

Publish One Time: Friday March 29, 2024

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 218
FOURTEEN FORTY-NINE SENIOR ESTATES
KANE COUNTY

PERMANENT INDEX NO.: Parcel A: 15-29-300-010; 15-29-300-018; 15-29-300-023; 15-29-401-061; and (a portion of 15-29-300-022; 15-29-401-059; and 15-29-401-060). Parcel B: A portion of 15-29-300-022, 15-29-401-059, and 15-29-401-060.

PROPERTY ADDRESS: 1449 Jericho Circle, Aurora

NOTICE IS HEREBY GIVEN that on the 23rd day of April, 2024 at 6:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 218 in general is to provide for the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, in said Area, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally. It is hereby determined by the City Council that the establishment of said special service area is desirable and necessary to provide the special services to the said area.

At the hearing, all persons affected will be given an opportunity to be heard and may object to the formation of the Area and the levy of taxes affecting said Area. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 218 by the City of Aurora of not to exceed an annual rate of 1.10 one-hundredths percent (\$1.10 being 110 cents per \$100.00 of the equalized assessed value of the property) sufficient to produce revenues to provide the special services. Said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Said levies are intended to produce an amount annually to pay for the cost for said special services. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant," and shall take effect only if the applicable required Owners Association (or owner as the case may be) fails to maintain or repair the aforesaid

required items or provide said special services and the City is forced to assume said responsibilities. The hearing may be adjourned by the City Council to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed SPECIAL SERVICE AREA NUMBER 218 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

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

Any questions concerning the proposed Special Service Area should be directed to the City of Aurora Law Department by calling 630-256-3060.

EXHIBIT "A"

LEGAL DESCRIPTION

SSA 218

FOURTEEN FORTY-NINE SENIOR ESTATES

PARCEL 1:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID SOUTHEAST QUARTER 694.77 FEET TO THE NORTHWEST CORNER OF THE SOUTH 10 ACRES OF THE WEST 10.55 CHAINS OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTH 10 ACRES, SAID NORTH LINE ALSO BEING PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 192.50 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING EAST ALONG A PROLONGATION OF THE LAST DESCRIBED LINE, 503.80 FEET TO THE NORTHEAST CORNER OF SAID SOUTH 10 ACRES; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 254.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 126.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 40.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 185.00 FEET; THENCE NORTHWESTERLY ALONG A LINE WHICH FORMS AN ANGLE OF 50 DEGREES 01 MINUTES 33 SECONDS TO THE RIGHT FROM A PROLONGATION OF THE LAST DESCRIBED COURSE, 88.43 FEET; THENCE NORTH PARALLEL TO THE WEST LINE OF SAID SOUTHEAST QUARTER, 50.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 55.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 222.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER, 80.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, 109.77 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER, 272.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 250 FEET FOR THE POINT OF BEGINNING; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 180 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 85 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 246.20 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 165 FEET TO THE NORTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID

NORTH LINE 100 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 297 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 257.60 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 143.77 FEET TO A POINT 254 FEET NORTH OF THE NORTHEAST CORNER OF THE SOUTH 10 ACRES OF THE WEST 10.55 CHAINS OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 126 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 40 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 185 FEET; THENCE NORTHWESTERLY ALONG A LINE FORMING AN ANGLE OF 50 DEGREES 01 MINUTES 33 SECONDS TO THE RIGHT WITH THE PROLONGATION OF THE LAST DESCRIBED COURSE, 88.43 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION 50 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID QUARTER SECTION 55 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID QUARTER SECTION, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE 113 FEET TO THE POINT OF BEGINNING; IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3:

THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 165 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 59.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 85 FEET FOR THE POINT OF BEGINNING; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 180 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 335 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 80 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 109.77 FEET TO THE NORTH LINE OF THE SOUTH 10 ACRES OF THE WEST 10.55 CHAINS OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE WEST ALONG SAID NORTH LINE 192.50 FEET TO THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION; THENCE NORTH ALONG SAID EAST LINE 34.77 FEET TO A POINT 660 FEET SOUTH OF THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 132.50 FEET; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 160 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 40 FEET; THENCE NORTHEASTERLY ALONG A LINE FORMING AN ANGLE OF 46 DEGREES 17 MINUTES 38 SECONDS TO THE LEFT WITH A PROLONGATION OF THE LAST DESCRIBED COURSE, 117.57 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF 105 FEET TO A LINE DRAWN SOUTH, PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER, FROM THE POINT OF BEGINNING; THENCE NORTH ALONG SAID PARALLEL LINE, 165 FEET TO THE POINT OF BEGINNING,

IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 4:

THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 165 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 59.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 210 FEET FOR A POINT OF BEGINNING; THENCE SOUTH ALONG AN EXTENSION OF THE LAST DESCRIBED LINE 40.00 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE AND THE NORTH LINE EXTENDED OF THE SOUTHEAST QUARTER 105.00 FEET; THENCE SOUTHWEST ALONG A LINE WHICH FORMS AN ANGLE OF 46 DEGREES 17 MINUTES 38 SECONDS TO THE LEFT FROM A PROLONGATION OF THE LAST DESCRIBED LINE, 117.57 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 29, 40.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF THE SAID SOUTHWEST QUARTER, 160.00 FEET TO THE SOUTHERLY LINE OF THE NORTHERLY 660.00 FEET OF SAID SOUTHWEST QUARTER; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 280.00 FEET TO THE WESTERLY LINE OF THE EASTERLY 412.50 FEET OF SAID SOUTHWEST QUARTER; THENCE NORTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER, 350.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHWEST QUARTER 150.00 FEET; THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID SOUTHWEST QUARTER 65.00 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTH HALF, 355.00 FEET TO THE POINT OF BEGINNING IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 5:

THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION; THENCE EAST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER 33 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 165 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID SOUTHEAST QUARTER 59.50 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 210 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE AND NORTH LINE EXTENDED OF SAID SOUTHEAST QUARTER 355 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 65 FEET; THENCE WEST PARALLEL WITH THE NORTH LINE EXTENDED OF SAID SOUTHEAST QUARTER 150 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 148 FEET; THENCE EAST PARALLEL WITH THE NORTH LINE EXTENDED OF SAID SOUTHEAST QUARTER 379.50 FEET; THENCE NORTH PARALLEL WITH THE WEST LINE OF SAID SOUTHEAST QUARTER 162 FEET TO THE NORTH LINE OF SAID SOUTH HALF; THENCE EAST ALONG SAID NORTH LINE 33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 6:

A PART OF THE EAST 25 RODS OF EVEN WIDTH OF THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 29, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 29; THENCE WEST ALONG THE CENTER LINE OF JERICHO ROAD 33 FEET FOR A PLACE OF BEGINNING; THENCE SOUTHERLY PARALLEL TO AND 33 FEET WESTERLY FROM THE EAST LINE OF SAID SOUTHWEST QUARTER 162 FEET; THENCE WESTERLY PARALLEL TO THE CENTER LINE OF JERICHO ROAD 126.5 FEET; THENCE NORTHERLY PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER 162 FEET TO THE CENTER LINE OF JERICHO ROAD; THENCE EASTERLY ALONG THE CENTER LINE OF JERICHO ROAD TO THE PLACE OF BEGINNING, SUBJECT TO THE RIGHTS OF THE PUBLIC IN THE NORTHERLY 30 FEET OF SAID PREMISES, WHICH LIES WITHIN THE BOUNDARIES OF JERICHO ROAD, SITUATED IN THE TOWN OF AURORA, KANE COUNTY, ILLINOIS. EXCEPTING FROM ALL OF THE ABOVE DESCRIBED PREMISES THAT PORTION THEREOF DEDICATED FOR JERICHO CIRCLE PURSUANT TO THE PLAT OF DEDICATION OF JERICHO CIRCLE RECORDED SEPTEMBER 3, 1992 AS DOCUMENT NUMBER 92K62513.

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