CITY OF
ST. CHARLES
ILLINOIS • 1834

2 E. MAIN STREET
ST. CHARLES, IL 60174
630.377.4400
STCHARLESIL.GOV

October 21, 2026

Dear Resident:

This letter is being sent to you in reference to the City of St. Charles's proposed Seventh Street Commons Tax Increment Financing District.

In accordance with the State of Illinois Tax Increment Finance (TIF) Allocation Act, the City must advise those residents that reside within 750 feet outside of the boundaries of the proposed Seventh Street Commons TIF District that they may request and receive information about the proposed Redevelopment Plan & Project; and, that the proposed Seventh Street Commons Project Area Tax Increment Financing Redevelopment Plan & Project Report are available for review during normal business hours at the City Clerk's Office at St. Charles City Hall, 2 E. Main Street, St. Charles, Illinois.

Please note that your property is **not** within the boundary of the TIF District and will not be directly affected by this TIF District.

A public hearing regarding this matter is scheduled for December 7, 2026, at 7:00 p.m. at City Hall, 2 E. Main Street, St. Charles, Illinois.

For further information about these proceedings, you can refer to the City's website (https://www.stcharlesil.gov/News-Events/Legal-Notices/Notice-of-Proposed-Seventh-Street-Commons-TIF-District-and-Report-Availability) or contact Derek Conley, Deputy City Administrator at 630.377.4443, or by email at dconley@stcharlesil.gov.

cc: Heather McGuire, Derek Conley

CITY OF
ST. CHARLES
ILLINOIS • 1834

2 E. MAIN STREET
ST. CHARLES, IL 60174
630.377.4400
STCHARLESIL.GOV

Notice of Public Hearing

CITY OF ST. CHARLES, KANE AND DUPAGE COUNTIES, ILLINOIS SEVENTH STREET COMMONS TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA

Notice is hereby given that on December 7, 2026 at 7:00 p.m. at the St. Charles City Hall, Two East Main Street, St. Charles Illinois, a public hearing will be held to consider the approval of a redevelopment plan ("Redevelopment Plan") and project ("Project"), for the designation of a redevelopment project area ("Redevelopment Project Area") to be known as the "Seventh Street Commons Tax Increment Financing Redevelopment Project Area," and the adoption of tax increment allocation financing therefore. The Redevelopment Project Area consists of the territory legally described as follows:

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°41'25" East 30.60 feet to the East Right of Way line of said street; thence South 11°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°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°43'06" East along said East Right of Way line 383.57 feet; thence South 78°28'06" West 140.00 feet; thence South 11°43'06" East 19.85 feet, thence South 78°39'16" West 185.05 feet to the East Right of Way line of Seventh Street; thence South 11°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°23'42" West along said extended centerline 242.00 feet to the West line of said vacated Ryan Street; thence South 11°33'41" East along said West line extended 160.00 feet; thence South 78°26'50" West 337.57 feet to the East Right of Way line of Ninth Street; thence South 00°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°41'25" West along said South line 192.01 feet to the Southwest corner of said Lot

16; thence South 00°55'11" East 8.82 feet; thence South 82°45'00" West 164.06 feet; thence North 60°19'00" West 332.49 feet; thence South 01°31'00" East 42.00 feet; thence North 64°34'00" West 370.90 feet; thence North 00°00'00" West 67.19 feet; thence South 90°00'00" West 175.00 feet; thence North 66°13'00" West 274.27 feet to the West Right of Way line of Twelfth Street; thence North 00°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°11'00" West along said South Right of Way line 336.06 feet to the West line of said Southeast Quarter; thence North 00°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°11'00" East along said North Right of Way line 931.85 feet; thence North 01°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°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.

The Redevelopment Project Area is generally described as the Seventh Street Commons Redevelopment Project Area.

There will be considered at the public hearing the Redevelopment Plan and Project for the Redevelopment Project Area, the designation of the Redevelopment Project Area and the adoption of tax increment allocation therefore. The Redevelopment Plan and Project as proposed is on file and available for public inspection at the office of the City Clerk, Two East Main Street, St. Charles, Illinois. The proposed Redevelopment Plan and Project includes the acquisition and

conveyance of land in the Redevelopment Project Area, demolition, clearance and related site preparation activities, the construction, acquisition and installation of certain public works and improvements, if any, including, but not limited to, streets, storm sewers, water mains, sanitary sewers, electric, traffic signalization, curbs, gutters, landscaping and parking facilities and related costs and expenses, all as provided in the Tax Increment Allocation Redevelopment Act, as supplemented and amended.

Prior to the date of the public hearing, each taxing district having property in the Redevelopment Project Area and the Illinois Department of Commerce and Economic Opportunity (f/k/a Illinois Department of Commerce and Community Affairs) may submit written comments to the City, to the attention of the City Clerk, Two East Main Street, St. Charles, Illinois, 60174.

There is hereby convened a joint review board to consider the proposed approval of the Redevelopment Plan and Project, designation of the Redevelopment Project Area and adoption of tax increment allocation financing therefor. The joint review board shall consist of a representative selected by each community college district; local elementary school district and high school district or each local community unit school district; park district; library district; township; fire protection district; and county that has authority to directly levy taxes on the property within the Redevelopment Project Area; a representative selected by the City; and a public member selected in accordance with the Act. The first meeting of said joint review board shall be held at 4:00 p.m. on the 10th day of November, 2026, at the St. Charles City Hall, Two East Main Street, St. Charles, Illinois, 60174.

At the public hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the Redevelopment Plan and Project, the designation of the Redevelopment Project Area, and the adoption of tax increment allocation financing therefor. The hearing may be adjourned by the Mayor and City Council or continued without further notice other than a motion to be entered upon the minutes of the hearing fixing the time and place of the subsequent hearing.

Jessica Bridges

City Clerk

City of St. Charles