

Publish One Time: _____

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 216
DEL WEBB PEDESTRIAN BRIDGE - WEST
WILL COUNTY

PERMANENT INDEX NO.: 07-01-18-100-011-0000

PROPERTY ADDRESS: South of Wolf's Crossing, North of 111th Street,
East of Eola and U.S. Route 30

NOTICE IS HEREBY GIVEN that on the _____ at 5:00 p.m., in the City Council Chambers of the City Hall, 44 East Downer Place, Aurora, Illinois, a hearing will be held by the City Council of the City of Aurora to consider the establishment of a Special Service Area consisting of the following described territory:

SEE ATTACHED EXHIBIT "A"

SECTION TWO:

The purpose of the formation of SPECIAL SERVICE AREA NUMBER 216 in general is to provide for the maintenance and repair of the onsite stormwater retention, detention and drainage controls and common areas, in said Area, all in accordance with the final plat of subdivision or final approved engineering plans for the Area, and the proposed municipal services are unique and are in addition to the improvements and services provided and/or maintained by the City generally. It is hereby determined by the City Council that the establishment of said special service area is desirable and necessary to provide the special services to the said area.

SECTION THREE:

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax in the proposed SPECIAL SERVICE AREA NUMBER 216 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 216 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.

Common Addresses: South of Wolf's Crossing, North of 111th Street, East of Eola and U.S. Route 30, Aurora, Illinois

EXHIBIT "A"

LEGAL DESCRIPTION SSA #216 DEL WEBB PEDESTRIAN BRIDGE - WEST

BRIDGE EASEMENT WEST OF EOLA ROAD:

PART OF THE SOUTH 100 ACRES OF THE NORTHWEST QUARTER, LYING NORTHEASTERLY OF THE NORTHEASTERLY RIGHT-OF-WAY LINE OF THE ELGIN, JOLIET AND EASTERN RAILROAD, IN SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHWEST QUARTER, THENCE SOUTH 01 DEGREES 21 MINUTES 00 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 395.49 FEET TO A POINT ON THE NORTH LINE OF SAID SOUTH 100 ACRES; THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, ALONG SAID NORTH LINE, A DISTANCE OF 42.80 FEET TO THE POINT OF BEGINNING, SAID POINT BEING ON THE WESTERLY RIGHT-OF-WAY LINE OF EOLA ROAD PER DOCUMENT R2021-104971; THENCE SOUTH 01 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE AND THE WESTERLY RIGHT-OF-WAY LINE OF EOLA ROAD PER DOCUMENT R2020-116928, A DISTANCE OF 268.88 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE NORTH 88 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 77.52 FEET TO A POINT OF NON-TANGENT CURVATURE, SAID POINT BEING ON SAID WESTERLY RIGHT-OF-WAY LINE; THENCE SOUTHERLY, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 990.00 FEET, AN ARC DISTANCE OF 11.06 FEET, A CHORD BEARING SOUTH 03 DEGREES 02 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 11.06 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE WESTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 48.00 FEET, AN ARC DISTANCE OF 39.71 FEET, A CHORD BEARING SOUTH 71 DEGREES 47 MINUTES 37 SECONDS WEST, AND A CHORD DISTANCE OF 38.59 FEET TO A POINT OF TANGENCY; THENCE NORTH 84 DEGREES 30 MINUTES 12 SECONDS WEST, A DISTANCE OF 49.72 FEET; THENCE NORTH 73 DEGREES 24 MINUTES 52 SECONDS WEST, A DISTANCE OF 35.93 FEET

TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 71.00 FEET, AN ARC DISTANCE OF 89.31 FEET, A CHORD BEARING NORTH 37 DEGREES 22 MINUTES 40 SECONDS WEST, AND A CHORD DISTANCE OF 83.54 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, A DISTANCE OF 14.83 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY, ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 100.00 FEET, AN ARC DISTANCE OF 37.85 FEET, A CHORD BEARING NORTH 09 DEGREES 30 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 37.62 FEET TO A POINT OF TANGENCY; THENCE NORTH 20 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 145.76 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 80.00 FEET, AN ARC DISTANCE OF 155.86 FEET, A CHORD BEARING NORTH 35 DEGREES 28 MINUTES 02 SECONDS WEST, AND A CHORD DISTANCE OF 132.35 FEET TO A POINT OF TANGENCY; THENCE SOUTH 88 DEGREES 43 MINUTES 16 SECONDS WEST, A DISTANCE OF 321.32 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 35.00 FEET, AN ARC DISTANCE OF 54.98 FEET, A CHORD BEARING NORTH 46 DEGREES 16 MINUTES 44 SECONDS WEST, AND A CHORD DISTANCE OF 49.50 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 16 MINUTES 44 SECONDS WEST, A DISTANCE OF 5.00 FEET TO A POINT ON SAID NORTH LINE OF THE SOUTH 100 ACRES; THENCE NORTH 88 DEGREES 43 MINUTES 16 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 542.54 FEET TO THE POINT OF BEGINNING.

CONTAINING 63,979 SQUARE FEET (1.469 ACRES), MORE OR LESS. PINS: 07-01-18-100-011-0000

PROPERTY ADDRESS/LOCATION: South of Wolf's Crossing, North of 111th Street, East of Eola and U.S. Route 30, Aurora, Illinois

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

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