

CITY OF BATAVIA

ORDINANCE NO. 17-10

ORDINANCE ADOPTING TAX INCREMENT FINANCING
FOR THE WASHINGTON-WILSON DISTRICT REDEVELOPMENT PROJECT AREA

ADOPTED BY THE
MAYOR AND CITY COUNCIL
OF THE
CITY OF BATAVIA
THIS 17TH DAY OF JANUARY, 2017

Published in pamphlet form
by authority of the Mayor
and City Council of the
City of Batavia,
Kane County, Illinois, this
17th day of January, 2017

ORDINANCE NO. 17-10

ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE WASHINGTON-WILSON DISTRICT REDEVELOPMENT PROJECT AREA

WHEREAS, the City of Batavia, Kane County, Illinois desires to adopt tax increment financing pursuant to the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4, as amended, hereinafter referred to as the "Act."

WHEREAS, the City of Batavia has adopted a Washington-Wilson District Redevelopment Project Area, and designated a Washington-Wilson District Redevelopment Project Area pursuant to the provisions of the Act, and has otherwise complied with all other conditions precedent required by the Act.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BATAVIA, ILLINOIS, that:

1. Tax Increment financing is hereby adopted in respect to the Washington-Wilson District Redevelopment Project Area approved and adopted pursuant to Ordinance No. 17-08 in the City of Batavia in respect to the Washington-Wilson District Redevelopment Project Area, described as attached on Exhibit "A," which Area was designated pursuant to Ordinance No. 17-09.

2. After the total equalized assessed valuation of taxable real property in the Washington-Wilson District Redevelopment Project Area exceeds the total initial equalized assessed value of all taxable real property in the Washington-Wilson District Redevelopment Project Area, the ad valorem taxes, if any, arising from the levies upon real property in said Area by taxing districts and the rates determined in the manner provided in Section 11-74.4-9 (b) of the Act each year after the effective date of this Ordinance until the Washington-Wilson District Redevelopment Project Area costs and obligations issued in respect thereto have been paid shall be divided as follows:

a. That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to lower of the existing equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Washington-Wilson District Redevelopment Project Area shall be allocated to and when collected shall be paid by the County Collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

b. That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the redevelopment project area over and above lower of the existing equalized assessed value of the initial equalized assessed value of each property in the Washington-Wilson District Redevelopment Project Area shall be allocated to and when collected shall be paid to the City treasurer who shall deposit said funds in a special fund called "the Special Tax Allocation fund for the Washington-Wilson District Redevelopment Project Area of

Batavia” for the purpose of paying the Washington-Wilson District Redevelopment Project Area costs and obligations incurred in the payment thereof, pursuant to such appropriations which may be subsequently made.

3. All ordinances and parts of ordinances in conflict herewith are hereby repealed.

4. This Ordinance shall be in full force and effect from and after its approval, passage, and publication as required by law.

PRESENTED to and **PASSED** by the City Council of the City of Batavia, Illinois, this 17th day of January, 2017.

APPROVED by me as Mayor of said City of Batavia, Illinois, this 17th day of January, 2017.

Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Silvati				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Mueller					Stark				
5	Botterman					Theлин Atac				
6	Cerone					Russotto				
7	McFadden					Brown				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstention(s)					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

Christine Simkins, Deputy City Clerk

City of Batavia
Ordinance 17-10

EXHIBIT A

**WASHINGTON-WILSON DISTRICT REDEVELOPMENT PROJECT AREA
LEGAL DESCRIPTION**

The legal description of the Project Area is as follows:

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.