

THE VILLAGE OF NORTH AURORA

**ORDINANCE NO. 10-09-20-04**

**AN ORDINANCE PROPOSING THE AMENDMENT AND ENLARGEMENT OF  
SPECIAL SERVICE AREA NO. 4 IN THE VILLAGE  
OF NORTH AURORA (WATERFORD OAKS SUBDIVISION)**

**WHEREAS**, Ordinance No. 96-8 was passed on April 1, 1996, granting a special use for R-3 and R-3 Residential Mixed Use Planned Unit Development for the Waterford Oaks subdivision, which Ordinance required, as a condition of the special use/PUD the establishment of a special service area to fund the maintenance of certain improvements; and

**WHEREAS**, Ordinance No. 96-16 was passed on May 13, 1996, proposing the establishment of the Waterford Oaks Special Service; and

**WHEREAS**, Ordinance No. 96-24 was passed on July 22, 1996 establishing the Waterford Oaks Special Service Area for the purpose of funding the maintenance and repairs of the stormwater detention and retention basins, surface drainage facilities, entry monument signage and landscape area, perimeter open space and landscaping areas shown on the Final Plat for the Waterford Oaks development, but excluding the common areas of the Waterford Oaks Townhomes that are maintained by the Waterford Oaks Townhome Association, through a special service area tax levy of all of the properties in Unit 1 of the Waterford Oaks subdivision; and

**WHEREAS**, the properties in Unit 2 of the Waterford Oaks subdivision also benefit from the special services provided identified above and funded by the Waterford Oaks Special Service Area; and the Unit 2 properties were intended to be included, but are not currently included, in the special service area; and

**WHEREAS**, it is proper and necessary that the Waterford Oaks Special Service Area be amended and enlarged to include all of the properties in Unit 2 of the Waterford Oaks subdivision; and

**WHEREAS**, the services to provided are special and unique to the Waterford Oaks subdivision and are in addition to services generally provided throughout the Village of North Aurora; and

**WHEREAS**, the Waterford Oaks Special Services Area is the primary means of funding the maintenance and other special services that are provided; and

**WHEREAS**, the Village has the authority to levy and impose taxes on property in special service areas to cover the cost of the special services to be provided pursuant to Article VII, Section 7, Part (6) of the 1970 Illinois constitution and 35 ILCS 200/27-5 et. seq. of the Illinois Municipal Code.

**NOW, THEREFORE, Be It Ordained** by the president and Board of Trustees of the Village of North Aurora as follows:

1. The corporate authorities find as a fact the recitals set forth above.
2. That a Special Service Area is hereby proposed to be amended and enlarged to provide the primary funding for the administration, including the process to amend and enlarge the Special

THE VILLAGE OF NORTH AURORA

Service Area, and for the ongoing maintenance and repairs of the stormwater detention and retention basins, surface drainage facilities, entry monument signage and landscape area, perimeter open space and landscaping areas shown on the Final Plat for the Waterford Oaks development, but excluding the common areas of the Waterford Oaks Townhomes that are maintained by the Waterford Oaks Townhome Association.

3. That the time and place for a hearing on the proposed amendment and enlargement of the Special Service Area for the Waterford Oaks subdivision shall be fixed within sixty (60) days after the adoption of this Ordinance and shall be subject to publication and mailing of required notices and any and all requirements imposed by law
4. That the Special Service Area tax shall be imposed at a rate or amounts sufficient to produce revenues required to provide the special services.
5. This Ordinance shall be in full force and effect from and after its passage and approval by the President and passage of time as provided by law.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20<sup>TH</sup> day of SEPTEMBER 2010, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20<sup>TH</sup> day of SEPTEMBER 2010, A.D.

Chris Faber

yes

Michael Herlihy III

yes

Mark Gaffino

yes

Vince Mancini

yes


Mark Guethle

yes

Robert Strusz

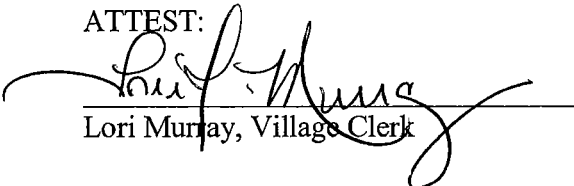
yes

Approved and signed by me as President of the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 20<sup>TH</sup> day of SEPTEMBER 2010, A.D.



