

City of St. Charles
Ordinance No. 2015-M-___

**An Ordinance Designating the Second Amended First
Street Redevelopment Project Area**

WHEREAS, the City Council of the City of St. Charles, Kane and DuPage Counties, Illinois (the "City"), desires to designate an area of real property located in the City of St. Charles as the Second Amended First Street Redevelopment Project Area; and

WHEREAS, the City Council determines it is desirable and in the best interest of the citizens of the City of St. Charles 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 the proposed Second Amendment to the redevelopment plan and Project (the "Plan and Project") 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 has heretofore by ordinance amended the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Area designation hereinafter made, of a public hearing held on January 20, 2015, and it is now necessary and desirable to designate the Area as a redevelopment project area pursuant to the Act.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of St. Charles, Kane and DuPage Counties, Illinois, in the exercise of its home rule powers, as follows:

1. That the foregoing recital clauses to this Ordinance are adopted as findings of the Corporate Authorities of the City of St. Charles and are incorporated herein by specific reference.
2. That the Area, as legally 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 general street location 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.
3. That 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.

4. That all ordinances, resolutions, motions, or orders in conflict herewith shall 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 by the City Council and approval as provided by law.

5. This Ordinance and each of its terms shall be the effective legislative act of a home rule municipality without regard to whether such ordinance should (a) contain terms contrary to the provisions of current or subsequent non-preemptive state law; or (b) legislate in a manner or regarding a matter not delegated to municipalities by state law. It is the intent of the corporate authorities of the City of St. Charles that to the extent that the terms of this ordinance should be inconsistent with non-preemptive state law, said terms shall supersede said state law to the extent of said inconsistency.

6. That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED to the City Council of the City of St. Charles, Illinois this 17th day of February, 2015.

PASSED by the City of Council of the City of St. Charles, Illinois on this 17th day of February, 2015.

APPROVED by the Mayor of the City of St. Charles, Illinois this Illinois this 17th day of February, 2015.

Raymond P. Rogina, Mayor

Attest:

Nancy Garrison, City Clerk

Vote:

Ayes:

Nays:

Absent:

Abstain:

Date: _____

APPROVED AS TO FORM:

City Attorney

DATE: _____

List of Exhibits

EXHIBIT A – Legal Description

EXHIBIT B – General Street Location

EXHIBIT C – Map of Redevelopment Project Area

EXHIBIT A**LEGAL DESCRIPTION**

Beginning at the southeast corner of Block 48 in the Original Town of St. Charles, recorded May 8, 1837, in Book 19, page 2; thence northeasterly, 324 feet along the northerly line of Illinois Route 64 (Main Street) to the southeast corner of Block 45 in said subdivision; thence southeasterly, 80 feet to the northeast corner of Block 44 in said subdivision; thence northeasterly, along the southerly line of Illinois Route 64 (Main Street) to the westerly line of 1st Street, according to the plat recorded January 25, 1844, in Book 4, page 342; thence southeasterly, 59.15 feet along said right-of-way to an angle point in said line; thence southeasterly, 37.52 feet along said right-of-way to the easterly extension of the north line of Lot 13 in the Amended Phase II First Street Redevelopment Subdivision, recorded July 8, 2008, as Document No. 2008K056095; thence South 78 degrees 29 minutes 30 seconds West, 12.31 feet along said extension to the northeast corner of said Lot 13; thence South 11 degrees 54 minutes 23 seconds East, 441.52 feet along the east line of Lots 13 and 3 in said subdivision to a curve in said line; thence southwesterly, 44.24 feet along said curve having a radius of 28.00 feet, the chord of said curve bears South 33 degrees 21 minutes 37 seconds West, 39.78 feet to the southerly line of said Lot 3; thence South 78 degrees 37 minutes 37 seconds West along said southerly line to the northerly extension of the westerly line of Lot 6 in Phase I of First Street Redevelopment Subdivision, recorded March 29, 2007, as Document No. 2007K035551; thence South 11 degrees 13 minutes 55 seconds East, along said extension and said westerly line to a jog in said westerly line; thence North 78 degrees 20 minutes 40 seconds East, 41.90 feet along said jog; thence South 11 degrees 39 minutes 20 seconds East, 197.00 feet along said westerly line to the southwest corner of said Lot 6; thence North 78 degrees 35 minutes 36 seconds East, 84.96 feet along the south line of said Lot 6 to the southeast corner thereof; thence South 11 degrees 30 minutes 41 seconds East, 25.00 feet along an east line of Lot 5 in said subdivision to the northeast corner of Lot 14 thereof; thence South 78 degrees 35 minutes 36 seconds West, 66.48 feet along the north line of said Lot 14 to the northwest corner thereof; thence South 11 degrees 17 minutes 02 seconds East, 231.95 feet along the west line of Lots 14 and 7 in said subdivision to the southwest corner of said Lot 7; thence North 78 degrees 42 minutes 53 seconds East along the south line of said Lot 7 and the easterly extension thereof to the westerly line of Brownstone, recorded January 2, 2001, as Document No. 2001K000149; thence southeasterly, along said westerly line to the southwest corner thereof; thence northeasterly, 128.91 feet along the northerly line of Prairie Street; thence continuing northeasterly along the northerly line of Prairie Street, being a curve to the right having a radius of 340.0 feet, to the intersection with the northwesterly extension of the westerly line of Parcel 10 in said Brownstone; thence southeasterly, along said extension and said westerly line, to the south corner of said Parcel 10; thence southwesterly, along the southwesterly extension of the easterly line of said Parcel 10, to the southwesterly line of Illinois Route 31 (Geneva Road); thence northwesterly, along said right-of-way line to an angle point in said line as described in Warranty Deed recorded as Document No. 97K057468; thence northwesterly along said right-of-way line to the northeast corner of Block 43 in the Original Town of St. Charles; thence southwesterly, 132 feet along the southerly line of Walnut Street, to the northeast corner of Lot 2 in said Block 43; thence northwesterly, 192 feet along the southeasterly extension of the easterly line of Lot 6

and the easterly line of Lot 6 in Block 44 of said subdivision, to the northeast corner of said Lot 6; thence southwesterly, 192 feet along the north line of Lots 6 and 5 and the westerly extension thereof, to the southeast corner of Lot 4 in Block 49 in said subdivision; thence northwesterly, 212 feet along the easterly line of said Lot 4 and the northerly extension thereof, to the Point of Beginning.

