

EXHIBIT C

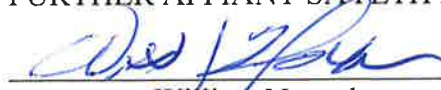
**AFFIDAVIT OF COMPLIANCE WITH NOTICE REQUIREMENTS FOR
SPECIAL SERVICE AREA NO. 30**

NOW COMES William Novack, the Director of the Transportation, Engineering, and Development Department of the City of Naperville, who, having been duly sworn, does hereby depose and state under oath that:

I hereby swear and affirm that the following notice was provided with respect to the above referenced Special Service Area in conformance with the requirements of 35 ILCS 200/27-30 of the Illinois Special Service Area Tax Law:


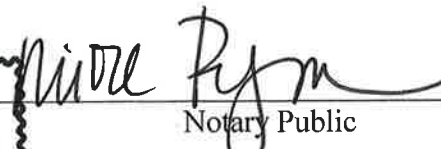
- a. Notice of the public hearing regarding the proposed formation of Special Service Area No. 30 for streetscape improvements on portions of Blocks 429 and 430 of the downtown area in the City of Naperville was published in the Naperville Sun, a newspaper of general circulation in the City of Naperville on February 3, 2019, at least fifteen (15) days prior to the public hearing on said Special Service Area which was conducted by the Naperville City Council on Tuesday, February 19, 2019 (and continued to and finally adjourned on Tuesday, March 5, 2019). A copy of said notice and certificate of publication is attached hereto and made part hereof as Attachment #1.
- b. Notice of the public hearing regarding the proposed formation of Special Service Area No. 30 for streetscape improvements on portions of Blocks 429 and 430 of the downtown area in the City of Naperville was addressed and mailed to the person, persons, or entity in whose name the general taxes for the last preceding year were paid on each lot, block, track, or parcel of land lying within said proposed Special Service Area. Said notice was given by depositing the notice in the United States mail 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(s) or entity last listed on the tax rolls prior to that year. Said notices are attached hereto and made part hereof as Attachment #2.

FURTHER AFFIANT SAYETH NOT.



William Novack

The foregoing instrument was acknowledged before me by William Novack, Director of the Transportation, Engineering, and Development Department of the City of Naperville, this 10th day of May 2019.

Notary Public

Sold To:
City of Naperville T.E.D. Business Group - CU00410943
400 S Eagle St Attn: Danielle Fischer
NAPERVILLE,IL 60540

Bill To:
City of Naperville T.E.D. Business Group - CU00410943
400 S Eagle St Attn: Danielle Fischer
NAPERVILLE,IL 60540

Certificate of Publication:

Order Number: 6120651
Purchase Order: Erin Venard

State of Illinois - DuPage

Chicago Tribune Media Group does hereby certify that it is the publisher of the Naperville Sun. The Naperville Sun 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 City of Naperville, Township of Naperville, 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 Naperville Sun, namely one time per week or on 1 successive weeks. The first publication of the notice was made in the newspaper, dated and published on 2/3/2019, and the last publication of the notice was made in the newspaper dated and published on 2/3/2019.

This notice was also placed on a statewide public notice website as required by 715 ILCS 5/2. 1.

PUBLICATION DATES: **Feb 03, 2019.**

Naperville Sun

In witness, an authorized agent of The Chicago Tribune Media Group has signed this certificate executed in Chicago, Illinois on this

3rd Day of February, 2019, by

Chicago Tribune Media Group



Jeremy Gates

NOTICE OF PUBLIC HEARING CITY OF NAPERVILLE

SPECIAL SERVICE AREA NUMBER 30

NOTICE IS HEREBY GIVEN that at 7:00 p.m. on Tuesday, February 19, 2019, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council (City) will conduct a public hearing at its regularly held (and meeting) in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30. At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed Special Service Area No. 30 (SSA No. 30). Proposed SSA No. 30 is located in the downtown area of the City and is proposed to be comprised of the properties having the parcel index numbers and common addresses set forth in Exhibit A below. The legal description of the property within proposed SSA No. 30 is also set forth in Exhibit A below. The public 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 it will reconvene. A copy of this notice, and an accurate map of SSA No. 30, are on file and available for public inspection at the City of Naperville Transportation, Engineering, and Development Department located at 400 S. Eagle Street, Naperville, IL 60540.

The purpose of the formation of SSA No. 30 is as set forth in Ordinance No. 18-156. An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville. The services to be provided through the Special Service Area include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30. Said streetscape improvements include, but are not limited to wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value so equalized against the property within SSA No. 30. Said tax 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 of Special Service Area No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of special service area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

EXHIBIT A

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S. Main St, 217 S. Main St, 223 S. Main St, 227 S. Main St, 233 S. Main St, 235 S. Main St, 139 W. Jackson Ave, 226 S. Main St, 224 S. Main St, 222 S. Main St, 216 S. Main St, 216 S. Main St, 214 S. Main St, 212 S. Main St, 200-210 S. Main St, and 42 W. Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is: ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT 897-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1847 AS DOCUMENT 131 TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLEYS LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997 AS DOCUMENT 897-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT 897-197423 AND ALSO ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN THE ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID; 2/3/2019 6126651

ATTACHMENT #2



Naperville

February 7, 2019

VIA CERTIFIED MAIL

Mr. Scott Price 91 7199 9991 7036 0421 7354
5464 174 Place SE
Bellevue, Washington 98006

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council (“City”) will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter “SSA No. 30”). A copy of Ordinance No. 18-156, titled **“An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville”** (hereinafter “Ordinance”) is enclosed for your reference.

Mr. Scott Price has been identified as the individual in whose name the general taxes for the last preceding year were paid for on the property located at 42 W. Jefferson Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

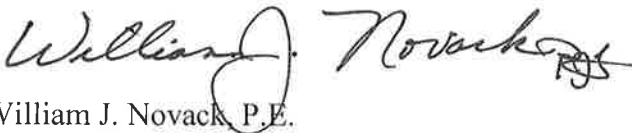
Mr. Scott Price
February 7, 2019
Page 2 of 2

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,

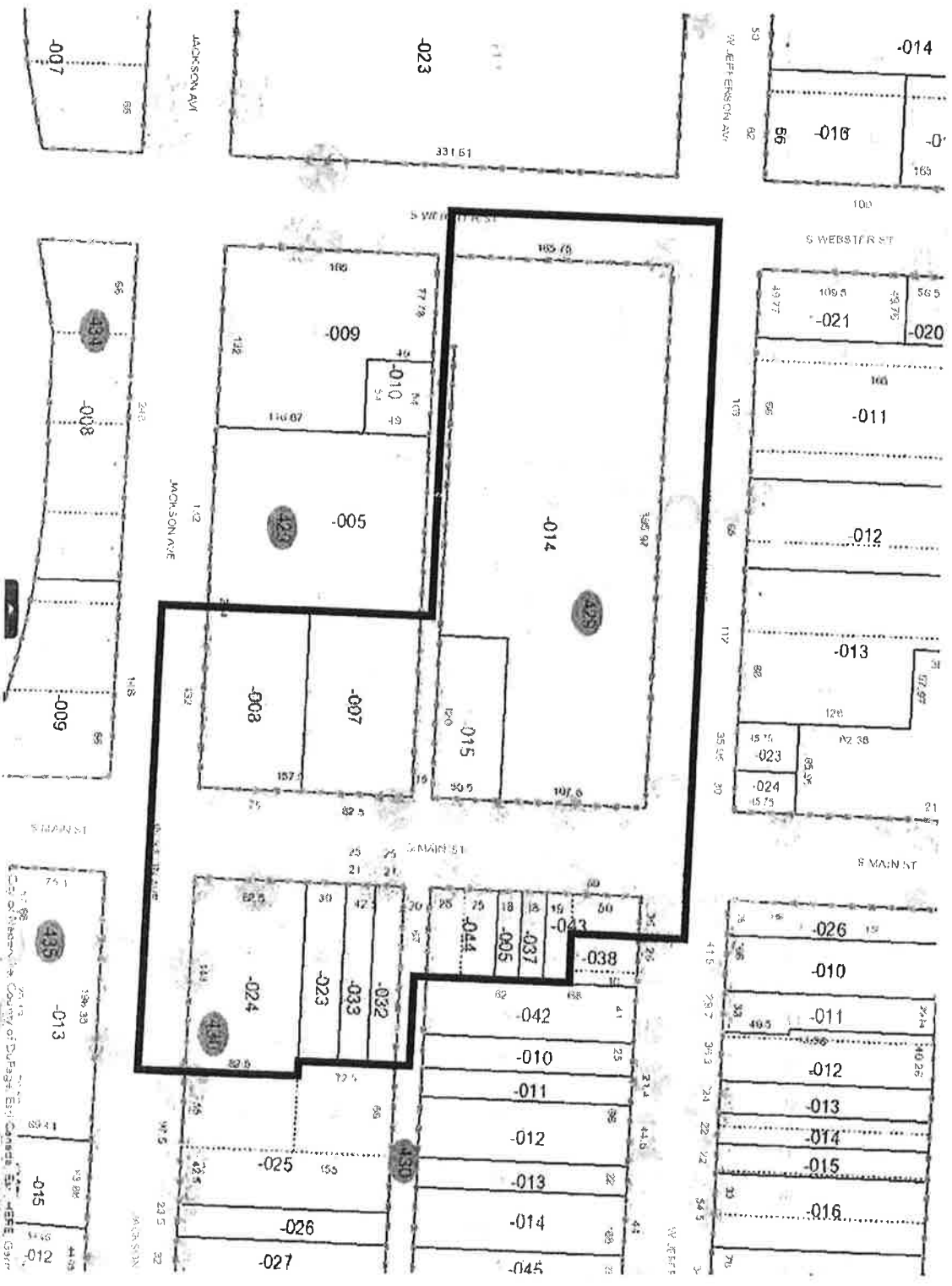
A handwritten signature in cursive script that reads "William J. Novack". The signature is written in black ink and is positioned above the typed name.

William J. Novack, P.E.
City of Naperville
Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND ENGINEERING - SURVEYING
 400 SOUTH BIRD STREET
 MEMPHIS, TENNESSEE 38104
 TEL: (901) 525-4300 FAX: (901) 525-4307

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CITY OF MEMPHIS
 400 SOUTH BIRD STREET
 MEMPHIS, TENNESSEE 38104
 TEL: (901) 420-9704

NO.	DATE	REVISION	BY	CHK	APPR

SPECIAL SERVICE AREA #30



EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

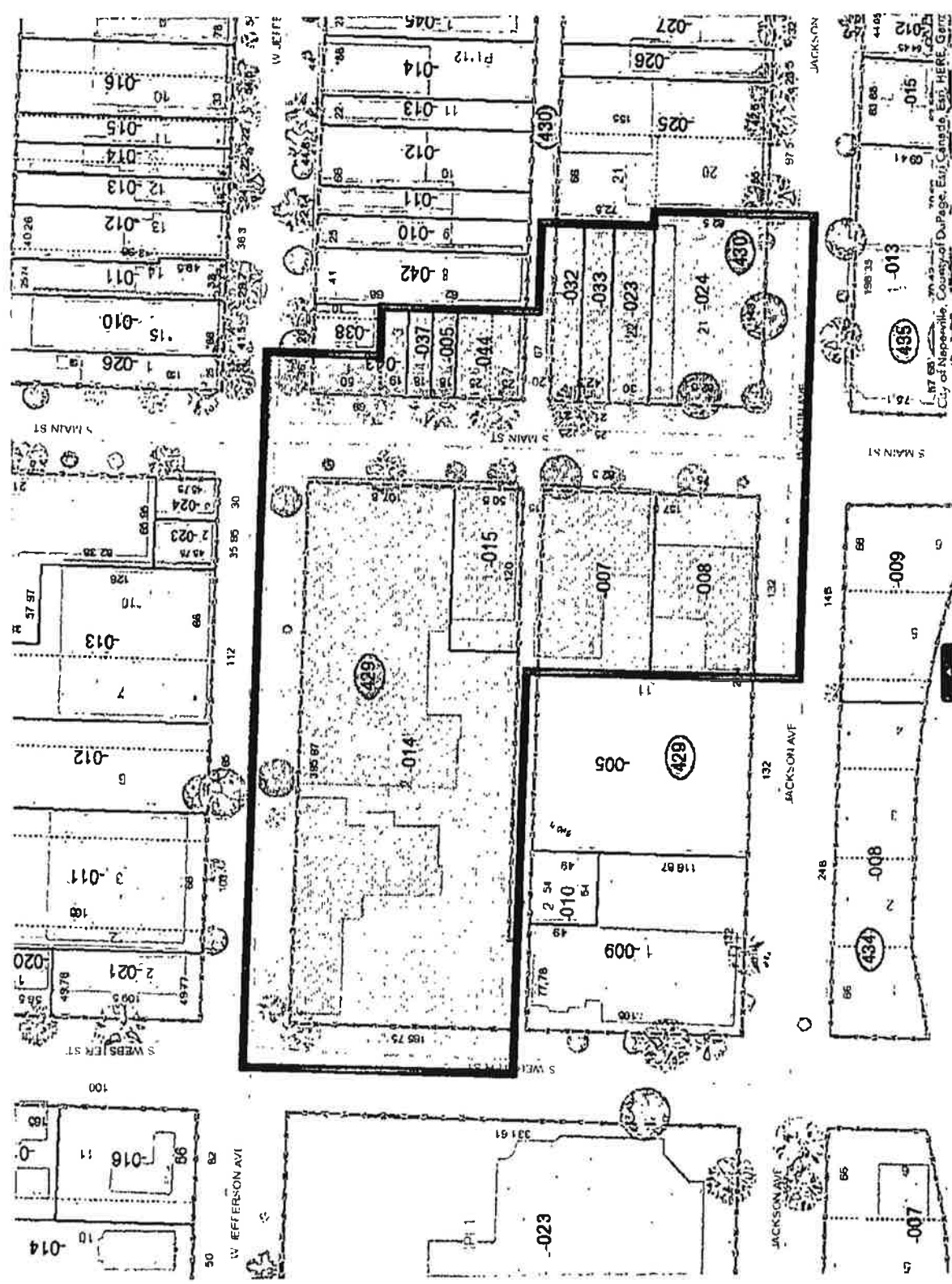
Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk





EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND SURVEYORS
 1000 WEST 10TH AVENUE, SUITE 200, WABERVILLE, OHIO 43081
 TEL: (614) 885-1100 • FAX: (614) 885-1101

CITY OF WABERVILLE
 400 SOUTH GALE
 WABERVILLE, OHIO 43081
 TEL: (614) 430-8700

SPECIAL SERVICE AREA #30

E A

DATE: 12/15/18

SCALE: AS SHOWN

PROJECT: 18-001

DATE: 12/15/18

SCALE: AS SHOWN

PROJECT: 18-001

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

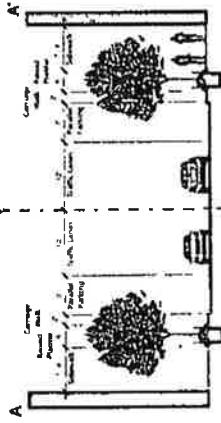
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

- Existing on-street angled parking along Jefferson Ave 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave 12
- Proposed on-street parallel parking along Main St (East side) 10
(Parking stall size 7x20)

Elevation:

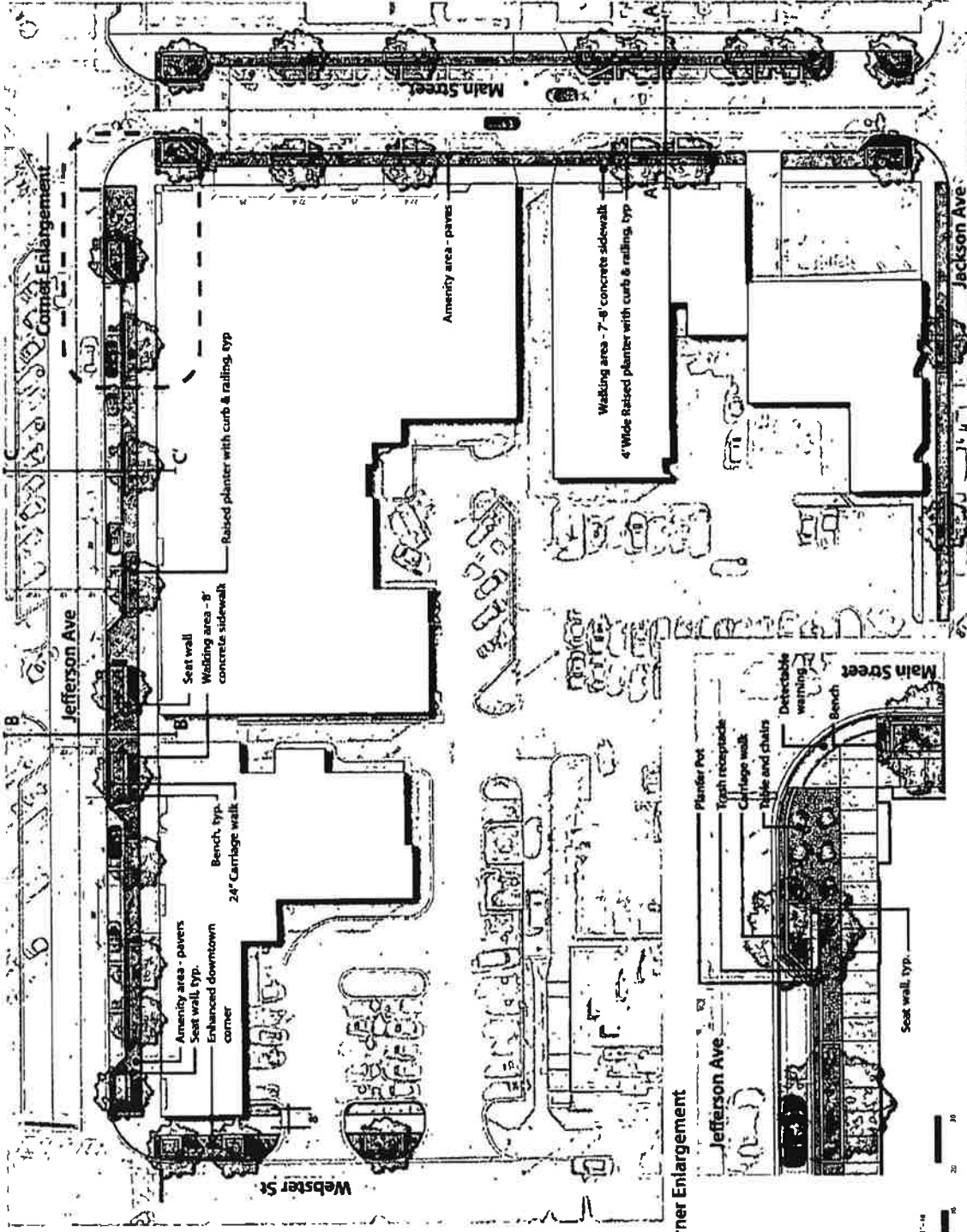
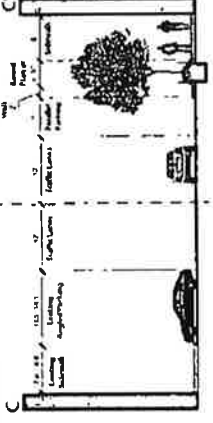
Section A - A'



