

**NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA NUMBER 196  
GRAMERCY SQUARE  
VACANT LOT  
SOUTHEAST CORNER OF THATCHER DRIVE  
AND SOUTH COMMONS DRIVE  
IN THE SOUTHEAST CORNER OF  
NAPERVILLE TOWNSHIP SECTION 28  
DUPAGE COUNTY  
171 TOWNHOME UNITS  
M/I HOMES OF CHICAGO, LLC**

**NOTICE IS HEREBY GIVEN** that on the 26<sup>th</sup> day of June, 2018 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 a Vacant Lot Southeast Corner of Thatcher Drive and South Commons Drive in the Southeast Corner of Naperville Township Section 28, Aurora, Illinois 60504.

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

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 196 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 196 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 196 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 196 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

**SEE ATTACHED EXHIBIT “A”**

**LEGAL DESCRIPTION**

**GRAMERCY SQUARE**

THE SOUTH 1027.50 FEET OF THE WEST 1059.85 FEET OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN: 07-28-400-010

PROPERTY ADDRESS: Vacant Lot South East Corner of Thatcher Drive and South Commons Drive in the Southeast Corner of Naperville Township Section 28, Aurora, Illinois