

SSA# 187
TIME LINE
LAND OF LEARNING MONTESSORI, LLC

ROUND ONE PUBLIC HEARING

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

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
A SPECIAL SERVICE AREA NUMBER #187
LAND OF LEARNING MONTESSORI, LLC
DUPAGE COUNTY
IN THE CITY OF AURORA AND
PROVIDING FOR A PUBLIC HEARING
AND OTHER PROCEDURES IN CONNECTION THEREWITH

Finance Committee Referral Deadline Ordinance	11/20/15
Finance Committee Proposing Ordinance	11/24/15
COW Proposing Ordinance	12/01/15
CC Proposing Ordinance PUBLIC HEARING	12/08/15
Publish Notice By (15 days minimum/30 maximum)	11/20/15
Mail Notice By (10 days minimum)	11/20/15
Petition deadline (60 days after public hearing)	02/06/16

CITY OF AURORA
ORDINANCE NO. _____
DATE OF PASSAGE: _____
AN ORDINANCE PROPOSING THE ESTABLISHMENT OF
A SPECIAL SERVICE AREA #187
LAND OF LEARNING MONTESSORI, LLC
DUPAGE COUNTY
IN THE CITY OF AURORA AND
PROVIDING FOR A PUBLIC HEARING
AND OTHER PROCEDURES IN CONNECTION THEREWITH

WHEREAS, the City of Aurora has a population of more than 25,000 persons and is, therefore, a home rule unit under subsection (a) of Section 6 of Article VII of the Illinois Constitution of 1970; and

WHEREAS, subject to said Section, a home rule unit may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare; and

WHEREAS, special service areas are established pursuant to subsection (1) of Section 6 of Article VII of the Illinois Constitution of 1970, and the Special Service Area Tax Law (35 ILCS 200/27-5 et seq) and the Property Tax Code (35 ILCS 200/1-1 et seq); and

WHEREAS, it is in the public interest that the Area described in the Notice set forth in paragraph 2 Section One hereof be established as a Special Service Area for the purposes set forth herein, an accurate map of said territory being attached hereto as Exhibit "A-1"; and

WHEREAS, said Area is compact and contiguous and constitutes a principal commercial area of the City; and

WHEREAS, said Area is zoned ORI(S) Office, Research, Light Industry with a Special Use and will benefit specifically from the municipal services to be provided which include the maintenance and repair of the onsite stormwater retention, detention 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 in addition to municipal services provided to the City of Aurora as a whole, and it is, therefore, in the best interests of said Area and the City of Aurora as a whole, that the levy of special taxes against said Area for the services to be provided be considered.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Aurora, Illinois, as follows:

SECTION ONE:

- (a) That a public hearing shall be held on the 8th day of December, 2015, at 6:00 p.m. in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois to consider the creation of SPECIAL SERVICE AREA #187 of the City of Aurora, in the territory described in the Notice set forth in Paragraph 2 hereof. At the hearing, there will be considered the levy of an annual tax on property by the City of Aurora at a rate or amount of tax sufficient to produce revenue required to provide the special services in the proposed SPECIAL SERVICE AREA #187. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said tax to be levied at a maximum rate of \$1.10 (one hundred and ten cents per one-hundred dollar valuation). 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 owner fails to maintain or repair the aforesaid required items and the City is forced to assume said responsibilities.
- (b) The Notice of hearing was published at least once not less than fifteen (15) days prior to the public hearing in a newspaper in general circulation in the City of Aurora. In addition, notice by mailing was given by depositing said Notice in the U.S. Mails addressed 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 #187. Said Notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. The Notice shall be substantially the following form:

**NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #187
LAND OF LEARNING MONTESSORI, LLC
DUPAGE COUNTY**

NOTICE IS HEREBY GIVEN that on the 8th day of December, 2015 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"

SECTION TWO:

The purpose of the formation of SPECIAL SERVICE AREA #187 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 #187 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 #187 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.

