

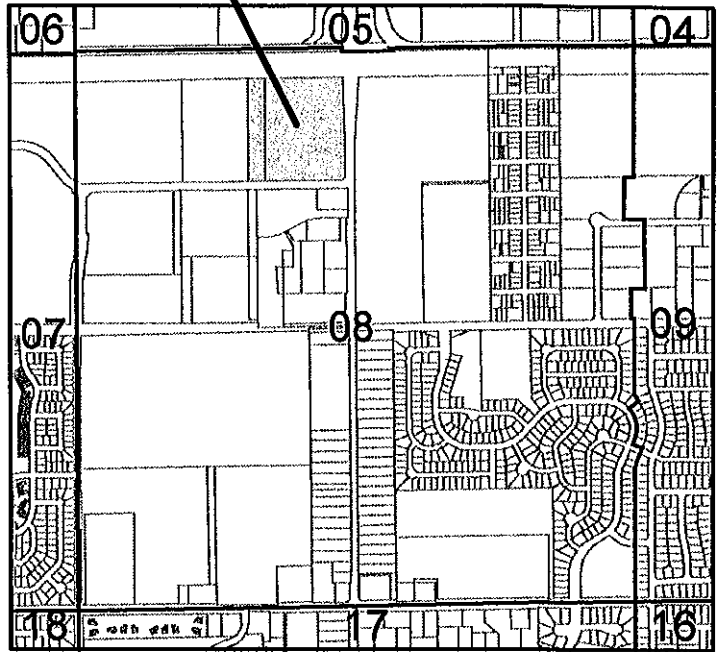
**EXHIBIT A-1**  
**SSA 182**  
**VICTORY PACKAGING – SEQUOIA & RANDALL**  
**LOCATION MAP TO CONFORM WITH KANE REQUIREMENTS**

**Legal Description**

LOT 3 IN UNIT TWO, PRIME BUSINESS PARK,  
ACCORDING TO THE PLAT THEREOF  
RECORDED MAY 28, 2002 AS DOCUMENT  
2002K067461, IN THE CITY OF AURORA,  
KANE COUNTY, ILLINOIS.

**Locator Map**

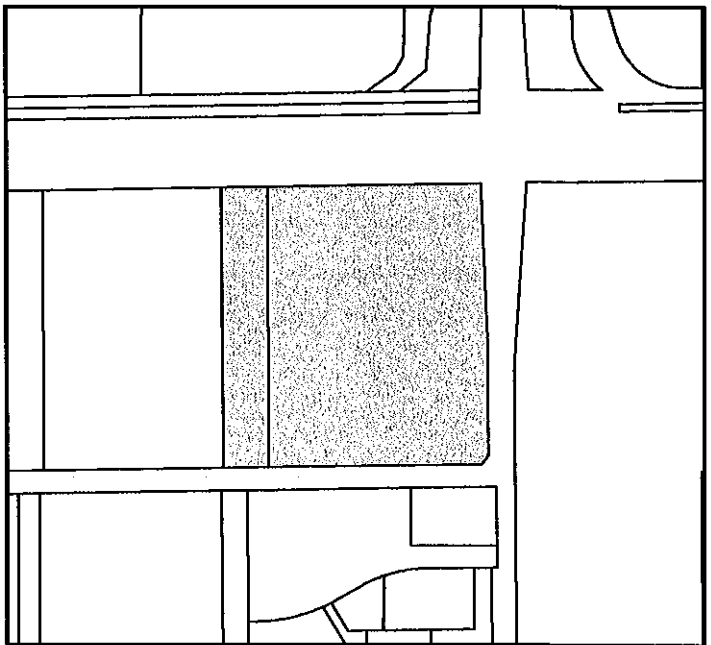
Subject Area **T. 38 N.**



**R. 8 E.**



**Actual Area**

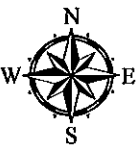


**PIN(s)**

15-08-125-001  
15-08-125-002

**Common Address**

Vacant Lot  
1405 Sequoia Drive



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LEGAL DESCRIPTION:

LOT 3 IN UNIT TWO, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 2002 AS DOCUMENT 2002K067461, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-08-125-001 V/L, Aurora, Illinois  
15-08-125-002 1405 Sequoia Drive, Aurora, Illinois 60504

**EXHIBIT B**  
**NOTICE OF HEARING**  
**CITY OF AURORA**  
**SPECIAL SERVICE AREA NUMBER 182**  
**VICTORY PACKAGING – SEQUOIA & RANDALL**  
**KANE COUNTY**

NOTICE IS HEREBY GIVEN that on the 14<sup>th</sup> day of April, 2015 at 6:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

**SEE ATTACHED EXHIBIT "A"**

The approximate location is the northwest corner of Randall Road and Sequoia Drive, Aurora, Illinois.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection, and is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 182 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 182 in general is to provide for the maintenance and repair of certain onsite stormwater detention, retention and drainage controls and common areas, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 182 by the City of Aurora of not to exceed an annual rate of 1.10 one-hundredths percent (\$1.10 being 110 cents per \$100.00 of the equalized assessed value of the property) sufficient to produce revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the aforesaid required items or provide said special services and the City is forced to assume said responsibilities. The hearing may be adjourned by the City Council to another date

without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER 182 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

