



## AGENDA ITEM EXECUTIVE SUMMARY

Title:	Motion to approve an Ordinance Amending Special Service Area 1A in the City of St. Charles, Kane and DuPage Counties, Illinois (304 Cedar Avenue – Dunham-Hunt House).
Presenter:	Rita Tungare

*Please check appropriate box:*

Government Operations		Government Services
Planning & Development	X	City Council – New Business (6/3/13)
Public Hearing		

Estimated Cost:	NA	Budgeted:	YES		NO	
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If NO, please explain how item will be funded:

**Executive Summary:**

On January 22, 2013, the City Council approved Ordinances 2013-M-5 and 2013-M-6 proposing the enlargement of Special Service Area 1A (downtown parking) and 1B (downtown revitalization) to include the Dunham-Hunt House property (304 Cedar Avenue, PIN #09-27-454-002) and setting a public hearing date in accordance with State statute.

On April 1, 2013, the public hearing was held and closed. Per State statute, the City Council can pass ordinances formally enlarging the SSAs no sooner than 60 days following the close of this public hearing. The ordinances approving the expansion of SSA 1-A and SSA 1-B can now be adopted.

The Dunham-Hunt House property is owned by the City and is currently being marketed for sale. Staff is proposing to add the property to Special Service Area 1A (downtown parking) and 1B (downtown revitalization) to enable the building to be occupied by a future user without requiring any additional parking be provided on the property. Properties located in both SSAs are exempt from providing dedicated on-site parking and are able to utilize public parking within the downtown to meet the off-street parking requirements of the Zoning Ordinance. The property is contiguous to both SSAs and is directly across the street from a parking lot with public parking. Reducing or eliminating the need for parking at the site will improve the marketability of the property for sale. Additionally, minimizing onsite parking will help retain the historic residential character of the property.

**Attachments:** *(please list)*

Ordinance Amending Special Service Area 1A in the City of St. Charles, Kane and DuPage Counties, Illinois (304 Cedar Avenue – Dunham-Hunt House).

**Recommendation / Suggested Action** *(briefly explain):*

Motion to approve an Ordinance Amending Special Service Area 1A in the City of St. Charles, Kane and DuPage Counties, Illinois (304 Cedar Avenue – Dunham-Hunt House).

<i>For office use only:</i>	Agenda Item Number: IB
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**City of St. Charles, Illinois**  
**Ordinance No. 2013-M-\_\_\_**

**An Ordinance Amending Special Service Area 1A in the City of St. Charles, Kane and DuPage Counties, Illinois  
(304 Cedar Avenue – Dunham-Hunt House)**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS AS FOLLOWS:

Section 1: Authority to Establish and Enlarge Special Service Area. Special Service Areas are established pursuant to Article VII, Section 6 of the Constitution of the State of Illinois, in force, July 1, 1971, which provides:

“(1) The General Assembly may not deny or limit the power of home rule units \*\*\* (2) to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services.”

and are established pursuant to provisions of the “Special Service Area Tax Law”, as amended, (35 ILCS 200/27-5 et seq. (the “Act”) ”), and pursuant to the Revenue Act of 1939, as amended. The boundaries of a special service area may be enlarged pursuant to the procedures set forth in Section 27-50 of the Act.

Section 2: Findings. This City Council finds:

A. That the City Council previously established a Special Service Area No.1A by Ordinance No. 1985-M-92, as amended by Ordinance Nos. 1990-M-90, 1993-M-62, 1995-M-39, 2000-M-54, 2003-M-33, 2004-M-36, and 2008-M-60.

B. That the question of the amendment of Special Service Area No. 1A has been considered by the City Council pursuant to an ordinance, Ordinance 2013-M-5, entitled: “An Ordinance Proposing the Enlargement of Special Service Area Number 1A in the City of St. Charles, Kane and DuPage Counties, Illinois, and Providing for a Public Hearing and Other Procedures in Connection Therewith”, adopted, January 22, 2013, and was considered pursuant to a public hearing held at 6:50 P.M. on April 1, 2013 by the City Council pursuant to Notice duly published in the Kane County Chronicle on March 14, 2013, a newspaper of general circulation in the City of St. Charles, at least fifteen (15) days prior to the hearing and pursuant to Notice by mail addressed to the person in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land to be added to Special Service Area No. 1A. Said Notice was given by depositing said Notice in the United States mail not less than then (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, said Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Map of the Area, Certificate of Publication of said Notice and an Affidavit of Mailing of said Notices are attached to this Ordinance as

Exhibits 1, 2 and 3 respectively. Said Notices conform in all respects to the requirements of Section 27-25 of the Act.

