

Publish One Time: Friday May 3, 2024

NOTICE OF HEARING
CITY OF AURORA
SPECIAL SERVICE AREA NUMBER 219
CYRUSONE LOT 2
DUPAGE COUNTY

PERMANENT INDEX NO.: 07-07-200-009, 07-08-100-009, 07-07-200-016, and
07-08-100-010

PROPERTY ADDRESS: 2705 Diehl Road, Aurora, IL 60502

NOTICE IS HEREBY GIVEN that on the Tuesday, May 28, 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 formation of SPECIAL SERVICE AREA NUMBER 219 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 SPECIAL SERVICE AREA NUMBER 219 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 219 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”

LEGAL DESCRIPTION SSA 219 CYRUSONE

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 5, THE SOUTHEAST 1/4 OF SECTION 6, THE NORTHEAST 1/4 OF SECTION 7 AND THE NORTHWEST 1/4 OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 1 IN CYRUSONE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 09, 2022, AS DOCUMENT NUMBER R2022-100126; AND JANUARY 27, 2017, AS DOCUMENT NUMBER R2017-009824.

THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 212.93 FEET;
THENCE SOUTH 81 DEGREES 32 MINUTES 07 SECONDS EAST, A DISTANCE OF 125.90 FEET;
THENCE SOUTH 28 DEGREES 30 MINUTES 26 SECONDS EAST, A DISTANCE OF 65.79 FEET;
THENCE SOUTH 00 DEGREES 26 MINUTES 32 SECONDS EAST, A DISTANCE OF 100.50 FEET;
THENCE SOUTH 05 DEGREES 19 MINUTES 18 SECONDS WEST, A DISTANCE OF 328.33 FEET;
THENCE NORTH 88 DEGREES 22 MINUTES 23 SECONDS WEST, A DISTANCE OF 33.84 FEET;
THENCE NORTH 41 DEGREES 35 MINUTES 46 SECONDS WEST, A DISTANCE OF 260.72 FEET;
THENCE NORTH 05 DEGREES 11 MINUTES 10 SECONDS EAST, A DISTANCE OF 90.17 FEET;
THENCE NORTH 47 DEGREES 52 MINUTES 43 SECONDS WEST, A DISTANCE OF 71.47 FEET;
THENCE SOUTH 01 DEGREE 20 MINUTES 51 SECONDS WEST, A DISTANCE OF 825.07 FEET;
THENCE SOUTH 78 DEGREES 55 MINUTES 55 SECONDS WEST, A DISTANCE OF 1837.44 FEET;
THENCE NORTH 01 DEGREE 20 MINUTES 01 SECONDS EAST, A DISTANCE OF 1325.17 FEET;
THENCE SOUTH 89 DEGREES 25 MINUTES 20 SECONDS EAST, A DISTANCE OF 181.62 FEET;
THENCE NORTH 35 DEGREES 52 MINUTES 37 SECONDS WEST, A DISTANCE OF 34.77 FEET;
THENCE A DISTANCE OF 112.36 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1937.00 FEET, WHOSE CHORD OF 112.34 FEET BEARS NORTH 81 DEGREES 14 MINUTES 07 SECONDS EAST;
THENCE A DISTANCE OF 294.96 FEET ALONG THE ARC OF A CIRCLE, CONVEX TO THE NORTHEAST HAVING A RADIUS OF 1937.00 FEET, WHOSE CHORD OF 294.68 FEET BEARS NORTH 87 DEGREES 15 MINUTES 34 SECONDS EAST;
THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 260.57 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 454.57 FEET;
THENCE SOUTH 88 DEGREES 50 MINUTES 49 SECONDS EAST, A DISTANCE OF 366.50 FEET;
THENCE SOUTH 88 DEGREES 22 MINUTES 41 SECONDS EAST, A DISTANCE OF 57.07 FEET;

TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS, CONTAINING 1,804,173 SQUARE FEET OR 41.418 ACRES, MORE OR LESS FOR LOT 1; CONTAINING 182,685 SQUARE FEET OR 4.194 ACRES, MORE OR LESS FOR NEW LOT 2 (NORTHWEST POND); CONTAINING 132,953 SQUARE FEET OR 3.052 ACRES, MORE OR LESS FOR OLD LOT 3 (CENTER POND); AND CONTAINING 115,385 SQUARE FEET OR 2.648 ACRES, MORE OR LESS FOR OLD LOT 2 (NORTHEAST POND); ALTOGETHER FOR 2,235,196 SQUARE FEET OR 51.31304 ACRES, MORE OR LESS.

PINS: 07-07-200-009, 07-08-100-009, 07-07-200-016, 07-08-100-010

PROPERTY ADDRESS/LOCATION: 2705 Diehl Road, Aurora, IL 60502