



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 020-071
DATE OF PASSAGE October 13, 2020

An Ordinance Adopting Tax Increment Financing for the City of Aurora Lincoln and Weston Tax Increment Financing District.

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals, and welfare; and

WHEREAS, the City of Aurora ("City") has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform and function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq. ("TIF Act"), the City authorized a study in regard to designating a redevelopment project area for the City's Lincoln and Weston Tax Increment Financing District ("TIF District"); and

WHEREAS, on February 11, 2020, the City announced the availability of the redevelopment plan and project for the TIF District ("TIF Plan"), with said TIF Plan containing an eligibility report for the TIF District addressing the tax increment financing eligibility of the area proposed for designation as the redevelopment project area for said TIF District ("Redevelopment Project Area"); and

WHEREAS, a public hearing was held on September 22, 2020, in regard to the TIF Plan; and

WHEREAS, the Mayor and City Council of the City desire to adopt tax increment financing pursuant to the TIF Act; and

WHEREAS, the Mayor and City Council of the City have approved the TIF Plan and designated the Redevelopment Project Area pursuant to the provisions of the TIF Act, and have otherwise complied with all other conditions precedent required by the TIF Act;

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NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Aurora, Illinois, as follows:

SECTION 1: That tax increment financing is hereby adopted with respect to the TIF District, with the TIF Plan in relation thereto having been approved and adopted pursuant to an Ordinance adopted by the Mayor and City Council of the City on October 13, 2020, and the Redevelopment Project Area in relation thereto, described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto and made a part hereof, having been approved, adopted and so designated pursuant to an Ordinance adopted by the Mayor and City Council of the City on October 13, 2020, with the initial equalized assessed valuation for said TIF District being the 2019 equalized assessed valuation of the Redevelopment Project Area.

SECTION 2: That the ad valorem taxes arising from the levies upon taxable real property in the Redevelopment Project Area by taxing districts, and tax rates determined in the manner provided in Section 5/11-74.4-9 of the TIF Act (65 ILCS 5/11-74.4-9), each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs have been paid, shall be divided as follows:

A. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value (2019 equalized assessed valuation) of each such taxable lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Kane County Collector to, the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing; and

B. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Redevelopment Project Area over and above the initial equalized assessed valuation (2019 equalized assessed valuation) of each lot, block, tract or parcel of real property in the Redevelopment Project Area shall be allocated to, and when collected shall be paid by the Kane County Collector to, the City Treasurer who shall deposit said funds in a special fund called "The Special Lincoln and Weston Tax Increment Financing District Tax Increment Allocation Fund" of the City for the development and implementation of the TIF Plan.

SECTION 3: That the City shall obtain and utilize incremental taxes from the Redevelopment Project Area for the payment of redevelopment project costs and all City obligations financing redevelopment project costs in accordance with the provisions of the TIF Act and the TIF Plan.

SECTION 4: That this Ordinance shall be in full force and effect from and after its adoption, approval and publication in pamphlet form as provided by law.

SECTION 5: That if any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance.

SECTION 6: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed..

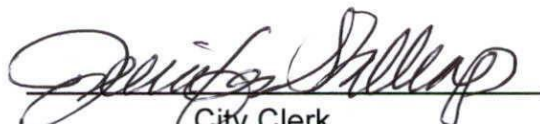
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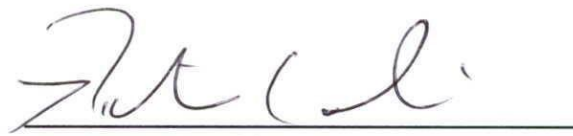
PASSED AND APPROVED ON October 13, 2020

AYES 12 NAYS 0 NOT VOTING 0 ABSENT 0

ALDERMAN	Vote
Alderman Llamas, Ward 1	yes
Alderman Garza, Ward 2	yes
Alderman Mesiacos, Ward 3	yes
Alderman Donnell, Ward 4	yes
Alderman Franco, Ward 5	yes
Alderman Saville, Ward 6	yes
Alderman Hart-Burns, Ward 7	yes
Alderman Smith, Ward 8	yes
Alderman Bugg, Ward 9	yes
Alderman Lofchie, Ward 10	yes
Alderman Jenkins, At Large	yes
Alderman O'Connor, At Large	yes

ATTEST:


City Clerk


Mayor

20-0591

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE FINANCE COMMITTEE

The Finance Committee at the regular scheduled meeting on **Thursday, September 24, 2020**Recommended **APPROVAL** of An Ordinance Adopting Tax Increment Financing District for the City of Aurora Lincoln and Weston Tax Increment Financing District.

