

**NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA #189
UNILOCK CHICAGO, INC.
KANE COUNTY
IN THE CITY OF AURORA**

NOTICE IS HEREBY GIVEN that on the 13th day of December, 2016 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 301 East Sullivan Road, 307 East Sullivan Road, 309 East Sullivan Road and 1400 Mitchell 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 is attached hereto as Exhibit "A".

All interested persons affected by the formation of SPECIAL SERVICE AREA NUMBER 189 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 189 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 189 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 189 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

LEGAL DESCRIPTION

THE PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 386.26 FEET; THENCE SOUTH 89° 39' 18" WEST, 1135.27 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 1° 08' 37" WEST, 554.65 FEET TO A POINT IN THE SOUTH LINE OF SULLIVAN ROAD; THENCE NORTH 88° 51' 23" EAST ALONG SAID SOUTH LINE 390.74 FEET; THENCE SOUTH 1° 08' 37" EAST, 560.10 FEET; THENCE SOUTH 89° 39' 18" WEST, 390.78 FEET, TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. CONTAINING 5.00 ACRES.

15-10-401-058; 301 E. Sullivan Rd.

LEGAL DESCRIPTION

THE PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 386.26 FEET; THENCE SOUTH 89° 39' 18" WEST, 1537.26 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 0° 43' 57" WEST, 210.48 FEET; THENCE NORTH 2° 10' 00" EAST, 339.14 FEET TO THE POINT IN THE SOUTH LINE OF SULLIVAN ROAD; THENCE NORTH 88° 51' 23" EAST ALONG THE SOUTH LINE, 380.87 FEET; THENCE SOUTH 1° 08' 37" EAST, 554.65 FEET; THENCE SOUTH 89° 39' 18" WEST, 401.99 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS. CONTAINING 5.00 ACRES.

15-10-401-059; 301 E. Sullivan Rd. (part)

LEGAL DESCRIPTION

THE PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 386.26 FEET; THENCE SOUTH 89° 39' 18" WEST, 622.43 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0° 20' 42" EAST, 384.18 FEET; THENCE SOUTH 89° 37' 22" WEST, 912.43 FEET TO THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE NORTH 0° 43' 57" WEST ALONG SAID EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY, 384.98 FEET; THENCE NORTH 89° 39' 18" EAST, 914.83 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, CONTAINING 351,306.00 SQ. FT. OR 8.065 ACRES.

15-10-401-073; 307 E. Sullivan Rd.

LEGAL DESCRIPTION

THE PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE

THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 386.26 FEET; THENCE SOUTH 89° 39' 18" WEST, 622.43 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0° 20' 42" EAST, 384.18 FEET; THENCE NORTH 89° 37' 22" EAST TO THE CENTER LINE OF MITCHELL ROAD, 592.65 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 66.20 FEET; THENCE SOUTH 89° 37' 22" WEST, 605.47 FEET; THENCE SOUTH 4° 07' 56" WEST, 435.06 FEET; THENCE SOUTH 90° 00' 00" WEST 576.80 FEET; THENCE NORTH 0° 16' 51" EAST, 34.46 FEET; THENCE NORTH 89° 58' 52" WEST, 280.81 FEET; THENCE NORTH 0° 43' 57" WEST, 844.22 FEET; THENCE NORTH 89° 39' 18" EAST, 914.83 FEET TO THE POINT OF BEGINNING, CONTAINING 18.783 ACRES, IN THE CITY OF AURORA, IN KANE COUNTY, ILLINOIS;

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES;

THE PART OF THE EAST HALF OF SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3° 39' 58" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4° 05' 29" WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 386.26 FEET; THENCE SOUTH 89° 39' 18" WEST, 622.43 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0° 20' 42" EAST, 384.18 FEET; THENCE SOUTH 89° 37' 22" WEST, 912.43 FEET TO THE EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY; THENCE NORTH 0° 43' 57" WEST ALONG SAID EAST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT OF WAY, 384.98 FEET; THENCE NORTH 89° 39' 18" EAST, 914.83 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS, CONTAINING 351,306.00 SQ. FT. OR 8.065 ACRES.

AND

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 837.48 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 37 MINUTES 22 SECONDS WEST, 40.11 FEET, TO THE WESTERLY RIGHT OF WAY LINE OF SAID MITCHELL ROAD; THENCE NORTH 4 DEGREES 05 MINUTES 29 SECONDS EAST, ALONG WESTERLY RIGHT OF WAY LINE, 66.20 FEET; THENCE NORTH 89 DEGREES 37 MINUTES 22 SECONDS EAST, 40.11 FEET, TO CENTER LINE OF MITCHELL ROAD, THENCE SOUTH 4 DEGREES 05 MINUTES 29 SECONDS, ALONG THE CENTER LINE OF MITCHELL ROAD, 66.20 FEET, TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

15-10-401-075; 309 E. Sullivan Rd.

LEGAL DESCRIPTION

THAT PART OF THE SOUTHEAST QUARTER SECTION 10, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES, 39 MINUTES, 58 SECONDS WEST

ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD 837.46 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE, 319.04 FEET; THENCE WEST, 384.00 FEET; THENCE SOUTH 4 DEGREES, 05 MINUTES, 29 SECONDS WEST, 120.00 FEET TO THE SOUTH LINE OF PREMISES CONVEYED TO TRINITY BAPTIST CHAPEL BY WARRANTY DEED RECORDED AUGUST 13, 1969 AS DOCUMENT 1146861; THENCE WEST ALONG SAID SOUTH LINE AND THE WESTERLY EXTENSION THEROF, 221.47 FEET; THENCE NORTH 4 DEGREES, 07 MINUTES, 56 SECONDS EAST, 435.06 FEET; THENCE NORTH 89 DEGREES, 37 MINUTES, 22 SECONDS EAST, 605.47 FEET TO THE POINT OF BEGINNING, ALL IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PROPERTIES;

THAT PART OF THE SOUTHEAST QUARTER OF SECTION 10, TOWNSHIP 38 NORTH RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE INTERSECTION OF THE CENTERLINE OF SULLIVAN ROAD WITH THE CENTER LINE OF MITCHELL ROAD; THENCE SOUTH 3 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 40.14 FEET; THENCE SOUTH 3 DEGREES 39 MINUTES 58 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 186.48 FEET; THENCE SOUTH 4 DEGREES 05 MINUTES 29 SECONDS WEST ALONG THE CENTER LINE OF MITCHELL ROAD, 837.48 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 4 DEGREES 05 MINUTES 29 SECONDS ALONG THE CENTER LINE OF MITCHELL ROAD, 318.89 FEET; THENCE SOUTH 89 DEGREES 49 MINUTES 31 SECONDS WEST, 40.09 FEET; THENCE NORTH 4 DEGREES 05 MINUTE3S 29 SECONDS EAST PARALLEL TO THE CENTER LINE OF MITCHELL ROAD, 318.64 FEET; THENCE SOUTH 89 DEGREES 46 MINUTES 54 SECONDS EAST, 40.11 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

TRACT CONTAINS: 12733 SQ. FT. OR 0.292 ACRES MORE OR LESS

15-10-401-036 Vacant Lot

15-10-401-079 1400 Mitchell Rd.