SECTION FOUR:

The approximate location is 4393 Liberty Street, Aurora, Illinois.

An accurate map of said territory is on file in the Office of the City Clerk and available for public inspection, and is attached hereto as Exhibit "A-1".

All interested persons affected by the formation of SPECIAL SERVICE AREA #187 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.

SECTION FIVE:

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

SECTION SIX:

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

SECTION SEVEN:

That any Section or provisions of this Ordinance that is construed to be invalid or void shall not affect the remaining Sections or provisions which shall remain in full force and effect thereafter.

PASSED by the City Council of the City of Aurora, Illinois on this 8th day of December, 2015.

AYES _____ NAYS _____ NOT VOTING _____

APPROVED AND SIGNED by the Mayor of the City of Aurora, Illinois on this 8th day of December, 2015.

MAYOR

ATTEST:

City Clerk

Prepared by:
Blanca R. Dominguez
Assistant Corporation Counsel
City of Aurora Law Department
44 East Downer Place
Aurora, IL 60507

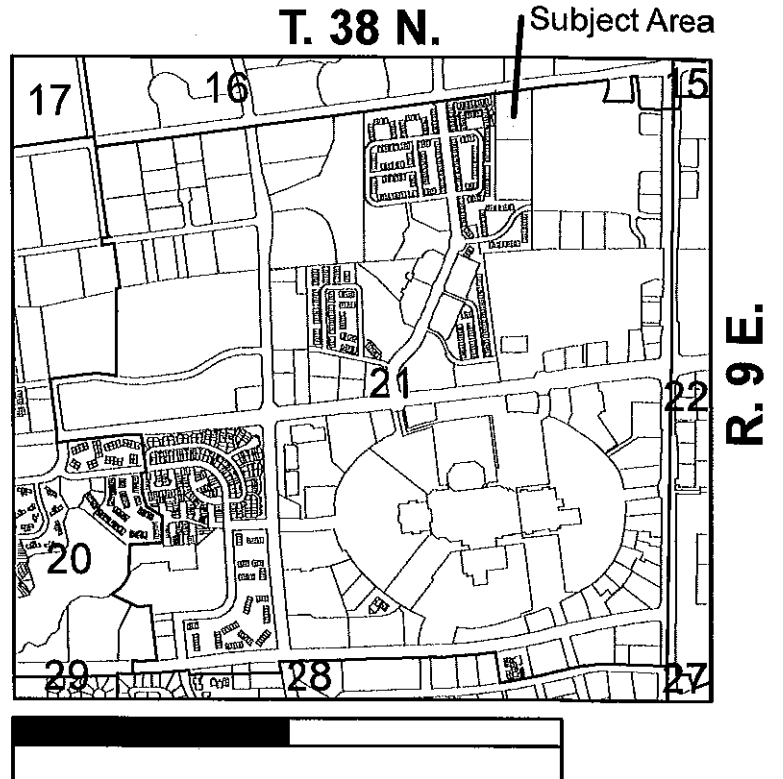
EXHIBIT A-1
SSA #187
LAND OF LEARNING MONTESSORI, LLC
LOCATION MAP TO CONFORM WITH DUPAGE REQUIREMENTS