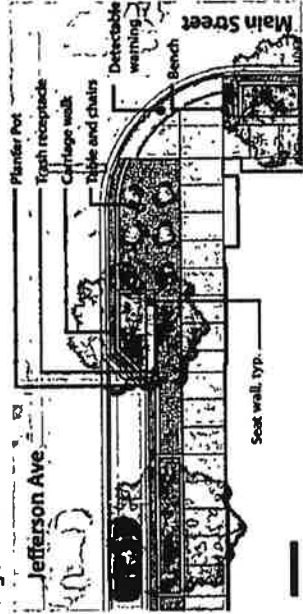
Section B - B'



Section C - C'

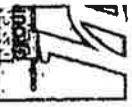


Corner Enlargement



SCALE 1"=10'

SCALE 1"=10'



Main Place Streetscape - Exhibit C PB-SSA-1

Rubin Partners
Naperville, Illinois

SCALE 1"=20'



TRP Group, LP

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

91 7199 9991 7036 0421 7385

VIA CERTIFIED MAIL

Jefferson Avenue, LLC
c/o Susan Finck
306 W. Jefferson Avenue
Naperville, Illinois 60540

Jefferson Avenue, LLC
c/o Christopher Finck, Registered Agent
306 W. Jefferson Avenue
Naperville, Illinois 60540

91 7199 9991 7036 0421 7378 RA

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Jefferson Avenue, LLC has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 214 S. Main Street and 212 S. Main Street, which are two of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Jefferson Avenue, LLC
February 7, 2019
Page 2 of 2

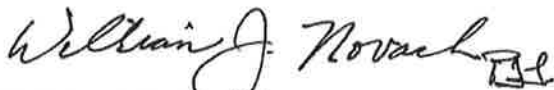
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,

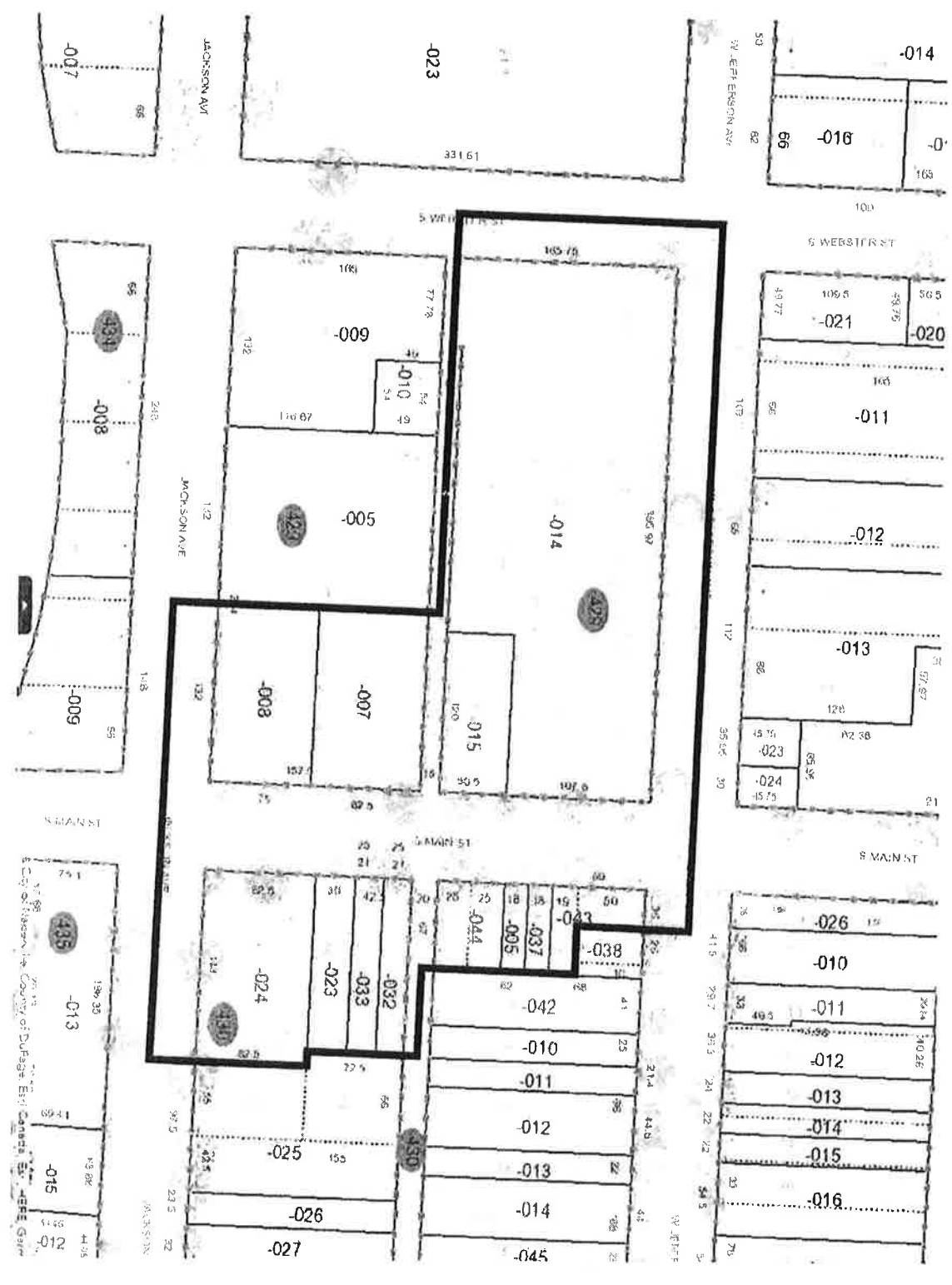


William J. Novack, P.E.
City of Naperville
Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEER - LAND ENGINEERING DIVISION
 400 SOUTH DIXIE STREET
 AURORA, ILLINOIS 60504
 TEL: (630) 890-0300 FAX: (630) 890-0307

CITY OF AURORA
 400 SOUTH DIXIE STREET
 AURORA, ILLINOIS 60504
 TEL: (630) 420-0704

NO.	DATE	DESCRIPTION	BY	CHECKED

SPECIAL SERVICE AREA #30

EXHIBIT A

SHEET NO. 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

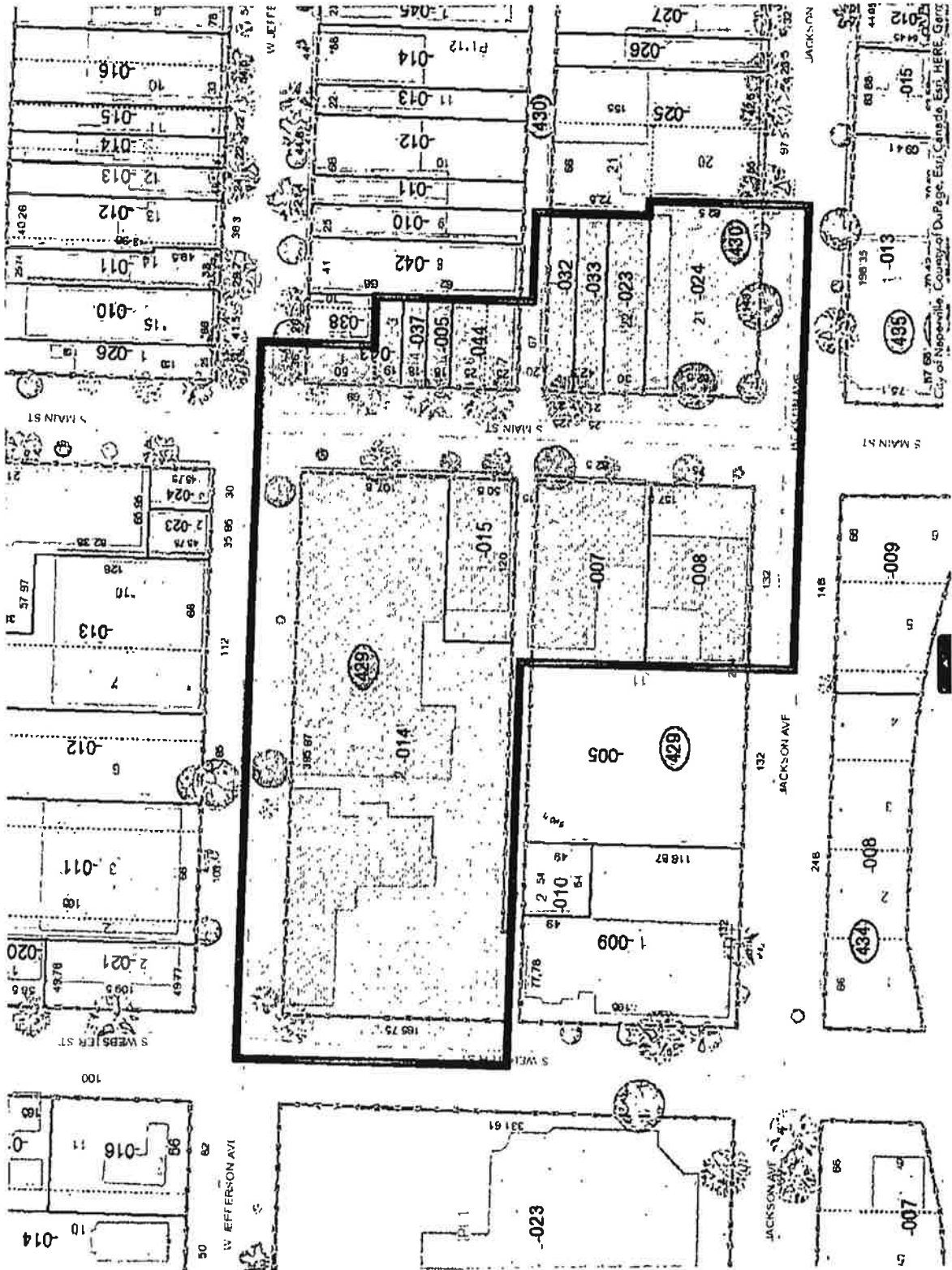
Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk





EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
CONSULTING ENGINEER, LAND SURVEYOR & CIVIL ENGINEER
1000 QUARRY AVENUE, SUITE 100, WHEELING, WEST VIRGINIA 26061
TEL: (304) 582-8282 FAX: (304) 582-8283

CITY OF NAPERVILLE
400 SOUTH EAGLE
NAPERVILLE, ILLINOIS 60563
TEL: (630) 450-8700

SPECIAL SERVICE AREA #30

E A
DATE: 11/28/18
BY: J. ROAKE
CHECKED: J. ROAKE
SCALE: AS SHOWN
SHEET NO: 3 OF 3

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

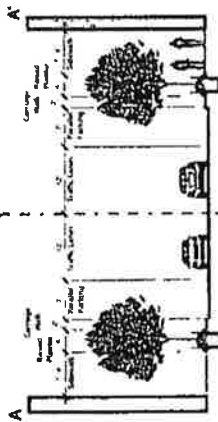
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

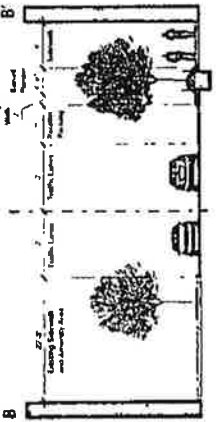
- Existing on-street angled parking along Jefferson Ave. 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave. 12
- Proposed on-street parallel parking along Main St (East side) 10
(Parking stall size 7' x 20')

Elevation:

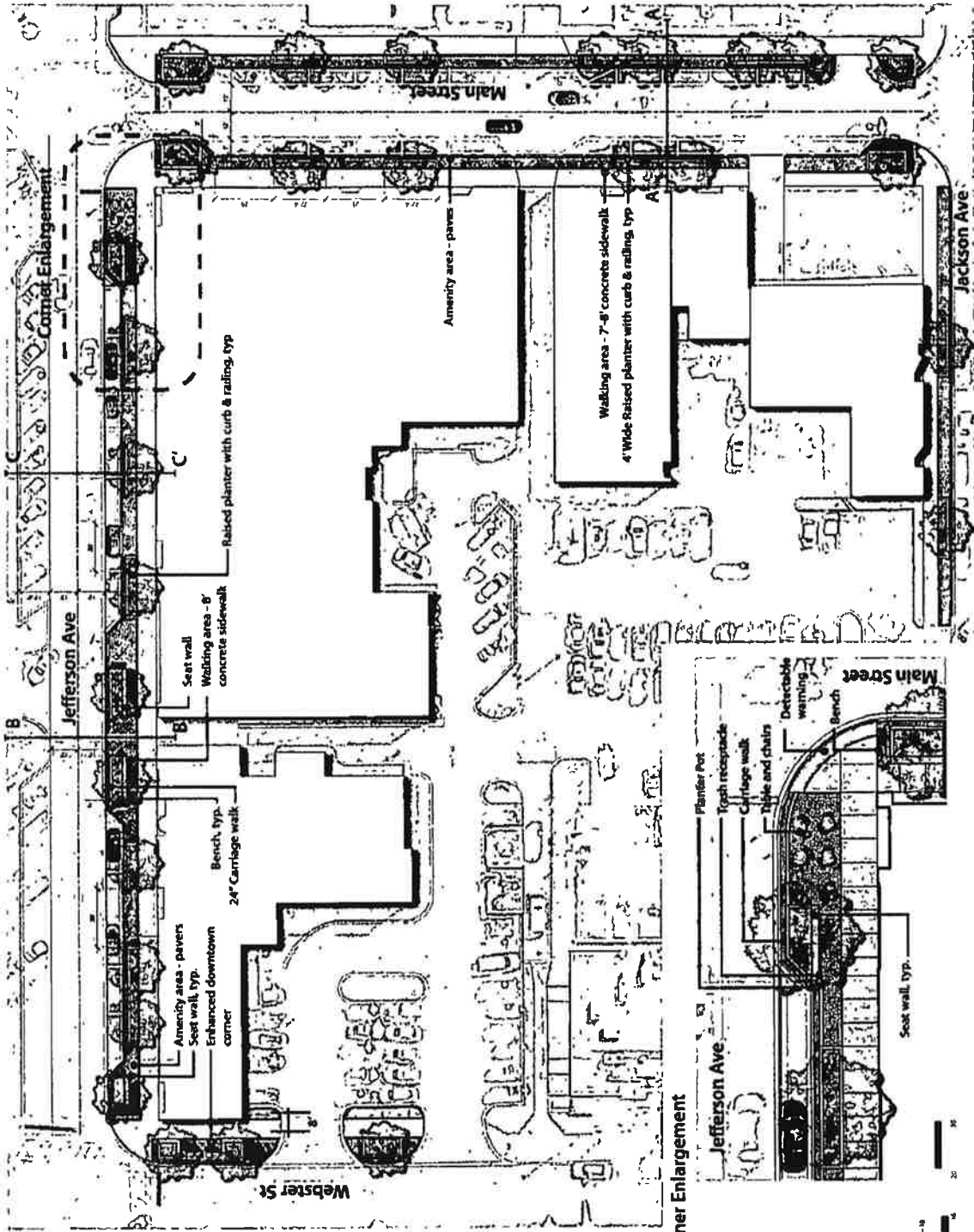
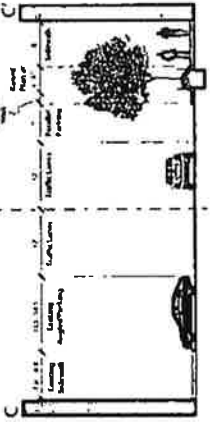
Section A - A'



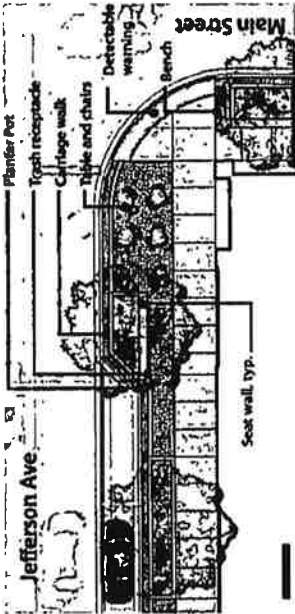
Section B - B'



Section C - C'



Corner Enlargement



SCALE 1" = 10'

SCALE 1" = 30'

Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois



SCALE 1" = 30'

SCALE 1" = 40'

TRP Group, LP

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

VIA CERTIFIED MAIL

Rivers Edge Plaza of Naperville
35 Walnut Circle
Sugar Grove, Illinois 60554

Rivers Edge Plaza of Naperville
c/o Richard Furgason, Registered Agent
1999 W. Downer Place, Suite 101
Aurora, IL 60506

91 7199 9991 7036 0421 7484

91 7199 9991 7036 0421 7477 *2A*

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Rivers Edge Plaza of Naperville has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 233 S. Main Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Rivers Edge Plaza of Naperville

February 7, 2019

Page 2 of 2

service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,



William J. Novack, P.E.

