

**DATE:** November 19, 2020

**TO:** Committee of the Whole

**FROM:** Scott Buening, Community Development Director

**SUBJECT:** **Consideration of Ordinances:**  
**No. 21-01** AN ORDINANCE DISSOLVING TAX INCREMENT FINANCING DISTRICT NO. 5 (Washington-Wilson Redevelopment District)

**No. 21-02** AN ORDINANCE AMENDING ORDINANCE 89-80 ELIMINATING PROPERTY FROM THE RIVERFRONT REDEVELOPMENT AREA TAX INCREMENT FINANCING DISTRICT (TIF #1)

**No. 21-03** AN ORDINANCE AMENDING ORDINANCE 04-09 ELIMINATING PROPERTY FROM THE DOWNTOWN REDEVELOPMENT AREA TAX INCREMENT FINANCING DISTRICT (TIF #3)

### **Background**

As part of the creation of TIF #6, we need amend or dissolve all or parts of TIF Districts 1, 3 and 5. The attached Ordinances will do the following:

1. Ordinance 21-01 will dissolve TIF #5 in its entirety. After passage TIF 5 will no longer be in existence. Any remaining revenues that have not been spent (if any) will need to go back to the respective taxing bodies. Due to most of this being tax exempt, there will be very little in revenues available for use or refund here.
2. Ordinance 21-02 will remove the properties to be placed in TIF 6 from within the boundaries of TIF 1. This consists of eight (8) separate parcels.
3. Ordinance 21-03 will remove the properties to be placed in TIF 6 from within the boundaries of TIF 3. This consists of 17 separate parcels.

These should only be approved immediately before approving the Ordinances for TIF 6. Passage of these Ordinances will remove the subject parcels from their respective TIF Districts.

### **Requested Action and Recommendation**

Staff is requesting that COW consider the attached TIF related Ordinances and recommends that the COW move to the City Council these ordinances with a positive vote for their adoption at their first Council meeting in January 2021.

**Attachments:** Ordinance 21-01  
Ordinance 21-02  
Ordinance 21-03

**CC:** Mayor Schielke, City Administrator Newman, Dept. Heads and City Attorney

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-01**

**AN ORDINANCE DISSOLVING TAX INCREMENT FINANCING  
DISTRICT No. 5 (WASHINGTON -WILSON REDEVELOPMENT DISTRICT) IN THE  
CITY OF BATAVIA**

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
4TH DAY OF JANUARY, 2021**

Published in pamphlet form  
by authority of the Mayor  
and City Council of the City of Batavia,  
Kane & DuPage Counties, Illinois,  
This 5th day of January, 2021

Prepared by:  
City of Batavia  
100 N. Island Ave.  
Batavia, IL 60510

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-01**

**AN ORDINANCE DISSOLVING TAX INCREMENT FINANCING  
DISTRICT NO. 5 (WASHINGTON -WILSON REDEVELOPMENT DISTRICT) IN THE  
CITY OF BATAVIA**

**WHEREAS**, on the 17th day of January, 2017, the City of Batavia passed Ordinance No. 17-08, being an Ordinance Approving the Washington-Wilson District Redevelopment Project, Ordinance No. 17-09, being an Ordinance Designating the Washington-Wilson District Redevelopment Project Area, and Ordinance No. 17-10, being an Ordinance Adopting Tax Increment Financing for the Washington-Wilson District Redevelopment Project Area (the “TIF Ordinances”), all of which established the City of Batavia TIF #5 (the “Washington-Wilson Redevelopment District”) pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 et seq.) (the “Act”); and

**WHEREAS**, the real property in TIF #5 are identified by PINs 12-22-276-025, 12-22-276-026 and 12-22-280-001 and is legally described in Exhibit A; and

**WHEREAS**, the City is proposing to establish TIF #6 which would include all of the existing TIF #5 Redevelopment Project Area; and

**WHEREAS**, the City is obligated to terminate the Washington-Wilson Redevelopment District TIF #5 in order to establish the proposed TIF #6; and

**WHEREAS**, all the redevelopment project costs of the Washington-Wilson Redevelopment District have been paid as of the date of this Ordinance and no further obligations exist in regard to the Washington-Wilson Redevelopment District;

**NOW THEREFORE, BE IT HEREBY ORDAINED** by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

**SECTION 1.** The recitals set forth above are incorporated herein as the material findings of the Mayor and the City Council.

