

## **NOTICE OF PUBLIC HEARING**

### **CITY OF CARLYLE, CLINTON COUNTY, ILLINOIS PROPOSED APPROVAL OF REDEVELOPMENT PLAN AND REDEVELOPMENT PROJECTS, ESTABLISHMENT OF REDEVELOPMENT PROJECT AREA IV AND ADOPTION OF TAX INCREMENT ALLOCATION FINANCING THEREFOR**

**NOTICE IS HEREBY GIVEN** that the Mayor and City Council (the “**Corporate Authorities**”) of the City of Carlyle, Clinton County, Illinois (the “**Municipality**”) will hold a public hearing for the purpose of hearing all protests and objections in connection with the proposed approval of a redevelopment plan entitled “Carlyle TIF IV Redevelopment Plan and Project” (the “**Redevelopment Plan**”), establishment of a redevelopment project area to be known as the “Carlyle TIF IV Redevelopment Project Area” (the “**Redevelopment Project Area**”) and the proposed adoption of tax increment allocation financing therefor (“**TIF**”) under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4.1 et seq.), as supplemented and amended (the “**Act**”), including notice as follows:

1. The Corporate Authorities of the Municipality will hold the public hearing at **6:30 p.m. on Monday, August 26, 2024**, at the Case-Halstead Public Library, 550 Sixth Street, Carlyle, IL. Such public hearing may be adjourned by the Corporate Authorities of the Municipality to another time and date without further notice other than a motion to be entered upon the minutes of the Corporate Authorities of the Municipality fixing the time, date and place of such adjourned public hearing.

2. The boundaries of the proposed Redevelopment Project Area by legal description are attached to and immediately follow this Notice of Public Hearing. The proposed Redevelopment Project Area consists of approximately 12 parcels and related rights-of-way, the boundaries of which, by street location where possible, are as follows:

Generally, this Area encompasses parcels generally in the western portion of the corporate boundary. Parcels north of Old US Route 50 make up the western portion of the Area, and the boundary continues east along the roadway taking in property on the south side. Property south of Old US Route 50, near 24th Street, makes up the eastern boundary of the Area.

3. The Corporate Authorities of the Municipality will give all interested persons and all affected taxing districts an opportunity to be heard at the public hearing. In addition, any interested person or any affected taxing district may file written comments with the Municipality at or before the public hearing regarding any issues embodied in the subject matter of this Notice of Public Hearing by directing such comments to the attention of the City Clerk, City Hall, 850 Franklin Street, Carlyle, IL 62231 (Telephone: 618.594.2468).

4. The proposed Redevelopment Plan, which includes in reasonable detail the basis for the eligibility of the Redevelopment Project Area under the Act and a description of the proposed redevelopment projects, is on file with and available for public inspection at the office of the City Clerk of the Municipality located in the City Hall, 850 Franklin Street, Carlyle, IL 62231. In general, such Redevelopment Plan sets forth the program of the Municipality to alleviate, as applicable, blighting and/or conservation conditions in the Redevelopment Project Area and to enhance the tax base of both the City and the taxing districts having taxable property within the Redevelopment Project Area by utilizing TIF to fund various eligible redevelopment project costs to stimulate private investment in the Redevelopment Project Area. These eligible redevelopment costs may include, but are not limited to, professional services (including analysis, administration, studies, surveys, development of plans and specifications, including staff and professional service costs for