Legal Description

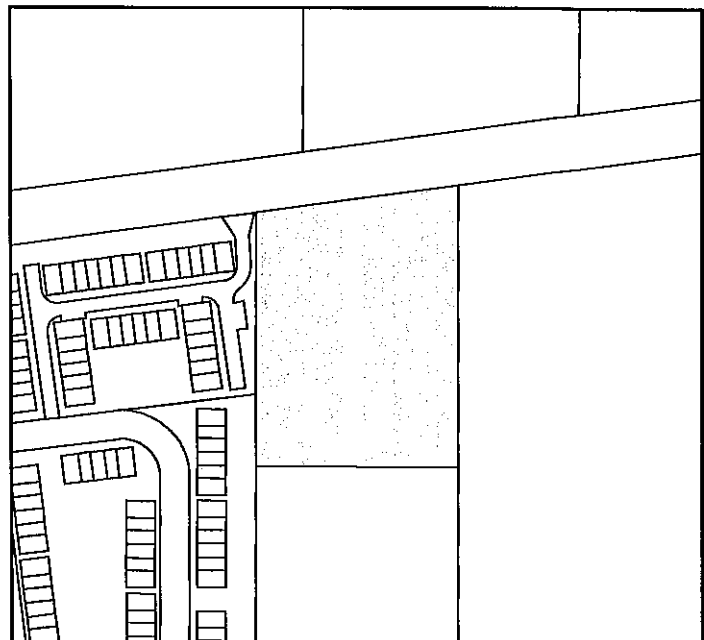
LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEIJER SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 21 AND THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS VACANT LAND SOUTH OF LIBERTY STREET, AURORA, ILLINOIS 60502

Locator Map



Actual Area



PIN(s)

07-21-200-052

Common Address

4393 Liberty Street



EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEIJER SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 21 AND THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS VACANT LAND SOUTH OF LIBERTY STREET, AURORA, ILLINOIS 60502

PROPERTY ADDRESS: 4393 LIBERTY STREET, AURORA, ILLINOIS 60502

PIN: 07-21-200-052

**EXHIBIT B
NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #187
LAND OF LEARNING MONTESSORI, LLC
DUPAGE COUNTY**

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SEE ATTACHED EXHIBIT "A"

The approximate location is 4393 Liberty Street, Aurora, Illinois.

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 #187 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 #187 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 #187 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 #187 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

LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEIJER SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST ¼ OF SECTION 21 AND THE SOUTHEAST ¼ OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS VACANT LAND SOUTH OF LIBERTY STREET, AURORA, ILLINOIS 60502

PROPERTY ADDRESS: 4393 LIBERTY STREET, AURORA, ILLINOIS 60502

PIN: 07-21-200-052

**NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #187
LAND OF LEARNING MONTESSORI, LLC
DUPAGE COUNTY**

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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

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COMMONLY KNOWN AS VACANT LAND SOUTH OF LIBERTY STREET, AURORA, ILLINOIS 60502

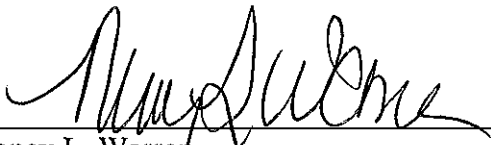
PROPERTY ADDRESS: 4393 LIBERTY STREET, AURORA, ILLINOIS 60502

PIN: 07-21-200-052

AFFIDAVIT OF SERVICE OF NOTICE

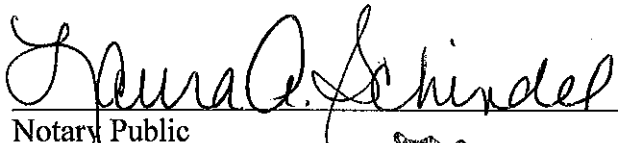
Nancy L. Warren, after first being sworn under oath, states and deposes that she caused a copy of the within Notice of Hearing for SPECIAL SERVICE AREA #187 to be duly sent by mail, proper postage prepaid on or before November 20, 2015, to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed SPECIAL SERVICE AREA #187. 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 20th day of November, 2015.

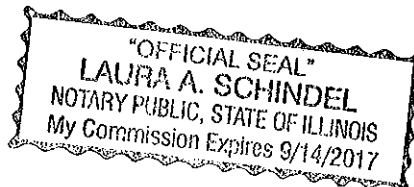


Nancy L. Warren

Subscribed and sworn to before me
this 20th day of November, 2015.



