

NOTICE OF PUBLIC HEARING AND JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED AURORA FARNSWORTH BILTER TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A RELATED 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 a redevelopment project area (“**Redevelopment Project Area**”), and the proposed approval of a redevelopment plan and project (“**Redevelopment Plan and Project**”) in relation thereto, for the proposed Aurora Farnsworth Bilter Tax Increment Financing District (“**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 Redevelopment Project Area for the proposed TIF District 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 land acquisition and assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the City of Aurora (“**City**”) to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated City actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the TIF District. The City 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 Report and the Redevelopment Plan and Project 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 Eligibility Report 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. 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 proposed TIF District (“**JRB**”) is being convened to review the public record, planning documents, Eligibility Report and the proposed ordinances approving the Redevelopment Project Area and the Redevelopment Plan and Project for the proposed 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, Waubesa 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 10:15 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 Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District 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 Redevelopment Project Area or approving the Redevelopment Plan and Project for the proposed TIF District.

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 Redevelopment Project Area and Redevelopment Plan and Project for the proposed TIF District. 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 AURORA FARNSWORTH BILTER TAX INCREMENT FINANCING DISTRICT

Legal Description:

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 ALONG 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 Church Road on the west, Corporate Boulevard to the south, Farnsworth Avenue to the east, and Bilter Road to the north. Adjacent rights-of-way are also included, in the City of Aurora, Kane County, Illinois.

Property Identification Numbers (“PINs”): 15-02-200-011, 15-02-200-044, 15-02-200-014, 15-02-426-015, 15-02-426-030, 15-02-427-002, 15-02-200-022, 15-02-200-027, 15-02-200-039, 15-02-200-038

EXHIBIT 2 STREET LOCATION MAP



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community