



CITY OF BATAVIA

JEFFERY D. SCHIELKE
Mayor

October 19, 2016

RE: Proposed Washington – Wilson Tax Increment Financing District #5

Dear Taxpayer, Resident, Property Owner or Registered Interested Party:

This letter serves as a public notice that the City Council of the City of Batavia will conduct a Public Hearing for the purpose of establishing a redevelopment project area within the corporate limits of Batavia. I would like to extend an offer of invitation to attend and be given an opportunity to be heard at the public hearing, if so desired. The time and place of the public meeting are as follows:

Time & Place: November 7, 2016, at 7:30 p.m.
City Hall, 100 North Island Avenue, Batavia, Illinois, Council Chambers, 1st floor

Project Area

Boundaries: The Project Area is generally located between River Street and Washington Avenue, and between State and East Wilson Street, although there is a single parcel within the subject Project Area that is located along the south side of East Wilson Street, specifically at the southeast corner of E. Wilson and South Washington Ave.
(A map of this area is enclosed for your review)

The purposes of establishing a redevelopment project area include, but are not necessarily limited to the following:

- a. Encourage higher density residential projects that will add to and broaden the choices of housing within the City of Batavia and, in particular, provide the downtown, central business district with proximate and 24-hour consumer foot traffic;
- b. Encourage mixed-use, residential/commercial developments, infilling otherwise underutilized properties with more efficient patterns of land use developments.
- c. Maintain street-level building spaces for commercial enterprises within the City's downtown business district, especially those that, in the aggregate, provide longer spans of adjacent storefront spaces.
- d. Coordinate Land Use and Transportation Planning.
- e. Enhance the marketability of vacant and underutilized properties and encourage private investment to strengthen the City's tax base.
- f. Create a safe and attractive pedestrian environment.
- g. Encourage public/private partnerships.

Tax Increment Financing, or TIF, is a tool state lawmakers gave local governments more than 30 years ago to help local governments improve or enhance area that need assistance or to jump start economically sluggish parts of town. With this tool, financially strapped local governments can make the improvements they need, like new roads or new sewers, and provide incentives to attract businesses or help existing businesses expand, without tapping into general funds or raising taxes.

A tax increment is the difference between the amount of property tax revenue generated before TIF district designation and the amount of property tax revenue generated after TIF designation. Establishment of a TIF does not reduce property tax revenues available to the overlapping taxing bodies. Property taxes collected on properties included in the TIF at the time of its designation continue to be distributed to the school districts, county, community college and all other taxing districts in the same manner as if the TIF did not exist. Only property taxes generated by the incremental increase in the value of these properties after that time are available for use by the TIF.

Inclusion of a parcel of property within a TIF district does not result in an increase in property taxes any more than otherwise.

Mr. Chris Aiston, Economic Development Consultant, will be the primary point of contact for interest parties and affected governmental bodies seeking additional information about the proposed redevelopment project area. In addition, Chris will be the point of contact to receive comments and suggestions from interested persons and affected governmental bodies regarding the redevelopment area. Should you have any questions, please feel free to contact Chris at (630) 454-2061 or e-mail at caiston@cityofbatavia.net. Thank you.

Sincerely,



Scott Buening, AICP
Community Development Director
City of Batavia

NOTICE OF PUBLIC HEARING

CITY OF BATAVIA, KANE AND DUPAGE COUNTIES, ILLINOIS, PROPOSED APPROVAL OF THE WASHINGTON-WILSON REDEVELOPMENT PROJECT AREA

Notice is hereby given that on the 7th day of November 2016, at 7:30 p.m., at Batavia City Hall, 100 N. Island Avenue, City Council Chambers, Batavia, Illinois, a public hearing (the "*Hearing*") will be held to consider the approval of the proposed Washington-Wilson District Tax Increment Financing Redevelopment Plan and Project (the "*Redevelopment Plan*") for, and the designation of the Washington-Wilson Tax Increment Financing Redevelopment Project Area (the "*Project Area*") legally described as follows:

WASHINGTON-WILSON TIF DISTRICT LEGAL DESCRIPTION:

The Project Area, alternatively called hereafter, "Washington-Wilson District", is an area of approximately 220,500 square feet (4.65 acres) and is generally located between River Street and North Washington Avenue, and between State and East Wilson Streets, although there is a single parcel within the subject Project Area that is located along the south side of East Wilson Street, specifically at the southeast corner of E. Wilson and South Washington Ave.

