

NOTICE OF HEARING CITY OF GENEVA  
**SPECIAL SERVICE AREA NO. 1**

NOTICE IS HEREBY GIVEN that on the 4<sup>th</sup> day of December, 2023 at 7:00 P.M., in the City Council Chamber of City Hall, 109 James Street, Geneva, Illinois, a hearing will be held by the Mayor and the City Council of the City of Geneva, Kane County, Illinois, to consider continuing Special Service Area No. 1 consisting of the following described territory:

That part of the West Half of the Southwest Quarter of Section 2, part of the South Half of Section 3, part of the Northwest Quarter of the Northeast Quarter and the Northeast Quarter of the Northwest Quarter of Section 10; all in Township 39 North, Range 8 East of the Third Principal Meridian, described as follows:

Beginning at the Southeast corner of Block 56 in The Original Town of Geneva; thence Southerly along the Westerly line of 2<sup>nd</sup> Street to the North line of the South 70 feet of Lots 1 and 2 in Block 69 of The Original Town of Geneva; thence Westerly along said North line to the East line of Lot 3 in said Block 69; thence Southerly along said East line and the East line of Lot 8 in said Block 69 to the South line of the North 12 feet of said Lot 8; thence Westerly along said South line to the West line of said Lot 8; thence Northerly along said West line to the Northwest corner of said Lot 8; thence Westerly along the Northerly line of Lot 7 in said Block 69 to the West line of the East half of said Lot 7; thence Southerly along said West line to the South line of the North half of said Lot 7; thence Easterly along said South line and the South line of the North half of said Lot 8 to the East line of said Lot 8; thence Southerly along said East line to the North line of Franklin Street; thence Easterly along said North line to the said West line of 2<sup>nd</sup> Street; thence Southerly along said West line to the Southeast corner of Lot 2 of Dodson Place PUD Building Two; thence Easterly to a point on the West line of Block 1 of Charity Herrington's Addition to Geneva that is 135 feet North of the Southwest corner thereof; thence Northeasterly 86.59 feet to the Northerly line of the Southerly half of said block; thence Easterly along said Northerly line to the Westerly right-of-way line of 1<sup>st</sup> Street; thence Southerly, Southwesterly and Westerly along said Westerly right-of-way line to the Easterly line of 3<sup>rd</sup> Street; thence Northerly along said Easterly line to a point 50 feet Northerly of the most Northerly main line track of the Union Pacific Railroad Company (formerly Chicago and Northwestern Railway Company); thence Southwesterly to a point on the Westerly line of said 3<sup>rd</sup> Street that is 19.34 feet Northerly of said Northerly main line track; thence Westerly parallel with said Northerly main line track to the Southerly extension of the Westerly line of 4<sup>th</sup> Street; thence Northerly along said Westerly line to the Southeast corner of Lot 1 in City of Geneva Parking Lot Planned Unit Development; thence Westerly, Northwesterly and Northerly along the perimeter of said Lot 1 to the most Northerly Northwest corner thereof; thence Easterly along the Northerly line of said Lot 1 to the Easterly line of 4<sup>th</sup> Street; thence Northerly along said Easterly line to the Southerly line of Lot 5 in Block 68 of The Original Town of Geneva; thence Easterly along the Southerly lines of Lots 4 and 5 in said Block 68 to the Easterly line of said Lot 4; thence Northerly along said Easterly line to the Northerly line of the South half of said Lots 4 and 5; thence Westerly along said Northerly line to said Easterly line of 4<sup>th</sup> Street; thence Northerly along said Easterly line to the Northerly line of Campbell Street;