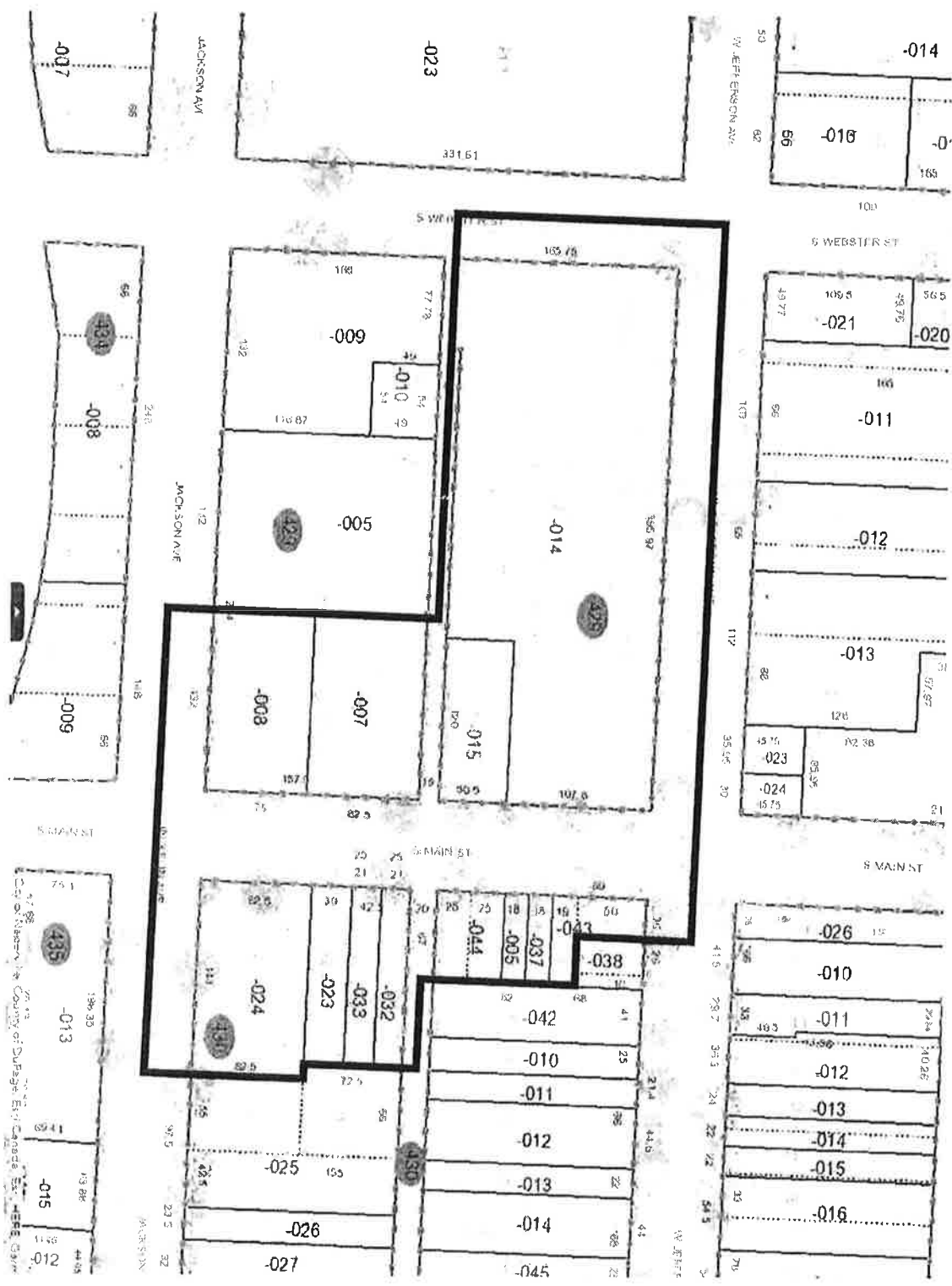
City of Naperville

Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND ENGINEERING - PLANNING
 400 SOUTH BROADWAY, SUITE 2000, INDEPENDENCE, MISSOURI 64612
 TEL: (816) 435-8800 FAX: (816) 435-8801

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CITY OF INDEPENDENCE
 400 SOUTH BROADWAY
 INDEPENDENCE, MISSOURI 64612
 TEL: (816) 430-0704

NO.	DATE	DESCRIPTION	BY	CHKD	REVISION

SPECIAL SERVICE AREA #30

EXHIBIT A

DATE: 12/6/2018 4:34:46 PM

DRAWN BY: STEVE H. ROAKE

CHECKED BY: STEVE H. ROAKE

SCALE: AS SHOWN

SHEET NO. 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("Downtown") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "City") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

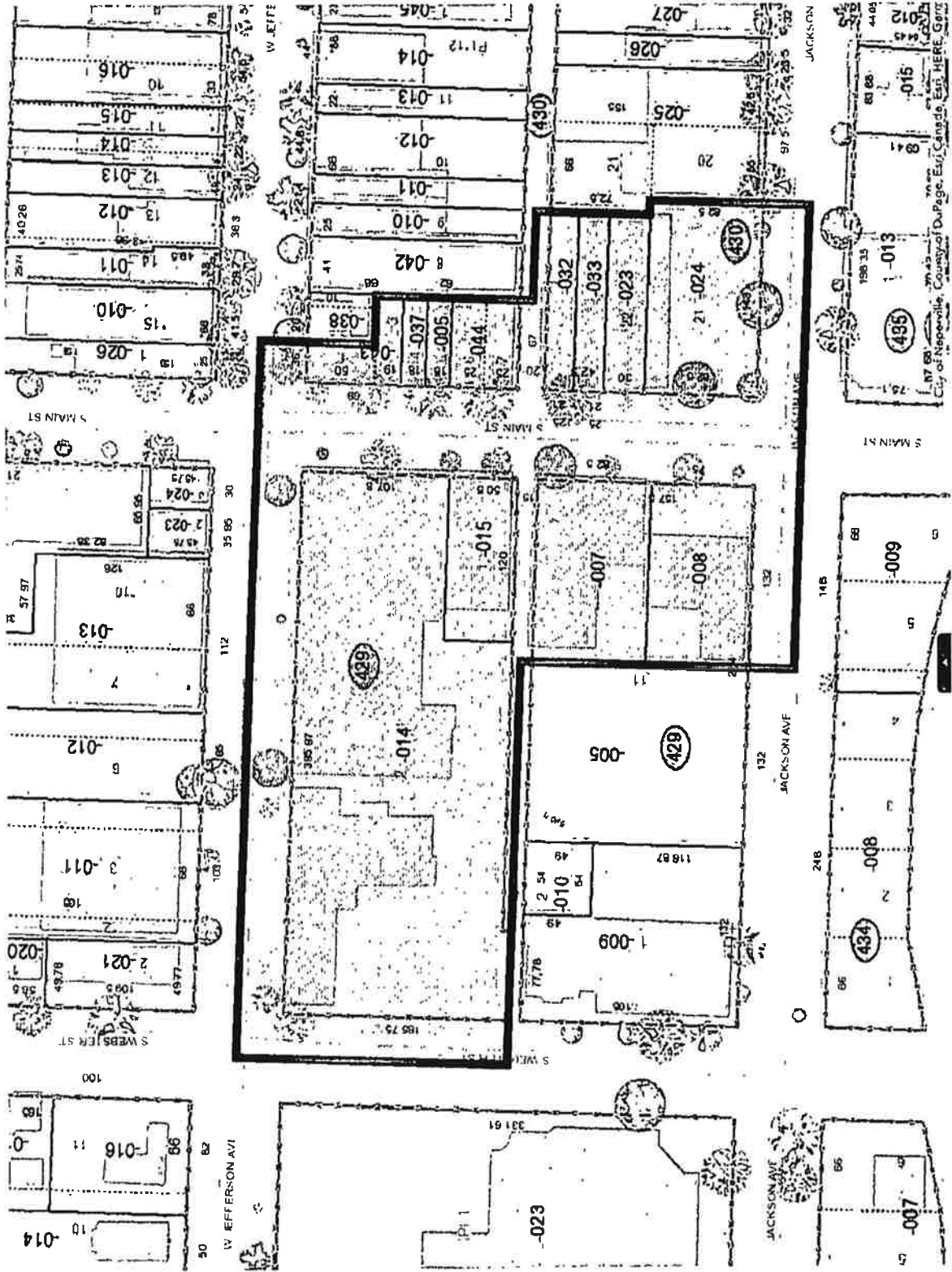
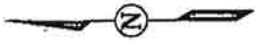
ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEER • LAND SURVEYOR
 400 SOUTH GALE
 NAPERVILLE, ILLINOIS 60563
 TEL. (630) 430-8700 • FAX (630) 430-8700

APPROVED BY:
CITY OF NAPERVILLE
 400 SOUTH GALE
 NAPERVILLE, ILLINOIS 60563
 TEL. (630) 430-8700

SPECIAL SERVICE AREA #30

NO.	DATE	DESCRIPTION	BY	DATE

City of Napperville, Georgia, DuPage, Eau Claire, Canada, East, Here, G. 1978

NO.	DATE	DESCRIPTION	BY	DATE

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

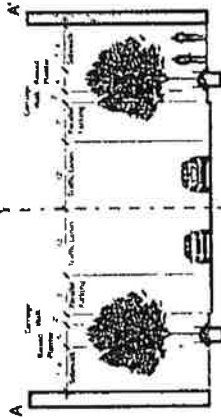
Parking Count:

Existing on-street angled parking along Jefferson Ave 17
 Existing on-street angled parking along Main St (East side) 12

Proposed on-street parallel parking along Jefferson Ave 12
 Proposed on-street parallel parking along Main St (East side) 10
 (Parking stall size: 7 x 20')

Elevation:

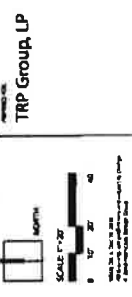
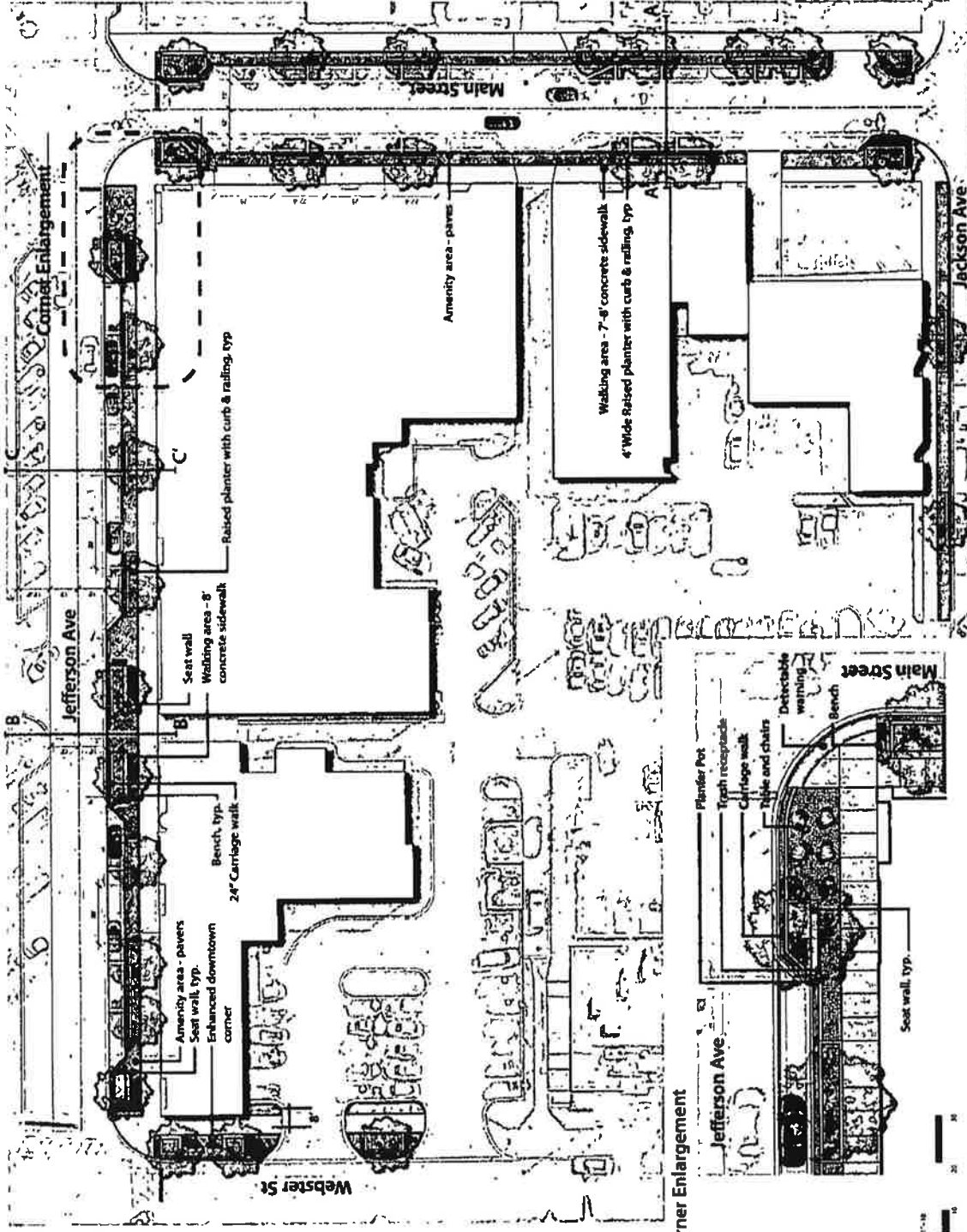
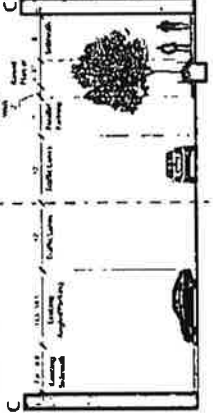
Section A - A'



Section B - B'

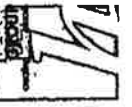


Section C - C'



Main Place Streetscape - Exhibit C PB-SSA-1

Rubin Partners
 Naperville, Illinois



SCALE 1" = 10'

SCALE 1" = 20'

SCALE 1" = 40'

SCALE 1" = 80'

SCALE 1" = 160'

SCALE 1" = 320'

SCALE 1" = 640'

SCALE 1" = 1280'

SCALE 1" = 2560'

SCALE 1" = 5120'

SCALE 1" = 10240'

SCALE 1" = 20480'

TRP Group, LP

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

VIA CERTIFIED MAIL

Mr. Patrick Bolger
1750 N. Sedgwick Street
Chicago, Illinois 60614

91 7199 9991 7036 0421 7347

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Mr. Patrick Bolger has been identified as the individual in whose name the general taxes for the last preceding year were paid for on the properties located at 222 S. Main Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Mr. Patrick Bolger
February 7, 2019
Page 2 of 2

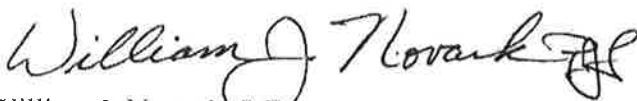
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,

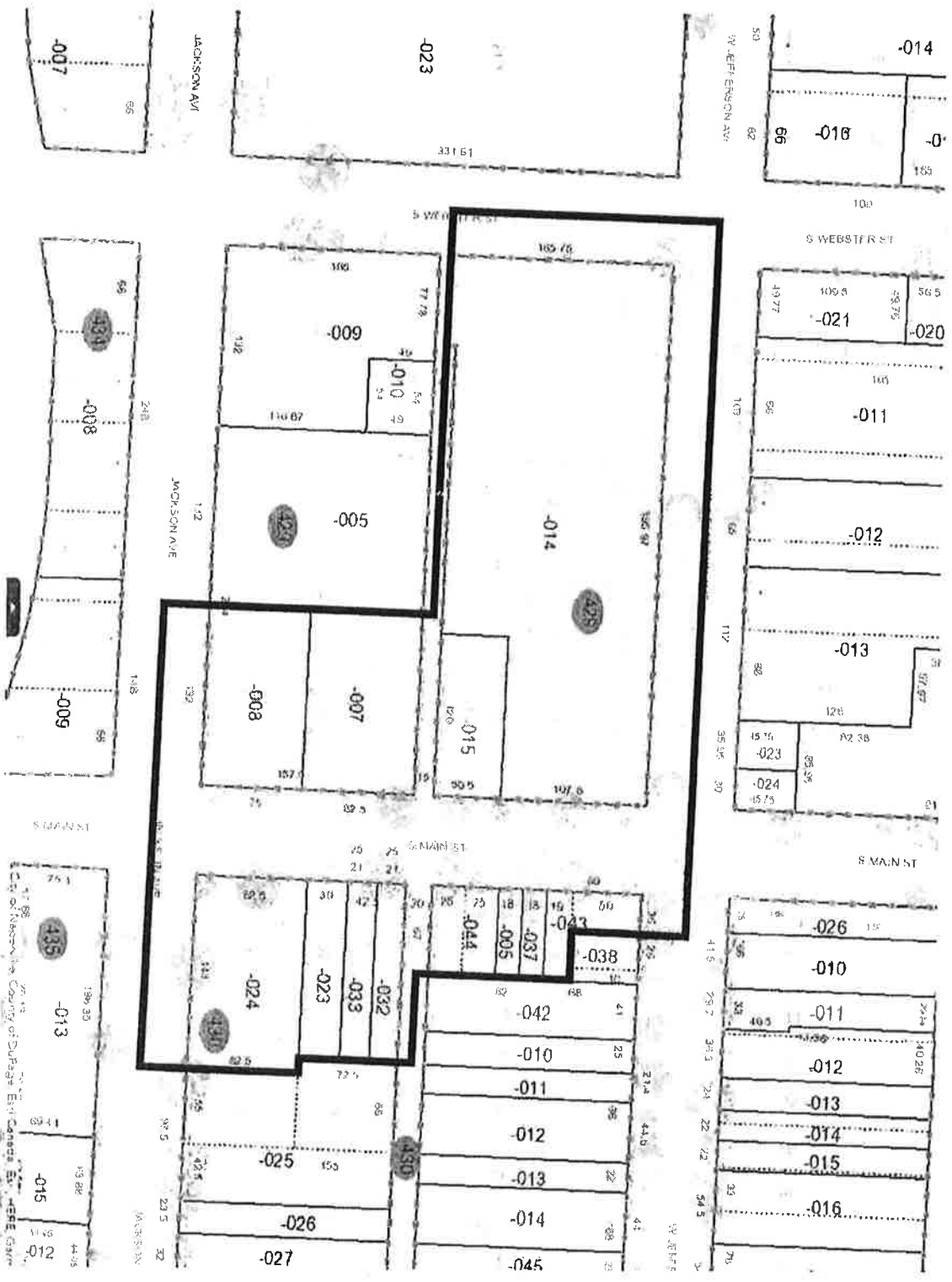


William J. Novack, P.E.
City of Naperville
Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND ENGINEERING - LAND SURVEYING
 1001 QUARRY AVENUE, SUITE 300A - WARRVILLE, OHIO 45090
 TEL: (603) 898-8333 FAX: (603) 898-4337

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CITY OF WARRVILLE
 400 SOUTH BIRD STREET
 WARRVILLE, OHIO 45090
 TEL: (603) 420-6744

NO.	DATE	REVISION	BY	CHKD	APPROVED

SPECIAL SERVICE AREA #30

EXHIBIT A

DATE: 12/6/2018 4:34:46 PM

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("Downtown") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "City") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on Exhibit A and legally described on Exhibit B (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on Exhibit C (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

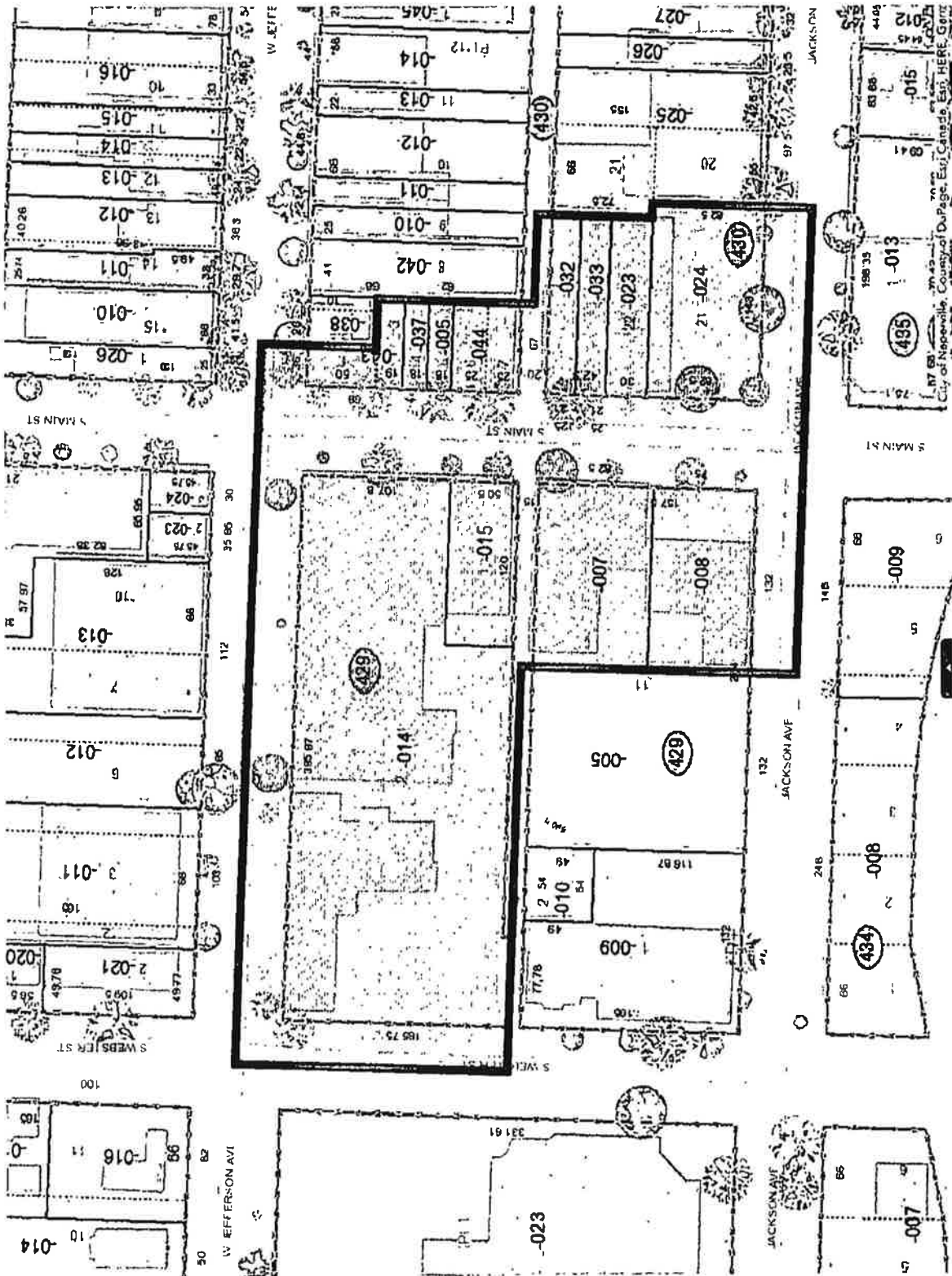
ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



