

**ROUND TWO**

CITY OF AURORA  
ORDINANCE NO. \_\_\_\_\_  
DATE OF PASSAGE: \_\_\_\_\_

AN ORDINANCE FOR THE ESTABLISHMENT OF  
A SPECIAL SERVICE AREA NUMBER 190  
SEQUEL – 998 CORPORATE BOULEVARD  
KANE COUNTY  
IN THE CITY OF AURORA

Finance Committee Referral Deadline Ordinance	02/10/17
Finance Committee Establishment Ordinance	02/14/17
COW Establishment Ordinance	02/21/17
CC Establishment Ordinance	02/28/17

\*CITY CLERK NEEDS TO RECORD THE SPECIAL SERVICE ORDINANCE WITH THE KANE COUNTY RECORDER'S OFFICE, AS WELL AS FILING SAME WITH THE KANE COUNTY CLERK UPON PASSAGE.

**EXHIBIT B**  
**NOTICE OF HEARING**  
**CITY OF AURORA**  
**SPECIAL SERVICE AREA NUMBER 190**  
**SEQUEL – 998 CORPORATE BOULEVARD**  
**KANE COUNTY**  
**IN THE CITY OF AURORA**

NOTICE IS HEREBY GIVEN that on the 13<sup>th</sup> day of December, 2016 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 998 Corporate Boulevard, Aurora, Illinois 60505.

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 190 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 190 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 190 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 190 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:**

PARCEL 1: LOT 2 IN A.T.S SUBDIVISION, AURORA, KANE COUNTY, ILLINOIS, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, EXCEPT THAT PART DEDICATED PER DOCUMENT NUMBER 2001K087959.

PARCEL 2: THAT PART OF THE SOUTH 1/2 OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SAID SECTION, 777.51 FEET SOUTH 00 DEGREES 53 MINUTES 07 SECONDS EAST OF THE NORTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 53 MINUTES 07 SECONDS WEST ALONG SAID WEST LINE, 61.57 FEET TO THE SOUTH LINE OF A TRACT OF LAND CONVEYED TO NORTHERN ILLINOIS GAS COMPANY BY DOCUMENT NO. 1118605; THENCE NORTH 89 DEGREES 10 MINUTES 30 SECONDS EAST ALONG SAID SOUTH LINE, 24.68 FEET; THENCE NORTH 55 DEGREES 45 MINUTES 50 SECONDS EAST ALONG SAID SOUTH LINE, 378.03 FEET; THENCE NORTH 87 DEGREES 49 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE, 778.08 FEET TO THE WEST RIGHT OF WAY LINE OF CHURCH ROAD AS DEDICATED IN A PLAT THEREOF RECORDED MAY 31, 2000 AS DOCUMENT NO. 2000K042972; THENCE SOUTH 19 DEGREES 23 MINUTES 34 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 298.43 FEET TO THE NORTH LINE OF A.T.S SUBDIVISION RECORDED AS DOCUMENT NO. 94K072064 IN KANE COUNTY, ILLINOIS; THENCE SOUTH 88 DEGREES 43 MINUTES 05 SECONDS WEST ALONG SAID NORTH LINE, 1014.93 FEET TO SAID POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

CONTAINING 8.96 ACRES, MORE OR LESS

COMMON ADDRESS: 998 Corporate Boulevard, Aurora, Illinois

PERMANENT INDEX NO.: 15-02-402-003 & 15-02-401-018

**AFFIDAVIT OF SERVICE OF NOTICE**

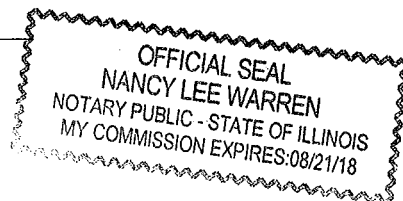
Blanca R. Dominguez, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for Special Service Area No. 190 to be duly sent by mail, proper postage prepaid on or before November 23, 2016, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area 190. 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 23<sup>rd</sup> day of November, 2016.

