

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE AMENDMENT OF THE REDEVELOPMENT PROJECT AREA FOR THE AURORA WEST FARNSWORTH TAX INCREMENT FINANCING DISTRICT NO. 7 AND THE APPROVAL OF A RELATED AMENDED REDEVELOPMENT PLAN AND PROJECT

Notice is hereby given that a public hearing will be held on Tuesday, December 12, 2023, at 6:00 p.m. at the Aurora City Hall, 5th floor conference room, 44 East Downer Place, Aurora, Illinois 60505 (“**Public Hearing**”), in regard to the proposed designation of an amended redevelopment project area (“**Redevelopment Project Area**”) and the proposed approval of an amendment to the redevelopment plan and project (“**TIF Plan**”) in relation thereto, for the Aurora West Farnsworth Tax Increment Financing District No. 7 (“**TIF District**”), pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, et seq., as amended (“**TIF Act**”).

The boundaries of the current Redevelopment Project Area are set forth in the legal description Exhibit 1 and made part hereof, the boundaries of the proposed amended Redevelopment Project Area are set forth in the legal description attached hereto as Exhibit 2 and made part hereof and the street location map attached hereto as Exhibit 3 and made part hereof.

The proposed amendment to the TIF Plan provides for the removal of certain parcels within the current Redevelopment Project Area and to allow for the discretionary transfer of incremental property taxes between the TIF District and continuous redevelopment project areas.

Copies of the proposed legal description and a map of the amended Redevelopment Project Area and the proposed amendment to the TIF Plan have been on file with the City since September 26, 2023, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of the City Clerk for the City of Aurora, at 44 East Downer Place, Aurora, Illinois 60505. Copies of the proposed amended Redevelopment Project Area and the proposed amendment to the TIF Plan 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. The City Clerk for the City of Aurora may be contacted for further information, at the address above or by telephone at (630) 256-3070.

Pursuant to the TIF Act, the Joint Review Board for the TIF District (“**JRB**”) is being convened to review the public record, planning documents, and the proposed ordinances approving the amended Redevelopment Project Area and the amendment to the TIF Plan for the TIF District. Pursuant to the TIF Act, the JRB will consist of one public member and one representative from each of the following taxing districts: Kane County, Aurora

Public Library District, Aurora Township, Batavia Unified School District 101, Fox Valley Park District, Waubensee Community College District 516, and the City of Aurora.

Pursuant to the TIF Act, the meeting of the JRB will be held on Wednesday, November 8, 2023, at 10:00 a.m. at the Aurora Development Services Lower Level / Basement Training Room, 77 S. Broadway, Aurora, Illinois 60505. Those taxing districts with representatives on the JRB are hereby notified of the JRB meeting. The JRB’s recommendation regarding the proposed amended Redevelopment Project Area and proposed amendment to the TIF Plan will be advisory and non-binding, and will be adopted by a majority vote of those members of the JRB that are present and voting, and submitted to the City within 30 days after the first convening of the JRB. Failure of the JRB to submit its report on a timely basis will not delay the public hearing, nor will it delay any other step in the process of designating the amended Redevelopment Project Area or approving the amendment to the TIF Plan.

Prior to and at the public hearing, all interested persons, affected taxing districts, and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed amended Redevelopment Project Area and amendment to the TIF Plan. Written comments are invited and can be sent in advance of the Public Hearing to the Aurora City Clerk, 44 East Downer Place, Aurora, Illinois 60505. The Public Hearing may be adjourned by the City Council 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 City of Aurora, Illinois Jennifer Stallings, City Clerk

EXHIBIT 1

COMMON BOUNDARIES, PINS, AND LEGAL DESCRIPTION FOR THE CURRENT REDEVELOPMENT PROJECT AREA FOR THE AURORA WEST FARNSWORTH TAX INCREMENT FINANCING DISTRICT NO. 7

Legal Description:

THAT PART OF SECTIONS 1 AND 2 IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST SOUTHEASTERLY

CORNER OF LOT 7 IN FARNSWORTH CENTER FOR BUSINESS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID FARNSWORTH CENTER FOR BUSINESS AND THE WESTERLY LINE OF FARNSWORTH AVENUE TO THE SOUTHWESTERLY CORNER OF FARNSWORTH AVENUE AND BILTER ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID CORNER, 36.44 FEET TO THE SOUTH LINE OF BILTER ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 15-02-200-044 AND DESCRIBED IN DOCUMENT 2008K091084; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 15-02-200-039 AND DESCRIBED AS PARCEL 2 IN DOCUMENT 2000K076817; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CHURCH ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 9 IN FARNSWORTH CENTER FOR BUSINESS, SAID POINT BEING ON THE SOUTHERLY LINE OF CORPORATE BOULEVARD; THENCE WESTERLY TO THE NORTHERLY MOST NORTHEAST CORNER OF LOT 2 IN CHURCH CORPORATE PARK RESUBDIVISION NUMBER 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID CORPORATE BOULEVARD TO THE SOUTHWEST CORNER OF SAID CORPORATE BOULEVARD, SAID CORNER ALSO BEING ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2004K044751; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE EASTERLY LINE OF MITCHELL ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF 1-88 EAST-WEST TOLLWAY RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHERLY MOST SOUTHEASTERLY CORNER OF LOT 7 IN FARNSWORTH CENTER FOR BUSINESS; AND THE POINT OF BEGINNING. ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

Common Boundaries: generally bounded by Mitchell Road and Church Road on the west, Interstate-88 to the south, Farnsworth Avenue to the east, and Bilter Road and Corporate

Boulevard to the north. Adjacent rights-of-way are also included., in the City of Aurora, Kane County, Illinois.