C. That a public hearing on the question set forth in the Notice was held on April 1, 2013. All interested persons were given an opportunity to be heard on the question of amending the Special Service Area No. 1A. Full opportunity was given for all persons to voice their opinions. The public hearing was adjourned at 6:58 P.M. on April 1, 2013. That after considering the data and other matters presented at the public hearing, the City Council finds that it is in the public interest that the Special Service Area 1A which has been previously created be enlarged to contain the area hereinafter described.

D. That said area as enlarged is compact and contiguous and constitutes a commercial area in the City of St. Charles.

E. That the area to be added to the special service area represents less than 5% of the assessed valuation of Special Service Area No. 1A as determined by the Clerk of the County of Kane (Special Service Area No. 1A having an assessed value for the 2012 of \$28,609,014.00 and the area to be added having an assessed value for the year 2012 of \$0.00).

F. That Special Service Area No. 1A as enlarged, including the property being added, is generally zoned for business and all of said area including the property being added will benefit specially from the municipal services to be provided, and that the proposed municipal services are unique and in addition to municipal services provided to the City of St. Charles as a whole, and it is, therefore, in the best interest of the City of St. Charles that the levy of special taxes against said area including the property being added for the services to be provided be considered.

Section 3: Enlargement of Special Service Area No. 1A

The Special Service Area known and designated as the "City of St. Charles Special Service Area No. 1A" is hereby amended to include the following legally described territory:

Legal Description:

That part of the Southeast and Southwest Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Cedar Avenue and North Third Avenue; thence northerly a distance of 155.0 feet along the centerline of North Third Avenue; thence easterly a distance of 130.0 feet along a line parallel to the centerline of Cedar Avenue to the east line of Lot 3 in Block 22 of the Original Town of St. Charles; thence southerly a distance of 25 feet along the east line of said Lot 3 to the northeast corner of Lot 6 in said Block 22; thence continuing southerly a distance of 130 feet along the east line and east line extended of said Lot 6 to the centerline of Cedar Avenue; thence westerly a distance of 130 feet along the centerline of Cedar Avenue to the point of beginning, in the City of St. Charles, Kane County, Illinois.

Common Address: 304 Cedar Avenue, St. Charles, Illinois.  
Permanent tax index number: 09-27-454-002

Section 4: Effective Date.

This Ordinance shall be in full force and effect from and after its adoption and approval and publication as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois, this 3rd day of June 2013.

PASSED by the City Council of the City of St. Charles, Illinois, this 3rd day of June 2013.

APPROVED by the Mayor of the City of St. Charles, Illinois, this 3rd day of June 2013.

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Raymond Rogina, Mayor

ATTEST:

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City Clerk

COUNCIL VOTE:

Ayes:

Nays:

Absent:

Abstain:

EXHIBIT A

MAP

Exhibit A

Pottawatomie Park

Park Av

N 5th Av 25

N 2nd Av

Chestnut Av  
 Proposed Addition  
 to SSA 1-A

State Av

Cedar Av

E Main St

N 2nd St

State St

N 3rd St

N 4th St

W Main St 64

31

S 2nd St

S 3rd St

S 1st Av

Walnut Av

S 2nd Av

S 3rd Av

Illinois St

Indiana St

Oak St

S 1st St

Limestone Dr

Bluestone Dr

Riverside Av

Ohio Av

Copyright 2009 - City of St. Charles, Illinois



0 50 100 200 Feet

- BSA 1A Boundary
- City of St. Charles
- Parcel
- Parks
- Railroads
- Water Bodies
- Creeks

This map was prepared for planning purposes only and is intended as a guide only. It is not intended to be used for any other purpose. The information contained herein is for informational purposes only and does not constitute a contract or any other legal instrument. The City of St. Charles is not responsible for any errors or omissions in this map. The City of St. Charles is not responsible for any damages or losses resulting from the use of this map. The City of St. Charles is not responsible for any claims or liabilities arising from the use of this map. The City of St. Charles is not responsible for any claims or liabilities arising from the use of this map.

