

Publish One Time: October 18, 2024

NOTICE OF HEARING
CITY OF AURORA
EXPANSION OF SPECIAL SERVICE AREA NUMBER 212
Lincoln Prairie by Del Webb Phase 3
WILL COUNTY

PERMANENT INDEX NO.:

Part of: 07-01-17-100-026-0000

Part of: 07-01-17-100-027-0000

Part of: 07-01-18-200-010-0000

Part of: 07-01-18-400-008-0020

07-01-18-200-008-0030

PROPERTY ADDRESS: South of Wolf's Crossing, east of Eola Road and Route 30, North of 111th Street.

NOTICE IS HEREBY GIVEN that on the November 12, 2024 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 purpose of the EXPANSION OF SPECIAL SERVICE AREA NUMBER 212 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.

At the hearing, all persons affected will be given an opportunity to be heard and may object to the formation of the Area and the levy of taxes affecting said Area. At the hearing, there will be considered the levy of an annual tax in the proposed EXPANSION OF SPECIAL SERVICE AREA NUMBER 212 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 EXPANSION SPECIAL SERVICE AREA NUMBER 212 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

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

EXHIBIT "A"

LOT 559 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 1A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 10, 2022, AS DOCUMENT R2022037215, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

LOT 566 IN LINCOLN PRAIRIE BY DEL WEBB – PHASE 2A, BEING A SUBDIVISION OF PART OF SECTION 17 AND SECTION 18, IN TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 11, 2023, AS DOCUMENT R2023047268, IN WILL COUNTY, ILLINOIS.

TOGETHER WITH:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST SOUTHEASTERLY CORNER OF LOT 556 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1A, RECORDED AS DOCUMENT NUMBER R2022037215, SAID CORNER BEING A POINT ON THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING EIGHT (8) COURSES: (1) THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 404.31 FEET, A CHORD BEARING SOUTH 37 DEGREES 33 MINUTES 15 SECONDS WEST, AND A CHORD DISTANCE OF 391.42 FEET TO A POINT OF TANGENCY; (2) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 233.00 FEET; (3) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 50.00 FEET; (4) THENCE SOUTH 62 DEGREES 44 MINUTES 03 SECONDS WEST, A DISTANCE OF 120.00 FEET; (5) THENCE NORTH 27 DEGREES 15 MINUTES 57 SECONDS WEST, A DISTANCE OF 140.08 FEET; (6) THENCE NORTH 20 DEGREES 50 MINUTES 06 SECONDS WEST, A DISTANCE OF 80.94 FEET; (7) THENCE NORTH 06 DEGREES 40 MINUTES 41 SECONDS WEST, A DISTANCE OF 86.02 FEET; (8) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 334.83 FEET TO THE SOUTHEASTERLY CORNER OF LOT 559 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG THE EAST LINE OF SAID LOT 559 FOR THE NEXT THREE (3) COURSES: (1) THENCE NORTH 04 DEGREES 28 MINUTES 42 SECONDS WEST, A DISTANCE OF 404.00 FEET; (2) THENCE NORTH 15 DEGREES 42 MINUTES 01 SECONDS WEST, A DISTANCE OF 57.22 FEET; (3) THENCE NORTH 31 DEGREES 37 MINUTES 54 SECONDS WEST, A DISTANCE OF 64.17 FEET TO A POINT ON THE SOUTH LINE OF LOT 533 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 1B, RECORDED AS DOCUMENT NUMBER R2023003958; THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, ALONG SAID SOUTH LINE, A DISTANCE OF 120.00 FEET TO THE SOUTHEAST CORNER OF LOT 533 AND THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING FOUR (4) COURSES: (1) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 66.00 FEET (2) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 30.67 FEET; (3) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 122.00 FEET; (4) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 66.00 FEET TO THE SOUTHEAST CORNER OF LOT 523 IN SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B; THENCE ALONG THE EXTERIOR BOUNDARY OF LINCOLN PRAIRIE BY DEL WEBB - PHASE 1B FOR THE FOLLOWING THREE (3) COURSES: (1) THENCE NORTH 32 DEGREES 11 MINUTES 06 SECONDS WEST, A DISTANCE OF 81.26 FEET; (2) THENCE NORTH 13 DEGREES 48 MINUTES 41 SECONDS WEST, A

