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City of Naperville T.E.D. Business Group - CU00410943
400 S Eagle St Attn: Danielle Fischer
NAPERVILLE,IL 60540

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NAPERVILLE,IL 60540

Certificate of Publication:

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State of Illinois - DuPage

Chicago Tribune Media Group does hereby certify that it is the publisher of the Naperville Sun. The Naperville Sun is a secular newspaper, has been continuously published Daily for more than fifty (50) weeks prior to the first publication of the attached notice, is published in the City of Naperville, Township of Naperville, State of Illinois, is of general circulation throughout that county and surrounding area, and is a newspaper as defined by 715 IL CS 5/5.

This is to certify that a notice, a true copy of which is attached, was published 2 time(s) in the Naperville Sun, namely one time per week or on 2 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 2/08/2023, and the last publication of the notice was made in the newspaper dated and published on 2/10/2023.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Feb 08, 2023; Feb 10, 2023.**

Naperville Sun

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

11th Day of February, 2023, by

Chicago Tribune Media Group



Jeremy Gates

**PUBLIC NOTICE
PURSUANT TO 65 ILCS 5/11-74.3-2(b)**

The Mayor and City Council of the City of Naperville (the "City") will hold a public hearing on February 21, 2023 at 7:00 p.m., at the Naperville Municipal Center, Council Chambers, 400 S. Eagle, Naperville, Illinois 60540 (the "Hearing"), to consider whether to designate the following-described property ("Proposed Block 59 Business District") as a business district with a finding and determination that Proposed Block 59 Business District is a blighted area as set forth in the Illinois Business District Development and Redevelopment Law, 65 ILCS 5/11-74.3-1, et seq. (the "Law"), and whether to approve the business district plan for the Proposed Block 59 Business District (the "Business District Plan") as set forth in the Law.

Legal Description of Proposed Business District Area

LOTS 4 TO 6, INCLUSIVE, IN GLACIER PARK RESUBDIVISION NO. 10, BEING A SUBDIVISION IN SECTION 15 AND SECTION 22, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 16, 2020 AS DOCUMENT R2020-075498 IN DUPAGE COUNTY, ILLINOIS; TOGETHER WITH LOT 1 IN HERITAGE SQUARE, NAPERVILLE, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 28, 1992 AS DOCUMENT R92-143318, IN DUPAGE COUNTY, ILLINOIS;

EXCEPT THAT PART TAKEN FOR ROADWAY PURPOSES IN CASE NUMBER 12ED22 AND AS RECORDED BY COURT ORDER VESTING TITLE AS DOCUMENT R2016-90221, DESCRIBED AS FOLLOWS:

PARCEL A: BEGINNING AT THE MOST WESTERLY SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE WEST LINE OF SAID LOT 1, A DISTANCE OF 12.65 FEET; THENCE SOUTH 74 DEGREES 51 MINUTES 32 SECONDS EAST 122.80 FEET TO THE SOUTHERLY LINE OF SAID LOT 1; THENCE SOUTH 83 DEGREES 14 MINUTES 39 SECONDS WEST ALONG SAID SOUTHERLY LINE 4.86 FEET TO AN ANGLE POINT; THENCE NORTH 89 DEGREES 08 MINUTES 32 SECONDS WEST ALONG SAID SOUTHERLY LINE 76.04 FEET TO AN ANGLE POINT; THENCE NORTH 63 DEGREES 27 MINUTES 32 SECONDS WEST ALONG THE SOUTHWESTERLY LINE OF SAID LOT 1; A DISTANCE OF 42.21 FEET TO THE POINT OF BEGINNING; AND

PARCEL B: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE NORTH 89 DEGREES 12 MINUTES 24 SECONDS EAST, BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, N.A.D. 83 (2007), ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 18.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 187.88 FEET; THENCE SOUTH 01 DEGREES 13 MINUTES 43 SECONDS WEST 326.05 FEET; THENCE SOUTH 89 DEGREES 12 MINUTES 38 SECONDS EAST 5.00 FEET; THENCE SOUTH 00 DEGREES 21 MINUTES 00 SECONDS WEST 188.54 FEET TO AN EAST-WEST LINE IN THE WEST LINE OF SAID LOT 1; THENCE NORTH 89 DEGREES 39 MINUTES 00 SECONDS WEST ALONG SAID EAST-WEST LINE 18.00 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE NORTH 00 DEGREES 21 MINUTES 00 SECONDS EAST ALONG SAID WEST LINE 702.11 FEET TO THE POINT OF BEGINNING.

General Description of Proposed Business District Area

The Proposed Block 59 Business District is generally described as several of the southwestern properties bounded by Aurora Avenue to the south, W Jefferson Avenue to the north, Illinois Route 59 to the west, and Fort Hill Drive to the east, and consists of approximately 45 acres.

The area generally consists of the south and eastern portions of the Westridge Court Shopping Center and all of the Heritage Square Shopping Center.