EXHIBIT B

CERTIFICATE OF PUBLICATION

**CITY OF ST. CHARLES  
PUBLIC HEARING NOTICE  
ENLARGEMENT OF SPECIAL SERVICE AREA  
NO. 1A**

NOTICE IS HEREBY GIVEN that on the 1st day of April, 2013, at 6:50 P.M., in the City Council Chambers of City Hall, 2 East Main Street, St. Charles, Illinois, a public hearing will be held by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, to consider enlarging Special Service Area No. 1A by adding the following described territory:

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All of that part of the City of St. Charles lying within those portions of Sections 27 and 34, Township 40 North Range 8 East of the Third Principal Meridian, Bounded and described as follows: Beginning at the point of intersection of the center line of State Avenue and the center line of North First Avenue in the Original Town of St. Charles; thence easterly along said State Avenue to the intersection of the easterly line of Lot 2 in Block 20 of the Original Town of St. Charles on the east side of the Fox River, in the City of St. Charles, Kane County Illinois; extended northerly; thence southerly along said line 1 the southeast corner of said Lot 2; thence westerly along the southerly line of said Lot 2 and the southerly line of Lots 3 and 4 in said Block 20 as extended westerly to the center line of First Avenue; thence northerly along said center line of First Avenue to the point of beginning, all in the Original Town of St. Charles on the east side of Fox River, in the City of St. Charles, Kane County, Illinois.

Prorogatus Audent:

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Illinois.

State of Illinois  
County of Kane

*Certificate of Publication*

# 2867.20

# 1075.20  
# 716.80  
1075.20

I, J. Tom Shaw, do hereby certify that I am the publisher of the **Kane County Chronicle** a secular newspaper of general circulation published in the County of Kane and State of Illinois, and that the same has been regularly published for at least 12 months prior to the date of the first publication of the notice attached hereto. I further certify that a notice, of which the annexed is a true printed copy, has been regularly published in said newspaper 7 time(s) on the following date(s): 3/14

I further certify that I am publisher of the **Kane County Chronicle** and that said newspaper is a newspaper as defined by the terms and conditions of Chapter 100, paragraph 1, et. seq., Illinois Revised Statutes 1981.

Given under my hand at St. Charles, Illinois, this 14 day of March A.D., 2013.

*[Signature]*  
Publisher

EXHIBIT C

AFFIDAVIT OF MAILING

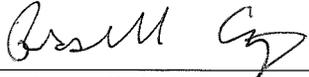
STATE OF ILLINOIS     )  
  ) S.S.  
KANE COUNTY            )

AFFIDAVIT OF MAILING

The undersigned, being first duly sworn on oath, deposes and says that the notice attached hereto as Exhibit A was sent by first-class mail, postage prepaid, to the addresses set forth in Exhibit B attached hereto, not less than ten (10) days prior to the public hearing date set forth in Exhibit A.

Further, Affiant sayeth not.

CITY OF ST. CHARLES, ILLINOIS

By:   
Russell Colby

Subscribed and sworn to before  
me this 30<sup>th</sup> day of May, 2013.

  
Notary Public



EXHIBIT A

**CITY OF ST. CHARLES  
PUBLIC HEARING NOTICE  
ENLARGEMENT OF SPECIAL SERVICE AREA NO. 1A**

NOTICE IS HEREBY GIVEN that on the 1st day of April, 2013, at 6:50 P.M., in the City Council Chambers of City Hall, 2 East Main Street, St. Charles, Illinois, a public hearing will be held by the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, to consider enlarging Special Service Area No. 1A by adding the following described territory:

Legal Description:

That part of the Southeast and Southwest Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of Cedar Avenue and North Third Avenue; thence northerly a distance of 155.0 feet along the centerline of North Third Avenue; thence easterly a distance of 130.0 feet along a line parallel to the centerline of Cedar Avenue to the east line of Lot 3 in Block 22 of the Original Town of St. Charles; thence southerly a distance of 25 feet along the east line of said Lot 3 to the northeast corner of Lot 6 in said Block 22; thence continuing southerly a distance of 130 feet along the east line and east line extended of said Lot 6 to the centerline of Cedar Avenue; thence westerly a distance of 130 feet along the centerline of Cedar Avenue to the point of beginning, in the City of St. Charles, Kane County, Illinois.

The common address of the territory to be added being: 304 Cedar Avenue, St. Charles, Illinois.

The current boundaries of Special Service Area No. 1A are legally described on Exhibit "A" attached hereto and incorporated herein, and are generally described as follows:

Indiana Street and Avenue on the South; Fourth Street on the West; the Chicago Great Western Railway Company track on the north; and Fourth Avenue on the East.

The permanent tax index number of each parcel located within Special Service Area No. 1A is set forth in Exhibit "B" attached hereto and incorporated herein. The permanent tax index number for the parcel proposed to be added is: 09-27-454-002.

A map of the proposed territory to be added as well as the current Special Service Area No. 1A is appended hereto as Exhibit "C" and is on file in the Office of the City Clerk and available for public inspection.

