



CITY OF AURORA, ILLINOIS

ORDINANCE NO. 0116-002
DATE OF PASSAGE January 26, 2015

An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider the Expansion of the Redevelopment Project Area for the East Farnsworth Tax Increment Financing District (TIF District No. 8) and an Amended Redevelopment Plan and Project for the East Farnsworth Tax Increment Financing District (TIF District No. 8) in Relation Thereto

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, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 et seq. (hereinafter referred to as the "TIF Act") and Ordinance Numbers 011-062, 011-063 and 011-064 adopted on November 11, 2011, the City of Aurora (hereinafter referred to as the "City") previously approved a tax increment redevelopment plan and project (hereinafter referred to as the "TIF Plan"), designated the tax increment redevelopment project area (hereinafter referred to as the "Redevelopment Project Area"), and adopted tax increment financing relative to the City's East Farnsworth area Tax Increment Financing District (hereinafter referred to as "TIF District No. 8" as described in Exhibit 1 and as depicted in Exhibit 2 to Exhibit B to this ordinance); and

WHEREAS, the City is considering the approval of amendments to the TIF Plan for TIF District No. 8 (hereinafter referred to as the "Amendment"); and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(c) of TIF Act, prior to the adoption of the ordinance approving the Amendment to the TIF Plan for TIF District No. 8, the City must fix a time and place for a public hearing; and

WHEREAS, pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, prior to the adoption of the ordinance approving the Amendment to the TIF Plan for TIF District

ORDINANCE NO. 016-002
DATE OF PASSAGE January 26, 2016

No. 8, the City must convene a meeting of the Joint Review Board (hereinafter referred to as the "JRB") to consider the proposal; and

WHEREAS, it is the desire of the Mayor and City Council of the City to conduct such public hearing and to convene said meeting of the JRB;

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

SECTION 1: That pursuant to the provisions of the TIF Act, the Mayor and City Council hereby designate the date of Tuesday, March 22, 2016, at the hour of 6:00 p.m. at the Aurora City Hall, Council Chambers (Second Floor), 44 East Downer Place, Aurora, Illinois, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers or affected taxing districts regarding the proposed Amendment to the TIF Plan for TIF District No. 8.

ORDINANCE NO. 016-002
DATE OF PASSAGE January 26, 2016

SECTION 2: That a copy of the proposed Amendment to the TIF Plan for TIF District No. 8 has been on file in the office of the City Clerk, and has been available for public inspection during regular City business hours, since January 2, 2016.

SECTION 3: That prior to and at the public hearing, any interested person, taxpayer or affected taxing district may file with the City Clerk written comments and/or objections to, and may be heard orally with respect to, any issues embodied in the notice of public hearing attached hereto.

SECTION 4: That the JRB for TIF District No. 8, as previously established, shall meet on Wednesday, February 17, 2016, at 3:00 p.m. at the Aurora City Hall, Council Chambers (Second Floor), 44 East Downer Place, Aurora, Illinois. The JRB shall review the public record, planning documents and proposed Amendment to the TIF Plan for TIF District No. 8. The JRB shall make an advisory recommendation to the City within thirty (30) days after the convening of the JRB. A written report shall be issued by the JRB. The failure of the JRB to submit its report on a timely basis shall not be cause to delay the public hearing or any other step in the process of amending the TIF Plan for TIF District No. 8 in accordance with the Amendment. In the event the JRB does not file a report, it shall be presumed that the JRB has approved the matters before it. Pursuant to the provisions of Section 5/11-74.4-5(b) of the TIF Act, the JRB consists of one (1) representative from each of the following taxing districts: the Waubensee Community College District No. 516, Batavia School District No. 101, the Fox Valley Park District, the County of Kane, Aurora Township, the City of Aurora, and a public member.

SECTION 5: That the City of Aurora's representative on the JRB is hereby reconfirmed as William Wiet, or his designee.

SECTION 6: That a notice setting forth the availability of the Amendment to the TIF Plan for TIF District No. 8, and how to obtain a copy thereof, shall be sent by mail to all residential addresses within seven hundred fifty (750) feet of the boundaries of TIF District No. 8 and to all persons who have registered on the City's TIF Interested Parties Registry, within a reasonable time after the adoption of this Ordinance, as required by Section 5/11-74.4-5(a) of the TIF Act, with said notice being substantially in the form attached hereto as EXHIBIT A and made part hereof.

SECTION 7: That a notice of the public hearing and the JRB meeting shall be sent by certified mail, return receipt requested, and a notice of the public hearing shall be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 5/11-74.4-5(b) and 5/11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as EXHIBIT B and made part hereof.