DISTANCE OF 59.35 FEET; (3) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 5.29 FEET TO THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 1A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING THIRTEEN (13) COURSES: (1) THENCE NORTH 70 DEGREES 41 MINUTES 39 SECONDS EAST, A DISTANCE OF 129.99 FEET; (2) THENCE NORTH 88 DEGREES 50 MINUTES 04 SECONDS EAST, A DISTANCE OF 87.41 FEET; (3) THENCE SOUTH 71 DEGREES 39 MINUTES 34 SECONDS EAST, A DISTANCE OF 87.41 FEET; (4) THENCE SOUTH 48 DEGREES 12 MINUTES 28 SECONDS EAST, A DISTANCE OF 104.85 FEET; (5) THENCE SOUTH 57 DEGREES 48 MINUTES 54 SECONDS WEST, A DISTANCE OF 122.80 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE SOUTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 133.00 FEET, AN ARC DISTANCE OF 20.19 FEET, A CHORD BEARING SOUTH 39 DEGREES 36 MINUTES 30 SECONDS EAST, AND A CHORD DISTANCE OF 20.17 FEET TO A POINT OF NON-TANGENCY; (7) THENCE NORTH 57 DEGREES 48 MINUTES 54 SECONDS EAST, A DISTANCE OF 120.19 FEET; (8) THENCE SOUTH 32 DEGREES 11 MINUTES 06 SECONDS EAST, A DISTANCE OF 208.32 FEET; (9) THENCE SOUTH 29 DEGREES 30 MINUTES 59 SECONDS EAST, A DISTANCE OF 66.17 FEET; (10) THENCE SOUTH 17 DEGREES 28 MINUTES 08 SECONDS EAST, A DISTANCE OF 66.03 FEET; (11) THENCE SOUTH 04 DEGREES 28 MINUTES 42 SECONDS EAST, A DISTANCE OF 627.71 FEET; (12) THENCE SOUTH 00 DEGREES 13 MINUTES 46 SECONDS EAST, A DISTANCE OF 79.27 FEET; (13) THENCE SOUTH 78 DEGREES 32 MINUTES 40 SECONDS EAST, A DISTANCE OF 34.44 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 372 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268; THENCE ALONG THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A FOR THE FOLLOWING TWENTY-SEVEN (27) COURSES: (1) THENCE NORTH 29 DEGREES 40 MINUTES 13 SECONDS EAST, A DISTANCE OF 170.31 FEET; (2) THENCE NORTH 53 DEGREES 49 MINUTES 27 SECONDS WEST, A DISTANCE OF 130.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 21.68 FEET, A CHORD BEARING NORTH 33 DEGREES 11 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 21.67 FEET TO A POINT OF NON-TANGENCY; (4) THENCE SOUTH 73 DEGREES 32 MINUTES 02 SECONDS EAST, A DISTANCE OF 125.95 FEET; (5) THENCE NORTH 16 DEGREES 27 MINUTES 58 SECONDS EAST, A DISTANCE OF 285.87 FEET TO A POINT OF NON-TANGENT CURVATURE; (6) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 183.22 FEET, A CHORD BEARING NORTH 85 DEGREES 28 MINUTES 25 SECONDS EAST, AND A CHORD DISTANCE OF 182.15 FEET TO A POINT OF NON-TANGENCY; (7) THENCE SOUTH 11 DEGREES 22 MINUTES 36 SECONDS EAST, A DISTANCE OF 127.28 FEET; (8) THENCE NORTH 69 DEGREES 38 MINUTES 40 SECONDS EAST, A DISTANCE OF 102.46 FEET; (9) THENCE NORTH 62 DEGREES 20 MINUTES 09 SECONDS EAST, A DISTANCE OF 79.02 FEET; (10) THENCE NORTH 54 DEGREES 58 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (11) THENCE NORTH 47 DEGREES 36 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (12) THENCE NORTH 40 DEGREES 14 MINUTES 10 SECONDS EAST, A DISTANCE OF 79.02 FEET; (13) THENCE NORTH 53 DEGREES 26 MINUTES 50 SECONDS WEST, A DISTANCE OF 125.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (14) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 490.00 FEET, AN ARC DISTANCE OF 107.52 FEET, A CHORD BEARING NORTH 30 DEGREES 15 MINUTES 59 SECONDS EAST, AND A CHORD DISTANCE OF 107.31 FEET TO A POINT OF TANGENCY; (15) THENCE NORTH 23 DEGREES 58 MINUTES 48 SECONDS EAST, A DISTANCE OF 181.62 FEET