THAT PART OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 2 IN BLOCK 9 OF THE ORIGINAL TOWN OF BATAVIA, KANE COUNTY, ILLINOIS; THENCE SOUTHERLY, ALONG THE EASTERLY LINE OF WASHINGTON AVENUE TO THE NORTHERLY LINE OF WILSON STREET; THENCE EASTERLY, ALONG SAID NORTHERLY LINE, TO A POINT ON THE NORTHERLY EXTENSION OF THE WEST LINE OF THE EAST 10 FEET OF LOT 3 IN BLOCK 1 OF WILSON'S ADDITION TO BATAVIA; THENCE SOUTHERLY, ALONG SAID EXTENSION AND WEST LINE TO THE SOUTH LINE OF THE NORTH 158 FEET OF SAID LOT 3; THENCE WESTERLY, ALONG SAID SOUTH LINE AND ITS WESTERLY EXTENSION TO THE WEST LINE OF WASHINGTON AVENUE; THENCE NORTHERLY, ON SAID WEST LINE TO THE SOUTH LINE OF SAID WILSON STREET; THENCE WESTERLY, ALONG SAID SOUTH LINE TO A POINT THAT IS SOUTHERLY OF THE SOUTHEAST CORNER OF LOT 3 IN BLOCK 7 OF SAID ORIGINAL TOWN OF BATAVIA, SAID POINT BEING ON A LINE DRAWN AT RIGHT ANGLE TO THE NORTHERLY LINE OF SAID WILSON STREET; THENCE NORTHERLY, ON SAID LINE TO SAID SOUTHEAST CORNER; THENCE NORTHERLY, ON THE EAST LINE OF SAID LOT 3 TO THE NORTHEAST CORNER THEREOF; THENCE NORTHERLY, PARALLEL WITH THE EAST LINE OF LOT 2 OF SAID BLOCK 7, A DISTANCE OF 10.0 FEET; THENCE WESTERLY, PARALLEL WITH THE SOUTHERLY LINE OF SAID LOT 2 TO THE WEST LINE THEREOF; THENCE CONTINUING WESTERLY, ON A LINE PERPEDICULAR TO SAID WEST LINE, TO THE WEST LINE OF RIVER STREET; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE NORTH LINE OF STATE STREET EXTENDED WEST; THENCE EASTERLY, ALONG SAID EXTENSION AND SAID NORTH LINE TO THE POINT OF BEGINNING, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS. CONTAINING 4.65 ACRES, MORE OR LESS.

The Redevelopment Plan objectives are to reduce or eliminate adverse conditions, to enhance the real estate and sales tax base of the City and other affected taxing districts by encouraging private investment in commercial, residential, and mixed use development within the Project Area, and to preserve and enhance the value of properties therein, all in accordance with the provisions of the "Tax Increment Allocation Redevelopment Act," effective January 10, 1977, as amended (the "Act"). The City may issue obligations to finance project costs in accordance with the Redevelopment Plan, which obligations may also be secured by the special tax allocation fund and other available funds, if any, as now or hereafter permitted by law and which also may be secured by the full faith and credit of the municipality.

There will be discussed at the Hearing approval of the Redevelopment Plan, designation of the Project Area, and the adoption of tax increment allocation financing therefore. The Redevelopment Plan is on file and available for public inspection at the Offices of the Community Development Department, Batavia City Hall, 100 N. Island Avenue, Batavia, Illinois 60510. Pursuant to the proposed Redevelopment Plan, the City proposes to facilitate redevelopment of the Project Area by incurring or reimbursing eligible redevelopment project costs, which may include, but shall not be limited to, studies, surveys, professional fees, property assembly costs, construction of public improvements and facilities, building and fixture rehabilitation, reconstruction, renovation and repair, financing costs, and interest costs, all as authorized under the Act. The Redevelopment Plan proposes to provide assistance by paying or reimbursing costs related to site assembly, analysis, professional services and administrative activities, public improvements and facilities, including new streets, water, sewer, street lighting, and landscaping improvements, the execution of one or more redevelopment agreements, and the payment of financing and interest costs.

