

**EXHIBIT B
NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 195
PAS PLAZA
VACANT LOTS SOUTHWEST CORNER FARNSWORTH AVENUE AND
BUTTERFIELD ROAD
KANE COUNTY
IN THE CITY OF AURORA**

NOTICE IS HEREBY GIVEN that on the 24th day of April, 2018 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 approximate location is a Vacant Lots Southwest Corner of Farnsworth Avenue and Butterfield Road, Aurora, Illinois 60505.

An accurate map of said Area is on file in the Office of the City Clerk and available for public inspection, and the legal description is attached hereto as Exhibit “A”.

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 195 will be given an opportunity to be heard regarding the formation of the boundaries of the Area and may object to the formation of the Area and the levy of taxes affecting said Area.

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 195 in general is to provide for the maintenance and repair of certain onsite stormwater detention, retention and drainage controls and common areas, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 195 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 195 and by at least fifty-one percent (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the City Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

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

EXHIBIT "A"
LEGAL DESCRIPTION OF SUBJECT PROPERTY
PAS PLAZA SUBDIVISION

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, AND THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF AFORESAID SECTION 35 AND RUNNING WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET TO A PLACE OF BEGINNING, THENCE NORTHERLY AT A RIGHT ANGLE TO AFORESAID SOUTH LINE OF SECTION 35 A DISTANCE OF 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE EASTERLY ALONG THE AFORESAID RIGHT OF WAY 158.55 FEET, THENCE SOUTHERLY 289.85 FEET TO A POINT IN THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 137.39 FEET FROM THE SOUTHWEST CORNER OF AFORESAID SECTION 36, THENCE WESTERLY ALONG THE SOUTH LINE OF AFORESAID SECTION 36 A DISTANCE OF 156.75 FEET TO THE PLACE OF BEGINNING, (EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 35; THENCE EAST ALONG SAID SOUTH LINE OF SECTION 36, 13.64 FEET TO AN IRON PIPE FOUND AT THE POINT OF BEGINNING; THENCE NORTHERLY 66.05 FEET TO AN IRON PIPE FOUND; THENCE EASTERLY, 124.00 FEET TO AN IRON PIPE FOUND THENCE SOUTHERLY, 65.62 FEET TO AN IRON PIPE; THENCE WESTERLY ALONG SAID SOUTH LINE OF SECTION 36, 123.69 FEET TO SAID POINT OF BEGINNING) IN KANE COUNTY, ILLINOIS; AND THE EAST 33 FEET, AS MEASURED ALONG THE SOUTH LINE OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35 AND RUNNING THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 19.36 FEET FOR A POINT OF BEGINNING, THENCE NORTHERLY AT RIGHT ANGLES TO THE AFORESAID SOUTH LINE OF SECTION 35, 266.01 FEET TO A POINT IN THE SOUTH RIGHT OF WAY OF FEDERAL AID ROAD 131, THENCE WESTERLY ALONG THE AFORESAID SOUTH RIGHT OF WAY 388.85 FEET TO THE CENTER OF CHURCH ROAD, THENCE SOUTHERLY ALONG THE CENTER OF AFORESAID CHURCH ROAD 208.3 FEET TO THE SOUTH LINE OF AFORESAID SECTION 35, THENCE EASTERLY ALONG SAID SOUTH LINE 384.43 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID

QUARTER SECTION; THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 137.39 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 289.85 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROAD NO. 131 FOR THE POINT OF BEGINNING; THENCE SOUTH ALONG THE LAST MENTIONED LINE 289.85 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION; THENCE EAST ALONG SAID SOUTH LINE, 144.93 FEET; THENCE NORTH AT RIGHT ANGLES TO THE SOUTH LINE OF SAID QUARTER SECTION, 312.84 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROAD NO. 131; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 88.7 FEET TO AN ANGLE IN SAID ROAD; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD, 58.06 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, THENCE EAST ALONG THE SOUTH LINE OF SAID QUARTER SECTION, 282.32 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION 312.84 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE NO. 131 FOR THE POINT OF BEGINNING, THENCE SOUTH ALONG LAST MENTIONED LINE 312.84 FEET TO THE SOUTH LINE OF SAID QUARTER SECTION, THENCE EAST ALONG SAID SOUTH LINE 134.52 FEET, THENCE NORTH AT A RIGHT ANGLE TO THE SOUTH LINE OF SAID QUARTER SECTION, 334.74 FEET TO THE SOUTHERLY LINE OF SAID FEDERAL AID ROUTE NO. 131, THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID ROAD 136.29 FEET TO THE POINT OF BEGINNING, TOWNSHIP OF BATAVIA, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP AND RANGE AFORESAID; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 09 MINUTES WEST ALONG SAID CENTER LINE 208.3 FEET TO THE SOUTHERLY LINE OF FEDERAL AID ROUTE 131; THENCE EASTERLY ALONG SAID SOUTHERLY LINE 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 364.4 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 16 MINUTES WEST TO THE SOUTH LINE OF SAID SECTION 36; THENCE WEST ALONG SAID SOUTH LINE TO A POINT 416.84 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH AT RIGHT ANGLES TO SAID SOUTH LINE 334.74 FEET TO THE SOUTHERLY LINE OF

SAID FEDERAL AID ROUTE 131; THENCE NORTH 79 DEGREES 59 MINUTES EAST ALONG SAID SOUTHERLY LINE 139.33 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

THAT PART OF THE SOUTHWEST $\frac{1}{4}$ OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE SOUTHEAST CORNER OF SECTION 35; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 35, 403.79 FEET TO THE CENTER LINE OF CHURCH ROAD; THENCE NORTH 0 DEGREES, 9 MINUTES, 0 SECONDS WEST ALONG THE CENTER LINE OF SAID ROAD 208.3 FEET TO THE SOUTH LINE OF FEDERAL AID ROUTE NO. 131, THENCE EAST ALONG THE SOUTHERLY LINE OF SAID ROAD 603.8 FEET TO AN ANGLE IN SAID SOUTHERLY LINE; THENCE CONTINUING ALONG SAID SOUTHERLY LINE NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST, 364.4 FEET FOR A POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTHERLY LINE OF SAID ROAD NORTH 79 DEGREES, 59 MINUTES, 0 SECONDS EAST 136 FEET; THENCE SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST 379.4 FEET TO THE SOUTH LINE OF SECTION 36; THENCE WEST ALONG THE SOUTH LINE OF SAID SECTION 36 TO A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM A POINT IN A LINE DRAWN SOUTH 0 DEGREES, 16 MINUTES, 0 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 16 MINUTES, 0 SECONDS EAST TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART CONVEYED TO THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS IN FINAL JUDGMENT ORDER ENTERED IN CASE NUMBER 07 ED K 10, CIRCUIT COURT OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS;

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 39 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 2 IN NADLER SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 13, 1998 AS DOCUMENT NUMBER 98K105199, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1 AND PART OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING ON THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 36; THENCE ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, SOUTH 88 DEGREES 45 MINUTES 03 SECONDS WEST, 20.17 FEET; THENCE ALONG A LINE LYING 20.17 FEET WESTERLY OF AND PARALLEL WITH THE WESTERLY RIGHT OF

WAY LINE OF FARNSWORTH AVENUE, NORTH 00 DEGREES 09 MINUTES 25 SECONDS WEST, 375.85 FEET TO THE SOUTHERLY RIGHT OF WAY LINE OF FAP ROUTE 365; THENCE ALONG SAID SOUTHERLY RIGHT OF WAY LINE, NORTH 79 DEGREES 24 MINUTES 19 SECONDS EAST, 20.42 FEET TO THE WESTERLY RIGHT OF WAY LINE OF FARNSWORTH AVENUE; THENCE ALONG THE WESTERLY RIGHT OF WAY LINE OF SAID FARNSWORTH AVENUE, SOUTH 00 DEGREES 09 MINUTES 25 SECONDS EAST, 379.15 FEET TO THE SOUTH LINE OF SAID SOUTHWEST QUARTER, RETURNING TO THE POINT OF BEGINNING.

PIN: 12-36-300-006
12-36-300-008
12-36-300-009
12-36-300-010
12-36-300-029

PROPERTY ADDRESS: Vacant Lots Southwest Corner of Farnsworth Avenue and Butterfield Road