The purpose of the City of St. Charles Special Service Area No. 1A, as enlarged, is to provide the area with special municipal services, including but not limited to, the municipal services in connection with the acquisition, payment for, construction, maintenance, repair and replacement of off-street parking lots and facilities within said area.

At the hearing, all interested persons, including all persons owning taxable real property located within the area, will be given an opportunity to be heard regarding the enlargement of the area and the amount of the tax levy and an opportunity to file objections thereto. The hearing may be adjourned by the City Council without further notice to another date and without further notice other than a motion to be entered upon the minutes of its meeting, fixing the time and place of its adjournment.

The proposed amount of the tax levy for special services for 2013 is approximately \$90,000. The maximum rate of taxes to be extended within the area in any year is 0.4% (or \$0.40 per \$100.00) of the assessed value, as equalized, of the taxable real property in the territory proposed to be added to the territory of Special Service Area No. 1A. Said tax shall be in addition to all other taxes provided by law.

If a petition signed by at least 51% of the electors residing within the territory proposed to be added to the territory of Special Service Area No. 1A and by at least 51% of the owners of record of the land included within the boundaries of the territory proposed to be added to the territory of Special Service Area No. 1A is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the enlargement of the Special Service Area No. 1A, or the levy or imposition of a tax for the provision of special services to the area, no such area may be so enlarged or tax levied or imposed.

DATED this 14th day of March 2013.

/s/ Nancy Garrison  
City Clerk for the City of St. Charles  
Kane and DuPage Counties, Illinois

## Exhibit A

### **Legal Description of Original SSA 1-A**

All that part of the City of St. Charles lying within those portions of Sections 27 and 34, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the center line of Cedar Street with the westerly line extended of Lot 6 in Block 47 of the Original Town of St. Charles; thence northerly along the westerly line extended of Lot 6 in Block 47 of the Original Town of St. Charles; thence northerly along the westerly line extended and the westerly line of said Lot 6 to the northwest corner of said Lot 6; thence easterly along the northerly line of said Lot 6 and along the northerly line and northerly line extended of Lots 7 and 8 in said Block 47 to the center line of Third Street North; thence northerly along the center line and center line extended of said Third Street North to the center line of State Street; thence easterly along the center line of said State Street to a point on a line drawn parallel with the easterly line of Fourth Street North from a point on the northerly line of said State Street that is 95.0 feet easterly of the point of intersection of said northerly line of State Street with the westerly line of Third Street North extended northerly; thence northerly parallel with the easterly line of Fourth Street North 280.0 feet; thence easterly parallel with the northerly line of said State Street to the westerly line of Illinois State Route No. 31; thence northwesterly along the westerly line of said State Route to a point that is 60.0 feet southerly of the center line of the main track of the Chicago Great Western Railway Company; thence easterly parallel with the center line of said main tract to the most westerly northwest corner of a tract conveyed from said Chicago Great Western Railway Company by Document 1113229; thence easterly along the northerly line of the tract conveyed by said Document 1113229 to the center line extended of First Avenue North; thence southerly along the center line of said First Avenue North to the northerly line extended of Lot 5 in Block 20 of said Original Town of St. Charles; thence easterly along the northerly line extended of Lot 5 in said Block 20 and along the northerly line of Lots 5, 6, 7, and 8, and along the northerly line extended of Lot 8 in said Block 20 to the center of Second Avenue North; thence northerly along the center line of said Second Avenue North to the point of intersection of the center line of said Second Avenue North with the center line of State Avenue; thence easterly along the center line of said State Avenue to the easterly line extended of Lot 3 in Block 21 of said Original Town of St. Charles; thence southerly along the easterly line extended and along the easterly line of Lot 3 in said Block 21 to the northwest corner of Lot 7 in said Block 21; thence easterly along the northerly line of Lots 7 and 8 and along the northerly line extended of Lot 8 in said Block 21 to the center line of Third Avenue North; thence southerly along the center line of said Third Avenue North to the point of intersection of the centerline of said Third Avenue North with the center line of Cedar Avenue; thence westerly along the center line of said Cedar Avenue to the easterly line extended of Lot 4 in Block 3 of said Original Town of St. Charles; thence southerly along the easterly line extended and along the easterly line extended and along the easterly line of Lot 4 in said Block 3 to the Northwest corner of Lot 6 in said Block 3; thence easterly along the northerly line of Lots 6, 7, 8, and along the northerly line extended of Lot 8 in said Block