SECTION 8: That this Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

ORDINANCE NO. 016-002
DATE OF PASSAGE January 26, 2016

PASSED AND APPROVED on January 26, 2016

AYES 11 NAYS 0 NOT VOTING 0 ABSENT 1

ATTEST:

Wendy McComb
City Clerk

[Signature]
Mayor

16.00002

RECOMMENDATION

TO: THE COMMITTEE OF THE WHOLE

FROM: THE FINANCE COMMITTEE

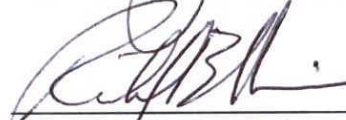
The Finance Committee at the regular scheduled Finance Meeting on Tuesday, January 12, 2016 Recommended APPROVAL of An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider the Expansion of the Redevelopment Project Area for the East Farnsworth Tax Increment Financing District (TIF District No. 8) and an Amended Redevelopment Plan and Project for the East Farnsworth Tax Increment Financing District (TIF District No. 8) in Relation Thereto

The Vote 3-0

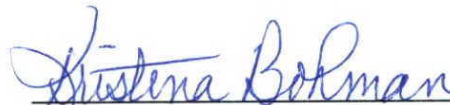
Submitted By



Alderman Robert O'Connor, Chairman



Alderman Rick Mervine



Alderman Kristina "Tina" Bohman

Alderman Ted Mesiacos, alternate

Dated this 12th day of January, 2016

EXHIBIT A

**NOTICE OF THE AVAILABILITY OF THE AMENDMENT TO THE
AURORA EAST FARNSWORTH TAX INCREMENT FINANCING DISTRICT
(TIF DISTRICT NO. 8) REDEVELOPMENT PLAN AND PROJECT**

Notice is hereby given to you, in that you reside at a residential address within seven hundred fifty (750) feet of the boundaries of the City of Aurora's East Farnsworth Tax Increment Financing District (TIF District No. 8) or have registered your name on the City of Aurora's Tax Increment Financing Interested Parties Registry, that the Amendment to the Redevelopment Plan and Project for the City of Aurora's East Farnsworth Tax Increment Financing District (TIF District No. 8), relative to the proposed amendment of the City of Aurora's East Farnsworth Tax Increment Financing District (TIF District No. 8), is available for your review. Copies of said Amendment can be obtained from Bill Wiet, Chief Development Services Officer, Development Services Department for the City of Aurora, at 1 South Broadway, Aurora, Illinois 60506, between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except holidays.

CITY OF AURORA

Wendy McCambridge
City Clerk

EXHIBIT B

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER AMENDING THE AURORA EAST FARNSWORTH TAX INCREMENT FINANCING DISTRICT (TIF DISTRICT NO. 8)

Notice is hereby given that a public hearing will be held on Tuesday, March 22, 2016, at 6:00 p.m. at the Aurora City Hall, Council Chambers (Second Floor), 44 East Downer Place, Aurora, Illinois, (hereinafter the "Public Hearing"), on proposed amendments expanding the boundaries and amending the Redevelopment Plan and Project in relation thereto for the Aurora East Farnsworth Tax Increment Financing District (TIF District No. 8) (hereinafter "TIF District No. 8") (hereinafter the "Amendment"), pursuant to the provisions of the "Tax Increment Allocation Redevelopment Act," 65 ILCS 5/11-74.4-1 *et seq.*, as amended (hereinafter the "TIF Act").

The boundaries of TIF District No. 8 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 Amendment to the Redevelopment Plan and Project for TIF District No. 8 is limited to the amendments as set forth above, and is in the form of the First Amendment to the City of Aurora TIF No. 8 (East Farnsworth) Plan and Project.

A copy of the Amendment has been on file with the City since January 2, 2016, and is currently on file and available for public inspection between the hours of 8:30 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the Development Services Department, 1 South Broadway, Aurora, Illinois 60506. A copy of the Amendment is enclosed with the copies of this Notice that are being mailed to the affected taxing districts, the Illinois Department of Commerce and Economic Opportunity, and the Public Member of the Joint Review Board. Bill Wiet, Chief Development Services Officer for the City of Aurora, can be contacted at (630) 256-3100 for further information.

