

Publish One Time December 23, 2019

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 201
Poly USA EXPANSION
VACANT LOTS EAST OF RUSSELL AVENUE & NORTH OF NEW HAVEN AVENUE,
AURORA, ILLINOIS, KANE COUNTY

NOTICE IS HEREBY GIVEN that on the 14th day of January, 2020 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 NUMBER 201 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 201 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 201 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.

Property Address: Vacant Lots East of Russell Avenue & North of New Haven Avenue

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

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel A PIN# 15-16-177-011

That part of the Northwest Quarter of Section 16, Township 38 North, Range 8 East of the Third Principal Meridian described as follows: Commencing at the northwest corner of said Northwest Quarter; thence South 0°35' West along the West line of said Quarter 239.60 feet; thence South 89°19' East 1325.40 feet; thence South 0°40' West 1168.40 feet; thence South 88°54' East 1095.3 feet for a point of beginning; thence continuing South 88°54' East 203.00 feet to the West line of the former Chicago, Burlington and Quincy Railroad Company; thence South 0°15' West 500.0 feet; thence North 88°54' West 203.00 feet to a line parallel with said West line of the former Chicago, Burlington and Quincy Railroad Company; thence North 0°15' East along said parallel line 500.00 feet to the point of beginning in the City of Aurora, Kane County, Illinois and containing 2.330 acres.

Parcel B PIN# 15-16-177-013

That part of the Northwest Quarter of Section 16, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the northeast corner of Pearl Gardens Second Addition, Recorded August 9, 1983 as Document Number 1648475, also being the southwest corner of Indian Trail Estates, Recorded March 27, 1962 as Document Number 973766; thence South 89 degrees 50 minutes 23 seconds East along the south line of said Indian Trail Estates 287.25 feet to a line 203.00 feet west of and parallel with the westerly right of way line of the B.N.S.F. Railroad (formerly C.B. & Q. Railroad); thence South 00 degrees 40 minutes 10 seconds East along said parallel line 275.00 feet; thence North 89 degrees 50 minutes 23 seconds West parallel with said south line of Indian Trail Estates, 287.20 feet to the east line of said of Pearl Gardens

Second Addition; thence North 00 degrees 40 minutes 49 seconds West along said east line of Pearl Gardens Second Addition, 275.00 feet to the point of beginning, in Kane County, Illinois. Said parcel containing 1.813 acres, (78,979 square feet), more or less.

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