

ROUND TWO

CITY OF AURORA
ORDINANCE NO. _____
DATE OF PASSAGE: _____

AN ORDINANCE FOR THE ESTABLISHMENT OF
A SPECIAL SERVICE AREA NUMBER 188
CHILDREN'S LEARNING ADVENTURE
DUPAGE 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 DUPAGE COUNTY RECORDER'S OFFICE, AS WELL AS FILING SAME WITH THE DUPAGE COUNTY CLERK UPON PASSAGE.

**EXHIBIT B
NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 188
CHILDREN'S LEARNING ADVENTURE
DUPAGE COUNTY
IN THE CITY OF AURORA**

NOTICE IS HEREBY GIVEN that on the 13th 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 3825 75th Street, 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 is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 188 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 188 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 188 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 188 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

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 2209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKE UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 of said MEADOW LAKE, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST, 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

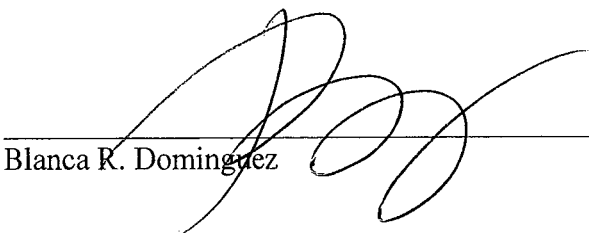
PERMANENT INDEX NO.: 07-28-300-028

COMMON ADDRESS: 3825 75th Street, Aurora, Illinois 60504

AFFIDAVIT OF SERVICE OF NOTICE

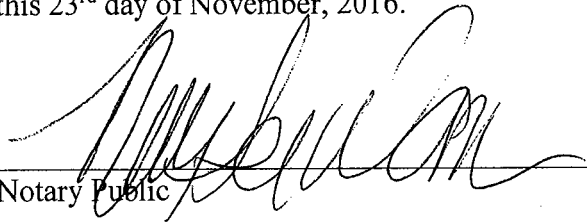
Blanca R. Dominguez, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for Special Service Area No. 188 to be duly sent by mail, proper postage prepaid on or before November 23, 2016, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Special Service Area 188. 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 23rd day of November, 2016.

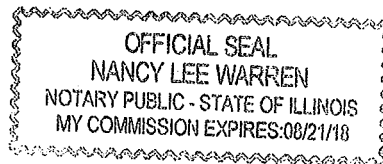


Blanca R. Dominguez

Subscribed and sworn to before me
this 23rd day of November, 2016.



Notary Public



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SPECIAL SERVICE AREA NUMBER 188
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City Clerk
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PERMANENT INDEX NO.: 07-28-300-028

COMMON ADDRESS: 3825 75th Street, Aurora, Illinois 60504



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

DTH Aurora LLC
c/o Dennis J. Hoffman
One Oakbrook Terrace No. 600
Oakbrook Terrace, IL 60181

Parcel ID: 07-28-300-028

Property Information

07-28-300-028

Billing Information
 DJH AURORA LLC
 C/O DENNIS J HIFFMAN
 ONE OAKBROOK TERR NO 600
 OAKBROOK TERR IL 60161

Property Information
 DJH AURORA LLC
 MEADOWRIDGE DR
 AURORA 605042071

Township: NAPERVILLE

	2015	2014	2013	2012	2011
Property Class	FARM	FARM	FARM	FARM	FARM
Tax Code	7012	7012	7012	7012	7012
Fair Cash Value	\$0	\$0	\$0	\$0	\$0
Land Value	\$5,410	\$4,915	\$4,468	\$4,062	\$3,693
+ Building Value	\$0	\$0	\$0	\$0	\$0
= Assessed Total	\$5,410	\$4,915	\$4,468	\$4,062	\$3,693
x State Multiplier	1.0000	1.0000	1.0000	1.0000	1.0000
= Equalized Value	\$5,410	\$4,915	\$4,468	\$4,062	\$3,693
- Residential Exemption	\$0	\$0	\$0	\$0	\$0
- Senior Exemption	\$0	\$0	\$0	\$0	\$0
- Senior Freeze	\$0	\$0	\$0	\$0	\$0
- Disabled Veteran	\$0	\$0	\$0	\$0	\$0
- Disability Exemption	\$0	\$0	\$0	\$0	\$0
- Returning Veteran Exemption	\$0	\$0	\$0	\$0	\$0
- Home Improvement Exemption	\$0	\$0	\$0	\$0	\$0
- Housing Abatement	\$0	\$0	\$0	\$0	\$0
= Net Taxable Value	\$5,410	\$4,915	\$4,468	\$4,062	\$3,693
x Tax Rate	9.6730	9.9634	9.7879	9.2872	8.4430
= Total Tax Due	\$523.32	\$489.72	\$437.34	\$377.26	\$311.80
Percentage Changed	6.86%	11.98%	15.93%	20.99%	16.59%