**SECTION 2.** The Washington-Wilson Redevelopment District is hereby terminated, and the Special Tax Allocation Fund for the City of Batavia, TIF #5 (Washington-Wilson Redevelopment District) shall be *dissolved*.

**SECTION 3.** The funds, if any, remaining in the City of Batavia, TIF #5 (Washington-Wilson Redevelopment District) Special Tax Allocation Fund on December 31, 2021, are hereby declared “surplus” and shall be returned to the County for distribution to the various taxing bodies in the manner provided by law.

**SECTION 4.** The City’s Finance Director and Treasurer shall close the books and records of TIF #5 (Washington-Wilson Redevelopment District) as provided by the Act.

CITY OF BATAVIA, ILLINOIS ORDINANCE 21-01

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**SECTION 5.** The City Clerk shall cause a certified copy of this Ordinance to be delivered to the Kane County Clerk.

**SECTION 6.** This Ordinance and every provision in this Ordinance are severable, and the determination of invalidity of any particular provision of this Ordinance shall not affect the validity of any other provision of this Ordinance.

**SECTION 7.** This Ordinance shall be in full force and effect immediately upon its presentation, passage and approval.

**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 4th day of January, 2021.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this this 4th day of January, 2021.

\_\_\_\_\_  
Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Baerren				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	McFadden					Miller				
Mayor Schielke										
<b>VOTE:</b> ___ Ayes    ___ Nays        ___ Absent        ___ Abstentions <b>Total holding office: Mayor and 14 aldermen</b>										

ATTEST:

\_\_\_\_\_  
Ellen Posledni, City Clerk

**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.

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-02**

**AN ORDINANCE AMENDING ORDINANCE 89-80 ELIMINATING PROPERTY  
FROM THE RIVERFRONT REDEVELOPMENT AREA TAX INCREMENT  
FINANCING DISTRICT (TIF #1)**

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
4TH DAY OF JANUARY, 2021**

Published in pamphlet form  
by authority of the Mayor  
and City Council of the City of Batavia,  
Kane & DuPage Counties, Illinois,  
This 5th day of January, 2021

Prepared by:

City of Batavia  
100 N. Island Ave.  
Batavia, IL 60510

**ORDINANCE NO. 21-02**

**AN ORDINANCE AMENDING ORDINANCE 89-80 ELIMINATING PROPERTY FROM THE RIVERFRONT REDEVELOPMENT AREA TAX INCREMENT FINANCING DISTRICT (TIF #1)**

**WHEREAS**, the City Council adopted the following three (3) ordinances on December 4, 1989 (hereinafter the “TIF 1 Ordinances”):

Ordinance No. 89-80, being an Ordinance approving the Riverfront tax increment redevelopment plan and Riverfront redevelopment project area;

Ordinance No. 89-81, being an Ordinance designating the Riverfront tax increment project area; and

Ordinance No. 89-82, being an Ordinance adopting tax increment financing for Riverfront redevelopment area; and

**WHEREAS**, the three (3) Ordinances establish the Riverfront TIF District #1; and

**WHEREAS**, the Riverfront TIF District #1 was extended pursuant to the authority of Subsection (c)(2) of Section 11-74.4-3.5 of the Tax Increment Allocation and Redevelopment Act (ILCS 65/11-74.4-3.5(c)(2)); and

**WHEREAS**, it is now desirable and in the best interest of the citizens of the City of Batavia to amend the area boundaries by removing certain property and street rights-of-way from the Riverfront Redevelopment Area Tax Increment Financing District (TIF #1) in order to establish a new TIF redevelopment project area to be identified as the Near East Downtown District Redevelopment Project Area; and

**WHEREAS**, the City of Batavia also desires to amend the plan to allow for the Riverfront Redevelopment Area Tax Increment Financing District (TIF #1) to receive revenue from adjoining TIF redevelopment project areas as may be established in the future as permitted by subsection 11-74.4-4(q) of the Act; and