EXHIBIT A



© COPYRIGHT 2018 ROMA AND ASSOCIATES, INC ALL RIGHTS RESERVED
ROMA AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS - E - LAND CONSTRUCTION
 1000 W. 13th Street, Suite 1000, Fort Worth, Texas 76102
 TEL: (817) 521-5555 FAX: (817) 521-5556

CITY OF MAPLEVILLE
 400 SOUTH EAGLE
 MAPLEVILLE, MISSISSIPPI 39040
 TEL: (601) 430-8700

NO.	DATE	DESCRIPTION	BY	CHKD

SPECIAL SERVICE AREA #30
 E
 A
 PREPARED BY: ROMA AND ASSOCIATES, INC. DATE: 12/14/18
 CHECKED BY: [blank] DATE: [blank]
 DRAWN BY: [blank] DATE: [blank]

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

- Existing on-street angled parking along Jefferson Ave: 17
- Existing on-street angled parking along Main St (East side): 12
- Proposed on-street parallel parking along Jefferson Ave: 12
- Proposed on-street parallel parking along Main St (East side): 10
- (Parking stall size: 7 x 20')

Elevation:

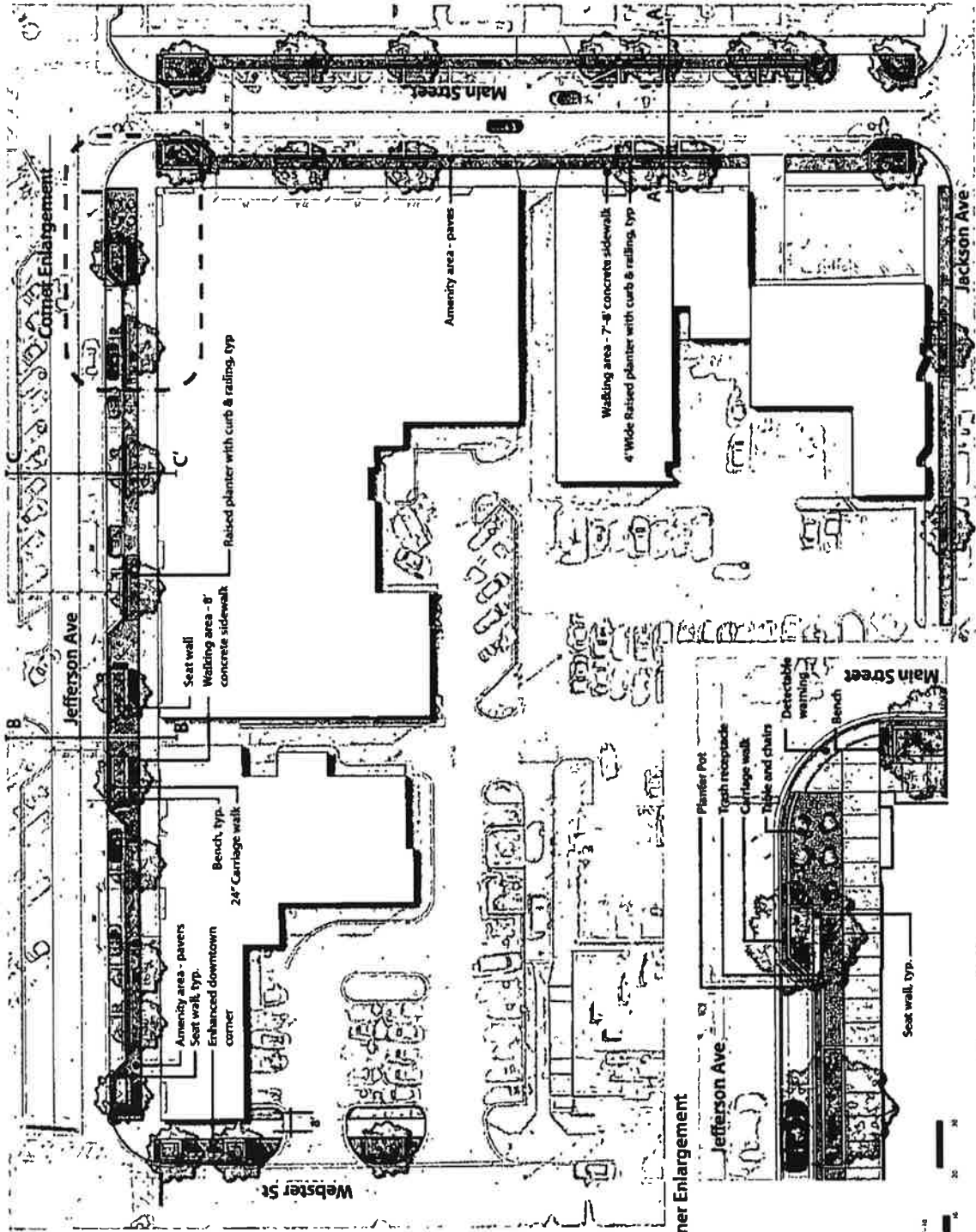
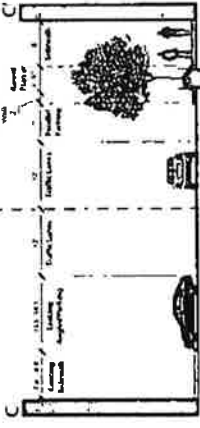
Section A - A'



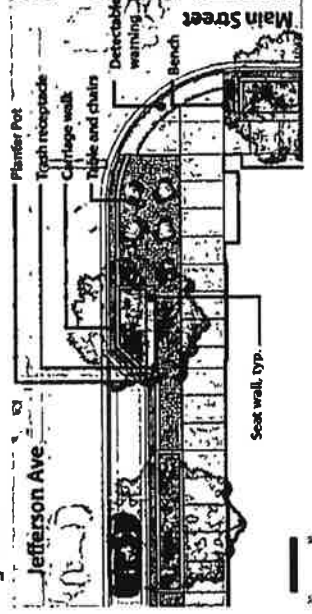
Section B - B'



Section C - C'



Corner Enlargement



Corner Enlargement

Main Place Streetscape - Exhibit C PB-SSA-1

Rubin Partners
Naperville, Illinois

TRP Group, LP

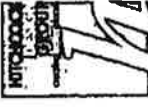
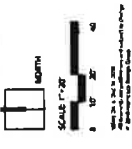


EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

VIA CERTIFIED MAIL

223 S. Main Street TRP, LLC
131 W. Jefferson Avenue, Unit #223
Naperville, Illinois 60540

223 S. Main Street TRP, LLC
c/o Vance Liebman, Registered Agent
55 W. Monroe Street, Suite #2300
Chicago, IL 60603

91 7199 9991 7036 0421 7439

91 7199 9991 7036 0421 7446 RA

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

223 S. Main Street TRP, LLC has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 223 S. Main Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

223 S. Main Street TRP, LLC

February 7, 2019

Page 2 of 2

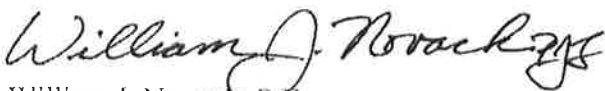
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,



William J. Novack, P.E.

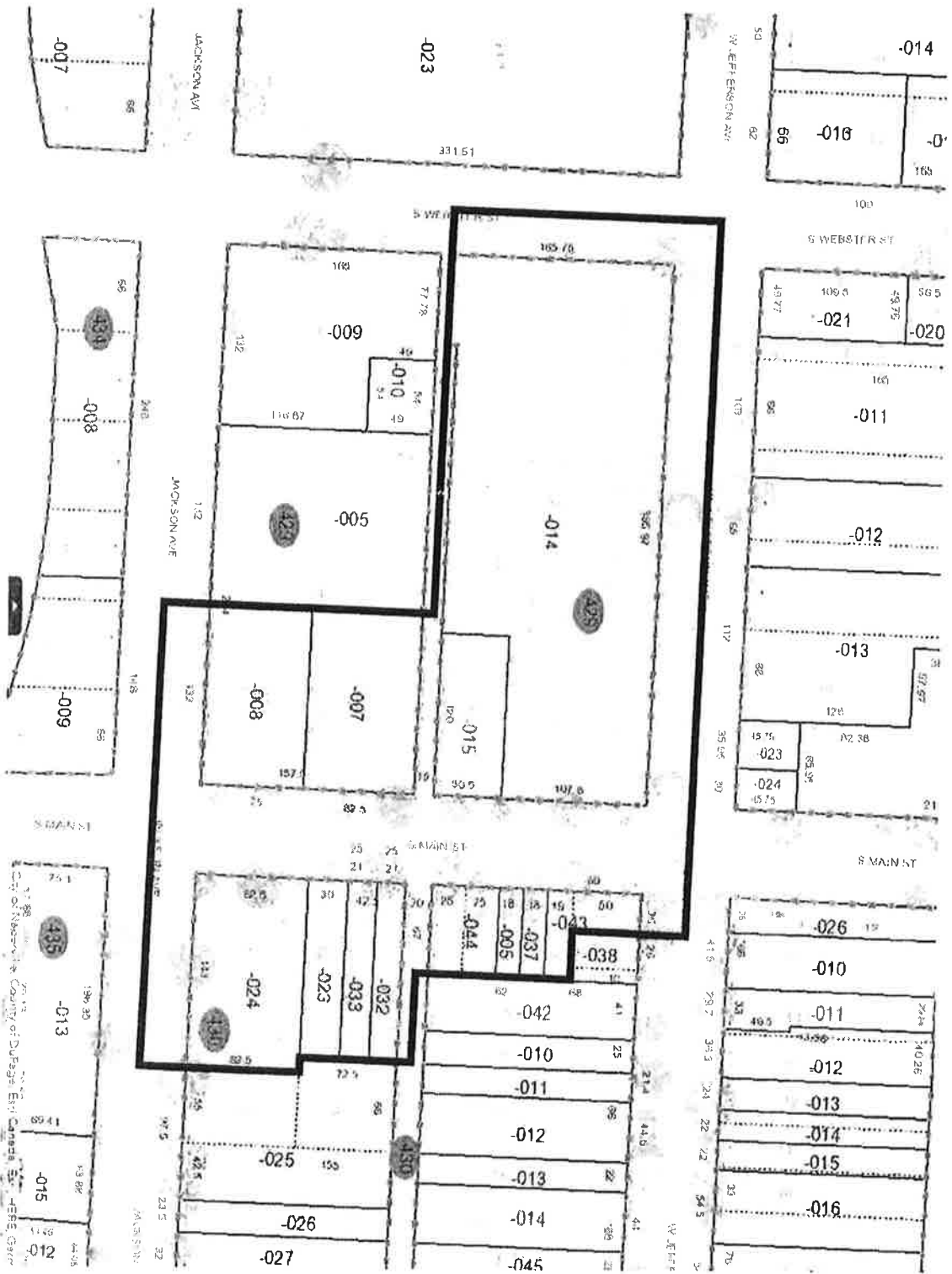
City of Naperville

Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND ENGINEERING
 1001 DUNN AVENUE, SUITE 200 • WARRICKVILLE, INDIANA 46186
 TEL: (317) 851-0000 • FAX: (317) 851-0007

CITY OF WARRICKVILLE
 400 SOUTH BROAD STREET
 WARRICKVILLE, INDIANA 46186
 TEL: (317) 420-8704



NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

SPECIAL SERVICE AREA #30

EXHIBIT A

SHEET NO. 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

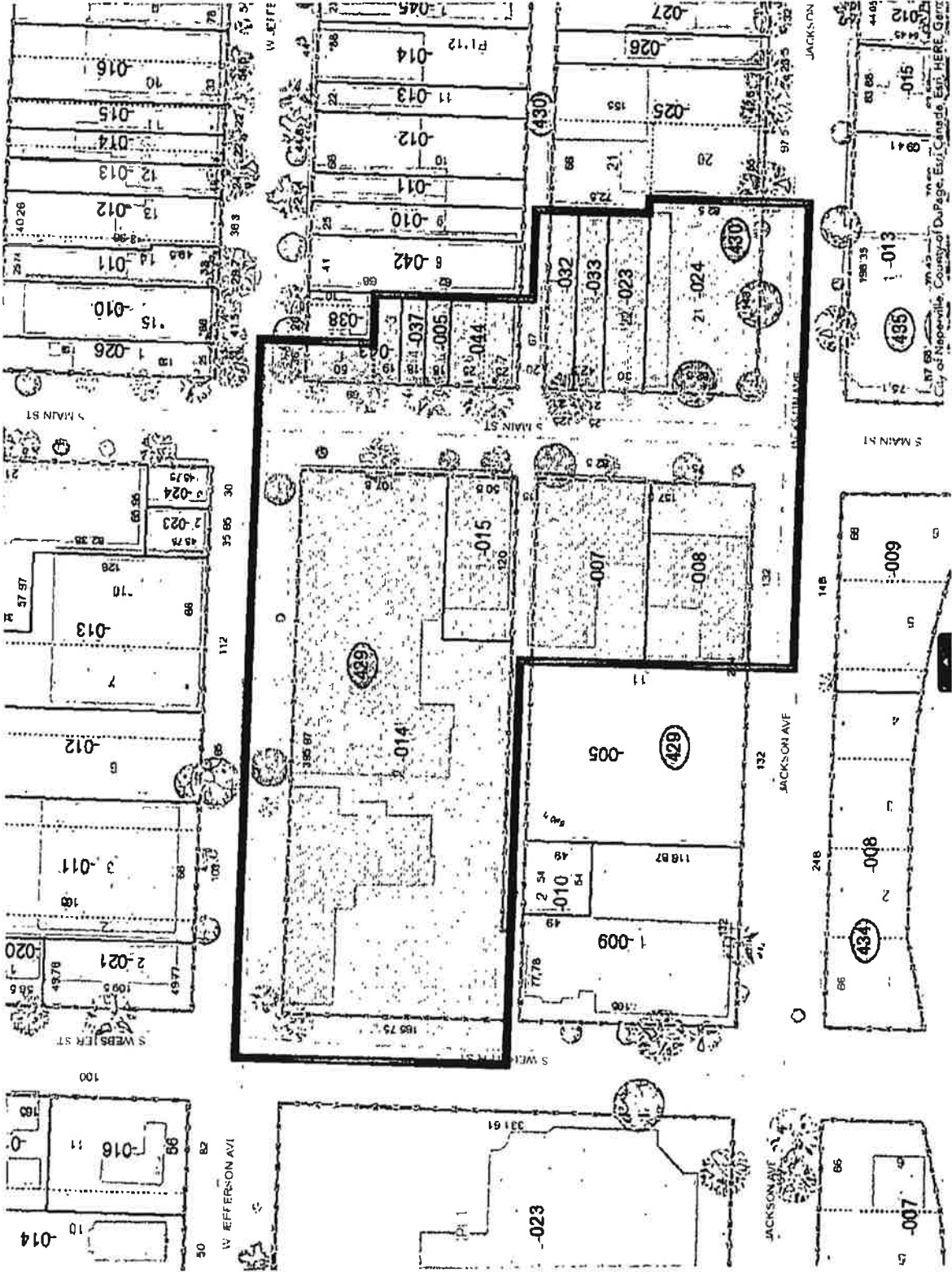
ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



EXHIBIT A



SPECIAL SERVICE AREA, 130

E A

DIVISION OF SURVEY RECORDS SECTION CITY OF MOBERLY

DATE CASE FILE SHEET NO. SHEETS

3 3 3

ROAKE AND ASSOCIATES, INC.