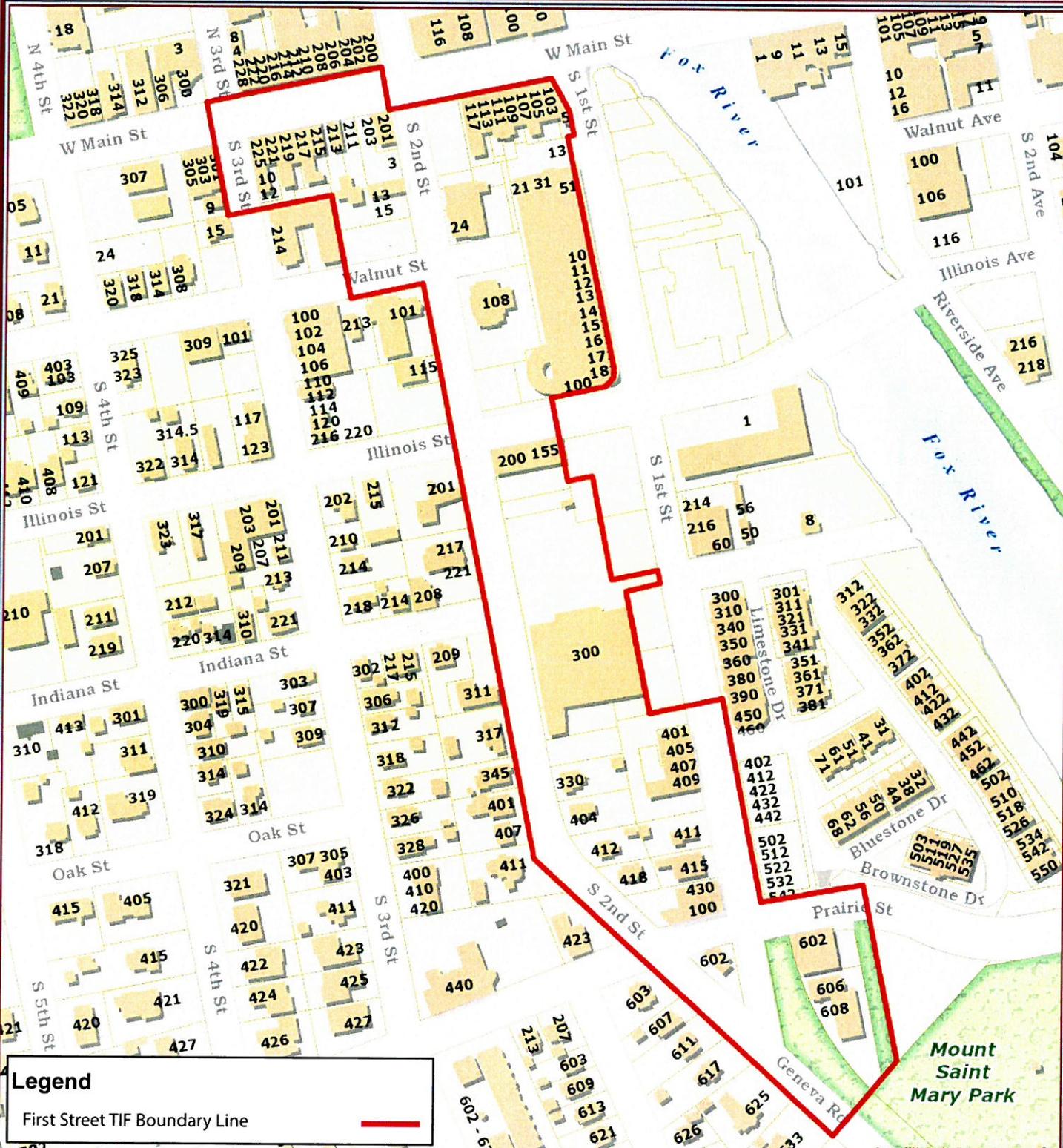
EXHIBIT B

GENERAL STREET LOCATION

The Redevelopment Project Area is generally bounded by South 3rd Street on the west, South 2nd Street on the east, Walnut Street on the south and Main Street on the north.

EXHIBIT C

MAP OF REDEVELOPMENT PROJECT AREA



Legend

First Street TIF Boundary Line



Data Source:
 City of St. Charles, Illinois
 Kane County, Illinois
 DuPage County, Illinois
 Coordinate System: Illinois State Plane East
 Projection: Transverse Mercator
 North American Datum 1983
 Printed on: September 26, 2014 10:59 AM



Copyright 2014 - City of St. Charles, Illinois - all rights reserved

This work was created for planning purposes only and is provided as is, without warranty of any kind, either expressed or implied. The information represented may contain proprietary and confidential property of the City of St. Charles, Illinois, under United States Copyright protection laws you may not use, reproduce, or distribute any part of this document without prior written permission. To obtain written permission please contact the City of St. Charles at Two East Main Street, St. Charles, IL 60174