Reported Terms of Sale – As Disclosed on PTAX-203 Illinois Real Estate Transfer Declaration

Parcel Number: 07-28-300-028	Doc. No.: R2004-251643
Date of instrument: 09/2004	Type of instrument: T

(Instrument Types Key: W: Warranty Deed, Q: Quit Claim Deed, E: Executor Deed, T: Trustee Deed, B: Beneficial Interest, O: Other)

Will the property be the buyer's principal residence? N

Was the property advertised for sale? (i.e., media, sign, newspaper, realtor) N

Disclosed current and intended primary use of the property.

Current: J Intended: A

a=Land/lot only, b=Residence (single-family, condominium, townhome, or duplex), c=Mobile home residence, d=Apartment building (6 units or less) No. of units: 000, e=Apartment building (over 6 units) No. of units: 000, f=Office, g=Retail establishment, h=Commercial building, i=Industrial building, j=Farm, k=Other

Identified significant physical changes in the property since January 1 of the previous year.

Date of significant physical change if disclosed:

:Demolition/damage :Additions :Major remodeling
:New construction :Other

Disclosed special circumstances that applied to this sale.

:Fulfillment of installment contract — year contract initiated :	:Seller/buyer is a relocation company
:Sale between related individuals or corporate affiliates	:Seller/buyer is a financial institution or government agency
:Transfer of less than 100 percent interest	:Buyer is a real estate investment trust
:Court-ordered sale	:Buyer is a pension fund
:Sale in lieu of foreclosure	:Buyer is an adjacent property owner
:Condemnation	:Buyer is exercising an option to purchase
:Short sale	:Trade of property (simultaneous)
:Bank REO (real estate owned)	:Sale-leaseback
:Auction sale	:Other

Purchase Price

Full actual consideration: \$2,451,709.00
Amount of personal property included in the purchase: \$
Was the value of a mobile home included in the value of the personal property? N
Net consideration for real property: \$2,451,709.00

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR -- **SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2015 TAX**

MAIL PAYMENT TO: P.O. BOX 4203, CAROL SPRING, IL 60187-4203

PAY ON LINE AT: www.du-pagencounty.org
SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

*** DUPLICATE BILL ***

07-28-300-028

DJH AURORA LLC

C/O DENNIS J HIFFMAN

ONE OAKBROOK TERR NO 600

OAKBROOK TERR IL 60181

1

ON OR BEFORE:	PAY:
JUNE 1, 2016	261.66
PAYING PERIOD:	PAY THIS AMOUNT:
JUNE 1 THRU 30	261.66
JULY 1 THRU 31	261.66
AUG 1 THRU 31	261.66
SEP 1 THRU 30	261.66
OCT 1 THRU 31	261.66
NOV 1 THRU 30	261.66

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2015 TAX BILL AFTER OCTOBER 31, 2016, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER.

CHECK BOX AND COMPLETE CHANGE OF ADDRESS ON BACK

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 15, 2016

\$261.66 PAID MAY 10, 2016

ON OR BEFORE:	PAY:
SEPT 1, 2016	261.66

\$261.66 PAID MAY 10, 2016

Rate 2014	Tax 2014	Taxing District	Rate 2015	Tax 2015
		** COUNTY **		
.1237	6.07	COUNTY OF DU PAGE	.1185	6.41
.0267	1.31	PENSION FUND	.0256	1.38
.0411	2.02	COUNTY HEALTH DEPT	.0400	2.16
.0142	.69	PENSION FUND	.0130	.70
.1568	7.70	FOREST PRESERVE DIST	.1508	8.15
.0123	.60	PENSION FUND	.0114	.61
		** LOCAL **		
.0413	2.02	NAPERVILLE TWP	.0452	2.44
.0224	1.10	NAPERVILLE TWP ROAD	.0267	1.44
.0023	.11	PENSION FUND	.0019	.10
1.4827	72.87	CITY OF AURORA	1.4576	78.85
.8019	39.41	PENSION FUND	.7575	40.98
.2864	14.07	CITY AURORA LIBR	.2943	15.92
.5871	28.85	FOX VALLEY PARK DIST	.5578	30.17
.0460	2.26	PENSION FUND	.0436	2.35
		** EDUCATION **		
5.8785	288.92	UNIT SCHOOL DIST 204	5.7101	308.91
.1425	7.00	PENSION FUND	.1404	7.59
.2975	14.72	COLLEGE DU PAGE 502	.2786	15.16
9.9634	489.72	TOTAL	9.6730	523.32