CONSULTING ENGINEER - LAND SURVEYORS

1010 NORTH AVENUE, SUITE 100, MOBERLY, MISSOURI 65202

TEL. (636) 432-8704

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CITY OF MOBERLY
400 SOUTH GALE
MOBERLY, MISSOURI 65202
TEL. (636) 432-8704

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

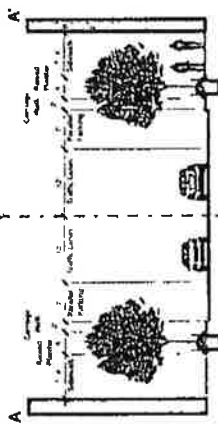
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

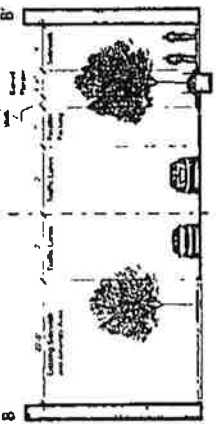
- Existing on-street angled parking along Jefferson Ave. 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave. 12
- Proposed on-street parallel parking along Main St (East side) 10
- (Parking stall size 7' x 20')

Elevation:

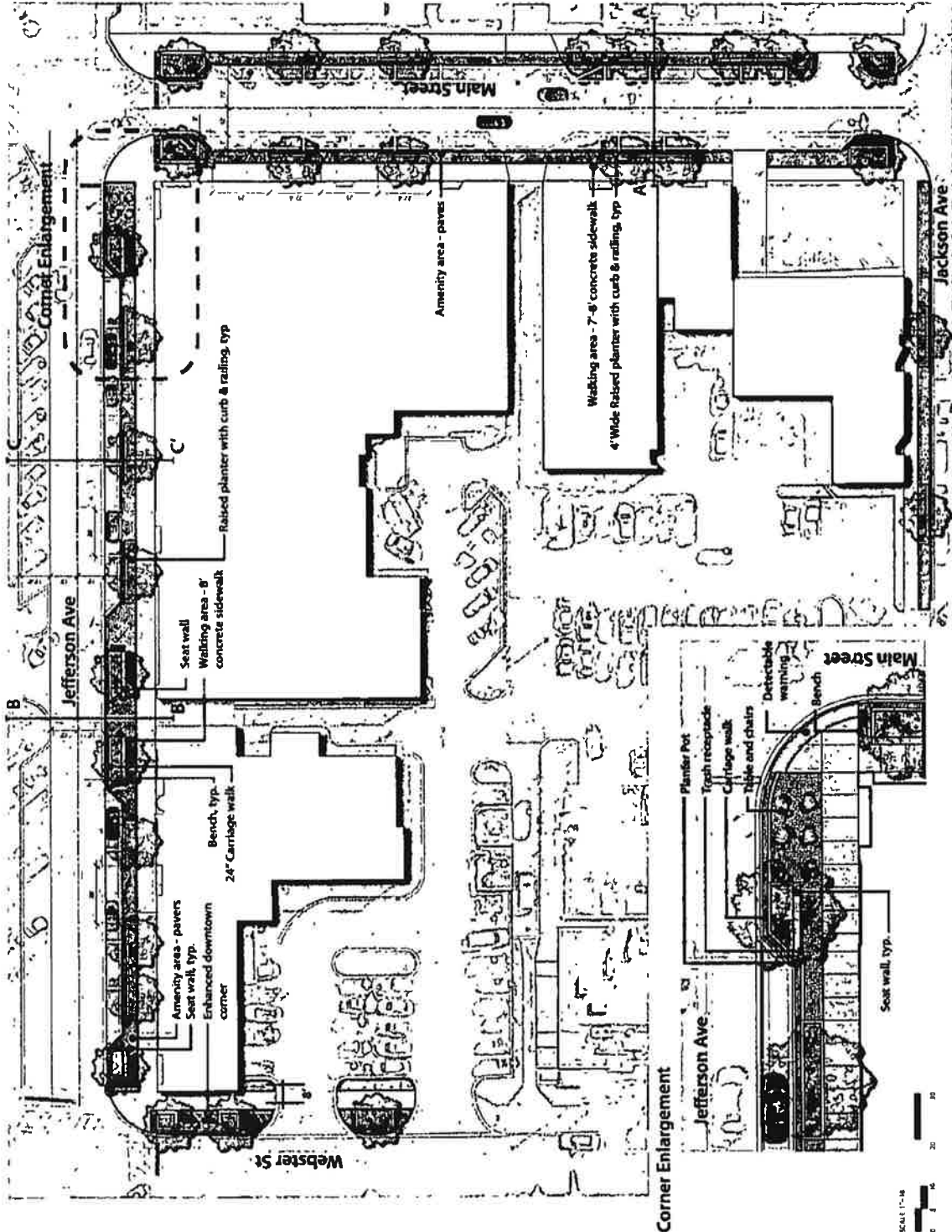
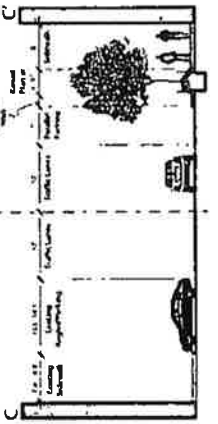
Section A - A'



Section B - B'



Section C - C'



Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois



TRP Group, LP

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

91 7199 9991 7036 0421 7408

VIA CERTIFIED MAIL

Rubin Joseph Naper, LLC
c/o Samuel Rubin
729 Montana Avenue, Unit #6
Santa Monica, California 90403

Rubin Joseph Naper, LLC
c/o Vance Liebman, Registered Agent
55 W. Monroe Street, Suite #2300
Chicago, Illinois 60603

91 7199 9991 7036 0421 7392 RA

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Rubin Joseph Naper, LLC has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 216-18 S. Main Street, which are two of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Rubin Joseph Naper, ,LLC

February 7, 2019

Page 2 of 2

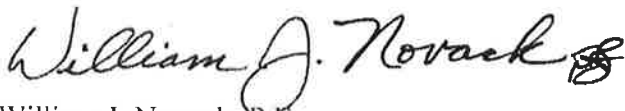
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,



William J. Novack, P.E.

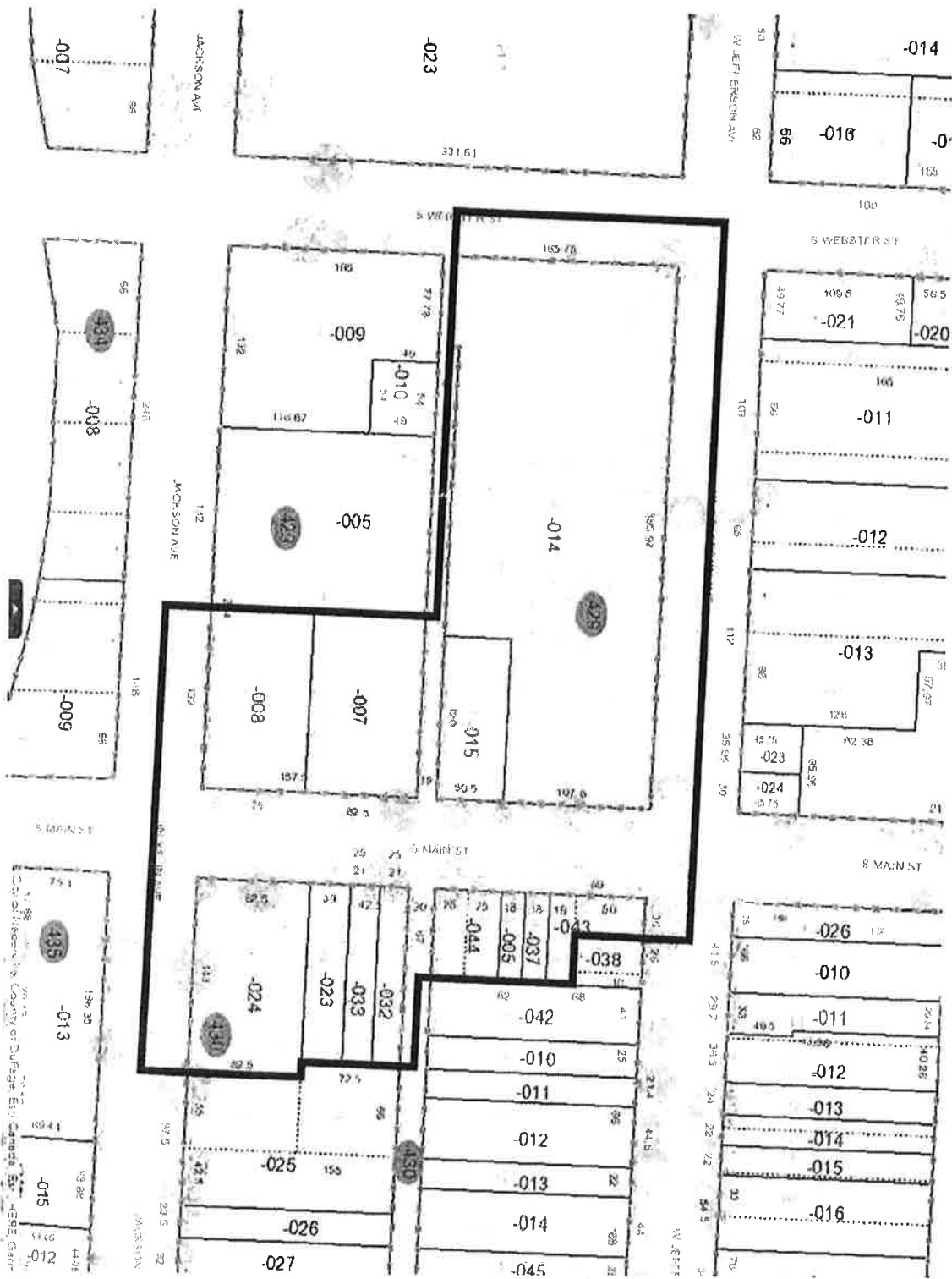
City of Naperville

Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS, LAND SURVEYORS, PLANNERS
 1000 QUINCY AVENUE, SUITE 200, WASHINGTON, ILLINOIS 62540
 TEL. (618) 262-4333 FAX (618) 262-4337

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CITY OF MARIETTA
 400 SOUTH EIGHT STREET
 MARIETTA, ILLINOIS 62540
 TEL. (618) 423-6704

NO.	DATE	DESCRIPTION	BY	CHKD

SPECIAL SERVICE AREA #30

EXHIBIT A

DRAWN BY: JAV/AVR
 CHECKED BY: JAV/AVR
 DATE: 12/27/18
 SHEET NO. 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

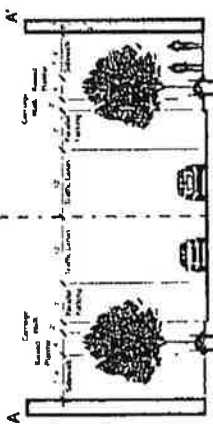
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

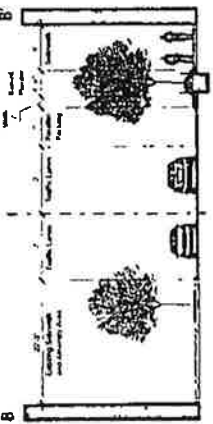
- Existing on-street angled parking along Jefferson Ave. 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave. 12
- Proposed on-street parallel parking along Main St (East side) 10
(Parking stall size 7' x 20')

Elevation:

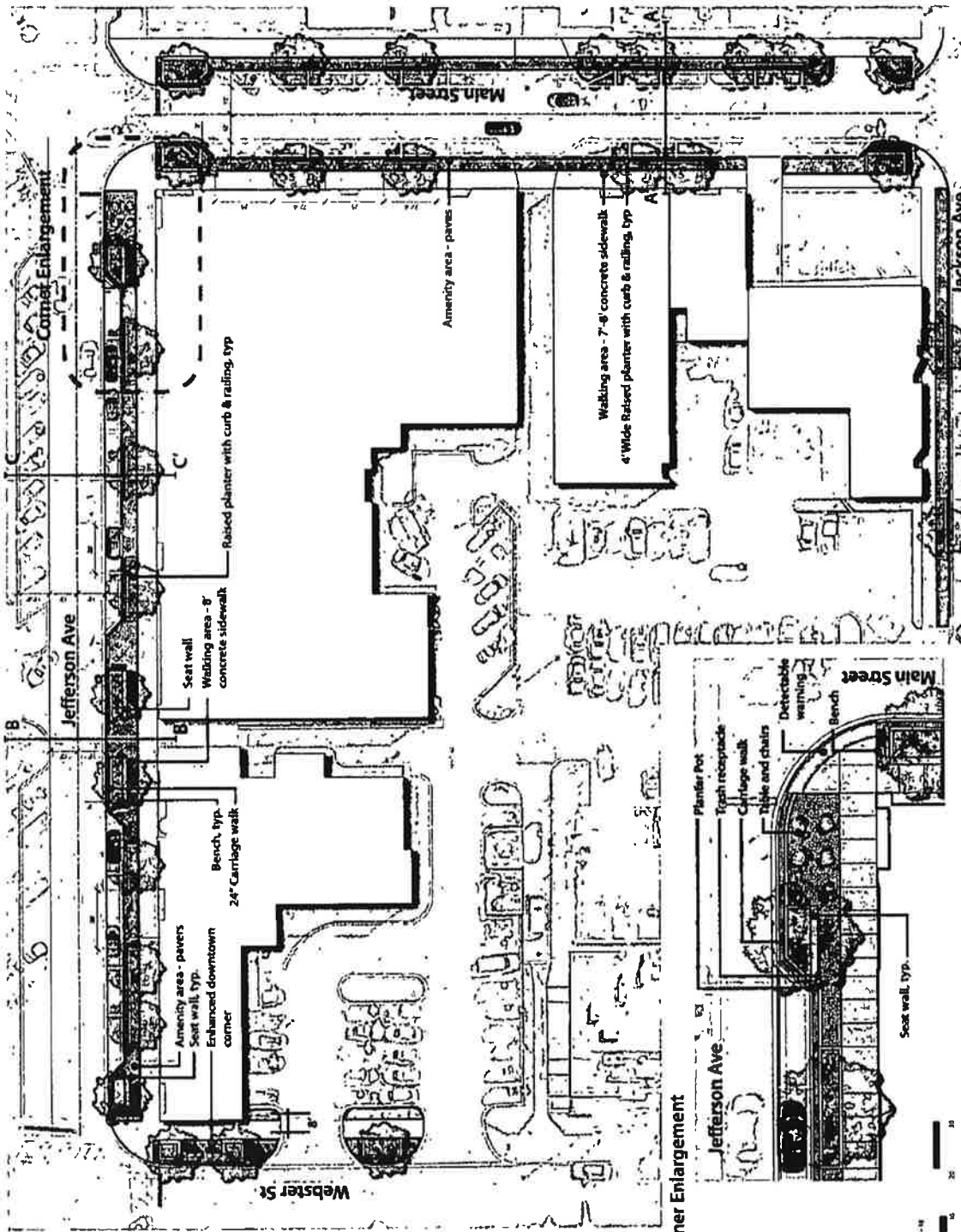
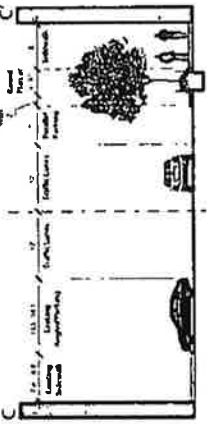
Section A - A'



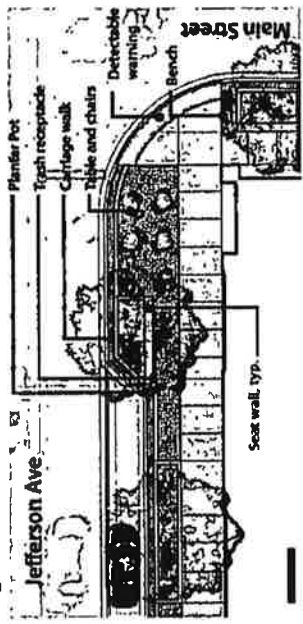
Section B - B'



Section C - C'



Corner Enlargement



SCALE 1" = 8'

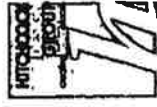
SCALE 1" = 8'

SCALE 1" = 8'

SCALE 1" = 8'

Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois



TRP Group, LP

North

SCALE 1" = 32'

0 16 32 48

DATE: 11/11/11

PROJECT: MAIN PLACE STREETScape

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

91 7199 9991 7036 0421 7460

VIA CERTIFIED MAIL

Degeeter Properties, LLC
226 Main Street
Naperville, Illinois 60540

Degeeter Properties, LLC
c/o Glen Dobosz, Registered Agent
2175 Point Blvd., Suite 150
Elgin, Illinois 60126

91 7199 9991 7036 0421 7453 RA

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom it May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Degeeter Properties, LLC has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 226 S. Main Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Degeeter Properties, LLC

February 7, 2019

Page 2 of 2

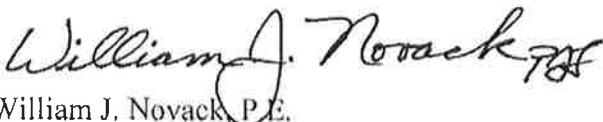
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,

A handwritten signature in black ink that reads "William J. Novack" with a stylized flourish at the end.

William J. Novack, P.E.

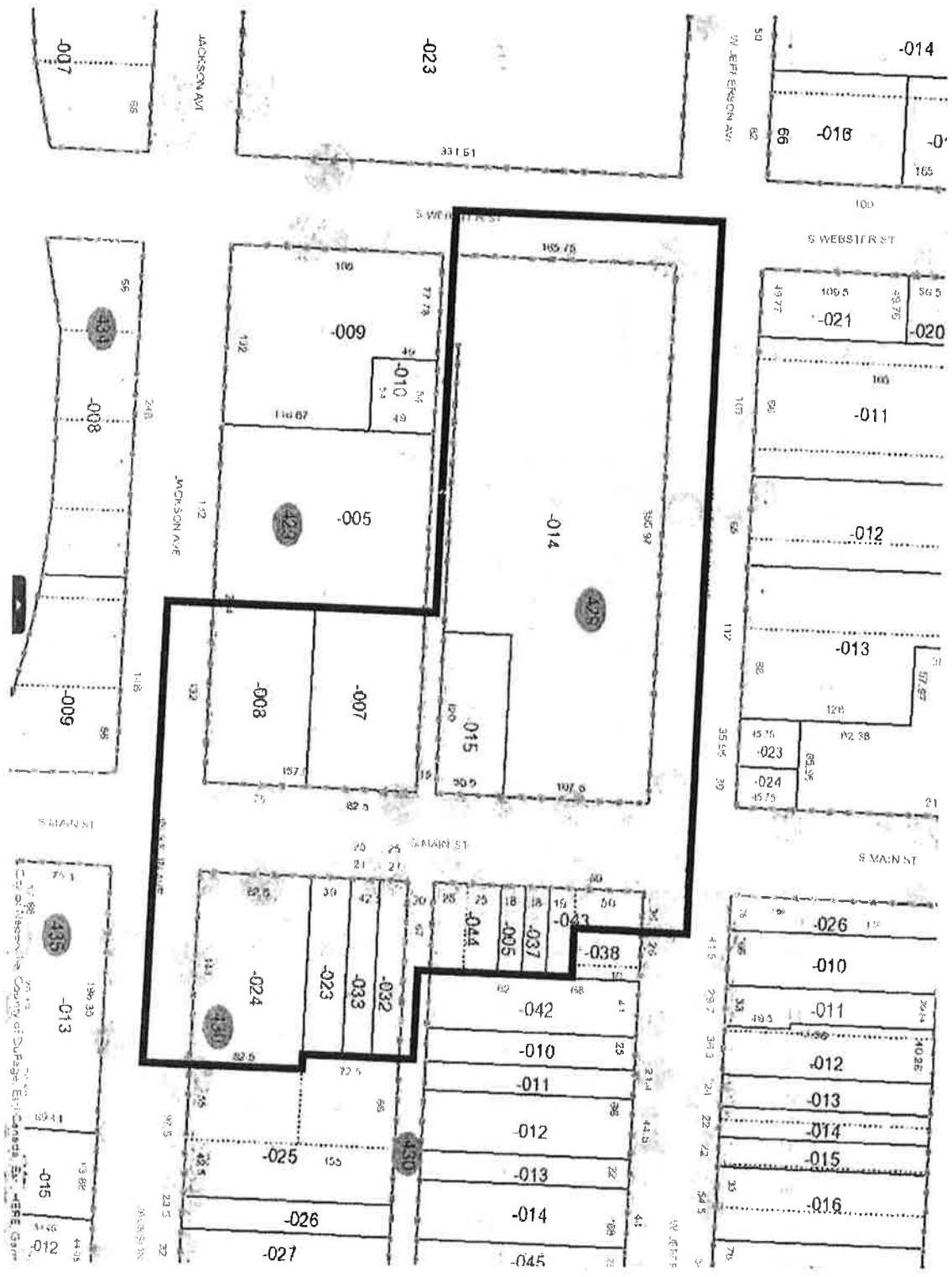
City of Naperville

Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND ENGINEERING - PLANNING
 1000 QUINCY AVENUE, SUITE 300A - HAWKINSVILLE, GEORGIA 30504
 TEL: (404) 525-4300 • FAX: (404) 525-4307

© COPYRIGHT 2018 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED

CITY OF HAWKINSVILLE
 400 QUINCY STREET
 HAWKINSVILLE, GEORGIA 30504
 TEL: (678) 420-6754

NO.	DATE	REVISION	BY	CHKD.	REVISION	BY	CHKD.

