North Right of Way line and the South line of Unit Number 1 Timbers recorded June 4, 1986 as Document 1774209; thence South $89^{\circ}11'00''$ East along said North Right of Way line to the East line of Said Southeast Quarter; thence southerly along said East line to said South Right of Way line of the Chicago and Northwest Transportation Company said South Right of Way line being coincident with the North line of said tract; thence South

89°11'00" East along said South Right of Way line to the intersection of said South Right of Way line and the extended centerline of Fifth Street; thence South 11°41'01" East along said extended centerline 93.59 feet to the Point of Beginning.

Excepting therefrom the following described parcels:

Lots 12, 13, 14, and 15 of Block 5 of Millington's Third Addition to St. Charles, recorded May 4, 1926 as Document 272865, a subdivision being part of the Southwest Quarter of Section 27 and the Southeast Quarter of Section 28, Township 40 North, Range 8 East of the Third Principle Meridian, in the City of St. Charles, Kane County, Il.

Said excepted parcels contain 0.636 acres, more or less.

Said parcel without the excepted 0.636 acres contains 44.965 acres, more or less.

EXHIBIT "B"

STREET DESCRIPTION

Generally bounded by the Union Pacific Railroad right-of-way on the north, 12th Street on the west, 5th Street on the east, and just north of Dean Street and State Street on the south, excluding all residential properties.

EXHIBIT "C"

MAP

EXHIBIT "D"

LIST OF PINS

PIN

09-27-303-001

09-28-400-002

09-28-400-003

09-28-452-001

09-28-452-002

09-28-452-003

09-28-476-008

09-28-476-009

09-28-476-012

09-28-476-018

09-28-476-019

09-28-476-020

09-28-476-023

09-28-477-003

09-28-477-008

09-28-477-014

09-28-478-011

09-28-502-004