3 to the center Line of said Third Avenue North; thence southerly along the center line of said Third Avenue North to the point of intersection of the center line of said Third Avenue North with the center line of East Main Street; thence easterly along the center line of East Main Street. Thence easterly along the center line of East Main Street to the point of intersection of the center line of said East Main Street with the center line of Fourth Avenue South; thence southerly along the center line of said Fourth Avenue South to the point of intersection of the center line of said Fourth Avenue South with the northerly line extended of Lot 8 in Block 6 of said Original Town of St. Charles; thence westerly along the northerly line extended and the northerly line of Lots 8 and 7 in said Block 6 to the northeast corner of Lot 6 in said Block 6; thence southerly along the easterly line and easterly line extended of Lot 6 in said Block 6 to the center line of Walnut Avenue; thence westerly along the center line of Walnut Avenue to the westerly line extended of Lot 6 in said Block 6; thence northerly along the westerly line extended and the westerly line of Lot 6 in said Block 6 to the northwest corner of Lot 6 in said Block 6; thence westerly along the northerly line and northerly line extended of Lot 5 in said Block 6 to the center line of Third Avenue South; thence southerly along the center line of said Third Avenue South to the northerly line extended of the South Half of Lots 7 and 8 in Block 4 of the said Original Town of St. Charles; thence westerly along the northerly line extended of Lot 6 in said Block 4 to the center line of Walnut Avenue; thence westerly along the center line of said Walnut Avenue to the point of intersection of the center line of said Walnut Avenue with the center line of Second Avenue South; thence southerly along the center line of said Second Avenue South to the northerly line extended of Lot 5 in Block 11 of said Original Town of St. Charles; thence easterly along the northerly line extended and along the northerly line of Lot 5 in said Block 11 and along the northerly line of Lot 6 in said Block 11 to the northeast corner of Lot 6 in said Block 11; thence southerly along the easterly line and along the easterly line extended of Lot 6 in said Block 11 to the center line of Illinois Avenue; thence westerly along the center line of said Illinois Avenue to the easterly line extended of Lot 4 in Block 16 of said Original Town of St. Charles; thence southerly along the easterly line extended and along the easterly line of Lot 4 in said Block 16 to the southeast corner of Lot 4 in said Block 16; thence westerly along the southerly line and southerly line extended of Lot 4 in said Block 16 to the center line of Second Avenue South; thence southerly along the center line of said Second Avenue South to the point of intersection of the center line of said Second Avenue South with the center line of Indiana Avenue; thence southwestly to the point of intersection of the westerly bank of the Fox River with the center line of Indiana Street; thence westerly along the center line of said Indiana Street to the point of intersection of the center line of said Indiana Street with the center line of First Street South; thence northerly along the center line of said First Street South to the easterly and westerly center line extended of Block 41 of said Original Town of St. Charles; thence westerly along the easterly and westerly center line extended and along the easterly and westerly center lines and extensions thereof of Blocks 41, 42, and 51 of said Original Town of St. Charles to the southwest corner of Lot 3 in said Block 51; thence northerly along the westerly line and westerly line extended of Lot 3 in said Block 51 to the center line of Illinois Street; thence easterly along the center line of said Illinois Street to the point of intersection of the center line of said Illinois Street with the center line of Second Street South; thence northerly along the center line of said Second Street South to the

southerly line extended of the northerly 50.0 feet of Lot 8 in Block 43 of said Original Town of St. Charles; thence westerly along the southerly line extended and the southerly line of said northerly 50.0 feet to the westerly line of the easterly 14.0 feet of Lot 7 in said Block 43; thence northerly along the westerly line of said easterly 14.0 feet to the northwest corner of said easterly 14.0 feet to the northwest corner of said easterly 14.0 feet; thence easterly along the northerly line and northerly line extended of Lots 7 and 8 in said Block 43 to the center line of said Second Street South; thence northerly along the center line of the said Second Street South to the point of intersection of the center line of said Second Street South with the center line of Walnut Street; thence westerly along the center line of said Walnut Street to the easterly line extended of Lot 2 in said Block 43; thence southerly along the easterly line extended and the easterly line of Lot 2 in said Block 43 to the southeast corner of Lot 2 in said Block 43; thence westerly along the easterly and westerly center lines and extensions thereof of Blocks 43 and 50 in said Original Town of St. Charles to the center line of Fourth Street South; thence northerly along the center line of said Fourth Street South and along the center line of Fourth Street North to the point of intersection of the center line of said Fourth Street north with the center line of said Cedar Street; thence easterly along the center line of said Cedar Street to the point of beginning, all in the City of St. Charles Kane County, Illinois