SPECIAL SERVICE AREA #30
 SHEET NO. 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



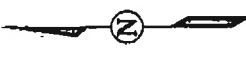
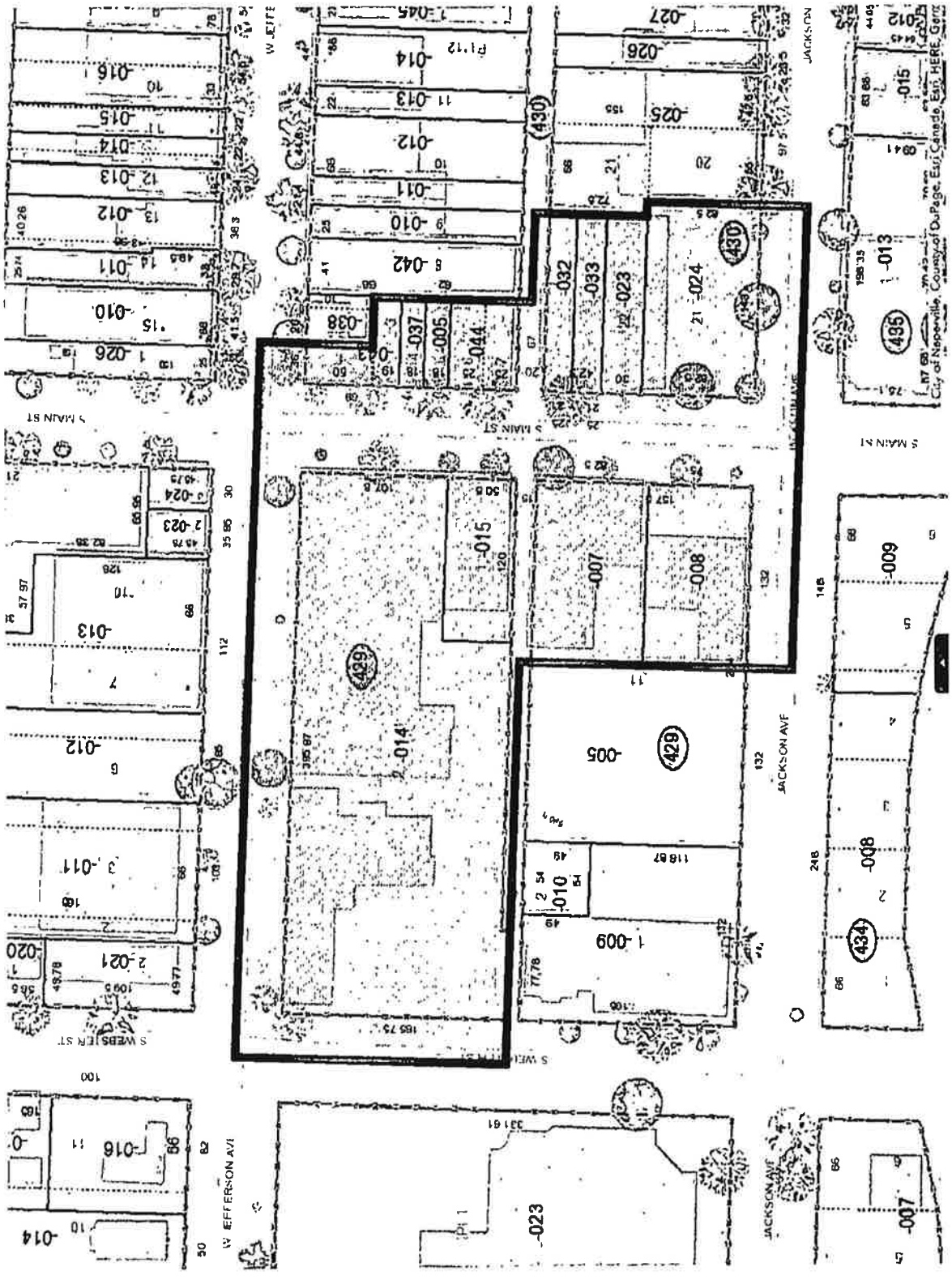


EXHIBIT A



SPECIAL SERVICE AREA #30 E A PREPARED BY: [] DATE: 12/15/14 SCALE: [] SHEET NO. 3 OF 3	
CITY OF WAPARVILLE 400 SOUTH GALE WAPARVILLE, MISSOURI 64084 TEL. (816) 420-6704	
© COPYRIGHT 2018 ROAKE AND ASSOCIATES, INC. ALL RIGHTS RESERVED	
ROAKE AND ASSOCIATES, INC. CONSULTING ENGINEERS • LAND SURVEYORS • E 1500 WEST MAIN STREET, SUITE 100, WAPARVILLE, MISSOURI 64084 TEL. (816) 420-6704	

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

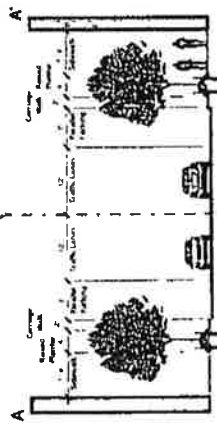
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

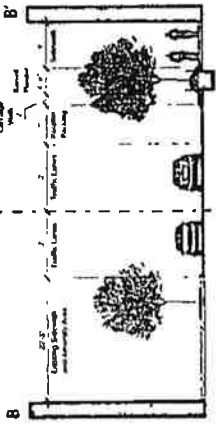
- Existing on-street angled parking along Jefferson Ave. 17
- Existing on-street angled parking along Main St (East side). 12
- Proposed on-street parallel parking along Jefferson Ave. 12
- Proposed on-street parallel parking along Main St (East side). 10
- (Parking stall size: 7 x 20')

Elevation:

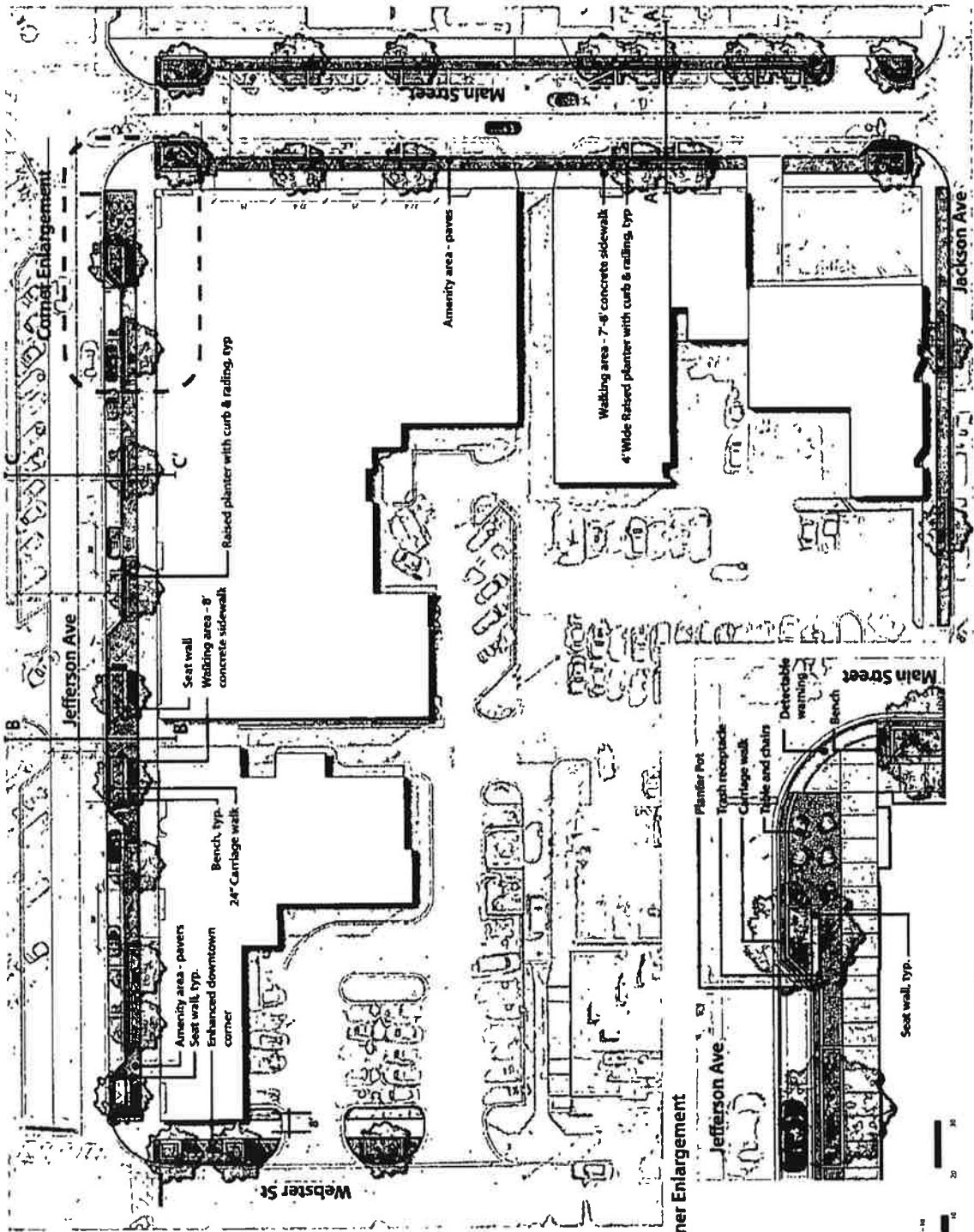
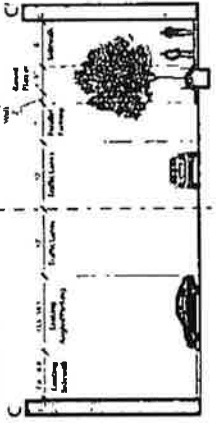
Section A - A'



Section B - B'

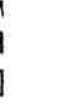


Section C - C'



Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois



TRP Group, LP

EXHIBIT D
SPECIAL SERVICE AREA NO. 30

ADDRESSES

PIN'S

108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

VIA CERTIFIED MAIL

Ms. Marilyn Pasch
4604 Carrier Circle
Plainfield, Illinois 60586

91 7199 9991 7036 0421 7361

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Ms. Marilyn Pasch has been identified as the individual in whose name the general taxes for the last preceding year were paid for on the properties located at 224 S. Main Street, which is one of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Ms. Marilyn Pasch
February 7, 2019
Page 2 of 2

service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,

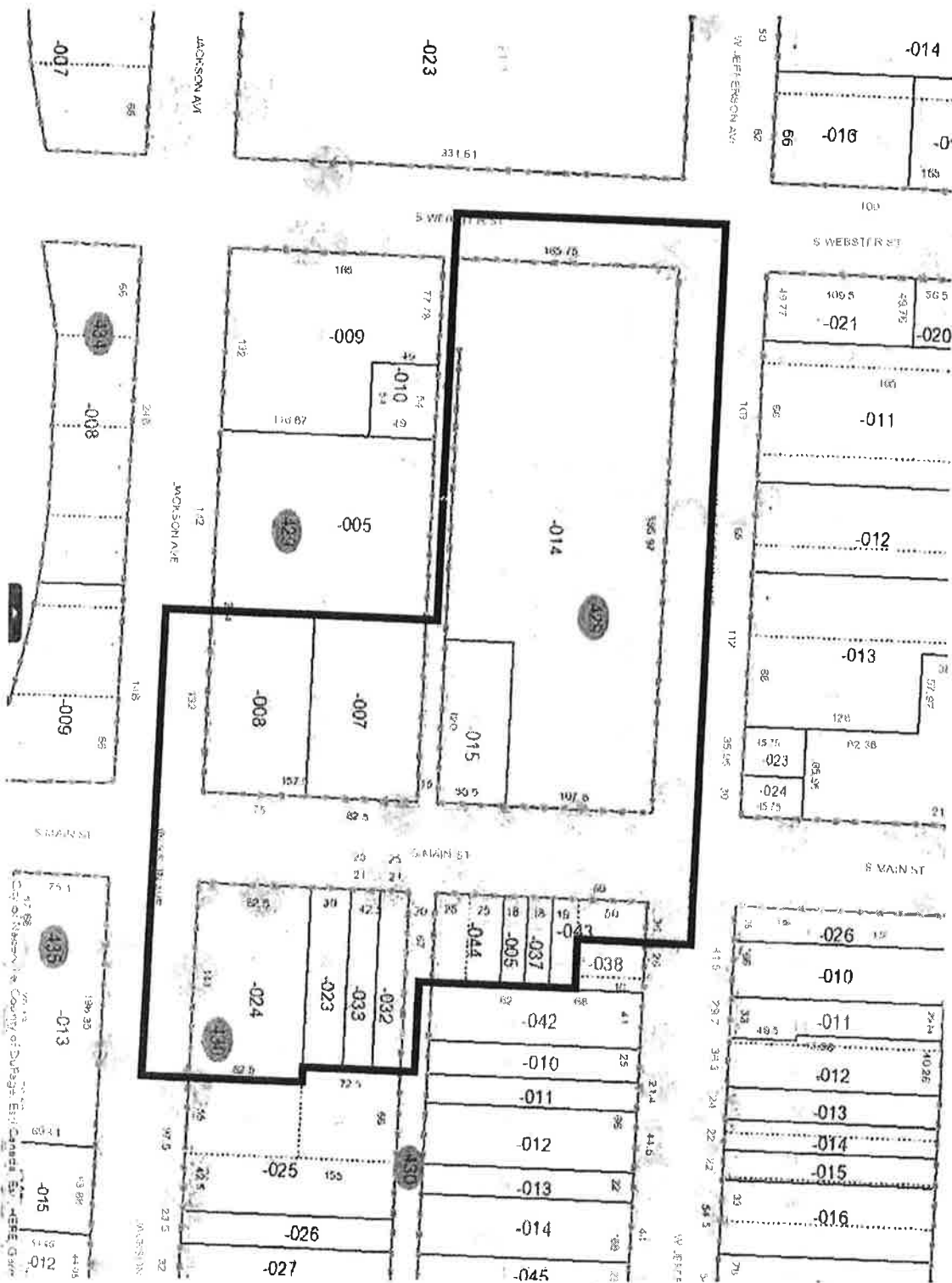


William J. Novack, P.E.
City of Naperville
Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS • LAND ENGINEERS • SURVEYORS
 504 DUDLEY AVENUE, SUITE 200A • WAPATONVILLE, ILLINOIS 60089
 TEL. (815) 297-2222 • FAX (815) 297-2227

CITY OF WAPATONVILLE
 400 SOUTH DUFF STREET
 WAPATONVILLE, ILLINOIS 60089
 TEL. (815) 420-9704

NO.	DATE	REVISION	BY	CHKD.	RECORDED

SPECIAL SERVICE AREA #30

EXHIBIT A

3 OF 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("Downtown") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "City") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on Exhibit A and legally described on Exhibit B (hereinafter “**Special Service Area**” or “**Special Service Area No. 30**”) which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on Exhibit C (hereinafter “**Special Service Area Improvements**”). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

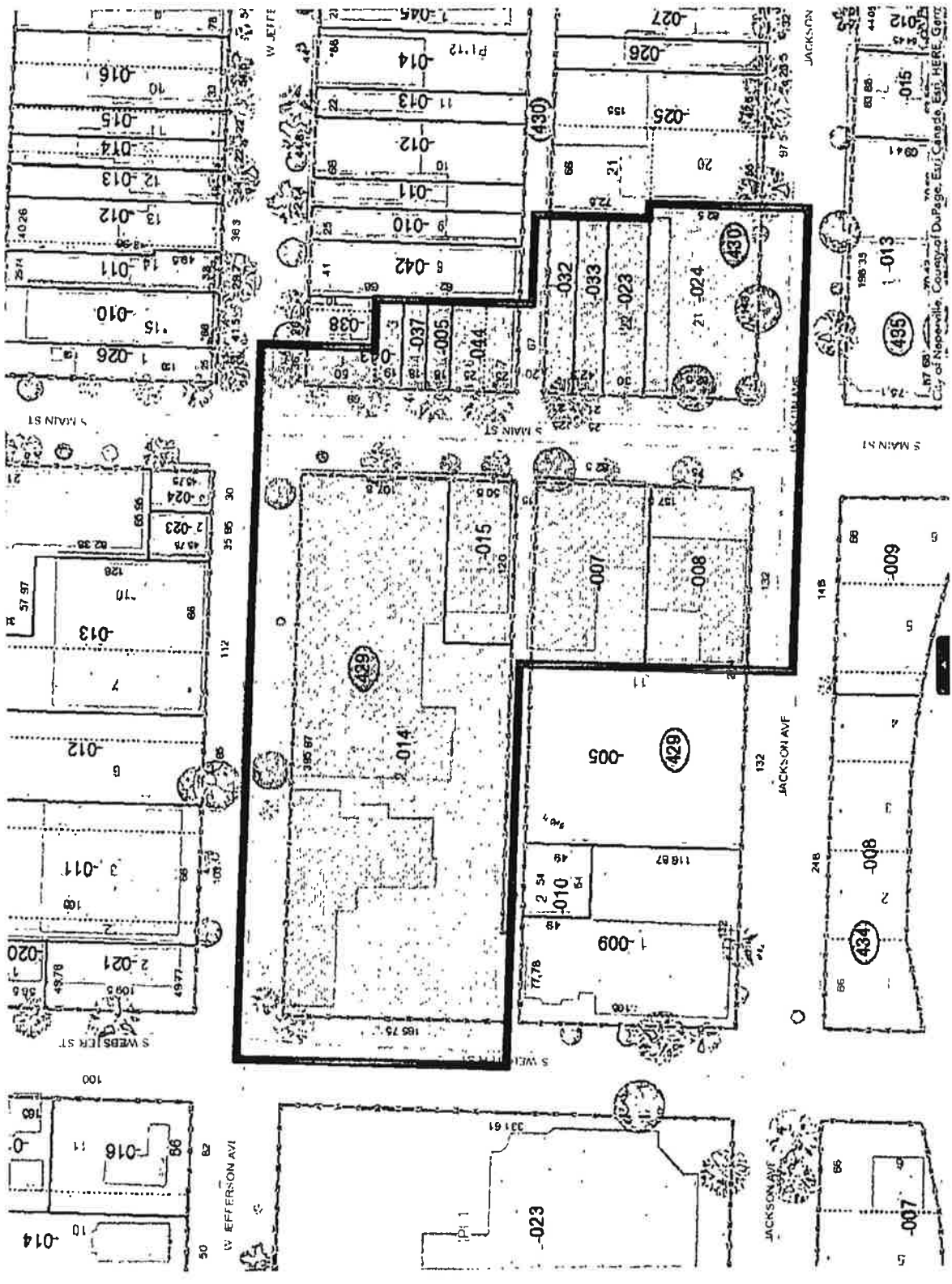
Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk





EXHIBIT A



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ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEER - LAND SURVEYORS
 1010 S. MAIN ST. SUITE 100, WHEELING, WV 26061
 TEL: 208-868-2222 FAX: 208-868-2222

CITY OF WHEELING
 400 SOUTH EAGLE
 WHEELING LANDS BOARD
 TEL: (304) 432-6704

SPECIAL SERVICE AREA #30

NO.	DATE	REVISION	BY

DATE OF SURVEY: 08/20/18
 DATE OF PLAN: 08/20/18
 SHEET NO. 3 OF 3

EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

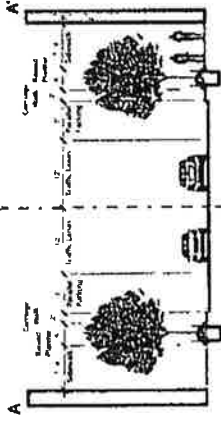
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