Pursuant to the TIF Act, the Joint Review Board for TIF District No. 8 (hereinafter the "JRB") is being convened to review the proposed Amendment to the Redevelopment Plan and Project for the TIF District No. 8. Pursuant to the Act, the JRB consists of one (1) public member and one (1) representative from each of the following taxing districts: the Waubensee Community College District No. 516, Batavia School District No. 101, the Fox Valley Park District, Aurora Township, the County of Kane, the City of Aurora, and a public member.

Pursuant to the Act, the meeting of the JRB will be held on Wednesday, February 17, 2016 at 2:00 p.m. at the Aurora City Hall, Council Chambers (Second Floor), 44 East Downer Place, Aurora, Illinois 60507. Those taxing districts with representatives on the JRB are hereby notified of said JRB meeting. The JRB's recommendation relative to the proposed Amendment to the Redevelopment Plan and Project for TIF District No. 8 shall be advisory and non-binding, and shall be adopted by a majority vote of the JRB and submitted to the City 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 approving the Amendment to the Redevelopment Plan and Project for TIF District No. 8.

Prior to and at the March 22, 2016 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 Amendment to the Redevelopment Plan and Project for TIF District No. 8. 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 60507. The Public Hearing may be adjourned by the Mayor and 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,
Kane, DuPage, Kendall and Will Counties, Illinois,
Wendy McCambridge, City Clerk

EXHIBIT 1

Redevelopment Project Area
Legal Description and Street Location

Existing City of Aurora TIF No. 8
(East Farnsworth) Plan and Project

LEGAL DESCRIPTION: THAT PART OF SECTION 1 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 SOUTHEAST CORNER OF LOT 2 IN CHICAGO PREMIUM OUTLETS SUBDIVISION; THENCE EASTERLY ALONG THE NORTHERLY LINE OF THE I-88 EAST WEST TOLL WAY RIGHT OF WAY 912.48 FEET; THENCE NORTHERLY ALONG SAID RIGHT OF WAY LINE, 50.00 FEET; THENCE EASTERLY ALONG SAID LINE, 200.00 FEET; THENCE SOUTHERLY ALONG SAID LINE, 50.00 FEET; THENCE EASTERLY ALONG SAID LINE, 517.40 FEET TO A LINE DRAWN PARALLEL WITH AND 429.00 FEET WESTERLY OF THE EAST LINE (MEASURED AT RIGHT ANGLES THERETO) OF THE SOUTHEAST QUARTER OF SAID SECTION 1; THENCE NORTH ALONG SAID PARALLEL LINE, 990.00 FEET (MORE OR LESS) TO THE SOUTHERLY LINE OF A TRACT O FLAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY PER DOCUMENT NUMBER 892412; THENCE NORTHWESTERLY ALONG SAID SOUTHERLY LINE, 309.00 FEET (MORE OR LESS) TO AN ANGLE POINT IN SAID SOUTHERLY LINE; THENCE WESTERLY ALONG SAID SOUTHERLY LINE, 1338.09 FEET TO THE EAST LINE OF SAID LOT 2; THENCE SOUTHERLY ALONG SAID EAST LINE, 1210.12 TO THE POINT OF BEGINNING. ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

STREET LOCATION: TIF No. 8 is generally bounded by Sealmaster Drive to the west, Interstate 88 to the south, Forest Preserve property to the east, and the Nicor utility easement to the north.

P.I.N.s: 15-01-400-006, 15-01-400-015, 15-01-410-016, 15-01-400-020

And Including the
First Amendment to the City of Aurora TIF No. 8
(East Farnsworth) Plan and Project

LEGAL DESCRIPTION: THAT PART OF COUNTY LINE FARMS SUBDIVISION, RECORDED APRIL 15, 1926 AS DOCUMENT NUMBER 271745, BEING A SUBDIVISION OF THE NORTHEAST AND SOUTHEAST QUARTERS OF SECTION 1, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 23 IN SAID COUNTY LINE FARMS SUBDIVISION: THENCE NORTH 00 DEGREES 02 MINUTES 49 SECONDS EAST (ASSUMED) ALONG THE WEST LINE OF SAID LOT 23 AND SAID WEST LINE EXTENDED TO THE NORTH LINE OF BILTER ROAD; THENCE NORTH 89 DEGREES 30 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE, 170.00 FEET TO THE EAST LINE OF SAID LOT 23 EXTENDED NORTH; THENCE SOUTH 00 DEGREES 02 MINUTES 51 SECONDS WEST, ALONG SAID EAST LINE EXTENDED NORTH AND THE EAST LIINE OF SAID LOT 23, 1304.83 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23; THENCE SOUTH 89 DEGREES 13 MINUTES 44 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 23, 170.00 FEET TO THE POINT OF BEGINNING.