All interested persons will be given an opportunity to be heard at the Hearing. The Business District Plan for the Proposed Block 59 Business District under consideration at the Hearing provides, generally, as follows:

I. City Goals and Objectives

The 2022 City's Land Use Master Plan designates the Future Land Use for the Study Area as a Urban Center. The City's stated goals and objectives for this use include:

- Maintain or reposition Urban Centers as vibrant destinations by attracting entertainment uses, restaurants, and other businesses that contribute to night life and activity.
- Work with property owners and developers to implement best practices for walkability, such as connections to adjacent areas, walkways through surface parking, and pedestrian amenities.
- Where applicable, consolidate curb cuts and provide internal cross access between adjacent uses to improve traffic flow and circulation.
- Activate underutilized parking for community events, temporary uses, food truck rallies, or other uses that will generate activity in commercial centers.

To further the above-stated general goals of the City, certain objectives have been specified for the proposed Business District and are outlined below:

- To support the redevelopment of vacant or underutilized properties within the proposed Business District, and to stabilize occupancy and usage at Heritage and Westridge;
- To provide for the necessary rehabilitation of retail space required to support the proposed uses within Proposed Block 59 Business District and to facilitate redevelopment of the Proposed Block 59 Business District;
- To provide for the necessary public improvements to support the proposed uses within Proposed Block 59 Business District and facilitate redevelopment of the Proposed Block 59 Business District as a whole;
- To improve pedestrian and vehicular traffic safety and circulation throughout Proposed Block 59 Business District as a whole;
- To undertake selected public street, utility and other site improvement projects that are essential to the continuation of Proposed Block 59 Business District for use in accordance with the Business District Plan; and
- To ensure that redevelopment within the Proposed Block 59 Business District is both coordinated and comprehensive.

II. City Policy Criteria

The City has established the following policy criteria to guide development activities within the Proposed Block 59 Business District:

- Preserve and create an environment within the Proposed Block 59 Business District which will promote the economic and social welfare of the City, including opportunities for new retail/commercial growth and for retention of existing commercial activities.
- Exercise powers provided for under the Law in the promotion of the public interest and enhancement of the tax base and tax revenues to the City.
- Enhance the economic well-being and strengthen the retail/commercial sector within the Proposed Block 59 Business District by encouraging private investment and reinvestment through public financing vehicles, if necessary, to increase business activity, attract sound and stable commercial growth, create and retain job opportunities, and enhance and diversify the tax base.
- Provide necessary public infrastructure that enhances the Proposed Block 59 Business District to create an attractive service and/or shopping environment to encourage and support private investment.

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III. General Project Descriptions

The City intends to provide or enter into agreements with developers or other private sector interests to provide certain public and private improvements in the Proposed Block 59 Business District to enhance the immediate area and to serve the needs of development. Potential projects include, but are not limited to:

A. The redevelopment of Westridge Court and Heritage Square Shopping Centers, and the adjacent areas, into modern, renovated retail/commercial uses, or other recreation, entertainment or other land uses that may stimulate additional business activity within the Proposed Block 59 Business District or the City as a whole;

B. The improvement of public utilities, including construction or replacement of the public utility mains, service lines and related system improvements;

C. The rehabilitation of structures and construction of site improvements, including parking improvements;

D. Facilitation of site preparation including the acquisition, subdivision or consolidation of property to support coordinated redevelopment within the proposed Business District; and

E. Entering into agreements with one or more developers or other private sector interests in order to implement the foregoing.

IV. Tax Imposition

The City intends to impose a one percent (1.0%) business district retailers' occupation tax and a one percent (1.0%) business district service occupation tax, as permitted by the Law, in the Proposed Block 59 Business District for the planning, execution and implementation of the Business District Plan, and to pay for Proposed Block 59 Business District project costs as set forth in the Business District Plan. Said taxes to be imposed for no more than 23 years.

Any party interested in submitting an alternative proposal or bid for any proposed conveyance, lease, mortgage or other disposition by the City of land or rights in land owned by the City and located within the Proposed Block 59 Business District, or who would like further information in regard to the Proposed Block 59 Business District, should contact Naperville City Engineer Bill Novack at (630) 420-6704. Any alternative proposals or bids must be addressed to and submitted to Mr. Novack at the above-listed Municipal Center address, no later than the Monday before the Hearing (on or before February 20, 2023, at 4:00 p.m. CST).

All persons who wish to be heard in support of or in opposition to the matters to be considered at the public hearing shall be afforded an opportunity to do so at the public hearing. Statements may be submitted orally, or in writing, or both. For more details regarding the Proposed Block 59 Business District, please contact Naperville City Engineer Bill Novack at (630) 420-6704 or novackw@naperville.il.us. The hearing may be recessed to another date if not concluded on the scheduled date.

City of Naperville

Pam Gallahue

Pam Gallahue

City Clerk

2/8 & 2/10/23 7373416