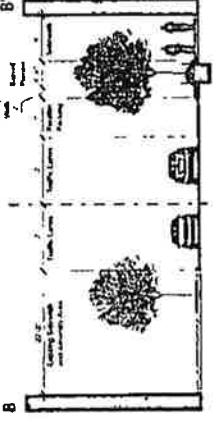
- Existing on-street angled parking along Jefferson Ave 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave 12
- Proposed on-street parallel parking along Main St (East side) 10
(Parking stall size 7x2.20')

Elevation:

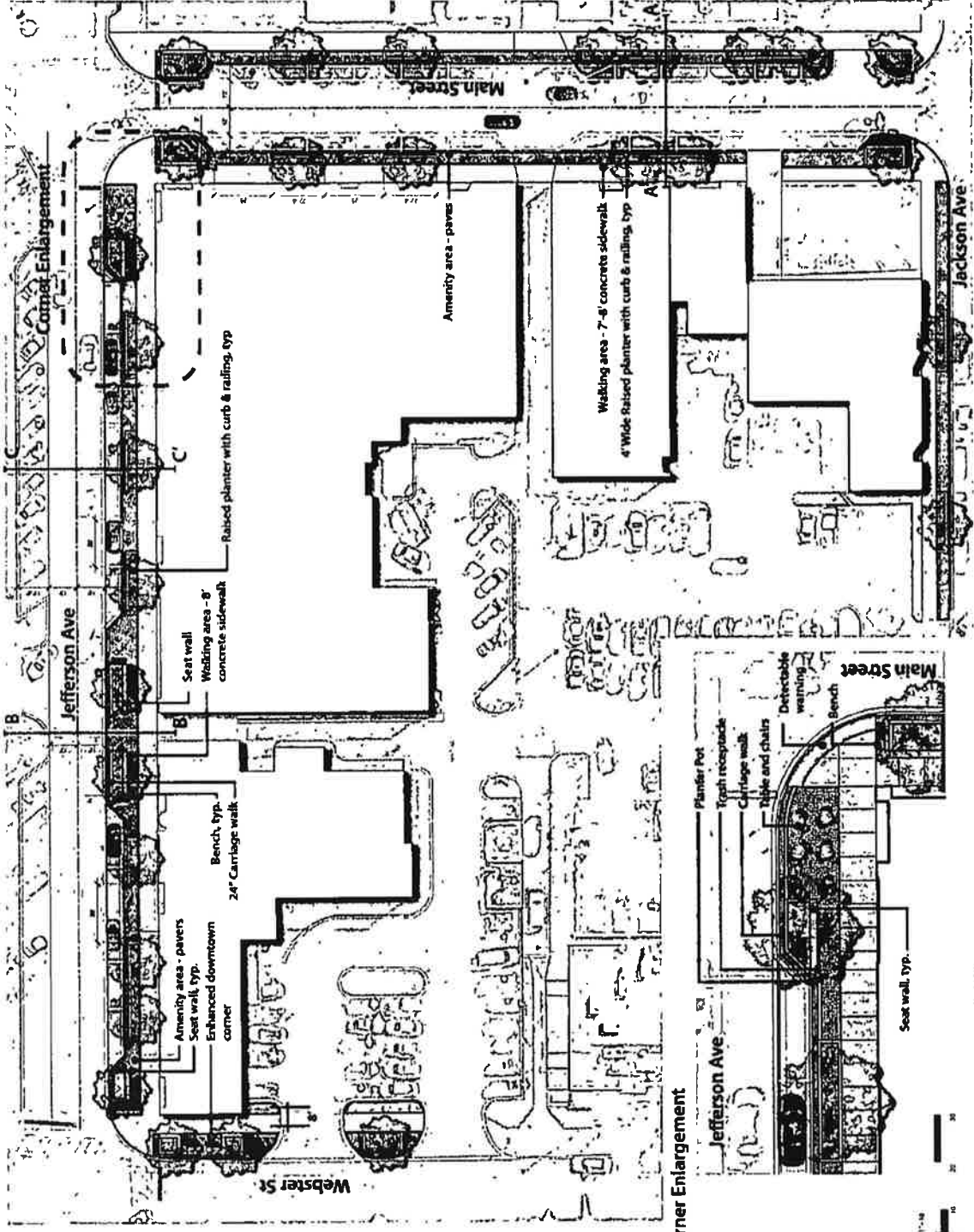
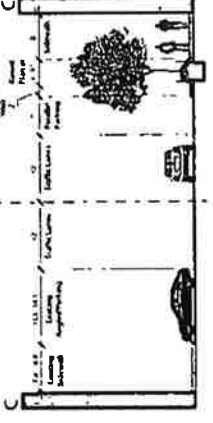
Section A - A'



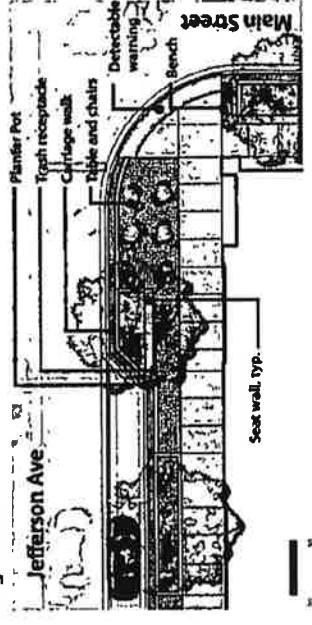
Section B - B'



Section C - C'



Corner Enlargement



Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois

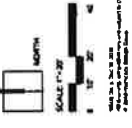
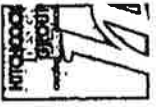


EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043



Naperville

February 7, 2019

91 7199 9991 7036 0421 7422

VIA CERTIFIED MAIL

Main Place TRP, LLC
131 W. Jefferson Avenue, Unit #223
Naperville, Illinois 60540

Main Place TRP, LLC
c/o Vance Liebman, Registered Agent
55 W. Monroe Street, Suite #2300
Chicago, Illinois 60603

91 7199 9991 7036 0421 7415 **A**

Re: Notice of Public Hearing before the Naperville City Council at 7 p.m. on February 19, 2019 Regarding Establishment of Proposed Special Service Area No. 30 in Downtown Naperville

To Whom It May Concern:

NOTICE IS HEREBY GIVEN that at **7:00 p.m. on Tuesday, February 19, 2019**, pursuant to City of Naperville Ordinance No. 18-156 passed by the Naperville City Council on December 18, 2018, the Naperville City Council ("City") will conduct a public hearing at their regularly scheduled meeting in the City Council Chambers at the Municipal Center located at 400 S. Eagle Street, Naperville, IL 60540 to consider the establishment of proposed Special Service Area No. 30 (hereinafter "SSA No. 30"). A copy of Ordinance No. 18-156, titled "**An Ordinance Proposing and Setting a Public Hearing for the Establishment of Special Service Area No. 30 for Streetscape Improvements on Portions of Blocks 429 and 430 of the Downtown Area in the City of Naperville**" (hereinafter "Ordinance") is enclosed for your reference.

Main Place TRP, LLC has been identified as the entity in whose name the general taxes for the last preceding year were paid for on the properties located at 132 W. Jefferson Street and 215 S. Main Street, which are two of the properties proposed to be included in SSA No. 30. A depiction of proposed SSA No. 30 is enclosed as **Exhibit A** attached to this Notice. All properties proposed to be enclosed in SSA No. 30 are legally described and described by parcel index number on **Exhibit B** attached to this Notice.

The special services to be provided through SSA No. 30, as set forth in the enclosed Ordinance, include the design, construction, construction management, financing and all professional services necessary to provide structural, aesthetic, and safety improvements to the streetscape within the public right-of-way adjacent to the properties within SSA No. 30 such as wider sidewalks, carriage walks, benches, built-in seating, raised planters, bollards, curbs and railings, pavers and decorative lighting. The special services are for new construction of streetscape improvements. Maintenance of the improvements will be the responsibility of the City of Naperville during the life of the Special Service Area and thereafter as such maintenance is partially funded by a separate special

Main Place TRP, LLC

February 7, 2019

Page 2 of 2

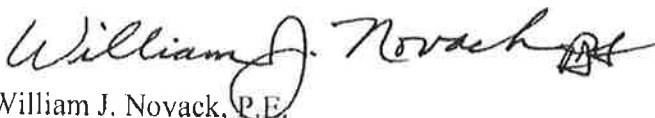
service area. The funds received through SSA No. 30 may be used by a person or entity other than the City of Naperville to implement the proposed special services.

At the hearing, the City will consider the imposition or levy by the City of an ad valorem tax on property within proposed SSA No. 30. The proposed amount of the tax levy for the special services to be provided by SSA No. 30 as described and referenced above for the initial year for which taxes will be levied within SSA No. 30 shall be \$200,000. The maximum rate of taxes to be extended within SSA No. 30 in any year, for a maximum period not to exceed fifteen (15) years, shall be \$4.00 per annum per one hundred dollars (\$100.00) of assessed value as equalized against the property within SSA No. 30. Said tax 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 of SSA No. 30 services.

All interested persons, including all persons owning taxable property located within the limits of Special Service Area No. 30, will be given the opportunity to be heard at the public hearing regarding any matters contained or referenced in this notice and may also file objections with the City Clerk within the sixty (60) day period following the final adjournment of the public hearing as provided by 35 ILCS 200/27-55. If a petition signed by at least fifty-one percent (51%) of the electors residing within proposed SSA No. 30 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of proposed SSA No. 30 is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of SSA No. 30 or the levy or imposition of a tax for the provision of special services to SSA No. 30, no such Special Service Area may be established or tax levied or imposed.

Please read through the information provided above and the enclosed Ordinance to familiarize yourself with the details of what is being proposed. If you have any questions or concerns please feel free to contact me at (630) 420-6704.

Very truly yours,



William J. Novack, P.E.

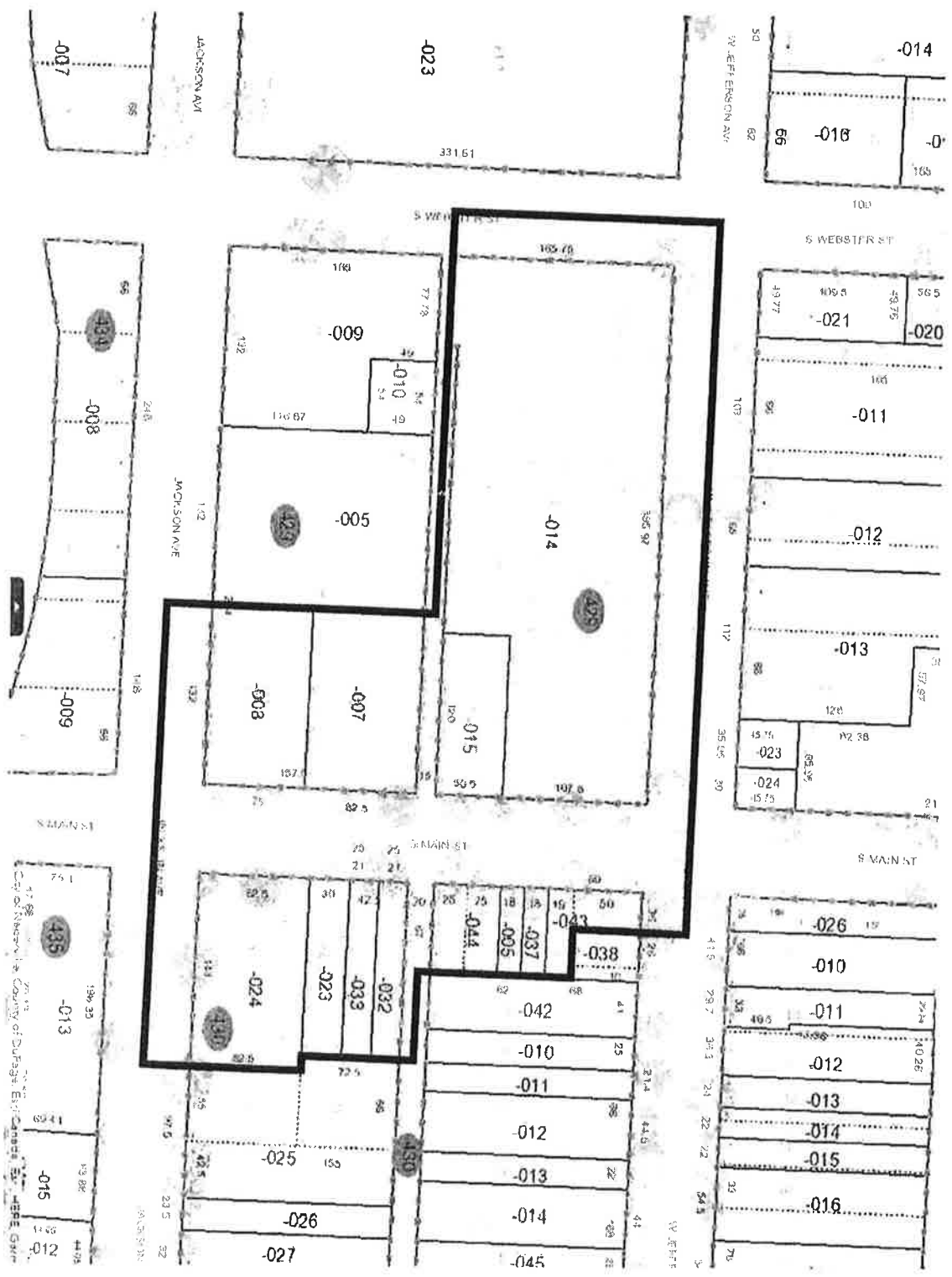
City of Naperville

Director of Transportation, Engineering & Development/City Engineer

Enc.

cc: Pat Lord

EXHIBIT A



ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND ENGINEERING - SURVEYING
 3000 DANFORTH AVENUE, SUITE 300A, HAVERTHILL, COLORADO 80110
 TEL: (303) 955-4333 FAX: (303) 955-4337

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ISSUED FOR THE
CITY OF HAVERTHILL
 400 SOUTH BRIDGE STREET
 HAVERTHILL, COLORADO 80110
 TEL: (303) 420-0704

NO.	DATE	DESCRIPTION	BY	CHKD	REVISIONS

SPECIAL SERVICE AREA #30

EXHIBIT A

DATE: 12/6/2018 4:34:46 PM

3 3

EXHIBIT B

SSA No. 30 Parcel Index Numbers/Common Addresses/Legal Description

The permanent index numbers of the parcels located within Special Service Area No. 30 are: 07-13-429-014, 07-13-429-015, 07-13-429-007, 07-13-429-008, 07-13-430-024, 07-13-430-023, 07-13-430-033, 07-13-430-032, 07-13-430-044, 07-13-430-005, 07-13-430-037 and 07-13-430-043.

The common addresses of the parcels located within Special Service Area No. 30 are: 108-144 W. Jefferson Ave, 203 S. Main St, 215 S Main St, 217 S Main St, 223 S Main St, 227 S Main St, 233 S Main St, 235 S Main St, 109 W Jackson Ave, 226 S Main St, 224 S Main St, 222 S Main St, 218 S Main St, 216 S Main St, 214 S Main St, 212 S Main St, 200-210 S Main St, and 42 W Jefferson Ave.

The legal description of the boundary of Special Service Area No. 30 is:
ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

ORDINANCE NO. 18 - 156

**AN ORDINANCE PROPOSING AND SETTING A PUBLIC HEARING
FOR THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 30
FOR STREETScape IMPROVEMENTS ON PORTIONS OF
BLOCKS 429 AND 430 OF THE DOWNTOWN AREA IN THE
CITY OF NAPERVILLE**

RECITALS

- A. The downtown area of the City of Naperville ("**Downtown**") is a pedestrian-friendly, vibrant, mixed use area including primarily retail and restaurant uses which rely heavily on pedestrian traffic.
- B. The City of Naperville (or "**City**") relies on the success of its businesses and the businesses rely on the safe, pedestrian-friendly nature of the Downtown to thrive.
- C. The economic vitality of the City and its Downtown is significantly dependent on the support of citizens, businesses, and consumers for the revitalization and continued liveliness of the area, which is a high priority for the City's plans to preserve and expand revenues.
- D. The City has a legitimate government interest in protecting its investment in the Downtown.
- E. The streetscape infrastructure in certain areas of the Downtown has deteriorated and is in need of rehabilitation, including streetscape located adjacent to privately-owned property depicted on **Exhibit A** (hereinafter "**Properties**").
- F. Antiquated or deteriorating streetscaping on the public way in the Downtown hampers the economic vitality of the area, impairing the City's goals of attracting citizens, businesses, and consumers to the Downtown, and interferes with the ability to maintain a pedestrian- friendly, vibrant, commercially viable Downtown.

- G. Pursuant to its home rule powers under Article VII, Section 6(l) of the 1970 Constitution of the State of Illinois and the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, the City of Naperville has the authority to provide special services to contiguous areas within its corporate boundaries and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services in order to promote the health, safety, and welfare of the City and its residents, to prevent the worsening of conditions detrimental to healthy economic development, to encourage private development in order to enhance the local tax base, and to enter into contractual agreements with developers, redevelopers, consultants, and other third-parties for the purpose of achieving such objectives
- H. The City has received a proposal to establish a special service area to pay for certain streetscape improvements within the boundaries of the proposed special service area depicted on **Exhibit A** and legally described on **Exhibit B** (hereinafter "**Special Service Area**" or "**Special Service Area No. 30**") which includes the Properties referenced in Recital E above.
- I. The proposed special services will provide structural, aesthetic, and safety improvements to the streetscape within the Special Service Area, such as the design and new construction of wider sidewalks, carriage walks, benches, built-in seating, raised planters, removeable bollards, curb and railing, pavers, and decorative lighting, as generally depicted on **Exhibit C** (hereinafter "**Special Service Area Improvements**"). The Special Service Area Improvements will result in a more welcoming, beautiful, and functional streetscape pursuant to design guidelines and standards which exceed the standard streetscape improvement design provisions

provided for the downtown area as set forth in the Naperville Municipal Code, including but not limited to the Naperville Downtown 2030 Plan. The property index numbers ("PINs") and addresses of the Properties within the boundaries of proposed Special Service Area No. 30 are set forth on **Exhibit D**.

- J. The streetscape improvements which comprise the Special Service Area Improvements shall be constructed and installed upon City-owned property and will be available to the public throughout the term of Special Service Area No. 30.
- K. The Corporate Authorities of the City of Naperville, after due and careful consideration, have concluded that proposed Special Service Area No. 30 will enable the City to progress toward the goal of an improved streetscape in the Downtown and will serve the best interests of the City.
- L. A public hearing regarding the proposed creation of Special Service Area No. 30 will be held by the Naperville City Council at its regularly scheduled meeting on February 19, 2019 at 7 p.m., or as soon thereafter as possible, and on such other date as to which said hearing may be continued.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF NAPERVILLE, DUPAGE AND WILL COUNTIES, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION 1: The foregoing Recitals are a material part of this Ordinance and are incorporated in this Section 1 as though fully set forth herein.

SECTION 2: The City of Naperville has the authority pursuant to its home rule powers under Article VII, Section 6 of the 1970 Constitution of the State of Illinois, and the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*, to provide special services to

contiguous areas within its corporate boundaries, and to provide the manner of levying and imposing additional taxes to pay for the cost of such special services.

