

Publish One Time: Friday, March 3, 2023

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 215
DEL WEBB – PEDESTRIAN BRIDGE EAST
WILL COUNTY

PERMANENT INDEX NO.: 07-01-18-200-004-7610

PROPERTY ADDRESS: LOT 170 IN LINCOLN CROSSING (EXCEPTING
PROPOSED RIGHT-OF-WAY TAKE FOR PEDESTRIAN BRIDGE)

NOTICE IS HEREBY GIVEN that on the 28th day of March, 2023 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 215 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 215 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 215 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 #215 DEL WEBB – PEDESTRIAN BRIDGE EAST

LOT 170 IN LINCOLN CROSSING SUBDIVISION RECORDED AS DOCUMENT R2021-115293, BEING A SUBDIVISION OF PART OF SECTION 7 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS;

EXCEPTING THEREFROM:

PART OF LOT 170 IN LINCOLN CROSSING SUBDIVISION RECORDED AS DOCUMENT R2021-115293, BEING A SUBDIVISION OF PART OF SECTION 7 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WHEATLAND TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 170; THENCE SOUTH 01 DEGREES 20 MINUTES 27 SECONDS EAST, ALONG THE WEST LINE OF SAID LOT 170, A DISTANCE OF 663.81 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 88 DEGREES 39 MINUTES 33 SECONDS EAST, A DISTANCE OF 80.00 FEET; THENCE SOUTH 01 DEGREES 20 MINUTES 27 SECONDS EAST, A DISTANCE OF 130.00 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 33 SECONDS WEST, A DISTANCE OF 77.84 FEET; THENCE NORTH 40 DEGREES 53 MINUTES 00 SECONDS WEST, A DISTANCE OF 6.44 FEET TO A POINT ON A NON-TANGENT CURVE, SAID POINT BEING ON SAID WEST LINE OF LOT 170; THENCE NORTHERLY, ALONG SAID WEST LINE, BEING A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 1090.00 FEET, AN ARC DISTANCE OF 65.07 FEET, A CHORD BEARING NORTH 00 DEGREES 22 MINUTES 09 SECONDS EAST, AND A CHORD DISTANCE OF 65.06 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 20 MINUTES 27 SECONDS WEST, CONTINUING ALONG SAID WEST LINE, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 103,378 SQUARE FEET (2.373 ACRES), MORE OR LESS.

PINS: 07-01-18-200-004-7610

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