## Boundary Description

### **Carlyle TIF IV Description**

A TRACT OF LAND LOCATED IN SECTIONS 14, 23, AND 24 IN TOWNSHIP 2 NORTH RANGE 3 WEST OF THE THIRD PRINCIPAL MERIDIAN, IN CLINTON COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 24, ALSO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY AMERICAN NB & TR CO CHICAGO; TR# 600925-09, CLINTON COUNTY SUPERVISOR OF ASSESSMENT'S PARCEL (HEREINAFTER REFERRED TO AS ASSESSOR'S PARCEL) WITH PIN 07-07-23-200-008, AND POINT OF BEGINNING; THENCE NORTH 89° 53' 36" ALONG THE WEST LINE OF SAID SECTION A DISTANCE OF 114.9 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF OLD US HIGHWAY 50; THENCE EAST 1° 49' 20" A DISTANCE OF 428.7 FEET AND EAST 1° 41' 29" A DISTANCE OF 422.0 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY THE CITY OF CARLYLE, ASSESSOR'S PARCEL WITH PIN 08-07-24-100-024; THENCE SOUTHWESTERLY 219° 5' 1" A DISTANCE OF 57.0 FEET TO THE EAST LINE OF SAID PARCEL; THENCE SOUTHERLY 270° 14' 9" A DISTANCE OF 521.7 FEET ALONG SAID EAST PARCEL LINE TO THE NORTH RAILROAD RIGHT-OF-WAY LINE WITH ASSESSOR'S PARCEL WITH PIN 99-99-50-001; THENCE WESTERLY 183° 52' 55" A DISTANCE OF 804.1 FEET AND 183° 41' 35" A DISTANCE OF 1,350.4 FEET ALONG SAID NORTH RAILROAD RIGHT-OF-WAY LINE TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 23 IN SAID TOWNSHIP, ALSO THE SOUTHEAST CORNER OF A PARCEL OF LAND OWNED BY ZACHRY LOGAN; HOPKINS WADE R & CHELSIE, DOCUMENT NUMBER 2021R02683, ASSESSOR'S PARCEL WITH PIN 07-07-23-200-001; THENCE SOUTHERLY 272° 56' 46" A DISTANCE OF 100.0 FEET ALONG SAID WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID SECTION TO THE SOUTH RAILROAD RIGHT-OF-WAY LINE, ALSO THE NORTHEAST CORNER OF A PARCEL OF LAND OWNED BY MEISSNER LOUIS A JR & JOAN, DOCUMENT NUMBER 2023R01954, ASSESSOR'S PARCEL WITH PIN 07-07-23-200-002; THENCE WESTERLY 183° 37' 57" A DISTANCE OF 1,970.1 FEET ALONG SAID SOUTH RAILROAD RIGHT-OF-WAY LINE TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND OWNED BY ZACHRY LOGAN; HOPKINS WADE R & CHELSIE, DOCUMENT NUMBER 2021R02071, ASSESSOR'S PARCEL WITH PIN 07-07-23-100-007; THENCE NORTHERLY 90° 27' 10" A DISTANCE OF 691.9 FEET ALONG SAID SOUTHERLY EXTENSION AND WEST LINE TO THE NORTHWEST CORNER OF SAID PARCEL, ALSO SAID SOUTH RIGHT-OF-WAY LINE; THENCE WESTERLY 181° 38' 42" A DISTANCE OF 722.1 FEET ALONG SAID SOUTH RIGHT-OF-WAY LINE TO THE POINT OF INTERSECT WITH THE SOUTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND OWNED BY TDK CONSULTING INC, DOCUMENT NUMBER 2021R02680, ASSESSOR'S PARCEL WITH PIN 07-07-14-300-024; THENCE NORTHERLY 90° 58' 10" A DISTANCE OF 66.0 FEET AND 90° 8' 12" A DISTANCE OF 386.4 FEET TO THE NORTHWEST CORNER OF SAID PARCEL; THENCE NORTHEASTERLY 18° 36' 4" A DISTANCE OF 0.6 FEET, 21° 44' 27" A DISTANCE OF 91.5 FEET, 17° 11' 13" A DISTANCE OF 42.6 FEET, 17° 11' 13" A DISTANCE OF 46.1 FEET, 17° 11' 13" A DISTANCE OF 43.4 FEET, 6° 10' 33" A DISTANCE OF 33.9 FEET, 6° 10' 33" A DISTANCE OF 82.9 FEET, 6° 10' 33" A DISTANCE OF 38.3 FEET, 5° 6' 42" A DISTANCE OF 61.8 FEET, 5° 6' 42" A DISTANCE OF 27.7 FEET, 5° 6' 42" A DISTANCE OF 50.8 FEET, 5° 6' 42" A DISTANCE