

**NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING  
TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA  
FOR THE PROPOSED VILLAGE OF CARY CENTRAL CARY  
TAX INCREMENT FINANCING DISTRICT (TIF DISTRICT #3) AND THE APPROVAL  
OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO**

**Exhibit "1"  
Village of Cary  
Central Cary Tax Increment Financing District  
(TIF District #3)  
LEGAL DESCRIPTION**

Notice is hereby given that a public hearing will be held on Tuesday, July 18, 2023, at 6:00 p.m. at the Cary Municipal Center, Board Room, 755 Georgetown Drive, Cary, Illinois 60013 (the "Public Hearing"), in regard to the proposed designation of a redevelopment project area (the "Redevelopment Project Area"), and the proposed approval of a redevelopment plan and project (the "Redevelopment Plan and Project") in relation thereto, for the proposed Village of Cary Central Cary Tax Increment Financing District ("TIF District #3"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 et seq., as amended (the "TIF Act"). The boundaries of the Redevelopment Project Area for proposed TIF District #3 are more fully set forth on the legal description attached hereto as Exhibit "1" and made part hereof and the street location map attached hereto as Exhibit "2" and made part hereof.

The proposed Redevelopment Plan and Project provides for:

- establishing a pattern of land-use activities that will increase efficiency and economic relationships, especially as such uses complement adjacent retail and residential and other Village of Cary (the "Village") redevelopments;
- entering into redevelopment agreements in order to include the redevelopment of property and/or to induce new development to locate within the Redevelopment Project Area;
- coordinating and providing adequate parking for all redevelopments;
- improving area appearance through landscape, streetscape and signage programs;
- coordinating land assembly to provide sites for more modern redevelopment plans;
- providing infrastructure that is adequate in relation to redevelopment plans; and
- for the Village to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area.

The contemplated Village actions include, but are not limited to:

- implementing coordinated development practices as provided for in the Village's 2015 Comprehensive Plan and 2021 Downtown Cary Strategic Plan;
- improving existing infrastructure including sidewalks, crosswalks, signage, lighting, drainage, roadway and streetscape;
- providing for the necessary site preparation, grading and excavation of property located within the Redevelopment Project Area as a means to promote more modern land development uses;
- assisting in coordinating redevelopment activities within the Redevelopment Project Area in order to provide a positive marketplace signal;
- accomplishing redevelopment over a reasonable time period;
- providing high quality development within the Redevelopment Project Area;
- providing for a coordinated, attractive overall appearance of the Redevelopment Project Area;
- providing relocation assistance, where appropriate; and
- reducing or eliminating negative factors, as more fully described in the eligibility study relative to the Redevelopment Project Area (the "Eligibility Study"), present within the Redevelopment Project Area, including inadequate utilities, lack of community planning, obsolescence, deterioration and deleterious layout.

The Village would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Study, Housing Impact Study, and the Redevelopment Plan and Project have been on file with the Village since May 2, 2023, and are currently on file and available for public inspection between the hours of 8:30 a.m. and 5:00 p.m. Monday through Thursday, and between the hours of 8:30 a.m. and 12:00 p.m. (Noon) on Friday, except holidays, at the office of Brian Simmons, Community Development Director for the Village of Cary, at the Cary Municipal Center, 755 Georgetown Drive, Cary, Illinois 60013. Copies of the Eligibility Study, Housing Impact Study, and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. Brian Simmons, Community Development Director for the Village of Cary [(847) 639-0003] or Phil McKenna of Ryan/Kane, McKenna and Associates [(312) 444-1702] can be contacted for further information.

Pursuant to the TIF Act, the Joint Review Board for proposed TIF District #3 (the "JRB") has been convened to review the public record, planning documents, Eligibility Study, Housing Impact Study, and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for proposed TIF District #3. Pursuant to the TIF Act, the JRB shall consist of one (1) public member and one (1) representative from each of the following taxing districts: McHenry County College, Community High School District No. 155, Cary Community Consolidated School District No. 26, the Cary Park District, the Cary Area Public Library, the Cary Fire Protection District, McHenry County, Algonquin Township, and the Village of Cary.