All of that part of the City of St. Charles lying within those portions of Sections 27 and 34, Township 40 North Range 8 East of the Third Principal Meridian, Bounded and described as follows: Beginning at the point of intersection of the center line of State Avenue and the center line of North First Avenue in the Original Town of St. Charles; thence easterly along said State Avenue to the intersection of the easterly line of Lot 2 in Block 20 of the Original Town of St. Charles on the east side of the Fox River, in the City of St. Charles, Kane County Illinois, extended northerly; thence southerly along said line to the southeast corner of said Lot 2; thence westerly along the southerly line of said Lot 2 and the southerly line of Lots 3 and 4 in said Block 20 as extended westerly to the center line of First Avenue; thence northerly along said center line of first Avenue to the point of beginning, all in the Original Town of St. Charles on the east side of Fox River, in the City of St. Charles, Kane County, Illinois.

**Properties Added:**

112 N. 1<sup>st</sup> Avenue

All of that part of the City of St. Charles lying within those portions of Sections 27 and 34, Township 40 North, Range 8 East of the Third Principal Meridian, bounded and described as follows: Beginning at the point of intersection of the center line of State Avenue and the center line of North First Avenue in the Original Town of St. Charles; thence easterly along said State Avenue to the intersection of the easterly line of Lot 2 in Block 20 of the Original Town of St. Charles on the east side of the Fox River, in the City of St. Charles, Kane County, Illinois, extended northerly; thence southerly along said line to the southeast corner of said Lot 2; thence westerly along the southerly line of said Lot 2 and the southerly line of Lots 3 and 4 in said Block 20, as extended westerly to the center line of First Avenue; thence northerly along said center line of First Avenue to

the point of beginning, all in the Original Town of St. Charles on the east side of the Fox River, in the City of St. Charles, Kane County, Illinois.

113 N. 2<sup>nd</sup> Avenue:

Lot 1 in Block 20 of the Original Town of St. Charles on the East side of the Fox River, in the City of St. Charles, Kane County, Illinois.

116 E. State Avenue:

Lots 7 and 8 and that part of Lots 1 and 2 in Block 26 of the Original Town of St. Charles, on the east side of the Fox River, described as follows: Beginning at the south east corner of said Lot 1; thence northerly along the easterly line of said Lot 1, 3.5 feet; thence westerly parallel with the southerly line of Lot 1, 48 feet; thence northwesterly to a point 9 feet westerly of the easterly line of said Lot 2, measured along a line drawn parallel with and 13.5 feet northerly of the southerly line of said Lot 2; thence westerly parallel with the southerly line of said Lot 2, 41 feet to the westerly line of said Lot 2; thence southerly along said westerly line 13.5 feet to the south west corner of said Lot 2; thence easterly along the southerly line of said Lot 2 and commonly known as 116 E. State Avenue, St. Charles, Illinois.

108 E. State Avenue:

That part of the Southwest Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the intersection of the centerlines of State Avenue and Second Avenue; thence southerly along the said centerline of said Second Avenue to the south line extended easterly of Lot 1 in Block 20 of the Original Town of St. Charles; thence westerly along the said south line extended to the southeast corner of said Lot 1; thence northerly along the east line of said Lot 1 to the northeast corner thereof; thence westerly along the north line of said Lot 1 to the northwest corner thereof; thence northerly along the west line extended northerly of said Lot 1 to the centerline of said State Avenue; thence westerly along the said centerline of State Avenue to the west line extended southerly of Lot 6 in Block 26 of the said Original Town of St. Charles; thence northerly along the said west line extended and the west line of said Lot 6 to the northwest corner thereof; thence easterly along the north line of said Lot 6 to the northeast corner thereof; thence southerly along the east line of said Lot 6 to the southeast corner thereof; thence easterly along the south line of Lots 7 and 8 in said Block 26 to the southeast corner of said Lot 8; thence northerly along the east line of said Lot 8 a distance of 103.5 feet; thence easterly along a line parallel to the north line of said Lot 8 to the centerline of said Second Avenue; thence south along the said centerline of Second Avenue to the point of beginning, in the City of St. Charles, Kane County, Illinois.

311 E. Walnut Avenue:

That part of the Southeast Quarter of Section 27, Township 40 North, Range 8 East of the Third Principal Meridian described as follows: Beginning at the southeast corner of Lot 3 in Block 12 of the Original Town of St. Charles; thence westerly along the south line of said Lot 3 to the intersection of the west line of the easterly 12.5 feet of said Lot 3; thence northerly along the west line and the west line extended of the said easterly 12.5 feet of Lot 3 to the centerline of Walnut Avenue; thence easterly along the said centerline of Walnut Avenue to the east line extended of the westerly half of Lot 2 in said Block 12; thence southerly along the extended east line and the east line of the said westerly half of Lot 2 to the south line of said Lot 2; thence westerly along the south line of said Lot 2 to the point of beginning, in the City of St. Charles, Kane County, Illinois.