OF 54.9 FEET, 5° 6' 42" A DISTANCE OF 32.0 FEET, 6° 41' 17" A DISTANCE OF 38.4 FEET, 6° 41' 17" A DISTANCE OF 31.6 FEET, 6° 41' 17" A DISTANCE OF 38.8 FEET, 6° 41' 17" A DISTANCE OF 44.6 FEET, 6° 41' 17" A DISTANCE OF 75.5 FEET, 7° 19' 39" A DISTANCE OF 35.2 FEET, AND 7° 19' 39" A DISTANCE OF 44.7 FEET ALONG THE NORTH LINE OF SAID PARCEL TO THE NORTHWEST CORNER OF A PARCEL OF LAND OWNED BY KBL INC, DOCUMENT NUMBER 2021R02681, ASSESSOR'S PARCEL WITH PIN 07-07-14-300-025; THENCE WESTERLY 7° 19' 48" A DISTANCE OF 4.1 FEET, 7° 19' 41" A DISTANCE OF 45.8 FEET, 7° 19' 41" A DISTANCE OF 50.3 FEET, 355° 55' 58" A DISTANCE OF 35.1 FEET, 355° 55' 58" A DISTANCE OF 23.4 FEET, 355° 55' 58" A DISTANCE OF 36.4 FEET, 355° 55' 58" A DISTANCE OF 35.0 FEET, 353° 43' 56" A DISTANCE OF 33.9 FEET, 353° 43' 56" A DISTANCE OF 33.9 FEET, 353° 43' 56" A DISTANCE OF 23.9 FEET, 353° 43' 56" A DISTANCE OF 39.4 FEET, 353° 43' 56" A DISTANCE OF 18.1 FEET, 353° 43' 56" A DISTANCE OF 34.2 FEET, 353° 43' 56" A DISTANCE OF 30.4 FEET, 353° 43' 57" A DISTANCE OF 35.2 FEET, 353° 43' 57" A DISTANCE OF 31.1 FEET, 357° 12' 38" A DISTANCE OF 33.5 FEET, 357° 12' 38" A DISTANCE OF 28.7 FEET, 357° 12' 38" A DISTANCE OF 44.6 FEET, 357° 12' 38" A DISTANCE OF 33.8 FEET, 357° 12' 38" A DISTANCE OF 28.6 FEET, 357° 12' 38" A DISTANCE OF 46.8 FEET, 357° 12' 38" A DISTANCE OF 14.0 FEET, AND 357° 12' 38" A DISTANCE OF 23.3 FEET TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE SOUTHERLY 271° 4' 11" A DISTANCE OF 7.1 FEET AND 271° 10' 18" A DISTANCE OF 432.6 FEET TO THE NORTH RIGHT-OF-WAY LINE OF OLD US HIGHWAY 50; THENCE EASTERLY 6° 7' 40" A DISTANCE OF 36.5 FEET, 6° 7' 46" A DISTANCE OF 23.0 FEET, 6° 7' 46" A DISTANCE OF 21.6 FEET, 6° 7' 46" A DISTANCE OF 23.3 FEET, 6° 7' 46" A DISTANCE OF 17.0 FEET, 6° 7' 46" A DISTANCE OF 19.5 FEET, 6° 26' 14" A DISTANCE OF 134.0 FEET, 6° 29' 30" A DISTANCE OF 111.2 FEET, 6° 29' 31" A DISTANCE OF 35.0 FEET, 1° 52' 11" A DISTANCE OF 498.6 FEET, 2° 36' 47" A DISTANCE OF 101.8 FEET, 3° 14' 47" A DISTANCE OF 70.6 FEET, 3° 44' 35" A DISTANCE OF 63.3 FEET, 4° 14' 26" A DISTANCE OF 73.7 FEET, 4° 45' 47" A DISTANCE OF 67.1 FEET, 5° 14' 5" A DISTANCE OF 60.6 FEET, 5° 58' 19" A DISTANCE OF 41.6 FEET, AND 6° 7' 45" A DISTANCE OF 45.4 FEET TO THE POINT OF INTERSECT WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF A PARCEL OF LAND OWNED BY THE BERDEAUX LIVING TRUST, ASSESSOR'S PARCEL WITH PIN 07-07-14-400-012; THENCE SOUTHERLY 269° 41' 39" A DISTANCE OF 122.2 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL, ALSO THE NORTH LINE OF SAID SECTION; THENCE EASTERLY 0° 44' 52" A DISTANCE OF 924.9 FEET ALONG SAID NORTH SECTION LINE TO THE NORTHWEST CORNER OF SECTION 24 IN SAID TOWNSHIP, AND POINT OF BEGINNING. CONTAINING 79.3 ACRES, MORE OR LESS.

DISTANCES CALCULATED IN ACCORDANCE WITH THE ILLINOIS COORDINATE SYSTEM ACT (765 ILCS 225/1), MORE PRECISELY DEFINED AS THE ILLINOIS COORDINATE SYSTEM, WEST ZONE, BASED ON THE TRANSVERSE MERCATOR PROJECTION OF THE NORTH AMERICAN DATUM 1983. PROPERTY INFORMATION REFERENCED IS SOURCED FROM THE CLINTON COUNTY, ILLINOIS, GEOGRAPHIC INFORMATION SYSTEM, JULY 2024.