Property Identification Numbers (“PINS”): 15-02-200-039, 15-02-200-014, 15-02-200-027, 15-02-426-021, 15-02-426-002, 15-02-427-004, 15-02-426-011, 15-02-428-003, 15-02-428-001, 15-02-426-031, 15-02-426-004, 15-02-426-006, 15-02-426-022, 15-02-426-005, 15-02-428-002, 15-02-426-023, 15-02-426-007, 15-02-428-004, 15-02-426-026, 15-02-200-022, 15-02-426-028, 15-02-428-009, 15-02-428-006, 15-02-401-008, 15-02-378-001, 15-02-426-025, 15-02-200-023, 15-02-428-007, 15-02-401-022, 15-02-351-002, 15-02-426-024, 15-02-426-027, 15-02-428-005, 15-02-200-044, 15-02-426-015, 15-02-428-008, 15-02-427-002, 15-02-427-003, 15-02-351-001, 15-02-200-038, 15-02-300-002, 15-02-426-030, 15-02-326-002, 15-02-326-001, 15-02-376-001, 15-02-376-002, 15-02-401-029, 15-02-302-001, 15-02-302-002, 15-02-302-004, 15-02-302-003.

EXHIBIT 2

COMMON BOUNDARIES, PINS, AND LEGAL DESCRIPTION FOR THE PROPOSED AMENDED REDEVELOPMENT PROJECT AREA FOR THE AURORA WEST FARNSWORTH TAX INCREMENT FINANCING DISTRICT NO. 7

Legal Description:

THAT PART OF SECTIONS 1 AND 2 IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHERLY MOST SOUTHEASTERLY CORNER OF LOT 7 IN FARNSWORTH CENTER FOR BUSINESS; THENCE NORTHERLY ALONG THE EAST LINE OF SAID FARNSWORTH CENTER FOR BUSINESS AND THE WESTERLY LINE OF FARNSWORTH AVENUE TO THE SOUTHWESTERLY CORNER OF FARNSWORTH AVENUE AND BILTER ROAD; THENCE NORTHWESTERLY ALONG THE SOUTHWESTERLY LINE OF SAID CORNER, 36.44 FEET TO THE SOUTH LINE OF BILTER ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE WESTERLY LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 15-02-200-044 AND DESCRIBED IN DOCUMENT 2008K091084; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 15-02-200-039 AND DESCRIBED AS PARCEL 2 IN DOCUMENT 2000K076817; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF CHURCH ROAD; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY MOST CORNER OF LOT 9 IN FARNSWORTH CENTER FOR BUSINESS, SAID POINT BEING ON THE SOUTHERLY LINE OF CORPORATE BOULEVARD; THENCE WESTERLY TO THE NORTHERLY MOST NORTHEAST CORNER OF LOT 2 IN CHURCH CORPORATE PARK RESUBDIVISION NUMBER 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID CORPORATE BOULEVARD TO THE SOUTHWEST CORNER OF SAID CORPORATE BOULEVARD, SAID CORNER ALSO BEING ON THE EAST LINE OF A PARCEL OF LAND DESCRIBED IN DOCUMENT 2004K044751; THENCE NORTH ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER OF SAID PARCEL; THENCE NORTHWESTERLY ALONG THE NORTHERLY LINE OF SAID PARCEL TO THE EASTERLY LINE OF MITCHELL ROAD; THENCE SOUTHERLY ALONG SAID EASTERLY LINE TO THE NORTHERLY LINE OF 1-88 EAST-WEST TOLLWAY RIGHT OF WAY; THENCE EASTERLY ALONG SAID NORTHERLY LINE TO THE SOUTHERLY MOST SOUTHEASTERLY CORNER OF LOT 7 IN FARNSWORTH CENTER FOR BUSINESS; AND THE POINT OF BEGINNING. ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPT THOSE PARTS DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE EAST HALF OF SECTION 2, IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF FARNSWORTH AVENUE AND BILTER ROAD; THENCE SOUTHERLY ALONG THE WEST LINE OF SAID FARNSWORTH AVENUE TO THE SOUTH LINE OF A PARCEL OF LAND WITH A PIN OF 15-02-426-030; THENCE

WESTERLY SAID SOUTH LINE AND ALONG THE SOUTH LINE OF A PARCEL OF LAND WITH A PIN OF 15-02-427-002 TO THE SOUTHWEST CORNER THEREOF; THENCE NORTHERLY ALONG THE WEST LINE OF SAID PARCEL TO THE SOUTHEAST CORNER OF A PARCEL OF LAND WITH A PIN OF 15-02-200-047; THENCE NORTHERLY ALONG THE EAST LINE OF SAID PARCEL TO THE NORTHEAST CORNER THEREOF; THENCE WESTERLY ALONG THE NORTH LINE OF SAID PARCEL TO THE EAST LINE OF CHURCH ROAD; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF A PARCEL OF LAND WITH A PIN OF 15-02-200-039; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF A PARCEL OF LAND WITH A PIN OF 15-02-200-044; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF BILTER ROAD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BILTER ROAD TO THE POINT OF BEGINNING.

Common Boundaries: generally bounded by Mitchell Road and Church Road on the west, Interstate-88 to the south, Farnsworth Avenue to the east, and Bilter Road and Corporate Boulevard to the north. Adjacent rights-of-way are also included, in the City of Aurora, Kane County, Illinois.

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EXHIBIT 3: Amended Project Area TIF 7



LEGEND

Amended TIF 7
Boundaries Parcels