**WHEREAS**, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended without further public hearing and related notices and procedures, including the reconvening of the joint review board, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, and provided further that publication be made in a newspaper of general circulation within the affected taxing districts within ten (10) days following the adoption of an Ordinance approving such changes, provided that changes do not 1) add additional parcels of property to the proposed redevelopment project area; 2) substantially affect the general land uses proposed in the redevelopment plan; 3) substantially change the

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nature of the redevelopment projects; 4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five (5%) percent after adjustment for inflation from the date the plan was adopted; 5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or 6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than ten (10); and

**WHEREAS**, the change to the Riverfront Redevelopment Area Tax Increment Financing District (TIF #1) boundary involves the removal of property, and not the addition of property or any other changes identified above, and therefore may be made without further hearing and related notices and procedures.

**NOW THEREFORE**, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein as material findings of the Mayor and the City Council.

SECTION 2: The area legally described in the document attached hereto and referenced herein as Exhibit "A" is hereby removed from the Riverfront Redevelopment Area Tax Increment Financing District (TIF #1).

SECTION 3: The City Clerk is hereby directed to file a certified copy of this Ordinance with the Kane County Clerk and Kane County Recorder's Office immediately following the passage and approval of this Ordinance.

SECTION 4. The City Clerk is hereby directed, within ten (10) days from the date of passage and approval of this Ordinance, to provide a copy of this Ordinance by mail to each affected taxing district and registrant on the interested parties' registry and publish said notice in a newspaper of general circulation within the affecting tax districts.

SECTION 5. That all Ordinances and parties of Ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.



CITY OF BATAVIA ILLINOIS ORDINANCE 21-02

**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 4th day of January, 2021.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this 4th day of January, 2021.

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Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Baerren				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	McFadden					Miller				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstentions					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

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Ellen Posledni, City Clerk

CITY OF BATAVIA ILLINOIS ORDINANCE 21-02

EXHIBIT A

LEGAL DESCRIPTION

EXTRACTION FROM TIF #1:

PARCEL 1:

BEGINNING AT A POINT IN THE SOUTH LINE OF THE NORTH 31.25 FEET OF LOT 8 IN BLOCK 2 OF WILSON'S ADDITON TO BATAVIA AND THE EAST LINE OF SOUTH RIVER STREET; THENCE WESTERLY ALONG SAID SOUTH LINE EXTENDED TO THE WEST LINE OF SOUTH RIVER STREET; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTHEAST CORNER OF BLOCK 3 OF LORD AND FOWLERS DIVISION OF BLOCK 3 OF WILSON'S ADDITION; THENCE NORTHEASTERLY TO THE SOUTHWESTERLY CORNER OF BLOCK 7 OF THE ORIGINAL TOWN OF BATAVIA EAST OF THE RIVER; THENCE EASTERLY ALONG THE SOUTH LINE OF SAID BLOCK 7 TO A SOUTHWEST CORNER OF LOT 1 OF ONE NORTH WASHINGTON PLACE CONSOLIDATION; THENCE SOUTHERLY TO THE SOUTH LINE OF WILSON STREET; THENCE WESTERLY TO THE EAST LINE OF THE WEST 0.7 FEET OF LOT 3 IN BLOCK 2 OF SAID WILSON'S ADDITION; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF LOT 5 IN SAID BLOCK 2; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SOUTH RIVER STREET; THENCE SOUTHERLY TO THE POINT OF BEGINNING, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

PIN: 12-22-279-021

PARCEL 2:

BEGINNING AT THE WEST LINE OF RIVER STREET AND THE NORTHERLY LINE OF STATE STREET, EXTENDED WESTERLY; THENCE NORTHERLY ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH HALF OF LOT 3 IN BLOCK 5 OF THE ORIGINAL TOWN OF BATAVIA; THENCE EASTERLY ALONG SAID WESTERLY EXTENSION TO THE EAST LINE OF RIVER STREET; THENCE SOUTHERLY TO THE NORTH LINE OF SPRING STREET; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF SAID LOT 3; THENCE SOUTHERLY ALONG THE EAST LINE EXTENDED SOUTHERLY TO THE NORTHEAST CORNER OF LOT 1 IN BLOCK 6 OF SAID ORIGINAL TOWN OF BATAVIA; THENCE CONTINUING SOUTHERLY ALONG THE EAST LINES OF LOTS 1, 2, 3, 4 AND 5 OF SAID BLOCK 6 TO THE SOUTHEAST CORNER OF LOT 5 IN SAID BLOCK 6, BEING THE NORTHERLY LINE OF STATE STREET; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 5 AND STATE STREET EXTENDED WESTERLY TO THE WEST LINE OF RIVER STREET BEING THE POINT OF BEGINNING; EXCEPTING THEREFROM THAT PART OF RIVER STREET VACATED BY ORDINANCE DATED MAY 3, 2004 BY DOCUMENT 2004K054826, ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