thence Westerly along said Northerly line to the centerline of said 4<sup>th</sup> Street; thence Northerly along said centerline to the Northerly line of James Street; thence Westerly along said Northerly line to the Westerly line of 6<sup>th</sup> Street; thence Northerly along said Westerly line to the Southeast corner of Lot 1 in Block 47 of The Original Town of Geneva; thence Westerly along the Southerly lines of Lots 1, 2, 3, 4 and 5 of said Block 47 to the Easterly line of 7<sup>th</sup> Street; thence Southerly along said Easterly line to the said Northerly line of James Street; thence Westerly along said Northerly line to the Easterly line of 8<sup>th</sup> Street; thence Westerly to a point of the Southerly extension of the Westerly line of Block 45 of The Original Town of Geneva that is 13.50 feet South of the Southeast corner thereof; thence Westerly parallel with the Southerly line of said Block 45 to the Southerly extension of the Westerly line of Lot 9 in said Block 45; thence Northerly along said Southerly extension to said Northerly line of James Street; thence Westerly on said Northerly line to the Southwest corner of Lot 8 in said Block 45; thence Northerly along the Westerly line of Lots 8 and 3 of said Block 45 to the Southerly line of State Street; thence Easterly along said Southerly line to the Southerly extension of the Easterly line of Anderson Boulevard; thence Northerly along said Southerly extension and said Easterly line to the Northwest corner of Lot 10 in Block 2 of W.H. Wilcox Addition to Geneva; thence Easterly along the North line of said Lot 10 to the Northeast corner thereof; thence Southerly along the Easterly line of said Lot 10 to the Westerly extension of the Northerly line of Lot 2 in said Block 2; thence Easterly along said Westerly extension, the said Northerly line and its Easterly extension to the Easterly line of Richards Street; thence Northerly along said Easterly line to the North line of the vacated 1 foot of the alley lying North of and adjacent to Lots 1, 2 and 3 in Block 4 of said W.H. Wilcox Addition; thence Easterly along said North line to the former Westerly line of the Chicago and Northwestern Railway; thence Northerly along said Westerly line to the Southerly line of Peyton Street; thence Easterly along said Southerly line to the West line of the East 150 feet of Block 30 of The Original Town of Geneva; thence Southerly along said West line to the Southerly line of said Block 30; thence Easterly along said Southerly line and the Northerly line of Hamilton Street to the West line of the East 50 feet of Lot 3 in Block 31 of The Original Town of Geneva; thence Northerly along said West line to the North line of said Lot 3; thence Easterly along said North line to the Easterly line of said Lot 3; thence Southerly along said Easterly line to the North line of the South Half of Lots 1 and 2 in said Block 31; thence Easterly along the said North line and its Easterly extension to the Easterly line of 5<sup>th</sup> Street; thence Northerly along said Easterly line to the Northwest corner of Lot 5 in Block 32 of The Original Town of Geneva; thence Easterly along the Northerly line of Lots 1, 2, 3, 4 and 5 in said Block 32 and the Easterly extension thereof to the West line of the Easterly 22 feet of Lot 2 in Block 33 of The Original Town of Geneva; thence Southerly along said West line to the Northerly line of the Southerly 70 feet of said Lot 2; thence Easterly along said Northerly line and its Easterly extension to the Easterly line of 3<sup>rd</sup> Street; thence Northerly along said Easterly line to the Northwest corner of Lot 5 in Block 34 of The Original Town of Geneva; thence Easterly along the Northerly lines of Lots 1, 2, 3, 4 and 5 in said Block 34 and the Easterly extension thereof to the Easterly line of the Westerly 10 feet of Lot 3 in Block 35 of The Original Town of Geneva; thence Southerly along the said Easterly line to the Southerly line of the Northerly 50 feet of said Lot 3; thence Westerly along said Southerly line to the Westerly

line of said Lot 3, thence Southerly along said Westerly line to the Northerly line of Hamilton Street; thence Easterly along said Northerly line to the Southwest corner of Lot 3 of River North; thence Northerly along the Westerly line of said Lot 3 to the Northwest corner thereof; thence Easterly along the Northerly line of said Lot 3 to the Northeast corner thereof; thence Southerly along the Easterly line of said Lot 3 to a point that is 112.76 feet Northerly of the Southerly line of Hamilton Street; thence Easterly parallel with said Southerly line 154.00 feet; thence Northerly parallel with the said Easterly line of Lot 3 of River North 31.24 feet; thence Easterly parallel with said Southerly line to the center thread of Fox River; thence Easterly to the Southwest corner of Lot 1 in Block 13 of Howard and Baird's Addition to Geneva; thence Easterly along the Northerly line of said Lot 1 to the Westerly line of Bennett Street; thence Southerly along said Westerly line to the Northerly line of State Street; thence Southerly to the intersection of the Southerly line of State Street with the Westerly line of Bennett Street; thence Easterly along said Southerly line of State Street, 171.66 feet to the Northeast corner of property described in Document No. 2003K141793; thence Southerly along the Easterly line of said property to the North line of F.S. Wrate's Subdivision; thence Westerly along said North line to the said Westerly line of Bennett Street; thence Southerly along said Westerly line to the Northerly line of Oak Street; thence Westerly along said Northerly line to the Southwest corner of Lot 9 in said F.S. Wrate's Subdivision; thence Southerly on the Southerly extension of the Westerly line of said Lot 9 to the Southerly line of said Oak Street; thence Westerly on the Westerly extension of said Southerly line to the East bank of Fox River; thence Northwesterly to a point on the Easterly extension of the Southerly line of Herrington Inn Condominiums that is 560 feet Easterly of the Southwest Corner of said Herrington Inn Condominiums; thence Westerly along said Easterly extension and said Southerly line to said Southwest corner; thence Northerly on the Westerly line of said Herrington Inn Condominiums to the Easterly extension of the Northerly line of James Street; thence Westerly on said Easterly extension and said Northerly line to the Northerly extension of the Westerly line of Lot 1 in Block 54 of The Original Town of Geneva; thence Southerly on said Northerly extension and the Westerly line of Lots 1, 2, 3, 4, 5 and 6 of said Block 54 to the Northerly line of Campbell Street; thence Westerly on said Northerly line to the point of beginning; excepting therefrom the existing right-of-way of the Union Pacific Railroad (formerly the Chicago and Northwestern Railway Company); all in the City of Geneva, Kane County, Illinois.