SECTION 3: The City Council of the City of Naperville makes the following findings of fact:

- (a) Proposed Special Service Area No. 30 is compact and contiguous, and no part of the area lies within any incorporated municipality other than the City of Naperville, or within any unincorporated area;
- (b) The property owners within proposed Special Service Area No. 30 will benefit specifically from the proposed Special Service Area Improvements which constitute services in addition to municipal services generally provided to the residents and businesses in the City of Naperville as a whole;
- (c) The funds received through Special Service Area No. 30 will be used by a person or entity other than the City to implement the Special Service Area Improvements described herein;
- (d) The City will be responsible for maintenance of the Special Service Area Improvements, which maintenance will be partially funded by a separate special service area; and
- (e) It is in the public interest that a special service area, titled Special Service Area No. 30, be proposed and considered for the real properties depicted on **Exhibit A** and legally described on **Exhibit B**, which will encompass the Properties described by PIN and address on **Exhibit D**, for the purpose of paying the costs of providing the Special Service Area Improvements within

the Special Service Area, which tax shall be levied as provided herein in accord with the provisions of the Illinois Property Tax Code.

SECTION 4: A public hearing shall be held on February 19, 2019 at 7:00 p.m., or as soon thereafter as possible, and on such other date as it may be continued to, in the City Council Chambers of the Naperville Municipal Center located at 400 S. Eagle Street, Naperville, Illinois, to consider the establishment of Special Service Area No. 30 of the City of Naperville for the property within the boundaries of the Special Service Area depicted on **Exhibit A** and legally described in **Exhibit B**. At the public hearing, the City Council will consider the following:

- (a) The establishment of Special Service Area No. 30 to provide for the Special Service Area Improvements described herein, as conceptually depicted on **Exhibit C**, including costs for construction, construction management, engineering, design, legal fees, capitalized interest, and other costs uniquely attributable to the Special Service Area Improvements being provided;
- (b) A special ad valorem tax to be levied against the property included in Special Service Area No. 30 for the Special Service Area Improvements described herein for a period not to exceed fifteen (15) years and not to exceed the rate or amount necessary to produce total revenues of three million dollars (\$3,000,000.00);
- (c) Said special tax shall be levied at a rate not to exceed four dollars (\$4.00) per annum per one hundred dollars (\$100.00) of assessed value, as equalized, against the property included in Special Service Area No. 30; and

- (d) The proposed amount of the tax levy for Special Service Area Improvements for the initial year for which taxes will be levied within Special Service Area No. 30 is two hundred thousand dollars (\$200,000.00).

SECTION 5: Notice of the public hearing for proposed Special Service Area No. 30 shall be published not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the City of Naperville. In addition, notice by mailing shall be given by depositing the notice in the U.S. mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each of the Properties within the Special Service Area. A list of the last known taxpayers is available for inspection and viewing at the office of the City Clerk. The notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person last listed on the tax rolls prior to that year as the owner of the property. The foregoing notices are hereinafter referenced cumulatively as "Notice".

The Notice shall include the following: the time and place of the public hearing, the boundaries of the area by legal description, the permanent tax index number of each parcel located within the Special Service Area, the nature of the proposed special services to be provided within the Special Service Area and a statement that the proposed special services are for new construction, a statement that funds received through the Special Service Area will be used by a person or entity other than the City to implement the proposed special services, the proposed amount of the tax levy for special services for the initial year for which taxes will be levied within the Special Service Area, the

maximum rate of taxes to be extended within the Special Service Area in any year and the maximum number of years taxes will be levied, and notification that all interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard orally at the public hearing, and/or may file written objections with the City Clerk, regarding the tax levy and with respect to any other issue embodied in the Notice, including but not limited to the amount of the tax levy, the maximum rate of taxes to be extended, and the maximum number of years that the taxes will be levied.

SECTION 6: If any section, paragraph, or provision of this Ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph, or provision, shall not affect any of the remaining provisions of this Ordinance or any other City ordinance or resolution.

SECTION 7: All exhibits referenced herein are attached hereto and made part hereof.

SECTION 8: If established, Special Service Area No. 30 shall remain in effect until its expiration.

SECTION 9: This Ordinance shall be in full force and effect upon its passage and approval.

PASSED this 18th day of December, 2018.

AYES: CHIRICO, ANDERSON, BRODHEAD, COYNE GUSTIN,
HINTERLONG, KRUMMEN, OBARSKI, WHITE

APPROVED this 19th day of December, 2018.

Steve Chirico

Steve Chirico
Mayor

ATTEST:

Pam Gallahue

Pam Gallahue, Ph.D.
City Clerk



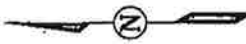
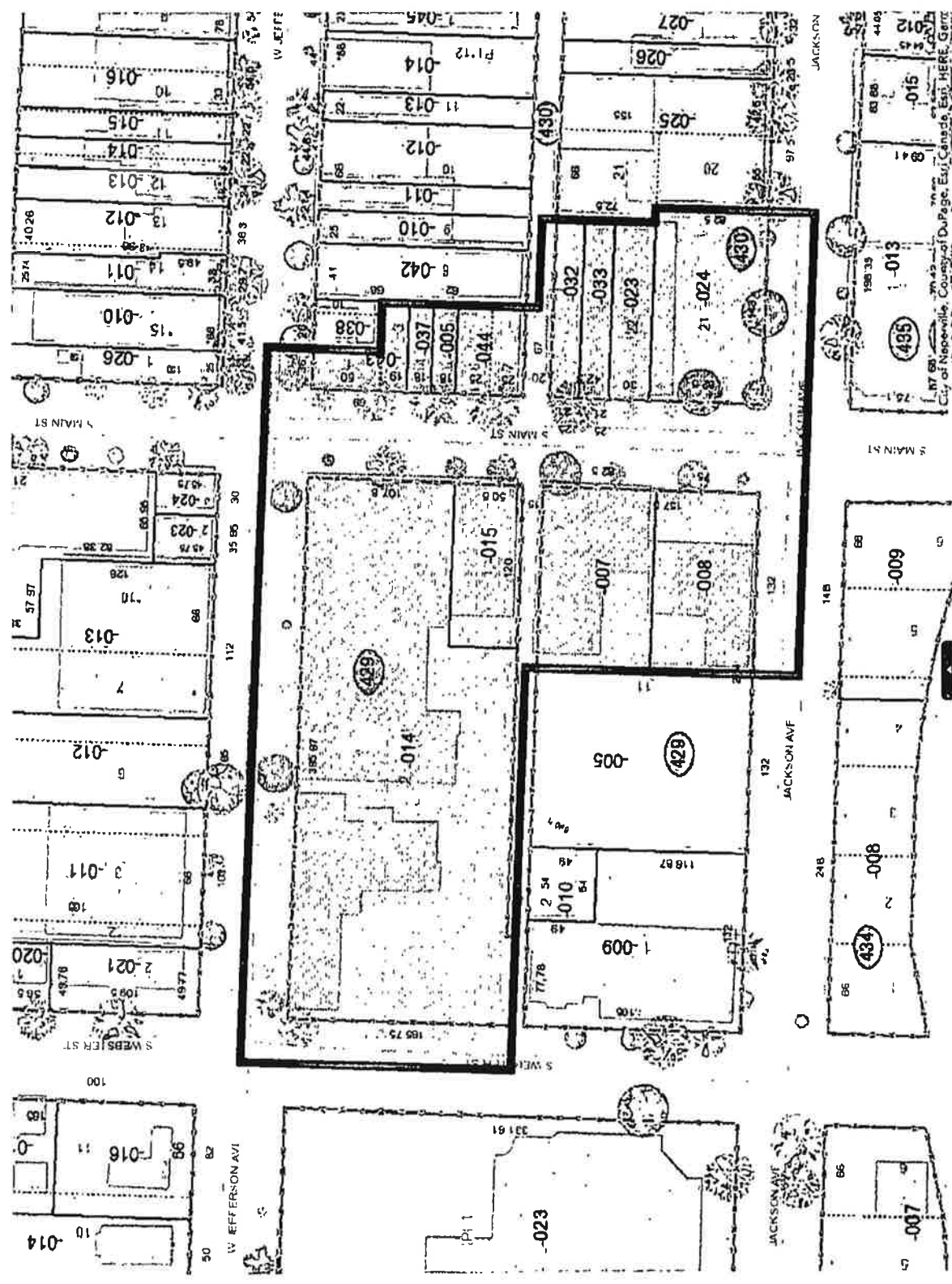


EXHIBIT A



CITY OF WAPERVILLE
 400 SOUTH EAGLE
 WAPERVILLE, OHIO 43084
 TEL. (614) 432-8700

CITY OF WAPERVILLE
 Planning Department
 400 South Eagle
 Waperville, Ohio 43084
 Tel. (614) 432-8700

EXHIBIT A

SPECIAL SERVICE AREA #30

ROAKE AND ASSOCIATES, INC.
 CONSULTING ENGINEERS - LAND SURVEYORS
 10000 W. STATE ST. SUITE 100
 WAPERVILLE, OHIO 43084
 TEL. (614) 432-8700

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EXHIBIT B

ALL THAT PART OF LOTS 1 AND 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BLOCKS 13 AND 16 IN THE ORIGINAL TOWN OF NAPERVILLE, BEING A SUBDIVISION IN THE SOUTH HALF OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 15, 1842 AS DOCUMENT 131, TOGETHER WITH THAT PART OF THE PUBLIC STREETS AND ALLIES LYING WITHIN AND ADJACENT TO SAID BLOCKS, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF MAIN STREET, IN THE CITY OF NAPERVILLE;

THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF INTERSECTION OF THE CENTERLINE OF JEFFERSON AVENUE WITH THE CENTERLINE OF WEBSTER STREET;

THENCE SOUTH ALONG SAID CENTERLINE OF WEBSTER STREET TO THE POINT OF INTERSECTION OF THE CENTERLINE OF WEBSTER STREET WITH THE WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALSO BEING THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 1, 1875, AS DOCUMENT 20095;

THENCE EAST ALONG SAID WESTERLY EXTENSION OF THE SOUTH LINE OF LOT 2 IN MAIN PLACE, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED DECEMBER 22, 1997, AS DOCUMENT R97-197423 AND ALONG THE SOUTH LINE OF SAID LOT 2 AND ALONG THE CENTERLINE OF THE FIFTEEN FOOT PUBLIC ALLEY LYING SOUTH OF AND ADJOINING THE SOUTH LINE OF LOTS 1, 2, 9 AND 10 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE NORTHERLY EXTENSION OF THE WEST LINE OF LOT 10 OF BLOCK 13 IN AFORESAID ORIGINAL TOWN OF NAPERVILLE, SAID WEST LINE OF LOT 10 BEING ALSO THE WEST LINE OF THE EAST HALF OF LOT 11 IN BLOCK 13 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13, 16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE, AFORESAID;

THENCE SOUTH ALONG SAID NORTHERLY EXTENSION AND ALONG THE WEST LINE OF SAID LOT 10 IN BLOCK 13 OF THE ORIGINAL TOWN OF NAPERVILLE, AND ALONG THE SOUTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JACKSON AVENUE;

THENCE EAST ALONG SAID CENTERLINE OF JACKSON AVENUE TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOT 21 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 21;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 21 TO THE SOUTHEAST CORNER OF LOT 22 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 22 AND ALONG THE EAST LINE OF LOT 23 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE AND ALONG THE NORTHERLY EXTENSION THEREOF, TO THE CENTER LINE OF THE 20 FOOT PUBLIC ALLEY LYING NORTHERLY OF AND ADJOINING THE NORTH LINE OF SAID LOT 23;

THENCE WEST ALONG SAID CENTER LINE OF THE 20 FOOT PUBLIC ALLEY, TO THE POINT OF INTERSECTION OF SAID CENTERLINE WITH THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG SAID SOUTHERLY EXTENSION AND ALONG THE EAST LINE OF LOTS 3, 4, 5, 6, AND 7 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE NORTHEAST CORNER OF SAID LOT 3;

THENCE WEST ALONG THE NORTH LINE OF SAID LOT 3 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE TO THE SOUTHEAST CORNER OF LOT 1 IN BLOCK 16 IN THE ASSESSORS SUBDIVISION OF BLOCKS 13,16 AND 17, OF THE ORIGINAL TOWN OF NAPERVILLE;

THENCE NORTH ALONG THE EAST LINE OF SAID LOT 1 AND ALONG THE NORTHERLY EXTENSION THEREOF TO THE CENTERLINE OF JEFFERSON AVENUE;

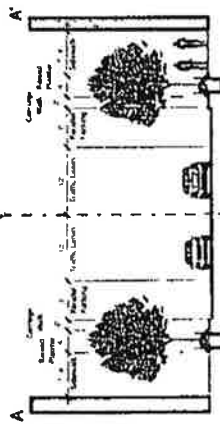
THENCE WEST ALONG SAID CENTERLINE OF JEFFERSON AVENUE TO THE POINT OF BEGINNING, ALL IN THE CITY OF NAPERVILLE, DUPAGE COUNTY, ILLINOIS.

Parking Count:

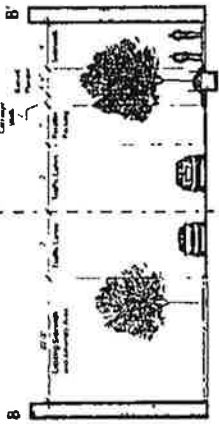
- Existing on-street angled parking along Jefferson Ave 17
- Existing on-street angled parking along Main St (East side) 12
- Proposed on-street parallel parking along Jefferson Ave 12
- Proposed on-street parallel parking along Main St (East side) 10
(Parking stall size 7x20)

Elevation:

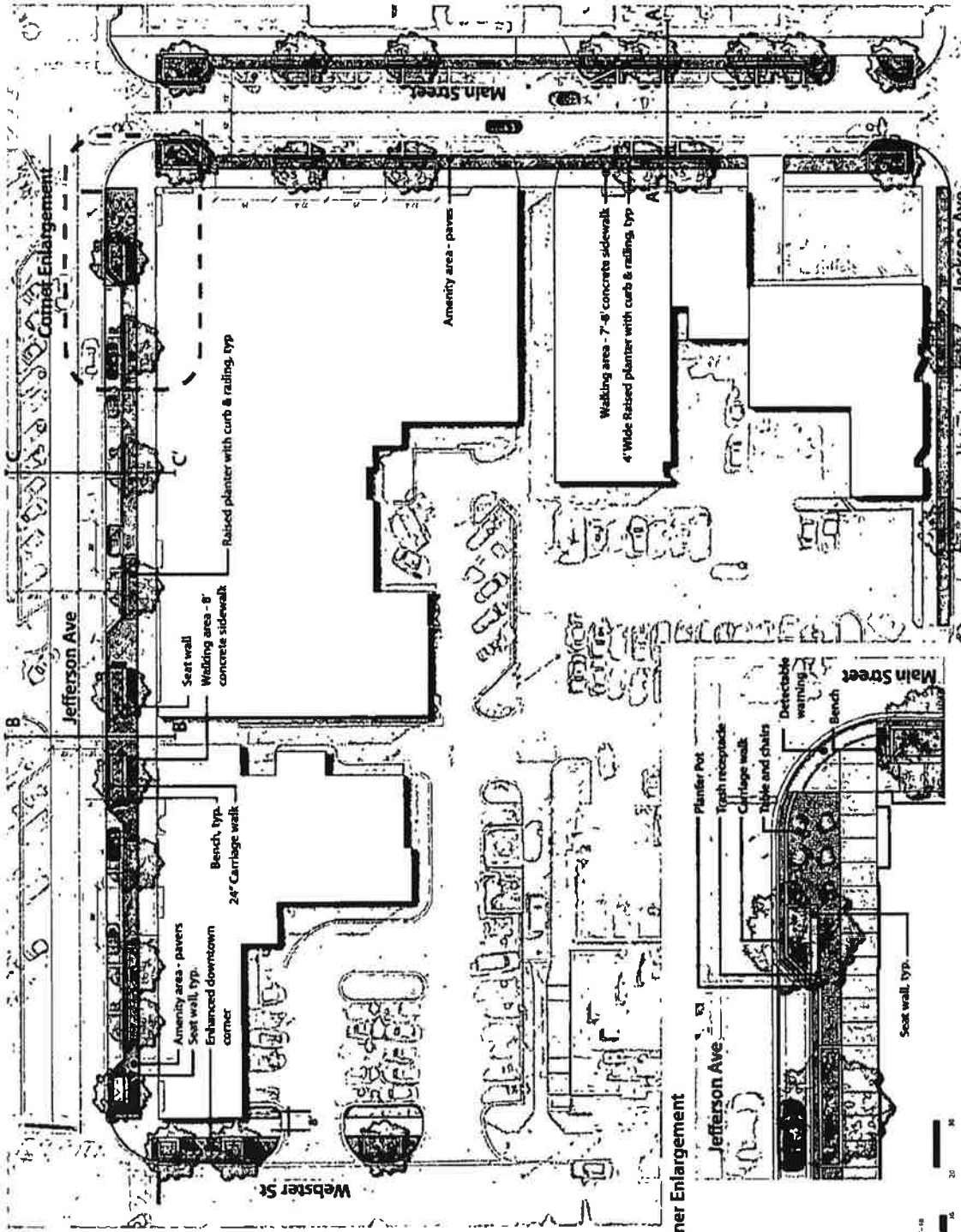
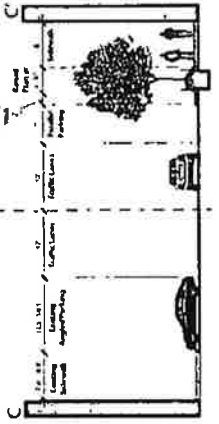
Section A - A'



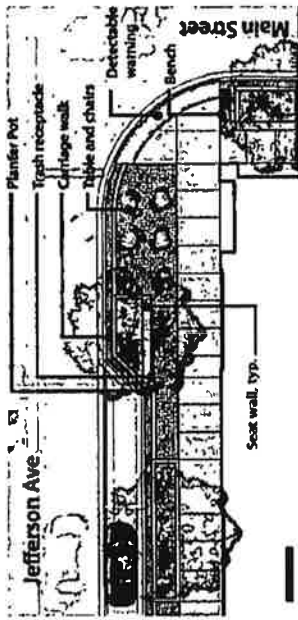
Section B - B'



Section C - C'



Corner Enlargement



SCALE 1/4" = 1'-0"

SCALE 1/8" = 1'-0"

Main Place Streetscape - Exhibit C PB-SSA-1'

Rubin Partners
Naperville, Illinois

TRP Group, LP

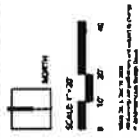


EXHIBIT D
SPECIAL SERVICE AREA NO. 30

<u>ADDRESSES</u>	<u>PIN'S</u>
108-144 W. Jefferson Avenue	07-13-429-014
203-215 S. Main Street	07-13-429-014
217 S Main Street	07-13-429-015
223-227 S Main Street	07-13-429-007
233-235 S Main Street	07-13-429-008
109 W Jackson Avenue	07-13-429-008
226 S Main Street	07-13-430-024
226 S Main Street	07-13-430-023
224 S Main Street	07-13-430-033
222 S Main Street	07-13-430-032
216-218 S Main Street	07-13-430-044
214 S Main Street	07-13-430-005
212 S Main Street	07-13-430-037
200-210 S Main Street	07-13-430-043
42 W Jefferson Avenue	07-13-430-043