PIN: 12-22-233-001, 12-22-233-002, 12-22-233-003, 12-22-233-006, 12-22-233-007, 12-22-233-017, 12-22-233-020

**CITY OF BATAVIA, ILLINOIS  
ORDINANCE 21-03**

**AN ORDINANCE AMENDING ORDINANCE 04-09 ELIMINATING PROPERTY  
FROM THE DOWNTOWN REDEVELOPMENT AREA TAX INCREMENT  
FINANCING DISTRICT (TIF #3)**

**ADOPTED BY THE  
MAYOR AND CITY COUNCIL  
4TH DAY OF JANUARY, 2021**

Published in pamphlet form  
by authority of the Mayor  
and City Council of the City of Batavia,  
Kane & DuPage Counties, Illinois,  
This 5th day of January, 2021

Prepared by:  
  
City of Batavia  
100 N. Island Ave.  
Batavia, IL 60510

**ORDINANCE NO. 21-03**

**AN ORDINANCE AMENDING ORDINANCE 04-09 ELIMINATING PROPERTY FROM THE DOWNTOWN REDEVELOPMENT AREA TAX INCREMENT FINANCING DISTRICT (TIF #3)**

**WHEREAS**, the City Council adopted the following three (3) Ordinances on March 15, 2004:

- Ordinance No. 04-08, being an Ordinance Approving the Downtown Tax Increment Finance District #3 Redevelopment Plan and Project;
- Ordinance No. 04-09, being an Ordinance Approving the Downtown Tax Increment Finance District #3 Redevelopment Project Area; and
- Ordinance No. 04-10, being an Ordinance Adopting Tax Increment Financing for the City of Batavia, Kane and DuPage Counties, Illinois, In Conjunction with the Designation of the Downtown Tax Increment Finance District #3.

**WHEREAS**, the three (3) Ordinances establish the Downtown TIF District #3; and

**WHEREAS**, the Downtown TIF District #3 was extended pursuant to the authority of Subsection (c)(113) of Section 11-74.4-3.5 of the tax increment allocation and redevelopment act (ILCS 65/11-74.4-811-74.4-3.5(c)(113)); and

**WHEREAS**, it is now desirable and in the best interest of the citizens of the City of Batavia to amend the area boundaries by removing certain property and street rights-of-way from the Downtown redevelopment area tax increment financing district (TIF #3) in order to establish a new TIF redevelopment project area to be identified as the Near East Downtown District Redevelopment Project Area; and

**WHEREAS**, the City of Batavia also desires to amend the plan to allow for the Downtown redevelopment area tax increment financing district (TIF #3) to receive revenue from adjoining TIF redevelopment project areas as may be established in the future as permitted by subsection 11-74.4-4(q) of the Act; and

**WHEREAS**, subsection 11-74.4-5(c) of the Act provides that a redevelopment plan and redevelopment project area may be amended without further public hearing and related notices and procedures, including the reconvening of the joint review board, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, and provided further that publication be made in a newspaper of general circulation within the affected taxing districts within ten (10) days following the adoption of an Ordinance approving such changes, provided that changes do not 1) add additional parcels of property to the proposed redevelopment project area; 2) substantially affect the general land uses proposed in the redevelopment plan; 3) substantially change the

CITY OF BATAVIA ILLINOIS ORDINANCE 21-03

nature of the redevelopment projects; 4) increase the total estimated redevelopment project costs set out in the redevelopment plan by more than five (5%) percent after adjustment for inflation from the date the plan was adopted; 5) add additional redevelopment project costs to the itemized list of redevelopment project costs set out in the redevelopment plan; or 6) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than ten (10); and

**WHEREAS**, the change to the Downtown redevelopment area tax increment financing district (TIF #3) boundary involves the removal of property, and not the addition of property or any other changes identified above, and therefore may be made without further hearing and related notices and procedures.