Vote 5-0

Submitted By:



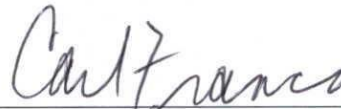
Alderman Robert O'Connor, Chairperson



Alderman Edward Bugg, Vice Chairperson



Alderman Scheketa Hart-Burns



Alderman Carl Franco



Alderman Emmanuel Llamas

Dated this 24th day of September, 2020

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA DESCRIPTION

Common boundaries: the area generally located east of South Lincoln Avenue, south of South Avenue and South of Weston Avenue, west of 4th Street and north of Seminary Avenue, in the City of Aurora, Kane County, Illinois

Commonly known as The Old Copley Hospital, 502 South Lincoln Avenue, Aurora, Kane County, Illinois

Property Index Numbers: 15-27-156-2 (part parcel 1), 15-27-156-3 (part parcel 1), 15-27-156-4 (part parcel 1), 15-27-156-5 (part parcel 1), 15-27-156-6 (part parcel 1), 15-27-156-7 (part parcel 1), 15-27-156-008 (part parcel 1), 15-27-156-009 (part parcel 1), 15-27-156-010 (part parcel 1), 15-27-156-11 (part parcel 1), 15-27-156-12 (part parcel 1), 15-27-156-13 (part parcel 1), 15-27-156-14 (part parcel 1), 15-27-156-15 (part parcel 1), 15-27-156-16 (part parcel 1), 15-27-156-31 (part parcel 1), 15-27-156-32 (part parcel 1), 15-27-156-33 (part parcel 1), 15-27-156-34 (part parcel 1), 15-27-156-35 (part parcel 1), 15-27-156-36 (part parcel 1), 15-27-156-37 (part parcel 1), 15-27-156-38 (part parcel 1), 15-27-156-43 (part parcel 1), 15-27-156-44 (part parcel 1), 15-27-156-45 (part parcel 1), 15-27-156-46 (part parcel 1), 15-27-156-47 (part parcel 1), 15-27-156-48 (part parcel 1), 15-27-156-49 (part parcel 1), 15-27-156-50 (part parcel 1), 15-27-156-051 (part parcel 1), 15-27-156-052 (part parcel 1), 15-27-155-036 (part Parcel 2) and 15-27-155-041 (part Parcel 2)

Legal Description:

Parcel 1:

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, and 32, and that part of the vacated alley lying westerly of the easterly line extended northerly of said lot 32, all in Block 5 of Clark Seminary Addition to Aurora (excepting therefrom the easterly 44.0 feet of said Lot 32), more particularly described as follows: Beginning at the northeast corner of Seminary Avenue and Lincoln Avenue; thence westerly to the northwest corner of Seminary Avenue and Lincoln Avenue; thence northerly, along the westerly line of said Lincoln Avenue, to the westerly extension of the north line of Weston Avenue; thence easterly, along said westerly extension and along the north line of said Weston Avenue to the northerly extension of the east line of Lot 31 in said Block 5; thence southerly, along said northerly extension and along the east line of said Lot 31 to the centerline of a vacated alley; thence westerly, along said centerline, to the west line of the east 44 feet of Lot 32 in said Block 5; thence southerly, along said west line and west line extended southerly, to the south line of Seminary Avenue; thence westerly, along said south line to the southeast corner of Seminary Avenue and Lincoln Avenue; thence northeasterly to the point of beginning in the City of Aurora, Kane County, Illinois.

Parcel 2:

Lots 1, 2 and 4 in Block 6 of Clark Seminary Addition to Aurora, and that part of Lot 3 and the vacated alley in said Block 6 more particularly described as follows: Beginning at the Southwesterly Corner of said Lot 3; thence southeasterly along the southwesterly line of said Lot 3, 25.50 feet; thence northeasterly along a line forming an angle of 89 degrees, 15 minutes, and 00 seconds with the last described course (measured clockwise therefrom) 56.43 feet to the northerly line of said Lot 3; thence westerly along said northerly line, 11.18 feet to a point that is 16.68 feet easterly of the northwesterly Corner of said Lot 3; thence northeasterly parallel with the northwesterly line of said Lot 3, 22.24 feet to the south line of said Lot 4; thence easterly, along said south line, to the southeast corner of said Lot 4; thence northerly, along the east line of said Lot 4 to the northeast corner of said Lot 4; thence northerly to the southwest corner of Lot 8 in Block 1 in John Reising's Subdivision; thence westerly, along the north line of South Avenue, to the northeast corner of South Avenue and Lincoln Avenue; thence southerly to the southeast corner of South Avenue and Lincoln Avenue; thence northwesterly, perpendicular to the east line of said Lincoln Avenue, to the west line of said Lincoln Avenue; thence southerly, along said west line, to the westerly extension of the north line of Weston Avenue; thence easterly, along said westerly extension and along the north line of said Weston Avenue, to the point of beginning, in the City of Aurora, Kane County, Illinois.

EXHIBIT A-2

STREET LOCATION MAP

(attached)

Boundary Map