Pursuant to the TIF Act, the initial meeting of the JRB was held on Wednesday, June 7, 2023 at 3:00 p.m. at the Cary Municipal Center, Board Room, 755 Georgetown Drive, Cary, Illinois 60013. Those taxing districts with representatives on the JRB were notified of said JRB meeting. The JRB's recommendation relative to the Redevelopment Project Area and Redevelopment Plan and Project for proposed TIF District #3 shall be advisory and non-binding and shall be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the Village within thirty (30) days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis shall not delay the Public Hearing, nor shall it delay any other step in the process of designating the Redevelopment Project Area or approving the Redevelopment Plan and Project for proposed TIF District #3.

Prior to and at the July 18, 2023 Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the Deputy Village Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for proposed TIF District #3. Written comments are invited and can be sent in advance of the Public Hearing to the Cary Deputy Village Clerk, Cary Municipal Center, 755 Georgetown Drive, Cary, Illinois 60013. The Public Hearing may be adjourned by the Mayor and Board of Trustees of the Village without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the  
Corporate Authorities of the Village of Cary,  
McHenry County, Illinois  
Susan Greene, Deputy Village Clerk

THAT PART OF SECTION 18, TOWNSHIP 43 NORTH, RANGE 9 EAST, SECTION 13 AND THE SOUTH HALF OF SECTION 12, TOWNSHIP 43 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN MCHENRY COUNTY, ILLINOIS, BEING DESCRIBED AS FOLLOWS:

