

Publish One Time: Friday, March 4, 2023

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 217
DEL WEBB – PHASE 1
WILL COUNTY

PERMANENT INDEX NO.: 01-18-200-001; 01-18-200-002; 01-18-200-003; 01-18-400-005; 01-18-400-006; 01-18-100-010; 01-17-100-021; 01-17-100-023

PROPERTY ADDRESS: South of Wolf's Crossing, North of 111th Street,
East of Eola and U.S. Route 30

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 217 in general is to provide for the maintenance and repair of outdoor common areas and associated landscaping, pedestrian paths and private roadways 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 217 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 217 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 #217 DEL WEBB – PHASE 1

THAT PART OF SECTION 18 AND SECTION 17, TOWNSHIP 37 NORTH, RANGE 9 EAST OF THE THIRD PRINCIPAL MERIDIAN, CITY OF AURORA, COUNTY OF WILL, STATE OF ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 1337.55 FEET TO A LINE BEING 1040.73 FEET WEST OF AND PARALLEL WITH THE WEST LINE OF LAND CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED MAY 24, 1926, AS DOCUMENT 394069; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 300.00 FEET TO A LINE BEING 300.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHWEST QUARTER; THENCE NORTH 88 DEGREES 38 MINUTES 25 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1040.73 FEET TO THE WEST LINE OF SAID LAND CONVEYED TO COMMONWEALTH EDISON COMPANY; THENCE SOUTH 01 DEGREES 29 MINUTES 20 SECONDS EAST, ALONG SAID WEST LINE, A DISTANCE OF 2347.26 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE SOUTH 88 DEGREES 37 MINUTES 27 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 2390.36 FEET TO THE SOUTHWEST CORNER OF SAID NORTHWEST QUARTER; THENCE SOUTH 01 DEGREES 20 MINUTES 40 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 18, 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 1205.25 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 60.00 FEET, A CHORD BEARING SOUTH 39 DEGREES 03 MINUTES 30 SECONDS WEST, AND A CHORD DISTANCE OF 59.98 FEET TO A POINT OF TANGENCY; THENCE SOUTH 36 DEGREES 47 MINUTES 48 SECONDS WEST, A DISTANCE OF 348.55 FEET TO A POINT OF CURVATURE; THENCE SOUTHWESTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING

A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 376.59 FEET, A CHORD BEARING SOUTH 49 DEGREES 38 MINUTES 24 SECONDS WEST, AND A CHORD DISTANCE OF 373.44 FEET TO A POINT OF TANGENCY; THENCE SOUTH 62 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 645.34 FEET; THENCE SOUTH 17 DEGREES 29 MINUTES 00 SECONDS WEST, A DISTANCE OF 42.43 FEET TO A POINT ON A LINE PARALLEL WITH AND 30.00 FEET NORTHEAST OF THE EASTERLY RIGHT OF WAY LINE OF U.S. HIGHWAY 30 PER DOCUMENT 355964; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 993.00 FEET; THENCE SOUTH 62 DEGREES 28 MINUTES 39 SECONDS WEST, A DISTANCE OF 30.00 FEET, TO A POINT ON SAID EASTERLY RIGHT OF WAY LINE; THENCE NORTH 27 DEGREES 31 MINUTES 00 SECONDS WEST, ALONG SAID EASTERLY RIGHT OF WAY LINE, A DISTANCE OF 2525.00 FEET; THENCE NORTH 62 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A POINT ON A LINE BEING PARALLEL WITH AND 30.00 FEET NORTHEAST OF SAID EASTERLY RIGHT OF WAY LINE; THENCE SOUTH 27 DEGREES 31 MINUTES 00 SECONDS EAST, ALONG SAID PARALLEL LINE, A DISTANCE OF 1391.98 FEET; THENCE SOUTH 72 DEGREES 31 MINUTES 00 SECONDS EAST, A DISTANCE OF 42.43 FEET; THENCE NORTH 62 DEGREES 29 MINUTES 00 SECONDS EAST, A DISTANCE OF 645.34 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 760.00 FEET, AN ARC DISTANCE OF 340.72 FEET, A CHORD BEARING NORTH 49 DEGREES 38 MINUTES 24 SECONDS EAST, AND A CHORD DISTANCE OF 337.88 FEET TO A POINT OF TANGENCY; THENCE NORTH 36 DEGREES 47 MINUTES 48 SECONDS EAST, A DISTANCE OF 397.86 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 21.16 FEET, A CHORD BEARING NORTH 37 DEGREES 31 MINUTES 06 SECONDS EAST, AND A CHORD DISTANCE OF 21.16 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 27 DEGREES 23 MINUTES 02 SECONDS WEST, A DISTANCE OF 590.00 FEET; THENCE NORTH 50 DEGREES 12 MINUTES 39 SECONDS WEST, A DISTANCE OF 257.50 FEET; THENCE NORTH 17 DEGREES 53 MINUTES 12 SECONDS WEST, A DISTANCE OF 165.00 FEET; THENCE NORTH 03 DEGREES 52 MINUTES 30 SECONDS EAST, A DISTANCE OF 470.00 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 550.00 FEET; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST, A DISTANCE OF 234.75 FEET; THENCE NORTH 15 DEGREES 58 MINUTES 05 SECONDS WEST, A DISTANCE OF 80.00 FEET TO A POINT ON A NON-TANGENT CURVE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 66 DEGREES 02 MINUTES 48 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 290.00 FEET, AN ARC DISTANCE OF 161.67 FEET, A CHORD BEARING NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST, AND A CHORD DISTANCE OF 159.58 FEET TO A POINT OF NON-TANGENT COMPOUND CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 280.00 FEET, AN ARC DISTANCE OF 78.05 FEET, A CHORD BEARING NORTH 82 DEGREES 01 MINUTES 02 SECONDS EAST, AND A CHORD DISTANCE OF 77.79 FEET TO A POINT OF TANGENCY; THENCE NORTH 74 DEGREES 01 MINUTES 55 SECONDS EAST 10.00 FEET TO A POINT OF CURVATURE; THENCE EASTERLY, ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 840.00 FEET, AN ARC DISTANCE OF 75.70 FEET, A CHORD BEARING NORTH 76 DEGREES 36 MINUTES 49 SECONDS EAST, AND A CHORD DISTANCE OF 75.68 FEET TO A POINT OF NON-TANGENCY; THENCE NORTH 00 DEGREES 18 MINUTES 36 SECONDS WEST, A DISTANCE OF 163.77 FEET; THENCE NORTH 12 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 50.92 FEET; THENCE NORTH 33 DEGREES 53 MINUTES 01 SECONDS EAST, A DISTANCE OF 109.18 FEET; THENCE NORTH 54 DEGREES 13 MINUTES 08 SECONDS EAST, A DISTANCE OF 111.00 FEET; THENCE NORTH 89 DEGREES 41 MINUTES 24 SECONDS EAST, A DISTANCE OF 506.84 FEET; THENCE NORTH 01 DEGREES 18 MINUTES 50 SECONDS WEST, A DISTANCE OF 241.43 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 89 DEGREES 10 MINUTES

37 SECONDS EAST, ALONG SAID NORTH LINE, A DISTANCE OF 791.25 FEET TO THE POINT OF BEGINNING.

CONTAINING 12,073,178 SQUARE FEET (277.162 ACRES), MORE OR LESS

PINS: 01-18-200-001, 01-18-200-002, 01-18-200-003, 01-18-400-005, 01-18-400-006, 01-18-100-010, 01-17-100-021, 01-17-100-023

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