

ORDINANCE NO. _____

**AN ORDINANCE DESIGNATING
THE CITY OF AURORA
GALENA BROADWAY TAX INCREMENT FINANCING DISTRICT
REDEVELOPMENT PROJECT AREA**

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (“TIF Act”), the City of Aurora (“City”) authorized a study in regard to designating a redevelopment project area for the City’s Galena Broadway Tax Increment Financing District (“TIF District”); and

WHEREAS, on July 23, 2019, 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 October 8, 2019, in regard to the TIF Plan; and

WHEREAS, the Mayor and City Council of the City have heretofore adopted and approved the TIF Plan, and it is now necessary and desirable to designate the area referred to therein as the Redevelopment Project Area;

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

SECTION 1: That the area described and depicted in EXHIBIT A-1 and EXHIBIT A-2 attached hereto, and made a part thereof, is hereby designated as the Redevelopment Project Area for the City’s Galena Broadway Tax Increment Financing District pursuant to Section 5/11-74.4-4 of the TIF Act (65 ILCS 5/11-74.4-4).

SECTION 2: 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 3: 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SECTION 4: That all ordinances or parts of ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

ADOPTED this ____ day of _____, 20__, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 20__.

Richard Irvin, City Mayor

(SEAL)

ATTEST:

Alex Voigt, City Clerk

EXHIBIT A-1

REDEVELOPMENT PROJECT AREA DESCRIPTION

Legal Description:

THAT PART OF SECTION 22, 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 DOWNER PLACE AND BROADWAY AVENUE; THENCE NORTHERLY ALONG THE EAST LINE OF BROADWAY AVENUE TO THE SOUTHWEST CORNER OF AN EXISTING MULTI-STORY BUILDING AT THE SOUTHEAST CORNER OF BROADWAY AND GALENA BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BUILDING TO THE WEST LINE OF THE EAST 40 FEET OF LOT 3 IN BLOCK 11 IN THE ORIGINAL TOWN OF AURORA, EAST OF THE FOX RIVER; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTH LINE OF GALENA BOULEVARD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF BROADWAY AVENUE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE SOUTHWEST CORNER OF AN EXISTING BUILDING AT THE NORTHEAST CORNER OF BROADWAY AVENUE AND GALENA BOULEVARD; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BUILDING TO THE EAST LINE OF A PARCEL WITH A PIN OF 15-22-332-017; THENCE NORTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF SAID BUILDING; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF BROADWAY AVENUE; THENCE NORTHERLY, ALONG SAID EAST LINE, TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1 IN EKUS SUBDIVISION; THENCE WESTERLY, ALONG SAID EASTERLY EXTENSION AND THE SOUTH LINE OF SAID LOT 1 TO THE EAST LINE OF A 12.5 FOOT ALLEY; THENCE NORTHERLY ALONG SAID EAST LINE AND THE NORTHERLY EXTENSION OF SAID EAST LINE TO THE NORTH LINE OF NEW YORK STREET; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF STOLP ISLAND; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTH LINE OF DOWNER PLACE; THENCE EASTERLY ALONG SAID SOUTH LINE TO THE POINT OF BEGINNING.

Common Boundary Description:

The area in the City of Aurora generally described as east of River Street, south of Flagg Street, west of Root Street, and north of Clark Street.

Property Identification Numbers:

15-22-331-015; 15-22-331-016; 15-22-331-017; 15-22-331-018; 15-22-331-019; 15-22-331-020; 15-22-331-021; 15-22-331-025; 15-22-331-026; 15-22-331-027; 15-22-331-031; 15-22-335-001; 15-22-335-002; 15-22-335-004; 15-22-335-005 ; 15-22-335-006; 15-22-336-001; 15-22-336-002; 15-22-336-003; 15-22-336-004; 15-22-336-007; 15-22-336-008; 15-22-336-009; 15-22-336-010; 15-22-336-011; 15-22-336-016; 15-22-336-

017; 15-22-336-018; 15-22-336-019; 15-22-336-020; 15-22-336-021; 15-22-336-022;
15-22-332-017; 15-22-337-023; 15-22-337-024; 15-22-337-025; 15-22-337-026; 15-22-
337-027; 15-22-337-028; 15-22-337-029; 15-22-337-030; 15-22-337-033

EXHIBIT A-2

STREET LOCATION MAP

(attached)

