

**EXHIBIT B
NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 192
O'REILLY'S AUTO PARTS
1435 EAST NEW YORK STREET
KANE COUNTY
IN THE CITY OF AURORA**

NOTICE IS HEREBY GIVEN that on the 27th day of June, 2017 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 1435 East New York Street, 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 192 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 192 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 192 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 192 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

SSA #192
O'REILLY AUTO PARTS
1435 EAST NEW YORK STREET

RECORD LEGAL DESCRIPTION:

PARCEL 1: LOT 343 (EXCEPT THE EASTERLY 10 FEET THEREOF), LOTS 344, 345, 346, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) AND ALSO THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTHERLY OF AND ADJOINING LOTS 367, 368, 369, 370, 371, AND 372, AND ALL OF THE VACATED ALLEY LYING SOUTHERLY AND ADJOINING LOTS 373, 374, 375 AND 376 (EXCEPT THE EASTERLY 10 FEET THEREOF) IN OGDEN GARDENS, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS

PARCEL 2: LOTS 347, 348, AND 349 AND THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS, IN OGDEN GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3: LOTS 350, 351 AND 352 AND THE SOUTHERLY HALF OF THE VACATED ALLEY LYING NORTHERLY OF AND ADJOINING SAID LOTS, IN OGDEN GARDENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

MEASURED METES AND BOUNDS DESCRIPTION:

THAT PART OF OGDEN GARDENS, BEING A SUBDIVISION OF PART OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED SEPTEMBER 4TH, 1925 AS DOCUMENT 260960, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF LOT 367 IN SAID OGDEN GARDENS; THENCE NORTH 72 DEGREES 29 MINUTES 01 SECONDS EAST, ALONG THE NORTHERLY LINE OF LOTS 367 THROUGH 376 INCLUSIVE, 389.65 FEET TO A LINE 10.00 FEET WEST OF AND PARALLEL WITH THE EAST LINE OF LOTS 376 AND 343; THENCE SOUTH 0 DEGREES 37 MINUTES 27 SECONDS EAST, ALONG SAID PARALLEL LINE, 217.35 FEET TO THE SOUTHERLY LINE OF LOT 343; THENCE SOUTHWESTERLY 163.69 FEET, ALONG THE SOUTHERLY LINE OF LOTS 343 THROUGH 347 INCLUSIVE, SAID LINE BEING A NON-TANGENTIAL CURVE TO THE LEFT, SAID CURVE HAVING A RADIUS OF 1,146.28 FEET, A CHORD THAT BEARS SOUTH 62 DEGREES 44 MINUTES 54 SECONDS WEST AND A CHORD DISTANCE OF 163.55 FEET TO A POINT OF REVERSE CURVATURE; THENCE SOUTHWESTERLY 49.58 FEET, ALONG THE SOUTHERLY LINE OF LOTS 347 AND 348, SAID SOUTHERLY LINE BEING A CURVE TO THE RIGHT, TANGENTIAL TO LAST DESCRIBED CURVE, HAVING A RADIUS OF 204.87 FEET, A CHORD THAT BEARS SOUTH 65 DEGREES 35 MINUTES 25 SECONDS WEST AND A CHORD DISTANCE OF 49.46 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 24 SECONDS WEST, ALONG THE SOUTHERLY LINE OF LOTS 348 THROUGH 352 INCLUSIVE AND TANGENT TO LAST DESCRIBED CURVE, 189.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 352; THENCE NORTH 0 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 352, THE NORTHERLY EXTENSION THEREOF AND THE WEST LINE OF SAID LOT 367, 252.32 FEET TO SAID POINT OF BEGINNING, ALL IN KANE COUNTY, ILLINOIS.

PIN #: 15-24-352-025

COMMON ADDRESS: 1435 East New York Street, Aurora, Illinois 60505