All of the above parcels being in the City of Geneva, Kane County, Illinois.

The approximate street location is the area bounded by: Beginning at the western boundary at State and Anderson, ½ block north of State Street to Richards north to Peyton than south to Hamilton to River Lane. Across the river to Bennett Street. Bennett Street south past State Street to Oak to cross the river to River Lane and James. From River Lane at James south to Campbell, west to 2nd, south to about South Street than east to 1st Street south to 3rd and 1st. At 4th and James ½ block north to 7th and then south to James and then west to 8th.

PINs to be included in the area: 12-03-410-008; 12-02-305-033; 12-03-428-006; 12-03-430-012; 12-03-430-004; 12-03-453-019; 12-03-453-007; 12-03-411-008; 12-03-411-024; 12-03-414-019; 12-03-414-021; 12-03-414-023; 12-03-414-024; 12-03-430-003; 12-03-431-016; 12-03-431-023;

12-03-456-008; 12-03-455-010; 12-03-414-001; 12-03-431-026; 12-03-410-010; 12-03-477-001;  
12-10-202-008; 12-03-409-009; 12-03-409-013; 12-10-202-007; 12-03-412-002; 12-03-331-011;  
12-03-331-012; 12-03-331-017; 12-03-331-018; 12-03-404-010; 12-03-411-022; 12-03-334-002;  
12-03-334-004; 12-03-478-008; 12-03-429-003; 12-03-431-005; 12-03-476-010; 12-03-478-001;  
12-03-414-006; 12-03-414-009; 12-03-455-001; 12-03-455-002; 12-03-478-009; 12-03-334-005;  
12-03-334-006; 12-03-477-002; 12-03-410-006; 12-03-411-032; 12-03-334-017; 12-03-405-009;  
12-03-430-005; 12-03-430-006; 12-03-430-016; 12-03-479-003; 12-03-479-005; 12-03-479-006;  
12-03-408-003; 12-10-210-010; 12-03-455-005; 12-03-406-013; 12-03-412-011; 12-03-412-014;  
12-03-412-015; 12-03-412-016; 12-03-479-001; 12-03-335-028; 12-03-453-008; 12-03-456-003;  
12-03-460-010; 12-03-413-010; 12-03-453-001; 12-03-334-009; 12-03-333-001; 12-03-430-017;  
12-03-455-004; 12-03-328-007; 12-03-328-009; 12-03-328-010; 12-03-328-011; 12-03-330-007;  
12-03-330-008; 12-03-330-009; 12-03-330-010; 12-03-330-011; 12-03-331-001; 12-03-413-001;  
12-03-408-010; 12-03-408-011; 12-03-478-002; 12-03-455-006; 12-03-334-001; 12-03-334-003;  
12-10-206-005; 12-03-411-023; 12-03-428-005; 12-02-353-008; 12-03-460-006; 12-03-411-012;  
12-03-413-018; 12-03-404-005; 12-10-206-011; 12-10-206-013; 12-10-206-017; 12-02-305-009;  
12-03-430-011; 12-03-414-007; 12-03-430-015; 12-03-408-007; 12-03-408-008; 12-02-354-001;  
12-03-334-019; 12-10-210-008; 12-03-413-020; 12-03-411-031; 12-03-461-003; 12-03-334-018;  
12-03-478-003; 12-03-406-005; 12-03-406-006; 12-03-477-008; 12-10-202-002; 12-10-210-002;  
12-10-210-003; 12-10-210-004; 12-03-410-012; 12-03-410-011; 12-03-410-002; 12-03-334-011;  
12-03-410-009; 12-03-430-014; 12-10-210-009; 12-03-478-004; 12-03-405-008; 12-03-414-017;  
12-03-335-010; 12-02-305-014; 12-02-305-037; 12-02-354-002; 12-02-354-013; 12-03-328-012;  
12-03-328-013; 12-03-331-002; 12-03-407-006; 12-03-407-014; 12-03-410-004; 12-03-411-019;  
12-03-411-020; 12-03-411-026; 12-03-411-027; 12-03-413-015; 12-03-413-017; 12-03-414-013;  
