

**AN ORDINANCE AMENDING ORDINANCE NO. 023-017 CALLING FOR A
PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO
CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA
AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT
FOR THE CITY OF AURORA RIVER VINE TAX INCREMENT FINANCING DISTRICT
TO RESCHEDULE THE PUBLIC HEARING DATE**

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, on March 14, 2023, the City Council of the City of Aurora ("**City**") adopted Ordinance No. 023-017, titled "An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the City of Aurora River Vine Tax Increment Financing District" ("**Procedures Ordinance**"); and

WHEREAS, on April 6, 2023, pursuant to the Procedures Ordinance, the Joint Review Board for the City of Aurora River Vine Tax Increment Financing District ("**TIF District**") met, considered the City's proposal to create the TIF District, reviewed the proposed Redevelopment Project Area, Eligibility Report, Redevelopment Plan and Project, and proposed ordinances establishing the TIF District, and recommended that the Mayor and City Council of the City establish the TIF District; and

WHEREAS, the City Council of the City desires to reschedule the date of the public hearing in the Procedures Ordinance for the TIF District, and to have notices of the new public hearing date given in accordance with the Tax Increment Allocation

Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.* (“**TIF Act**”);

NOW, THEREFORE, BE IT ORDAINED by the Mayor and City Council of the City of Aurora, Illinois, as follows:

SECTION 1: That Section 1 of the Procedures Ordinance is amended to read as follows in its entirety:

That, pursuant to the provisions of the TIF Act, the City Council hereby designates the date of Tuesday, August 8, 2023, at 6:00 p.m. at the Aurora City Hall, 5th Floor Conference Room, 44 East Downer Place, Aurora, Illinois 60507, for the purpose of conducting a public hearing to hear from any interested persons, taxpayers, or affected taxing districts regarding the Redevelopment Project Area and the TIF Plan for the proposed River Vine TIF District.

SECTION 2: That a notice of the rescheduled public hearing must be sent by certified mail, return receipt requested, and a notice of the public hearing must be given by publication, certified mail, return receipt requested, and by first class U.S. Mail, all as required by Sections 11-74.4-5(b) and 11-74.4-6(a), (b) and (c) of the TIF Act, with said notices being substantially in the form attached hereto as **Exhibit A** and made part hereof.

SECTION 3: That all parts of the Procedures Ordinance not amended in this Ordinance remain in effect.

SECTION 4: That this Ordinance will be in full force and effect from and after its adoption and approval as provided by law.

[APPROVAL BLOCK]

EXHIBIT A

NOTICE OF RESCHEDULED PUBLIC HEARING TO CONSIDER THE DESIGNATION OF THE REDEVELOPMENT PROJECT AREA FOR THE PROPOSED AURORA RIVER VINE TAX INCREMENT FINANCING DISTRICT AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT IN RELATION THERETO

Notice is hereby given that a rescheduled public hearing will be held on Tuesday, August 8, 2023, at 6:00 p.m. at the Aurora City Hall, 5th Floor Conference Room, 44 East Downer Place, Aurora, Illinois 60507 ("**Public Hearing**"), in regard to the proposed designation of a redevelopment project area ("**Redevelopment Project Area**"), and the proposed approval of a redevelopment plan and project ("**Redevelopment Plan and Project**") in relation thereto, for the proposed Aurora River Vine Tax Increment Financing District ("**River Vine TIF District**"), pursuant to the provisions of the Illinois Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1, *et seq.*, as amended ("**TIF Act**").

The boundaries of the Redevelopment Project Area for the proposed River Vine TIF District are more fully set forth on the legal description attached hereto as **Exhibit 1** and made part hereof and the street location map attached hereto as **Exhibit 2** and made part hereof.

The proposed Redevelopment Plan and Project provides for land acquisition and assembly, improvements to the public infrastructure within the proposed Redevelopment Project Area and for the City of Aurora ("**City**") to implement a set of actions to promote redevelopment within the proposed Redevelopment Project Area. The contemplated City actions include, but are not limited to: acquisition of property and property interests; site preparation and clearance; demolition; provision of public infrastructure and related public improvements and rehabilitation of structures; interest rate write-downs; job training; the encouragement of redevelopment agreements; assisting in the clean-up of any hazardous waste, hazardous substances or underground storage tanks as required by State or Federal law where these are a material impediment to redevelopment; addressing any flooding problems; and improving opportunities for further development and redevelopment within the River Vine TIF District. The City would realize the goals and objectives of the Redevelopment Plan and Project through public finance techniques including, but not limited to, tax increment allocation financing.

Copies of the Eligibility Report and the Redevelopment Plan and Project have been on file with the City since February 28, 2023, and are currently on file and available for public inspection between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday, except holidays, at the office of the City Clerk for the City of Aurora, at 44 East Downer Place, Aurora, Illinois 60507. Copies of the Eligibility Report and the Redevelopment Plan and Project are enclosed with the copies of this Notice that are being mailed to the affected taxing districts and the Illinois Department of Commerce and Economic Opportunity. The City Clerk for the City of Aurora may be contacted for further information, at the address above or by telephone at (630) 256-3070.

Prior to and at the Public Hearing, all interested persons, affected taxing districts and the Illinois Department of Commerce and Economic Opportunity may file with the City Clerk written comments to and may be heard orally with respect to any issues regarding the proposed Redevelopment Project Area and Redevelopment Plan and Project for the proposed River Vine TIF District. Written comments are invited and can be sent in advance of the Public Hearing to the Aurora City Clerk, 44 East Downer Place, Aurora, Illinois 60507. The Public Hearing may be adjourned by the City Council without further notice other than a motion to be entered upon the minutes of the Public Hearing, fixing the time and place of the subsequent Public Hearing.

Mailed and Published by order of the
Corporate Authorities of the City of Aurora, Illinois
Jennifer Stallings, City Clerk

EXHIBIT 1

**COMMON BOUNDARIES, PINS, AND LEGAL DESCRIPTION FOR THE
AURORA RIVER VINE TAX INCREMENT FINANCING DISTRICT**

Legal Description: _____

Common Boundaries: _____, in the City of Aurora, Kane County, Illinois.

Property Identification Numbers ("PINs"): _____.

EXHIBIT 2

**STREET LOCATION MAP FOR THE AURORA
RIVER VINE TAX INCREMENT FINANCING DISTRICT**

(attached)