BEGINNING A THE POINT OF INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF JAMES WAY AND THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SILVER LAKE ROAD; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF SILVER LAKE ROAD TO THE NORTHWEST CORNER OF GEORGE SUCHY'S "DRIFTWOOD" ADDITION TO CARY AS RECORDED MARCH 5, 1947 AS DOCUMENT NUMBER 1947R199332 IN BOOK 10 OF PLATS, PAGE 44; THENCE EAST ALONG THE NORTH LINE OF SAID GEORGE SUCHY'S "DRIFTWOOD" ADDITION TO CARY TO THE NORTHEAST CORNER OF LOT 2 IN SAID GEORGE SUCHY'S "DRIFTWOOD" ADDITION TO CARY; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 2 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE NORTH RIGHT-OF-WAY LINE OF PARK AVENUE; THENCE EAST AND SOUTHEASTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE OF PARK AVENUE TO THE MOST SOUTHERLY CORNER OF LOT 3 IN PALMER SUBDIVISION AS RECORDED AUGUST 31, 1989 AS DOCUMENT NUMBER 1989R0028789; THENCE NORTHEASTERLY ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3 TO A POINT ON THE NORTH LINE OF BALDWIN'S 2ND ADDITION TO CARY STATION AS RECORDED JULY 9, 1894 AS DOCUMENT NUMBER 1894R0013047; THENCE EAST ALONG THE NORTH LINE OF SAID BALDWIN'S 2ND ADDITION TO CARY STATION TO A POINT ON THE WEST TERMINUS OF WEBER COURT; THENCE NORTH ALONG SAID WEST TERMINUS OF WEBER COURT TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF SAID WEBER COURT; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF SAID WEBER COURT TO A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 12; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 12 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 13; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 13 TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID PARK AVENUE; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF PARK AVENUE TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF FIRST STREET; THENCE NORTH ALONG SAID WEST RIGHT-OF-WAY LINE OF FIRST STREET TO A POINT OF INTERSECTION WITH THE WESTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF PEARL STREET; THENCE EAST ALONG SAID WESTERLY EXTENSION AND THE NORTH RIGHT-OF-WAY LINE OF PEARL STREET TO A POINT ON A LINE THAT IS 132 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SECOND STREET; THENCE SOUTH ALONG SAID LINE THAT IS 132 FEET WEST OF AND PARALLEL TO THE WEST RIGHT-OF-WAY LINE OF SECOND STREET TO A POINT ON THE NORTH LINE OF BLOCK 1 IN WEAVER'S ADDITION TO CARY STATION AS RECORDED JUNE 27, 1893 AS DOCUMENT NUMBER 1893R0010327; THENCE EAST ALONG SAID NORTH LINE OF BLOCK 1 IN WEAVER'S ADDITION TO CARY STATION AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID SECOND STREET; THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY LINE OF SAID SECOND STREET TO THE NORTHWEST CORNER OF LOT 6 IN BLOCK 3 IN SAID WEAVER'S ADDITION TO CARY STATION; THENCE EAST ALONG THE NORTH LINES OF LOT 6 THRU LOT 10 IN BLOCK 3, INCLUSIVE, TO THE NORTHEAST CORNER OF SAID LOT 10 IN BLOCK 3, SAID NORTHEAST CORNER OF LOT 10 IN BLOCK 3 ALSO BEING THE NORTHWEST CORNER OF LOT 10 IN M.B. WEAVER'S FIRST ADDITION TO CARY AS RECORDED FEBRUARY 3, 1930 AS DOCUMENT NUMBER 1930R0091371; THENCE EAST ALONG THE NORTH LINES OF LOT 10 THRU LOT 6, INCLUSIVE, IN SAID M.B. WEAVER'S FIRST ADDITION TO CARY AND THE EASTERLY EXTENSION THEREOF TO A POINT ON THE WEST LINE OF MONTANA'S ADDITION TO CARY UNIT NO. 2 AS RECORDED APRIL 20, 1954 AS DOCUMENT NUMBER 1954R0277499; THENCE SOUTH ALONG SAID WEST LINE OF MONTANA'S ADDITION TO CARY UNIT NO. 2 TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF MAIN STREET; THENCE EAST ALONG SAID NORTH RIGHT-OF-WAY LINE OF MAIN STREET TO A POINT OF INTERSECTION WITH THE NORTHERLY EXTENSION OF THE EASTERLY LINE OF THE FINAL PLAT OF MILLERS HILL SUBDIVISION AS RECORDED OCTOBER 2, 2013 AS DOCUMENT NUMBER 2013R0048328; THENCE SOUTHERLY, SOUTHEASTERLY AND SOUTHWESTERLY ALONG SAID EASTERLY LINE OF THE FINAL PLAT OF MILLERS HILL SUBDIVISION TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE HIGHWAY COMMONLY KNOWN AS ROUTE 14; THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE STATE HIGHWAY COMMONLY KNOWN AS ROUTE 14 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY EXTENSION OF THE NORTHERLY LINE OF LOT 79 IN SPRING BEACH SUBDIVISION AS RECORDED FEBRUARY 23, 1921 AS DOCUMENT NUMBER 1921R0050291; THENCE NORTHEASTERLY ALONG SAID SOUTHWESTERLY EXTENSION AND THE NORTHERLY LINE OF LOT 79 IN SPRING BEACH SUBDIVISION TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE SOUTH ALONG SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 18 TO THE CENTER OF SAID SECTION 18, SAID CENTER OF SECTION 18 ALSO BEING THE SOUTHEAST CORNER OF LOT 76 IN SAID SPRING BEACH SUBDIVISION; THENCE NORTHERLY AND NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID LOT 76 TO THE NORTHEAST CORNER THEREOF, SAID NORTHEAST CORNER ALSO BEING THE SOUTHWEST CORNER OF LOT 75 IN SAID SPRING BEACH SUBDIVISION; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 75 IN SPRING BEACH SUBDIVISION TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING A POINT ON THE EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH ALONG SAID EAST LINE OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 18 TO THE SOUTHEAST CORNER THEREOF, SAID SOUTHEAST CORNER ALSO BEING THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH ALONG THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 TO A POINT ON THE NORTHWESTERLY SHORELINE OF THE FOX RIVER; THENCE SOUTHERLY ALONG SAID NORTHWESTERLY SHORELINE OF THE FOX RIVER TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD; THENCE NORTHWESTERLY ALONG SAID NORTHEASTERLY RIGHT-OF-WAY LINE OF THE CHICAGO AND NORTHWESTERN RAILROAD TO A POINT ON THE WEST LINE OF SAID SOUTHEAST QUARTER OF SECTION 18; THENCE SOUTH ALONG SAID WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 18 TO A POINT OF INTERSECTION WITH THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARA AVENUE AS PLATTED ON C.R. JANDUS FOX RIVER ADDITION TO CARY AS RECORDED APRIL 9, 1914 AS DOCUMENT NUMBER 1914R0028932; THENCE NORTHWESTERLY ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF CLARA AVENUE TO THE POINT OF TERMINUS AS PLATTED ON SAID C.R. JANDUS FOX RIVER ADDITION TO CARY, SAID POINT OF TERMINUS ALSO BEING THE BEGINNING OF JANDUS ROAD AS PLATTED ON CARY POINT INDUSTRIAL AND BUSINESS PARK UNIT 1 SUBDIVISION AS RECORDED DECEMBER 29, 1978 AS DOCUMENT NUMBER 1978R0756885; THENCE CONTINUING NORTHWESTERLY ALONG THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF SAID JANDUS ROAD TO

