

Publish One Time: FEBRUARY 24, 2022

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 207
FAMILY DOLLAR
KANE COUNTY
PERMANENT INDEX NO.: 15-22-455-008
PROPERTY ADDRESS: 425 E. New York Street, Aurora, Illinois 60505

NOTICE IS HEREBY GIVEN that on the 22nd day of March, 2022, at 5:00 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"

SECTION TWO:

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 207 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.

SECTION THREE:

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 207 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 207 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.

Common Addresses: 425 E. New York Street, Aurora, Illinois 60505

EXHIBIT "A"

LEGAL DESCRIPTION SSA #207 FAMILY DOLLAR

LEGAL DESCRIPTION (AS SURVEYED)

LOTS 1 AND 2 AND THE NORTHERLY 26 FEET OF LOT 3 IN BLOCK 21 OF MCCARTY'S AMENDED PLATY OF AURORA RECORDED ON DECEMBER 20, 1853 IN PLAT BOOK 1 PAGE 22, AND RE-RECORDED ON DECEMBER 11, 1894 IN PLAT BOOK 15 PAGE 14, IN KANE COUNTY, ILLINOIS.

LEGAL DESCRIPTION (PER TITLE COMMITMENT)

ALL THAT CERTAIN LOT OR PARCEL OF LAND BEING THE EAST 40 FEET OF LOTS 1 AND 2 AND THE NORTH 26 FEET OF THE EAST 40 FEET OF LOT 3 IN BLOCK 21 OF THE ORIGINAL PLAT OF AURORA AND THE WESTERLY 132 FEET OF LOTS 1 AND 2 AND THE NORTHERLY 26 FEET OF THE WESTERLY 132 FEET OF LOT 3 IN BLOCK 21 OF THE ORIGINAL TOWN OF AURORA, ON THE EAST SIDE OF FOX RIVER. SITUATED IN THE COUNTY OF KANE AND STATE OF ILLINOIS.

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

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