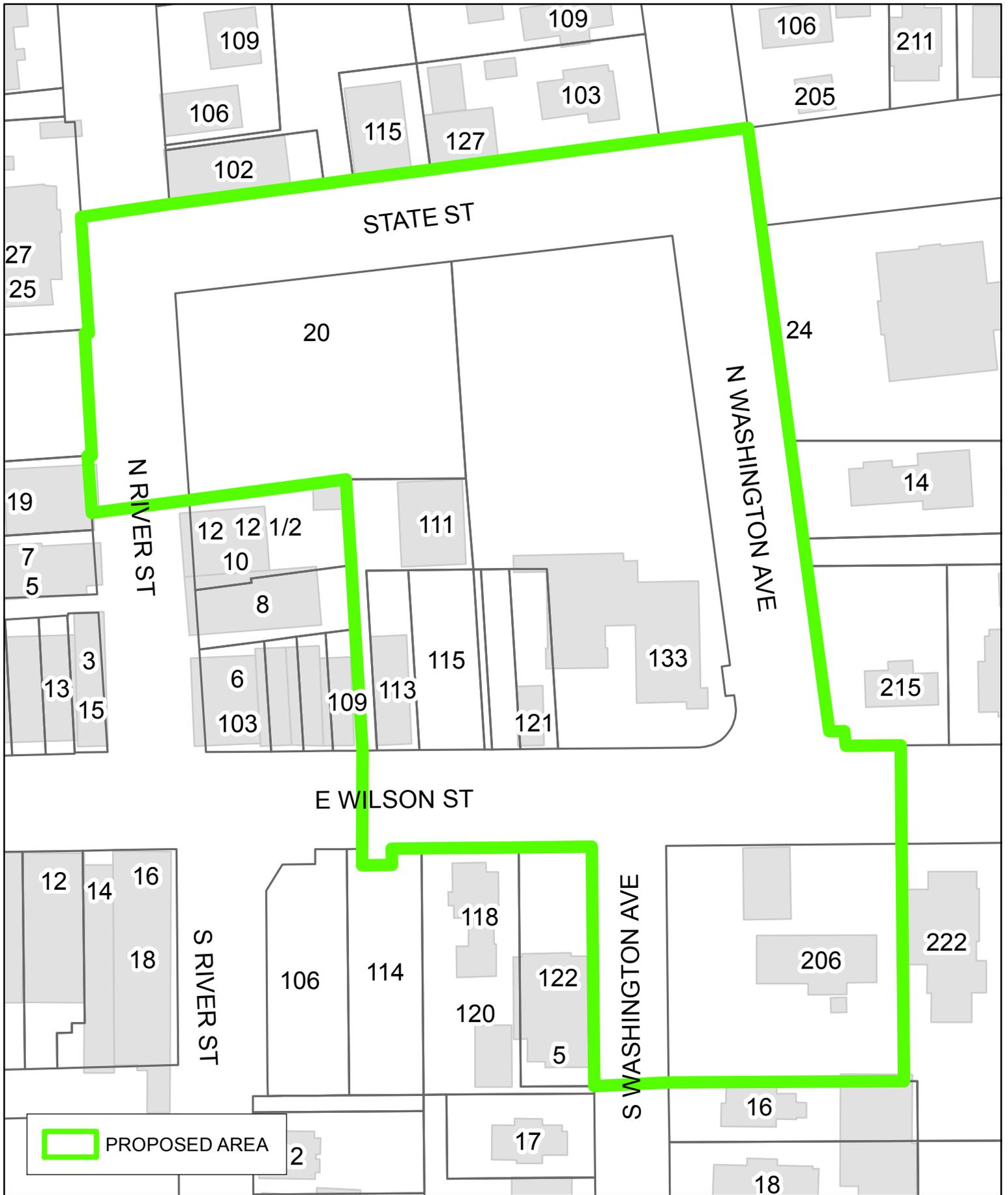
Prior to the date of the Hearing, each taxing district having property in the proposed Project Area and the Illinois Department of Commerce and Economic Opportunity may submit written comments to the City, to the attention of the Director of Community Development, 100 N. Island Avenue, Batavia, Illinois 60510.

At the Hearing, all interested persons or affected taxing districts may file written objections with the City Clerk and may be heard orally with respect to any issues regarding the approval of the proposed Redevelopment Plan, designation of the Project Area, and adoption of tax increment allocation financing therefore.

The hearing may be adjourned by the Mayor and City Council of the City without further notice other than a motion to be entered upon the minutes of the Hearing fixing the time and place of the subsequent hearing.

By Order of the Mayor and City Council of the City of Batavia this 6th day of September 2016.

/s/ Chris Simkins, Deputy City Clerk



Maps and data provided by the City of Batavia are not intended to have, nor do they have, the accuracy of surveys or legal descriptions of land areas. GIS data obtained from the City of Batavia is intended for representational use only. Reliance on such maps and data is at the risk of the recipient. This information, in either electronic or map form, is provided "as is." No warranty expressed or implied is made regarding the accuracy, timeliness, or completeness of the data, nor shall the act of distribution constitute any such warranty. This disclaimer applies both to individual use of the data and aggregate use with other data.

Proposed Washington / Wilson Tax Increment Finance District