104 South Second Avenue:

That part of Section 27, Township 40 North, Range 8, East of the Third Principal Meridian, described as follows: Beginning at the southeast corner of Lot 4 in Block 11 of the Original Town of St. Charles; thence westerly along the south line and south line extended westerly of said Lot 4 to the centerline of Second Avenue; thence northerly along the centerline of said Second Avenue to the centerline of Walnut Avenue; thence easterly along the centerline of said Walnut Avenue to the east line and east line extended northerly of said Lot 4; thence south along said east line and east line extended to the Point of Beginning, in the City of St. Charles, Kane County, Illinois.

First Street PUD:

LOT 5 (EXCEPT THE NORTHERLY 46.9 FEET THEREOF), LOT 6 (EXCEPT FOR THE NORTHERLY 121.9 FEET THEREOF), LOT 7, LOT 8, LOT 9, AND LOT 14 OF THE PHASE 1 FIRST STREET REDEVELOPMENT SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 27 AND THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION THIRTY-FOUR, TOWNSHIP FORTY NORTH, RANGE EIGHT EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN KANE COUNTY, ILLINOIS.

**The approximate street location is the Area bounded by:**

Indiana Street and Avenue on the South; Fourth Street on the West; the Chicago Great Western Railway Company track on the north; and Fourth Avenue on the East.