STREET LOCATION: The First Amendment to TIF No. 8 is generally bounded by Bilter Road to the north, the property lines of 2065 Bilter Road to the east and west, and the Nicor utility easement to the south.

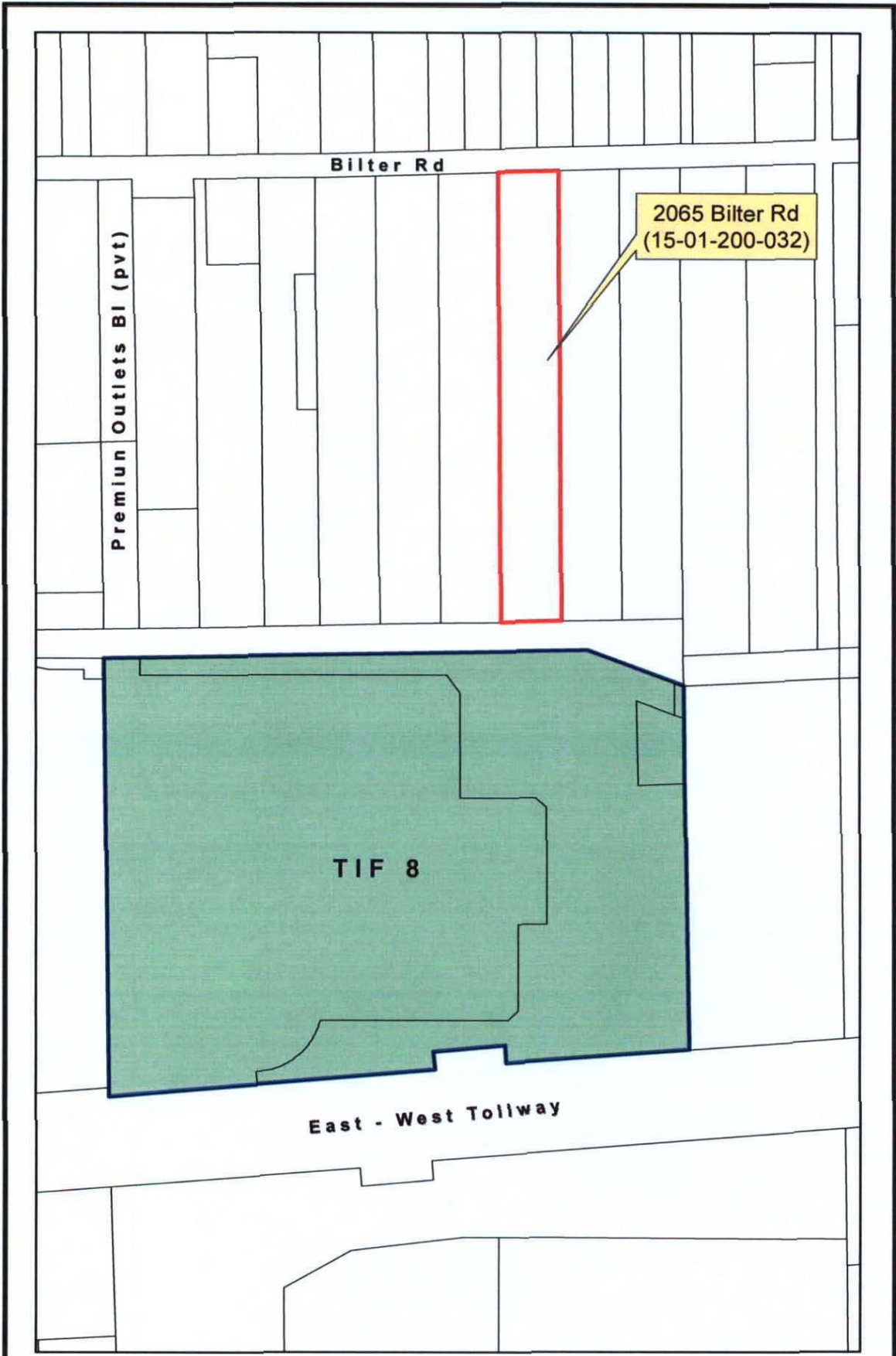
P.I.N.: 15-01-200-032

EXHIBIT 2

Redevelopment Project Area
Map

City of Aurora
East Farnsworth Tax Increment Financing District (TIF District No. 8)

(see attached)



Not To Scale

**TIF 8
(Proposed addition
of 2065 Bilter Rd)**



Prepared By: The City of Aurora MIS Div.

Date: 12/15/2015