

Publish One Time December 18, 2020

NOTICE OF HEARING
CITY OF AURORA
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CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 204
C.W. BARDWELL SCHOOL
KANE COUNTY
PIN(S): 15-27-301-001 & 15-27-301-022
550 South Lincoln Avenue, Aurora, IL

NOTICE IS HEREBY GIVEN that on the 12th day of January, 2021 at 5:00 p.m., VIA ZOOM MEETING 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 204 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 204 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 204 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: 550 South Lincoln Avenue, Aurora, Illinois

EXHIBIT "A"

**C.W. BARDWELL SCHOOL
SUBJECT TO CITY COUNCIL APPROVAL & RECORDING
PASSAGE FINAL PLAT CITY COUNCIL MARCH 10, 2020
LEGAL DESCRIPTION FOR THE C.W. BARDWELL SUBDIVISION**

Bardwell Subdivision Perimeter Description

THAT PART OF BLOCK 3, E. SIMS' ADDITION TO AURORA, PART OF BLOCK 4, CLARK SEMINARY ADDITION TO AURORA PER DOCUMENTS RECORDED AT THE KANE COUNTY RECORDERS OFFICE IN VOLUME 4, PAGE 86 AND VOLUME 2, PAGE 134, RESPECTIVELY, TOGETHER WITH PART OF VACATED SEMINARY AVENUE AND PART OF A VACATED ALLEY LYING BETWEEN SAID BLOCKS 3 AND 4, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF A TRACT OF LAND OF VACATED SEMINARY AVENUE PER DOCUMENT 1610206 (SAID POINT BEING 7.00 FEET SOUTHWESTERLY OF THE MOST WESTERLY CORNER OF BLOCK 5, CLARK SEMINARY ADDITION TO AURORA) ; THENCE SOUTH 56 DEGREES 47 MINUTES 25 SECONDS EAST ALONG THE SOUTH LINE OF SAID TRACT OF LAND 264.10 FEET TO THE MOST EASTERLY CORNER OF VACATED SEMINARY AVENUE PER DOCUMENT 2020K059702; THENCE SOUTH 20 DEGREES 29 MINUTES 57 SECONDS WEST ALONG THE EAST LINE OF VACATED SEMINARY AVENUE 60.48 FEET TO AN ANGLE POINT IN THE NORTH LINE OF SAID BLOCK 4, CLARK SEMINARY ADDITION TO AURORA; THENCE SOUTH 83 DEGREES 07 MINUTES 33 SECONDS EAST ALONG SAID NORTH LINE 53.93 FEET TO THE NORTHEAST CORNER OF THE WEST HALF OF LOT 7 IN SAID BLOCK 4; THENCE SOUTH 06 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EAST LINE 132.74 FEET TO THE SOUTH LINE OF SAID BLOCK 4; THENCE SOUTH 83 DEGREES 09 MINUTES 51 SECONDS

EAST ALONG SAID SOUTH LINE 19.08 FEET TO THE NORTHERLY EXTENSION OF THE EAST LINE OF LOT 7, BLOCK 3 OF SAID E. SIMS' ADDITION TO AURORA; THENCE SOUTH 06 DEGREES 35 MINUTES 11 SECONDS WEST ALONG SAID EXTENSION AND EAST LINE 132.09 TO THE SOUTH LINE OF SAID BLOCK 3; THENCE NORTH 83 DEGREES 09 MINUTES 51 SECONDS WEST ALONG SAID SOUTH LINE 510.80 FEET TO THE SOUTHWEST CORNER OF SAID BLOCK 3; THENCE NORTH 06 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE WEST LINE OF SAID BLOCK 3 A DISTANCE OF 32.17 FEET TO AN ANGLE POINT THEREIN; THENCE NORTH 06 DEGREES 26 MINUTES 13 SECONDS EAST ALONG THE NORTHWESTERLY LINE OF SAID BLOCK A DISTANCE OF 420.42 FEET TO THE MOST WESTERLY CORNER OF VACATED SEMINARY AVENUE; THENCE NORTH 33 DEGREES 25 MINUTES 36 SECONDS EAST ALONG THE WEST LINE OF VACATED SEMINARY AVENUE A DISTANCE OF 59.00 FEET TO THE POINT OF BEGINNING, IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PERMANENT INDEX NUMBERS:

15-27-301-001 – 550 S Lincoln Avenue, Aurora, IL 60505
15-27-301-022 – 550 S Lincoln Avenue, Aurora, IL 60505

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

ZOOM MEETING DETAILS

TO JOIN THIS MEETING FOR PURPOSES OF PUBLIC COMMENT (Limit 3 Minutes) OR TO SPEAK AT THE PUBLIC HEARING VIA TELEPHONE CALL:
Phone Number: +1 312 626 6799
Meeting ID: _____

You must go to the following link to obtain the Meeting ID Number that is necessary to join the meeting as the meeting ID Number is not available until the Agenda is published on the Website.

<https://www.aurora-il.org/985/City-Council-Agendas-Minutes>

THOSE WISHING TO PROVIDE PUBLIC COMMENT (Limit 3 Minutes) OR SPEAK AT THE PUBLIC HEARING, MUST PRE-REGISTER WITH THE CITY CLERK NO LATER THAN 3:00 PM ON JANUARY 12, 2021 - VIA EMAIL: CITYCLERK@AURORA-IL.ORG OR VOICEMAIL: (630) 256-3070.

SPEAKERS MUST PROVIDE THEIR NAME, TELEPHONE NUMBER FROM WHICH THE MEETING WILL BE ACCESSED, AND TOPIC OF THEIR COMMENT (Limit 3 Minutes) OR TO SPEAK AT THE PUBLIC HEARING.

THE PUBLIC IS ADVISED THAT ALL TELEPHONE NUMBERS AND PARTICIPANT NAMES MAY BE VISIBLE TO THE PUBLIC.

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