Notary Public





City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

Meijer Stores Limited Partnership
2929 Walker Avenue N.W.
Grand Rapids, Michigan 49544

Parcel # 07-21-200-052

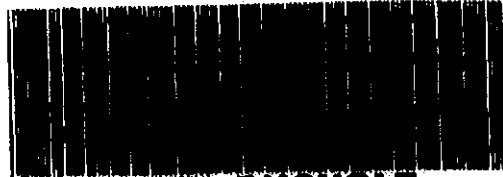


City of Aurora

Law Department • 44 East Downer Place • Aurora, Illinois 60507-2067

Land of Learning Montessori
432 Belvedere Lane
Aurora IL 60502

Parcel # 07-21-200-052



FRED BUCHOLZ
 DUPAGE COUNTY RECORDER
 NOV. 06, 2014 RHSP 3:40 PM
 DEED \$40.00 07-21-200-052
 003 PAGES R2014-105041

8961047 CM

Previous years taxes

SPECIAL WARRANTY DEED

MEIJER STORES LIMITED PARTNERSHIP, a Michigan limited partnership, whose address is 2929 Walker Avenue, N.W., Grand Rapids, Michigan 49544 ("Grantor"), for good and valuable consideration,

GRANTS AND CONVEYS to **LAND OF LEARNING MONTESSORI, LLC**, an Illinois limited liability company, whose address is 432 Belvedere Lane, Aurora, Illinois 60502 ("Grantee"), with **SPECIAL WARRANTY COVENANTS**, the following described premises situated in the City of Aurora, DuPage County, Illinois, described as:

(MGR)

LOT "ONE A" IN THE RESUBDIVISION OF PART OF LOT ONE OF MEIJER SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 21 AND THE SOUTHEAST 1/4 OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MARCH 16, 2007 AS DOCUMENT R2007-048500, IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS VACANT LAND SOUTH OF LIBERTY STREET, AURORA, ILLINOIS 60502

P.I.N. 07-21-200-052

TOGETHER WITH AND SUBJECT TO: nonexclusive rights and obligations as specified in the following agreements: Nonexclusive Driveway Access Easement Agreement and Nonexclusive Storm Water Discharge Agreement; which agreements have been executed by Grantor and Grantee as of the date of this Special Warranty Deed and recorded simultaneously with this Special Warranty Deed, and

SUBJECT TO: (a) Terms, covenants, conditions and restrictions as specified in the Declaration of Restrictions executed by Grantor and Grantee, which Declaration is dated the same date as this Special Warranty Deed and recorded simultaneously with this Deed; (b) easements and restrictions of record; (c) a perpetual easement herein reserved by Grantor for the benefit of Grantor's adjacent property for the use, operation, maintenance, inspection, replacement, and repair of all existing utility lines, drainage, and improvements currently located on, onto and/or under the surface of the Property or within ten (10) feet of the boundary of the Property (together, the "Improvements"); and (d) without limiting the general nature of (c), a perpetual easement herein reserved by Grantor for the benefit of Grantor's adjacent property for purposes of permitting Grantor, its agents, employees, contractors, and successors to maintain, operate, repair and replace the drainage and related improvements Grantor has constructed (the "Stormwater Improvements"), as identified in

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 1ST INSTALLMENT PAYMENT OF 2014 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

07-21-200-052

LAND OF LEARNING MONTESSO
 432 BELVEDERE LN
 AURORA IL 60502

1

ON OR BEFORE:	PAY:
JUNE 1, 2015	9,791.54
PAYING LATER:	PAY THIS AMOUNT:
JUN 2 THRU 30	9,936.41
JUL 1 THRU 31	10,086.29
AUG 1 THRU 31	10,232.16
SEP 1 THRU 30	10,379.03
OCT 1 THRU 31	10,525.91
NOV 1 THRU 18	10,672.78

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2014 TAX BILL AFTER OCTOBER 30, 2015, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