12-03-414-015; 12-03-414-020; 12-03-414-022; 12-03-414-025; 12-03-429-022; 12-03-429-023;  
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12-03-453-005; 12-03-461-001; 12-03-461-002; 12-03-414-008; 12-02-304-003; 12-02-304-004;  
12-02-305-036; 12-03-483-001; 12-03-476-011; 12-03-476-012; 12-03-476-019; 12-03-476-021;  
12-03-477-019; 12-10-207-014; 12-10-207-015; 12-10-207-023; 12-03-410-005; 12-03-453-020;  
12-02-353-002; 12-03-333-003; 12-03-333-004; 12-03-411-030; 12-03-409-010; 12-03-409-011;  
12-03-410-001; 12-03-455-003; 12-03-334-013; 12-03-428-009; 12-03-408-004; 12-03-335-005;  
12-03-478-005; 12-03-409-001; 12-03-409-006; 12-10-206-015; 12-03-407-004; 12-03-404-004;  
12-03-408-002; 12-03-404-009; 12-02-304-001; 12-02-304-005; 12-03-432-002; 12-03-432-006;  
12-03-476-022; 12-03-430-010; 12-03-455-007; 12-03-455-008; 12-03-456-010; 12-03-411-021;  
12-03-406-012; 12-03-431-010; 12-03-335-003; 12-03-452-002; 12-03-408-005; 12-03-408-006;  
12-03-476-001; 12-03-476-002; 12-03-476-009; 12-03-456-004; 12-03-456-006; 12-03-431-008;  
12-03-409-005; 12-03-335-007; 12-03-335-006; 12-03-334-014; 12-03-461-005; 12-10-207-004;  
12-03-407-003; 12-03-429-002; 12-03-431-025; 12-03-479-004; 12-03-334-010; 12-03-430-007;

12-03-430-008; 12-03-456-009; 12-03-413-021; 12-03-411-009; 12-03-460-011; 12-03-404-006; 12-02-305-019; 12-03-414-005; 12-03-414-014; 12-03-413-004; 12-03-410-007; 12-03-413-016; 12-03-409-007; 12-03-334-015; 12-03-406-007; 12-03-333-002; 12-03-411-014; 12-03-411-015; 12-03-428-004; 12-03-456-005; 12-03-456-002; 12-03-408-001; 12-03-431-020; 12-03-431-027; 12-03-335-011; 12-03-409-012; 12-03-409-008; 12-03-332-019; 12-03-476-017; 12-03-412-001; 12-03-413-003; 12-03-414-004; 12-03-414-018; 12-03-409-004; 12-10-210-001; 12-03-334-016; 12-03-482-015; 12-03-482-016; 12-03-479-002; 12-03-428-008; 12-03-335-008; 12-03-335-009; 12-03-460-013; 12-03-460-014; 12-03-410-003; 12-03-410-013; 12-03-405-004; 12-03-412-013; 12-03-431-024; 12-03-456-001; 12-03-456-011; 12-10-207-021; 12-03-411-013; 12-10-202-005; 12-03-413-013; 12-03-413-019; 12-03-332-006; 12-03-455-009; 12-03-453-012; 12-03-453-017; 12-02-305-038; 12-10-206-010; 12-03-412-007; 12-03-412-008; 12-03-414-016; 12-03-430-002; 12-03-332-018; 12-10-502-026; 12-03-453-010; 12-03-453-011; 12-03-453-014; 12-03-453-016; 12-03-407-010; 12-03-407-011; 12-03-407-015; 12-03-413-011; 12-03-460-007; 12-03-460-009; 12-03-456-007; 12-03-430-001; 12-02-305-020; 12-03-432-005; 12-10-207-020; 12-03-409-003; 12-03-329-004; 12-03-329-010; 12-03-329-011; 12-03-430-009; 12-03-430-013; 12-03-453-015; 12-03-335-012; 12-03-335-013; 12-03-335-014; 12-03-335-015; 12-03-406-014; 12-03-406-015; 12-03-406-016; 12-03-406-017; 12-03-406-018; 12-03-406-019; 12-03-406-020; 12-03-406-021; 12-03-482-020; 12-03-482-023; 12-03-482-021; 12-03-482-024; 12-03-482-022; 12-10-202-009; 12-10-202-010; 12-10-203-014; 12-10-203-009; 12-10-203-008; 12-10-203-011; 12-10-203-010; 12-10-203-012; 12-10-203-013; 12-10-203-015;