Mailed to:

DJH AURORA LLC
C/O DENNIS J HIFFMAN
ONE OAKBROOK TERR NO 600
OAKBROOK TERR IL 60181

Property Location:

MEADOWRIDGE DR
AURORA, 60504

Township Assessor:

NAPERVILLE
630-355-2444

Tax Code:

7012

Property Index Number:

07-28-300-028

Unpaid Taxes Due: NO

TIF Frozen Value	
Fair Cash Value	
Land Value	5,410
+ Building Value	0
= Assessed Value	5,410*
x State Multiplier	1.0000
= Equalized Value	5,410
- Residential Exemption	
- Senior Exemption	
- Senior Freeze	
- Disabled Veteran	
- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	5,410
x Tax Rate	9.6730
= Total Tax Due	523.32

* S OF A FACTOR 1.0000

1st INST PAID MAY 10, 2016

2nd INST PAID MAY 10, 2016

CHANGE OF NAME/ADDRESS:
COUNTY CLERK 630-407-5540



2015 DuPage County Real Estate Tax Bill
Gwen Henry, CPA, County Collector
421 N. County Farm Road
Wheaton, IL 60187

Office Hours - 8:00 am-4:30 pm, Mon-Fri
Telephone - (630) 407-5900

2014 \$4,915 Assessed Value 2015 \$5,410

CHICAGO TRIBUNE

media group

Sold To:

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: 4601369

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.

Aurora Beacon News

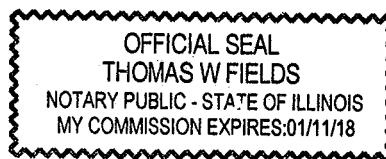
Executed at Chicago, Illinois on this

____ Day of NOV 22 2016, by
Day Month Year

Chicago Tribune Media Group

Deidra Durham

Notary Public



Chicago Tribune - chicagotribune.com

435 North Michigan Avenue, Chicago, Illinois 60611

(312) 222-2222 - Fax: (312) 222-4014

**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 4601369

4601369

STATE OF Illinois)
COUNTY OF DuPage) SS

WAIVER OF OBJECTION SSA #188
CHILDREN'S LEARNING ADVENTURE

DJH Aurora, LLC, owner of record of the property, which is legally described in the attached, Exhibit "A", consents to the establishment of Special Service Area 188, and waives any right of objection it may have to the creation of this Special Service Area pursuant to 35 ILCS 200/27-55.

DJH Aurora, LLC.

By: _____

Attest: _____

ELSA GASTANDE

SUBSCRIBED and SWORN
to before me this 8th day of
November, 2016.

Karen M Kirian
Notary Public



EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LEGAL DESCRIPTION
SSA #188 CHILDREN'S LEARNING ADVENTURE

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 28, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WESTERLY, 2209.50 FEET ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH 00 DEGREES 33 MINUTES 30 SECONDS EAST, 716.59 FEET ALONG THE EAST LINE OF MEADOW LAKE UNIT 26 PHASE 1, THE EAST LINE OF THE RESUBDIVISION OF LOTS 2, 3 AND 4 of said MEADOW LAKE, THE EAST LINE OF FOX VALLEY EAST REGION II UNIT 26-PHASE 2 AND THE NORTHERLY PROJECTION THEREOF TO THE POINT OF BEGINNING: THENCE NORTH 00 DEGREES 33 MINUTES 30 SECONDS WEST, 616.58 FEET ALONG THE LAST DESCRIBED LINE TO THE SOUTH LINE OF 75TH STREET (BEING A LINE THAT IS 100 FEET SOUTHERLY AND PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER); THENCE NORTH 88 DEGREES 50 MINUTES 06 SECONDS EAST, 860.00 FEET ALONG SAID SOUTH LINE TO THE WEST LINE OF MEADOWRIDGE DRIVE AS DEDICATED PER DOCUMENT R99-161487 (THE FOLLOWING THREE COURSES ARE ALONG SAID WEST LINE); THENCE SOUTHERLY, 237.47 FEET ALONG A CURVE CONCAVE TO THE WEST HAVING A RADIUS OF 690.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 08 DEGREES 41 MINUTES 40 SECONDS WEST; THENCE SOUTH 15 DEGREES 57 MINUTES 39 SECONDS WEST, 221.02 FEET; THENCE SOUTHERLY, 186.03 FEET ALONG A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 960.00 FEET, THE CHORD OF SAID CURVE BEARING SOUTH 13 DEGREES 00 MINUTES 09 SECONDS WEST; THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, 715.56 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

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