**Exhibit B**

**Parcel Identification Numbers (PIN) in SSA 1A**

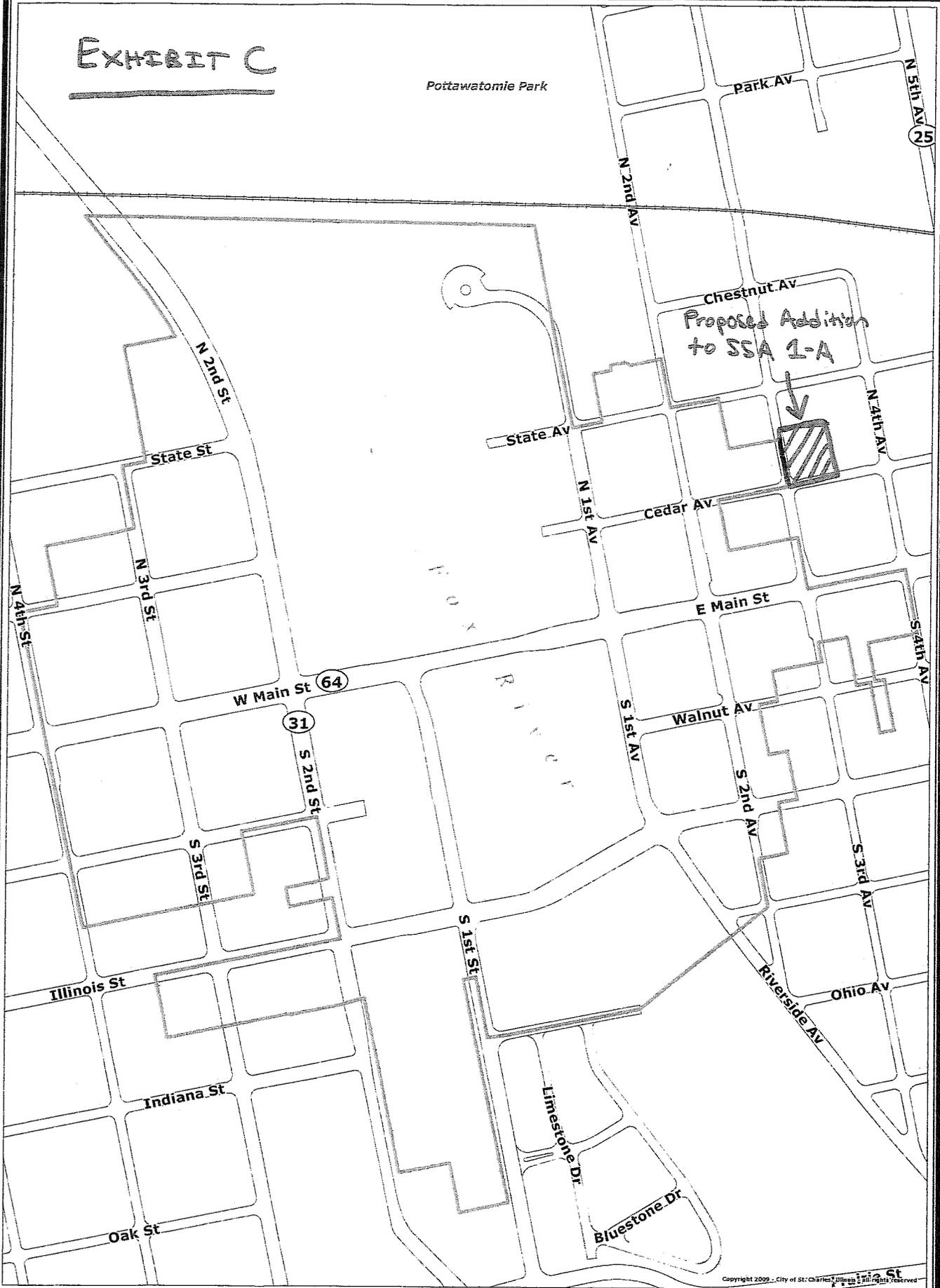
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937383015	927361022	927364010	927378006	927385005
927335001	927361023	927364011	927378007	927385008
927335010	927361024	927364012	927378007	927385009
927353010	927361026	927364013	927378008	927385010
927353011	927361027	927364014	927378009	927385011
927353012	927361028	927364016	927378010	927386001
927353013	927362002	927364017	927378011	927386002
927353020	927362003	927376002	927378012	927386003
927353021	927362004	927376004	927379006	927386004
927353031	927362006	927376005	927379007	927386005
927353032	927362007	927377002	927379008	927386008
927354005	927362008	927377004	927379009	927386009
927354006	927362010	927377006	927379010	927386010
927357005	927362121	927377007	927380006	927386011
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927358002	927363002	927377017	927383006	927386015
927358003	927363003	927377018	927383007	927387001
927361006	927364001	927377019	927383016	927387005
927361007	927364002	927377020	927384007	927387006
927361011	927364003	927377021	927384008	927387007
927361015	927364004	927377022	927384009	927388001
927361016	927364006	927377023	927384010	927388002
927361017	927364007	927377024	927384011	927388003
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927389003	934104010	934128001	934126033	927362029
927389005	934104011	934128002	934126034	927362039
927389006	934104012	934128004	934126035	927362056
927389007	934104013	934128011	934126032	927362062
927389008	934108006	934128012	934126036	927362088
927389009	934108010	934129001	934126029	927362091
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927390008	934109008	934132017	927362042	927362068
927391001	934113003	934132018	927362043	927362072
927391002	934113004	934132019	927362044	927362076
927391003	934114001	934132020	927362050	927362077
927391004	934114002	934132021	927362115	927362059
927391005	934114003	934132026	927362116	927362060
927391006	934114010	934133037	927362079	927362061
927392005	934114011	934177001	927362080	927362066
927392006	934126011	934177012	927362082	927362017
927464003	934127002	934177014	927362083	927362020
934104003	934127003	934182012	927362097	927362106
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927362038	927362049	927362108
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927362031	927362019	927362110
927362090	927362040	927362111
927362096	927362045	927362117
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927362104	927362051	927362094
927362105	927362052	927362100
927362071	927362053	927362101
927362073	927362058	927362102
927362074	927362011	927362067
927362081	927362012	927362069
927362087	927362022	927362070
927362089	927362026	927362075
927362054	927362027	927362078
927362055	927362033	927362084
927362057	927362034	934132027
927362063	927362035	934132028
927362064	927362118	934132029
927362065	927362119	934132030
927362048	927362015	
927362023	927362018	
927362030	927362024	
927362032	927362021	
927362037	927362103	

EXHIBIT C

Pottawatomie Park



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0 50 100 200 Feet

- SSA 1A Boundary
- City of St. Charles
- Parcel
- Parks
- Railroads
- Water Bodies
- Creeks

This map was prepared during the process of the SSA 1A boundary. The boundary is shown in black. The map is for informational purposes only. It is not intended to be used for legal purposes. The City of St. Charles is not responsible for any errors or omissions on this map. The City of St. Charles is not responsible for any damages or losses resulting from the use of this map. The City of St. Charles is not responsible for any claims or lawsuits filed against the City of St. Charles or its officials, employees, or agents, in any court of law, arising out of or from the use of this map.

EXHIBIT B

CITY OF ST. CHARLES  
TWO EAST MAIN STREET  
ST. CHARLES, ILLINOIS 60174