\_\_\_\_\_  
Blanca R. Dominguez

Subscribed and sworn to before me  
this 23<sup>rd</sup> day of November, 2016.

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





Law Department • 44 E. Downer Place • Aurora, IL 60507-2067

Corporate Technical Center, LLC  
c/o Daniel T. Dolan  
765 Orchard Avenue  
Aurora, IL 60506

Parcel ID: 15-02-401-018



Law Department • 44 E. Downer Place • Aurora, IL 60507-2067

Corporate Technical Center LLC  
c/o Daniel T. Dolan  
765 Orchard Avenue  
Aurora, IL 60506

Parcel ID: 15-02-402-003



Law Department • 44 E. Downer Place • Aurora, IL 60507-2067

Plainfield - 135<sup>th</sup> LLC  
765 Orchard Avenue  
Aurora, IL 60506

Parcel ID: 15-02-401-018

**NOTICE OF HEARING  
CITY OF AURORA  
SPECIAL SERVICE AREA NUMBER 190  
SEQUEL – 998 CORPORATE BOULEVARD  
KANE COUNTY  
IN THE CITY OF AURORA**

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**SEE ATTACHED EXHIBIT “A”**

The approximate location is 998 Corporate Boulevard, Aurora, Illinois 60505.

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 190 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 190 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 190 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 190 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.

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COMMON ADDRESS: 998 Corporate Boulevard, Aurora, Illinois

PERMANENT INDEX NO.: 15-02-402-003 & 15-02-401-018

# CHICAGO TRIBUNE

media group

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City of Aurora Legal Dept - CU00427161

44 E Downer Pl

AURORA, IL 60505

Bill To:

City of Aurora Legal Dept - CU00427161

44 E Downer Pl

AURORA, IL 60505

## Certificate of Publication:

Order Number: 4601396

Purchase Order: 282053

State of Illinois - Kane

**Chicago Tribune Media Group** does hereby certify that it is the publisher of the Aurora Beacon News. The Aurora Beacon News 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 County of Kane, 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 1 time(s) in the Aurora Beacon News on Nov 23, 2016.

This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

PUBLICATION DATES: Nov 23, 2016.

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Aurora Beacon News

Executed at Chicago, Illinois on this

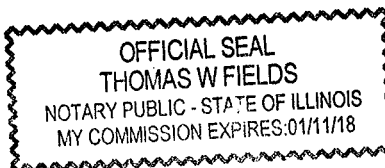
NOV 22 2016

\_\_\_\_ Day of \_\_\_\_\_, \_\_\_\_\_ by  
Day Month Year

**Chicago Tribune Media Group**

Deidra Durham

Notary Public



Chicago Tribune - [chicagotribune.com](http://chicagotribune.com)

435 North Michigan Avenue, Chicago, Illinois 60611

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**NOTICE OF HEARING  
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City Clerk  
City of Aurora  
44 East Downer Place  
Aurora, IL 60507  
(630) 256-3070 Phone  
November 23, 2016 4601396

4601396

STATE OF Illinois )  
COUNTY OF Kane ) SS

**WAIVER OF OBJECTION SSA #190**  
**SEQUEL - 998 CORPORATE BOULEVARD**

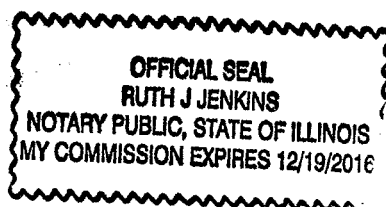
Corporate Technical Center, LLC, owner of record of the property, which is legally described in the attached, Exhibit "A", consents to the establishment of Special Service Area 190, and waives any right of objection it may have to the creation of this Special Service Area pursuant to 35 ILCS 200/27-55.

Corporate Technical Center, LLC

By: *[Signature]*

SUBSCRIBED and SWORN  
to before me this 29 day of  
November, 2016.

*[Signature]*  
Notary Public



**EXHIBIT "A"**

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