**NOW THEREFORE**, be it hereby ordained by the Mayor and City Council of the City of Batavia, Kane and DuPage Counties, Illinois, as follows:

SECTION 1: The recitals set forth above are incorporated herein as material findings of the Mayor and the City Council.

SECTION 2: The area legally described in the document attached hereto and referenced herein as Exhibit "A" is hereby removed from the Downtown redevelopment area tax increment financing district (TIF #3).

SECTION 3: The City Clerk is hereby directed to file a certified copy of this Ordinance with the Kane County Clerk and Kane County Recorder's Office immediately following the passage and approval of this Ordinance.

SECTION 4. The City Clerk is hereby directed, within ten (10) days from the date of passage and approval of this Ordinance, to give passage of this Ordinance by mail to each affected taxing district and registrant on the interested parties' registry and publish said notice in a newspaper of general circulation within the affecting tax districts.

SECTION 5. That all Ordinances and parties of Ordinances in conflict with the provisions of this Ordinance are repealed to the extent of such conflict.

SECTION 6: This Ordinance shall be in full force and effect immediately from and after its passage and approval.

CITY OF BATAVIA ILLINOIS ORDINANCE 21-03

**PRESENTED** to and **PASSED** by the City Council of the City of Batavia, Illinois, this 4th day of January, 2021.

**APPROVED** by me as Mayor of said City of Batavia, Illinois, this 4th day of January, 2021.

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Jeffery D. Schielke, Mayor

Ward	Aldermen	Ayes	Nays	Absent	Abstain	Aldermen	Ayes	Nays	Absent	Abstain
1	O'Brien					Baerren				
2	Callahan					Wolff				
3	Meitzler					Chanzit				
4	Malay					Knopp				
5	Uher					Beck				
6	Cerone					Russotto				
7	McFadden					Miller				
Mayor Schielke										
VOTE:		Ayes	Nays	Absent	Abstentions					
Total holding office:		Mayor and 14 aldermen								

ATTEST:

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Ellen Posledni, City Clerk

CITY OF BATAVIA ILLINOIS ORDINANCE 21-03

EXHIBIT A

LEGAL DESCRIPTION

EXTRACTION FROM TIF #3:

THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE EAST LINE OF VAN BUREN STREET WITH THE SOUTH LINE OF EAST WILSON STREET; THENCE WESTERLY ALONG SAID SOUTH LINE TO A POINT ON THE NORTH LINE OF LOT 1 IN BLOCK 1 OF WILSON'S ADDITION TO BATAVIA THAT IS 45.6 FEET WEST OF THE NORTHEAST CORNER THEREOF; THENCE SOUTHERLY ALONG THE CENTER OF A CONCRETE DRIVEWAY, 96.9 FEET; THENCE NORTH 89° 18' WEST, 16 FEET; THENCE SOUTH 0° 18' EAST, 101.8 FEET TO A POINT 66 FEET NORTH OF THE SOUTH LINE OF LOT 4 OF SAID BLOCK 1; THENCE NORTH 89° 30' EAST PARALLEL WITH THE SOUTH LINE OF LOT 4 AFORESAID, 25.4 FEET TO THE WEST LINE OF THE EAST 37 FEET OF SAID LOT 4; THENCE SOUTHERLY ALONG SAID WEST LINE, 60 FEET TO A POINT THAT IS 138 FEET NORTH OF THE NORTH LINE OF WEBSTER STREET; THENCE WESTERLY, PARALLEL WITH SAID NORTH LINE, TO THE EAST LINE OF THE WEST 68 FEET OF SAID LOT 4; THENCE NORTHERLY, PARALLEL WITH THE WEST LINE OF SAID LOT 4 TO THE NORTH LINE OF THE SOUTH 66 FEET THEREOF; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF LOT 4 AFORESAID, 68 FEET TO THE WEST LINE THEREOF; THENCE SOUTHERLY ALONG SAID WEST LINE, 66 FEET TO THE SOUTHEAST CORNER OF LOT 3 IN SAID BLOCK 1; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID LOT 3 AND ITS WESTERLY EXTENSION TO THE WEST LINE OF WASHINGTON AVENUE; THENCE NORTHERLY ALONG SAID WEST LINE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 2 OF SAID WILSON'S ADDITION TO BATAVIA; THENCE WESTERLY ALONG THE SOUTH LINE OF LOTS 1 AND 2 OF SAID BLOCK 2 TO THE NORTHEAST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE SOUTHERLY ALONG THE EAST LINE OF LOTS 5 AND 8 IN SAID BLOCK 2 TO THE SOUTH LINE OF THE NORTH 31.25 FEET OF SAID LOT 8; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF SOUTH RIVER STREET; THENCE NORTH ALONG SAID EAST LINE TO THE NORTHWEST CORNER OF LOT 5 IN SAID BLOCK 2; THENCE EAST ALONG THE NORTH LINE OF LOT 5, ALSO BEING THE SOUTH LINE OF LOTS 3 AND 4 IN SAID BLOCK TO A POINT THAT IS 0.7 FEET EAST OF THE WEST LINE OF SAID LOT 3; THENCE NORTHERLY ALONG A LINE THAT IS PARALLEL WITH AND 0.7 FEET EASTERLY OF THE WEST LINE OF LOT 3 TO THE SOUTH LINE OF WILSON STREET; THENCE EASTERLY ALONG THE SOUTH LINE TO THE WEST LINE OF SOUTH WASHINGTON AVENUE; THENCE SOUTHERLY ALONG SAID WEST LINE 160 FEET; THENCE EASTERLY TO THE EAST LINE OF SOUTH WASHINGTON AVENUE; THENCE CONTINUING EASTERLY TO A POINT ON THE WEST LINE OF THE EAST 10 FEET OF LOT 3 IN BLOCK 1 OF WILSON'S ADDITION TO BATAVIA THAT IS 155 FEET SOUTH OF THE SOUTH LINE OF WILSON STREET; THENCE NORTHERLY ALONG SAID WEST LINE AND WEST LINE EXTENDED TO THE NORTHERLY LINE OF WILSON STREET; THENCE WESTERLY ALONG SAID LINE TO THE EASTERLY LINE OF NORTH WASHINGTON AVENUE; THENCE NORTHERLY ALONG SAID EASTERLY LINE TO A POINT THAT IS 6 FEET NORTH OF THE SOUTH LINE OF LOT 1 IN BLOCK 8 OF THE ORIGINAL TOWN OF BATAVIA; THENCE EASTERLY PARALLEL WITH SAID SOUTH LINE OF LOT 1 AND LOT 4 IN SAID BLOCK TO A POINT THAT IS 4 FEET WESTERLY OF THE EAST LINE OF SAID

CITY OF BATAVIA ILLINOIS ORDINANCE 21-03

LOT 4; THENCE SOUTHERLY PARALLEL WITH THE EAST LINE OF SAID LOT 4 AND THE EAST LINE OF LOT 3 TO A POINT THAT IS 18.5 FEET SOUTH OF THE NORTH LINE OF LOT 3; THENCE EASTERLY PARALLEL WITH THE NORTH LINE OF WILSON STREET 156.45 FEET TO THE WEST LINE OF NORTH VAN BUREN STREET; THENCE EASTERLY TO THE EAST LINE OF NORTH VAN BUREN STREET; THENCE SOUTHERLY TO THE POINT OF BEGINNING, EXCEPTING THEREFROM AREAS DEDICATED FOR ROADWAY PURPOSES BY DOCUMENT 2012K063738 DATED 9/20/2012 AND DOCUMENT 2013K030215 DATED 4/24/2013; ALL IN THE CITY OF BATAVIA, KANE COUNTY, ILLINOIS.

PIN: 12-22-279-005, 12-22-279-006, 12-22-279-008, 12-22-279-009, 12-22-279-010, 12-22-279-020, 12-22-280-003, 12-22-280-006, 12-22-280-007, 12-22-280-022, 12-22-277-002, 12-22-277-004, 12-22-277-011, 12-22-277-012, 12-22-277-013, 12-22-277-017, 12-22-277-018