TO A POINT OF CURVATURE; (16) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 460.00 FEET, AN ARC DISTANCE OF 67.23 FEET, A CHORD BEARING NORTH 28 DEGREES 10 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 67.17 FEET TO A POINT OF NON-TANGENCY; (17) THENCE SOUTH 66 DEGREES 01 MINUTES 12 SECONDS EAST, A DISTANCE OF 190.90 FEET; (18) THENCE SOUTH 71 DEGREES 10 MINUTES 14 SECONDS EAST, A DISTANCE OF 39.36 FEET; (19) THENCE SOUTH 86 DEGREES 01 MINUTES 47 SECONDS EAST, A DISTANCE OF 39.01 FEET; (20) THENCE NORTH 88 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 315.00 FEET; (21) THENCE SOUTH 01 DEGREES 22 MINUTES 33 SECONDS EAST, A DISTANCE OF 123.52 FEET TO A POINT OF NON-TANGENT CURVATURE; (22) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 533.00 FEET, AN ARC DISTANCE OF 45.68 FEET, A CHORD BEARING SOUTH 82 DEGREES 20 MINUTES 01 SECONDS EAST, AND A CHORD DISTANCE OF 45.67 FEET TO A POINT OF NON-TANGENCY; (23) THENCE NORTH 11 DEGREES 37 MINUTES 27 SECONDS EAST, A DISTANCE OF 193.18 FEET; (24) THENCE NORTH 11 DEGREES 01 MINUTES 23 SECONDS WEST, A DISTANCE OF 25.77 FEET; (25) THENCE NORTH 56 DEGREES 53 MINUTES 49 SECONDS EAST, A DISTANCE OF 191.00 FEET TO A POINT OF NON-TANGENT CURVATURE; (26) THENCE SOUTHERLY, ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 208.00 FEET, AN ARC DISTANCE OF 111.05 FEET, A CHORD BEARING SOUTH 17 DEGREES 48 MINUTES 31 SECONDS EAST, AND A CHORD DISTANCE OF 109.73 FEET TO A POINT OF NON-TANGENCY; (27) THENCE NORTH 87 DEGREES 29 MINUTES 10 SECONDS EAST, A DISTANCE OF 397.63 FEET TO THE WEST LINE OF THE COMMONWEALTH EDISON COMPANY RIGHT-OF-WAY DEDICATED PER DOCUMENT NUMBER 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 962.03 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2063.18 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH:

THAT PART OF THE EAST HALF OF SECTION 18, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 376 IN LINCOLN PRAIRIE BY DEL WEBB-PHASE 2A, RECORDED AS DOCUMENT NUMBER R2023047268, SAID CORNER ALSO BEING THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER, A DISTANCE OF 1181.96 FEET; THENCE SOUTH 88 DEGREES 39 MINUTES 20 SECONDS WEST, A DISTANCE OF 885.00 FEET; THENCE NORTH 26 DEGREES 45 MINUTES 46 SECONDS WEST, A DISTANCE OF 1201.19 TO A POINT ON THE EXTERIOR BOUNDARY OF SAID LINCOLN PRAIRIE BY DEL WEBB - PHASE 2A; THENCE ALONG SAID EXTERIOR BOUNDARY FOR THE FOLLOWING NINE (9) COURSES: (1) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 440.00 FEET, AN ARC DISTANCE OF 146.72 FEET, A CHORD BEARING NORTH 55 DEGREES 49 MINUTES 36 SECONDS EAST, AND A CHORD DISTANCE OF 146.04 FEET TO A POINT OF REVERSE CURVATURE; (2) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 300.00 FEET, AN ARC DISTANCE OF 119.05 FEET, A CHORD BEARING NORTH 54 DEGREES 00 MINUTES 39 SECONDS EAST, AND A CHORD DISTANCE OF 118.27 FEET TO A POINT OF REVERSE CURVATURE; (3) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 700.00 FEET, AN ARC DISTANCE OF 245.46 FEET, A CHORD BEARING NORTH 52 DEGREES 41 MINUTES 18 SECONDS EAST, AND A CHORD DISTANCE OF 244.21 FEET TO A POINT OF TANGENCY; (4) THENCE NORTH 62 DEGREES 44 MINUTES 03 SECONDS EAST, A DISTANCE OF 244.07 FEET TO A POINT OF CURVATURE; (5) THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 540.00 FEET, AN ARC

DISTANCE OF 145.27 FEET, A CHORD BEARING NORTH 55 DEGREES 01 MINUTES 38 SECONDS EAST, AND A CHORD DISTANCE OF 144.83 FEET TO A POINT OF NON-TANGENCY; (6) THENCE SOUTH 46 DEGREES 11 MINUTES 00 SECONDS EAST, A DISTANCE OF 173.10 FEET TO A POINT OF CURVATURE; (7) THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 383.00 FEET, AN ARC DISTANCE OF 301.88 FEET, A CHORD BEARING SOUTH 68 DEGREES 45 MINUTES 50 SECONDS EAST, AND A CHORD DISTANCE OF 294.13 FEET TO A POINT OF TANGENCY; (8) THENCE NORTH 88 DEGREES 39 MINUTES 20 SECONDS EAST, A DISTANCE OF 249.17 FEET; (9) THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 144.00 FEET TO THE POINT OF BEGINNING.

CONTAINING 5,055,452 SQUARE FEET (116.057 ACRES), MORE OR LESS

PERMANENT INDEX NO.:

Part of: 07-01-18-100-010-0020

Part of: 07-01-18-100-011-0000

Part of: 07-01-18-200-005-7610

07-01-18-200-004-7620

07-01-18-205-001-0000

PROPERTY ADDRESS: South of Del Webb Boulevard, east of Eola Road, and Route 30, North of 111th Street.