City Clerk  
City of Aurora  
44 East Downer Place  
Aurora, IL 60507  
(630) 256-3070 Phone

**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LEGAL DESCRIPTION:

LOT 3 IN UNIT TWO, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 2002 AS DOCUMENT 2002K067461, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-08-125-001 V/L, Aurora, Illinois  
15-08-125-002 1405 Sequoia Drive, Aurora, Illinois 60504

# Chicago Tribune

Printed: 3/24/2015 2:11:10 PM

Order ID: 3157709

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GROSS PRICE \* : \$379.92

\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

Product(s): SubTrib\_Aurora Beacon News, Publicnotices.com, classified.chicagotribune.com  
AdSize(s): 1 Column,  
Run Date(s): Friday, March 27, 2015  
Color Spec. B/W

Preview

NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA  
NUMBER 182  
VICTORY PACKAGING - SE  
QUOIA & RANDALL  
KANE COUNTY

NOTICE IS HEREBY GIVEN that on the 14th day of April, 2015 at 6:00 p.m. in the City Council Chambers of the City Hall, 44 East DuSable Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

The approximate location is the northeast corner of Randall Road and Sequoia Drive, Aurora, Illinois.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection, and is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 182 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes

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PACKAGE NAME: Legal Aurora  
Beacon

affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 182 is to provide for the maintenance and repair of certain on-site stormwater detention, retention and drainage controls and common areas, all in accordance with the final plan of subdivision or final approved engineering plans for the Area and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the PROPOSED SPECIAL SERVICE AREA NUMBER 182 by the City of Aurora of not to exceed an annual rate of 1.70 one hundredths percent (\$1.70 being 170 cents per \$100.00 of the equalized assessed value of the property) sufficient to provide revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said taxes are intended to produce an amount annually for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "abandoned" and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the above said special services and the City is forced to assume said responsibilities. The hearing may be adjourned by the City Council



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\* Agency Commission not included

PACKAGE NAME: Legal Aurora  
Beacon

to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

if a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER 182 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the first adjournment of the public hearing objecting to the establishment of the Area, the engagement thereof or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or changed, or tax levied or imposed.

## EXHIBIT "A" LEGAL DESCRIPTION OF SUBJECT PROPERTY

### LEGAL DESCRIPTION:

LOT 3 IN UNIT TWO, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 2002 AS DOCUMENT 20020067651 IN THE CITY OF AURORA, LAKE COUNTY, ILLINOIS.

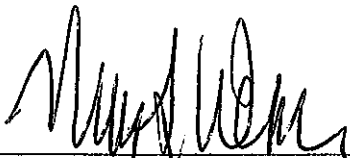
PIN: 15-08-125-081 W/L, Aurora, Illinois  
15-08-125-002 LADE, SERRINA DYNE, AURORA, ILLINOIS 60504

CITY CLERK  
CITY OF AURORA  
441 East Downer Place  
AURORA, IL 60507  
(630) 256-3000 PHONE  
03/27/2015 3:15:7709

**AFFIDAVIT OF SERVICE OF NOTICE**

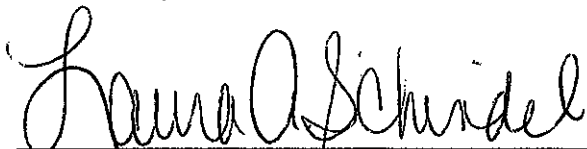
Nancy L. Warren, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for Special Service Area No. 182 to be duly sent by mail, proper postage prepaid on or before March 27, 2015, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area 182. In the event that taxes for the last preceding year were not paid, notice was sent to the person or persons last listed on the tax rolls prior to that year as the owner of said property, for the property described in said Notice to wit:

Dated this 27<sup>th</sup> day of March, 2015.



Nancy L. Warren

Subscribed and sworn to before me  
this 27<sup>th</sup> day of March, 2015.

  
\_\_\_\_\_  
Notary Public

STATE OF Illinois )  
 ) SS  
COUNTY OF COOK )

**WAIVER OF OBJECTION TO SPECIAL SERVICE AREA #182**  
**VICTORY PACKAGING - SEQUOIA & RANDALL**

ES AURORA, LLC., the owner of record of the property, which is legally described in the attached, Exhibit "A", consents to the establishment of Special Service Area 182, and waives any right of objection it may have to the creation of this Special Service Area pursuant to 35 ILCS 200/27-55.

ES AURORA LLC.

By: *[Signature]*

Its: SVP

SUBSCRIBED and SWORN  
to before me this 16 day of  
March, 2015.  
*[Signature]*  
Notary Public



**EXHIBIT "A"**  
**LEGAL DESCRIPTION OF SUBJECT PROPERTY**

LEGAL DESCRIPTION:

LOT 3 IN UNIT TWO, PRIME BUSINESS PARK, ACCORDING TO THE PLAT THEREOF RECORDED MAY 28, 2002 AS DOCUMENT 2002K067461, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

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15-08-125-002 1405 Sequoia Drive, Aurora, Illinois 60504