

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 223
791 N. Farnsworth
Kane County
PIN(s): 15-13-301-028 and 15-13-301-012
Common Addresses: 791 N. Farnsworth, Aurora, IL 60505

NOTICE IS HEREBY GIVEN that on or about the 13th day of May, 2025 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, to be designated as Special Service Area 223 (Outside Storage Facility), consisting of the following described territory:

SEE ATTACHED EXHIBIT A

EXHIBIT A

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE NORTH 05 DEGREES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 603.06 FEET TO THE EAST LINE OF FARNSWORTH AVENUE; THENCE SOUTH 0 DEGREES 26 MINUTES EAST ALONG SAID EAST LINE, 341 FEET TO THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE, 570.6 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE NORTH 05 DEGREES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 603.06 FEET TO THE EAST LINE OF FARNSWORTH AVENUE WHICH IS THE POINT OF BEGINNING; THENCE SOUTH 0 DEGREES 26 MINUTES EAST ALONG SAID EAST LINE, 341 FEET TO THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION; THENCE NORTH 89 DEGREES 39 MINUTES EAST ALONG SAID NORTH LINE, 7.0 FEET; THENCE NORTH 0 DEGREES 26 MINUTES WEST, 341.02 FEET; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 7.0 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

AND ALSO EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN KANE COUNTY, ILLINOIS, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE, NAD 83 (2011 ADJUSTMENT), WITH A COMBINED FACTOR OF 0.99994389, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF LOT 7 IN H. THIELMAN SUBDIVISION RECORDED AUGUST 10, 1955, AS DOCUMENT NUMBER 787002; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION, 141.52 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 48 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID H. THIELMAN SUBDIVISION, 20.00 FEET TO THE EAST LINE OF FARNSWORTH AVENUE DESCRIBED IN DOCUMENT NUMBER 1453426; THENCE NORTH 00 DEGREES 27 MINUTES 50 SECONDS WEST, ALONG THE EAST LINE OF SAID FARNSWORTH AVENUE, 209.22 FEET; THENCE NORTH 89 DEGREES 32 MINUTES 10 SECONDS EAST, 20.00 FEET; THENCE SOUTH 00 DEGREES 27 MINUTES 50 SECONDS EAST, 209.31 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: VACANT LAND/PIN #15-13-301-028

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 13, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF H. THIELMAN SUBDIVISION; THENCE NORTH 05 DEGREES 00 MINUTES EAST ALONG AN OLD CLAIM LINE, 344.16 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING NORTH 05 DEGREES 00 MINUTES EAST ALONG SAID OLD CLAIM LINE, 303.3 FEET TO A POINT THAT IS 108.46 FEET SOUTHERLY FROM THE SOUTHWEST CORNER OF ASSESSOR'S LOT 16; THENCE SOUTH 89 DEGREES 27 MINUTES WEST, 177.34 FEET; THENCE SOUTH 05 DEGREES 00 MINUTES WEST, PARALLEL WITH SAID OLD CLAIM LINE, 303.3 FEET TO A LINE DRAWN SOUTH 89 DEGREES 27 MINUTES WEST FROM THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 27 MINUTES EAST, 177.34 FEET TO THE POINT OF BEGINNING, IN THE TOWNSHIP OF AURORA, KANE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: VACANT LAND/PIN #15-13-301-012