

TO: Mayor and City Council

FROM: Alex Alexandrou
Chief Management Officer

Martin S. Lyons
City Treasurer/Chief Financial Officer

David Dibo
Executive Director, Division of Economic Development

DATE: June 7, 2019

SUBJECT:

The acquisition of real property on Bilter Rd in the unincorporated area of Kane County, located north of the Chicago Premium Outlet

PURPOSE:

To authorize the City to accept the assignment of all contractual rights and responsibilities of Invest Aurora to acquire 9 parcels of real property located along Bilter Rd for a total purchase price not to exceed \$10 million and to authorize and direct various City Officers to take all actions necessary to complete the acquisition of said property no later than July 31, 2019.

BACKGROUND:

In 2018, negotiations with the owners of 9 parcels of property located directly north of the Chicago Premium Outlet Mall on Bilter Rd. commenced (City Comprehensive Plan show these properties as zoned ORI). Taken together, and when combined with property already owned by the City, these parcels comprise a 50.22 acre block of land adjacent to the outlet mall and easily accessible from I-88 and represent a significant opportunity for economic development. Over the course of many months, agreements with all of the owners were negotiated and Invest Aurora helped resolve an ongoing dispute with a previous contract purchaser. However, the properties are under contract for a period ending July 31, 2019.

In light of the significant effort necessary to bring all of these properties under contract, and recent media reports that have discussed potential future uses of the property, it is unlikely that circumstances will permit Invest Aurora to extend the existing contracts or again have all of these properties under contract. Thus, the City has a unique, and very time-sensitive opportunity to acquire, and therefore control, the future development of the site.

DISCUSSION:

The Farnsworth Avenue corridor, which includes the Outlet Mall as well as the former Motel 6 and Fox Valley Inn, represents a significant economic development opportunity for the City. By acquiring the properties on Bilter Rd., the City will be well-positioned to ensure that any future development is in Aurora's best interest. These properties will also be included in the consultant study for the city owned properties on the Farnsworth Avenue Corridor so that all of



CITY OF AURORA, ILLINOIS

RESOLUTION NO. R19-207
DATE OF PASSAGE June 25, 2019

A Resolution accepting the assignment of the contractual rights and responsibilities of the Seize the Future Economic Development Foundation, Inc. (Invest Aurora), for the purchase of certain real property located on Bilter Rd. and authorizing the City's officers and employees to complete the transactions contemplated by said contracts.

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 Seize the Future Economic Development Foundation, Inc, d/b/a Invest Aurora, is a not-for-profit corporation, that promotes economic development in the City of Aurora; and

WHEREAS, Invest Aurora is the contract purchaser of nine (9) parcels of real property constituting approximately 45.4 acres located south of Bilter Rd. in the unincorporated area of Kane County; and

WHEREAS, Invest Aurora desires to assign its contractual obligations with respect to all nine (9) parcels to the City of Aurora and the City of Aurora desires to accept said assignment; and

WHEREAS, the descriptions of the aforesaid nine (9) parcels are attached to this resolution as Exhibit A and incorporated as if fully set forth herein;

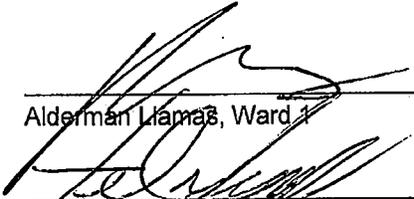
WHEREAS, said contractual obligations include a duty to close on the purchase of the nine (9) parcels by July 31, 2019; and

WHEREAS, the total purchase price for all nine (9) parcels, including all costs, fees, assessments, liens, and reimbursements is approximately Nine Million Seven Hundred

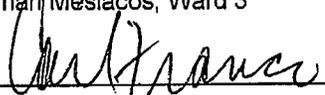
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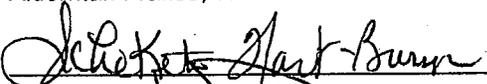
PASSED AND APPROVED ON June 25, 2019

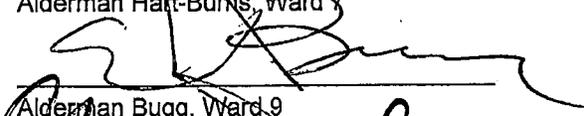
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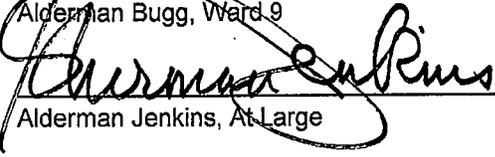

Alderman Llamas, Ward 1

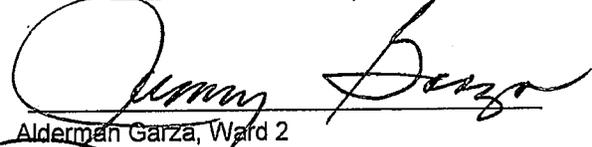

Alderman Mesiaños, Ward 3

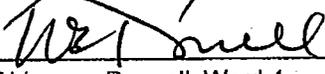

Alderman Franco, Ward 5

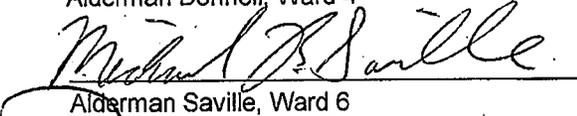

Alderman Hart-Burns, Ward 7

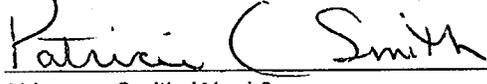

Alderman Bugg, Ward 9

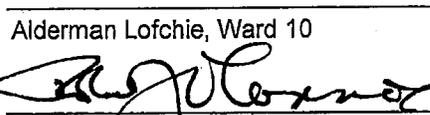

Alderman Jenkins, At Large


Alderman Garza, Ward 2


Alderman Donnell, Ward 4

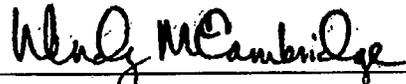

Alderman Saville, Ward 6


Alderman Smith, Ward 8


Alderman Lofchie, Ward 10


Alderman O'Connor, At Large

ATTEST:



City Clerk



Mayor

Real Property to be Acquired

Address	PIN
2155 Bilter Rd	15-01-200-036
2145 Bilter Rd	15-01-200-035
2115 Bilter Rd	15-01-200-034
2091 Bilter Rd	15-01-200-033
2055 Bilter Rd	15-01-200-031
2025 Bilter Rd	15-01-200-030
1995 Bilter Rd	15-01-200-029
1971 Bilter Rd	15-01-200-028 15-01-200-027
1951 Bilter Rd	15-01-200-043