

Publish One Time: Friday May 3, 2024

NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA NUMBER 220  
U-HAUL CENTER OF AURORA  
DUPAGE COUNTY

PERMANENT INDEX NO.: 07-28-201-019, 07-28-201-018

PROPERTY ADDRESS: 4441 Ogden Ave & 195 S Route 59

NOTICE IS HEREBY GIVEN that on the Tuesday, May 28, 2024 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 purpose of the formation of SPECIAL SERVICE AREA NUMBER 220 in general is to provide for the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, in said Area, 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. It is hereby determined by the City Council that the establishment of said special service area is desirable and necessary to provide the special services to the said area.

At the hearing, all persons affected will be given an opportunity to be heard and may object to the formation of the Area and the levy of taxes affecting said Area. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 220 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 220 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

Any questions concerning the proposed Special Service Area should be directed to the City of Aurora Law Department by calling 630-256-3060.

**EXHIBIT "A"**

**LEGAL DESCRIPTION**

LOTS 1 AND 2 IN U-HAUL CENTER OF AURORA SUBDIVISION, BEING A SUBDIVISION IN THE NORTHEAST QUARTER (1/4) OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 19, 2001, AS DOCUMENT NO. R2001-148206, IN DUPAGE COUNTY, ILLINOIS.

**PINS:** 07-28-201-019, 07-28-201-018

**PROPERTY ADDRESS/LOCATION:** 4441 Ogden Ave & 195 S Route 59, Aurora, Illinois 60504