MARK IF CHANGE OF NAME/ADDRESS

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2015

\$9,791.54 PAID MAY 19, 2015

MAKE CHECK PAYABLE TO: DU PAGE COUNTY COLLECTOR - SEND THIS COUPON WITH YOUR 2ND INSTALLMENT PAYMENT OF 2014 TAX

MAIL PAYMENT TO: P.O. BOX 4203, CAROL STREAM, IL 60197-4203
 PAY ON LINE AT: treasurer.dupageco.org
 SEE REVERSE SIDE FOR ADDITIONAL INFORMATION

***** DUPLICATE BILL *****

07-21-200-052

LAND OF LEARNING MONTESSO
 432 BELVEDERE LN
 AURORA IL 60502

2

ON OR BEFORE:	PAY:
SEPT 1, 2015	9,791.54
PAYING LATER:	PAY THIS AMOUNT:
SEP 2 THRU 30	9,936.41
OCT 1 THRU 31	10,086.29
NOV 1 THRU 18	10,242.16

U.S. POSTMARK IS USED TO DETERMINE LATE PENALTY

PAYMENT OF THIS 2014 TAX BILL AFTER OCTOBER 30, 2015, REQUIRES A CASHIER'S CHECK, CASH OR MONEY ORDER

MARK IF CHANGE OF NAME/ADDRESS

NO PAYMENT WILL BE ACCEPTED AFTER NOV. 18, 2016

\$9,791.54 PAID MAY 19, 2015

Rate 2013	Tax 2013	Taxing District	Rate 2014	Tax 2014
		** COUNTY **		
.1226	242.64	COUNTY OF DU PAGE	.1237	243.13
.0265	52.44	PENSION FUND	.0267	52.47
.0396	78.37	COUNTY HEALTH DEPT	.0411	80.78
.0153	30.28	PENSION FUND	.0142	27.91
.1533	303.41	FOREST PRESERVE DIST	.1568	308.19
.0124	24.54	PENSION FUND	.0123	24.17
		** LOCAL **		
.0515	101.92	NAPERVILLE TWP	.0413	81.17
.0363	71.84	NAPERVILLE TWP ROAD	.0224	44.02
.0022	4.35	PENSION FUND	.0023	4.52
1.4779	2,925.05	CITY OF AURORA	1.4827	2,914.24
.6831	1,351.99	PENSION FUND	.8019	1,576.13
.2866	567.23	CITY AURORA LIBR	.2864	562.91
.5827	1,153.27	FOX VALLEY PARK DIST	.5871	1,153.94
.0422	83.52	PENSION FUND	.0460	90.41
		** EDUCATION **		
5.8160	11,511.02	UNIT SCHOOL DIST 204	5.8785	11,554.19
.1441	285.20	PENSION FUND	.1425	280.08
.2956	585.15	COLLEGE DU PAGE 502	.2975	584.82
9.7879	19,372.22	TOTAL	9.9634	19,583.08

Mail To:

LAND OF LEARNING MONTESSO
432 BELVEDERE LN
AURORA IL 60602

Property Location:

LIBERTY ST
AURORA, 60605

Township:

NAPERVILLE
630-366-2444

Tax Code:

7012

Property Index Number:

07-21-200-052

Back Taxes: **NO**

TIF Frozen Value	
Fair Cash Value	
Land Value	196,550
+ Building Value	0
= Assessed Value	196,550*
x State Multiplier	1.0000
= Equalized Value	196,550
- Residential Exemption	
- Senior Exemption	
-- Senior Freeze	
- Disabled Veteran	
-- Disability Exemption	
- Returning Veteran Exemption	
- Home Improvement Exemption	
- Housing Abatement	
= Net Taxable Value	196,550
x Tax Rate	9.9634
= Total Tax Due	19,583.08

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

*** S OF A FACTOR .99310**
 1st INST PAID MAY 19, 2015
 2nd INST PAID MAY 19, 2015



2014 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