A map of the proposed area is appended hereto and is on file in the Office of the City Clerk, 22 South First Street, Geneva, Illinois, and at [www.geneva.il.us](http://www.geneva.il.us) available for public inspection.

All interested persons, including all persons owning taxable real property located within the proposed continued Special Service Area No. 1, will be given an opportunity to be heard regarding the continuation of and the boundaries of the Special Service Area and may object to the continuation of the Area, the issuance of bonds, the boundaries and the levy of taxes affecting said Area.

The priority purpose of the continuation of the City of Geneva Special Service Area No. 1 is to provide special municipal services to the Area, including municipal services in connection with the maintenance, repair, replacement and monitoring of off-street parking lots, the acquisition and related improvement of property for parking purposes and the acquisition, construction, maintenance, repair and monitoring of additional on-street parking stalls, snow removal and physical improvements to the Area which may not be directly related to vehicular parking, including, but not limited to landscaping, public seating, streetscape, refuse and recycling collection, lighting and wayfinding signage. It is the intent of the City Council to exclude from the proposed special taxation any real estate parcel which is fully residential or exempt per the use property classification code as assigned by the Geneva Township Assessor.

The Corporate Authorities proposes to designate the City's professional administrative staff, under the direction of the City Administrator, to serve as the Special Service Area No. 1 Advisory

Committee to the City Council. For the purposes of this Ordinance, “professional administrative staff” shall include, but is not limited to the Assistant City Administrator, Finance Director, Fire Chief, Director of Community Development, Director of Economic Development, Director of Public Works, and the Chief of Police. Said Committee shall recommend to the Mayor and City Council, from time-to-time, such improvements, repairs or acquisitions commensurate with the purposes of the Area.

A special tax, in addition to the tax to retire general obligation bonds, will be considered at the public hearing to be levied and not to exceed an amount of 0.7% per annum of assessed value, as equalized, to be levied against the property included in the Special Service Area. It is further proposed for the issuance of general obligation bonds in an amount not to exceed Five Million Dollars at an interest rate of not to exceed 9% or 125% percent of the rate for the most recent date shown in The 20 G.O. Bonds Index of average municipal bond yields as published in the most recent edition of The Bond Buyer, published in New York, New York, and to mature within 20 years, will be considered at the hearing. Said bonds, if issued, shall be retired by the levy of a direct tax to pay the interest on such bonds as it falls due and to discharge the principal thereof at maturity, said tax to be levied upon all taxable property within the proposed Special Service Area and said tax to be in addition to the 0.7% annual real estate tax. It is estimated that \$240,000 will be the amount of the tax levy for the initial year for which taxes will be levied within the Area.

At the hearing, all interested persons affected by the continuation of such Special Service Area, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The hearing may be adjourned by the Mayor and City Council to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment; the notice requirements under the Open Meetings Act will be adhered to.

If a petition signed by at least 51% of the electors residing within the Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the Special Service Area is filed with the City Clerk within 60 days following the final adjournment of the public hearing objecting to the continuation of the Special Service Area District, the enlargement thereof, the levy or imposition of a tax or the issuance of bonds for the provision of special services to the Area, or to a proposed increase in the tax rate, no such district may be created or enlarged, or tax may be levied or imposed nor the rate increased, or no such bonds may be issued.

DATED this 15 day of November, 2023.

[End of Notice]