Dale Berman, Village President

ATTEST:

  
Lori Murray, Village Clerk

**NOTICE OF PUBLIC HEARING REGARDING THE  
AMENDMENT AND ENLARGEMENT OF SPECIAL SERVICE AREA NO. 4  
IN THE VILLAGE OF NORTH AURORA (WATERFORD OAKS SUBDIVISION)**

Please be notified that the Village of North Aurora is proposing the amendment to and enlargement of the Special Service Area for the Waterford Oaks Subdivision which property is legally described as follows:

LOTS 1-83 OF UNIT 1 AND LOTS 84-152 OF UNIT 2 IN THE WATERFORD OAKS SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 5 AND PART OF THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF NORTH AURORA, KANE COUNTY, ILLINOIS.

15-05-104-028; 15-05-105-010; 15-05-104-029; 15-05-105-011; 15-05-104-030; 15-05-105-012; 15-05-104-031; 15-05-105-013; 15-05-104-032; 15-05-105-014; 15-05-104-033; 15-05-105-015; 15-05-104-034; 15-05-104-035; 15-05-104-026; 15-05-105-009; 15-05-104-025; 15-05-105-008; 15-05-104-024; 15-05-105-007; 15-05-104-023; 15-05-104-022; 15-05-104-021; 15-05-104-020; 15-05-105-006; 15-05-104-019; 15-05-105-005; 15-05-104-018; 15-05-105-004; 15-05-104-017; 15-05-105-003; 15-05-104-016; 15-05-105-002; 15-05-104-015; 15-05-105-001; 15-05-104-014; 15-05-104-009; 15-05-104-008; 15-05-104-007; 15-05-104-006; 15-05-104-005; 15-05-104-004; 15-05-103-011; 15-05-103-010; 15-05-103-009; 15-05-103-008; 15-05-103-007; 15-05-103-006; 15-05-103-005; 15-05-103-004; 15-05-103-003; 15-05-104-003; 15-05-103-002; 15-05-104-002; 15-05-103-001; 15-05-104-001; 15-06-228-005; 15-06-226-003; 15-06-228-004; 15-06-228-003; 15-06-228-002; 15-06-228-001; 15-06-227-009; 15-06-227-008; 15-06-227-007; 15-06-201-025; 15-06-201-024; 15-06-201-023; 15-06-201-022; 15-06-201-029; 15-06-201-028; 15-06-201-027; 15-06-201-026; 15-06-201-017; 15-06-201-016; 15-06-201-015; 15-06-201-014; 15-06-201-013; 15-06-201-012; 15-06-201-011; 15-06-201-010; 15-06-201-021; 15-06-201-020; 15-06-201-019; 15-06-201-018; 15-06-201-041; 15-06-201-040; 15-06-201-039; 15-06-201-038; 15-06-201-037; 15-06-201-036; 15-06-201-035; 15-06-201-034; 15-06-201-031; 15-06-201-033; 15-06-201-032; 15-06-201-030; 15-05-104-013; 15-06-227-031; 15-05-104-012; 15-06-227-030; 15-05-104-011; 15-05-102-006; 15-05-104-010; 15-05-102-005; 15-05-102-004; 15-05-102-003; 15-05-102-002; 15-05-102-001; 15-05-155-006; 15-05-151-010; 15-05-151-009; 15-05-152-007; 15-05-151-008; 15-05-151-007; 15-05-151-006; 15-06-203-049; 15-06-204-026; 15-06-203-059; 15-06-204-025; 15-06-203-055; 15-06-204-024; 15-06-203-058; 15-06-203-050; 15-06-203-051; 15-06-203-052; 15-06-203-053; 15-06-203-047; 15-06-202-022; 15-06-203-046; 15-06-202-021; 15-06-203-045; 15-06-202-020; 15-06-203-044; 15-06-203-040; 15-06-203-041; 15-06-203-042; 15-06-203-043; 15-06-203-038; 15-06-202-048; 15-06-203-039; 15-06-202-051; 15-06-203-037; 15-06-202-050; 15-06-203-036; 15-06-203-020; 15-06-203-022; 15-06-203-032; 15-06-203-031; 15-06-203-076; 15-06-203-077; 15-06-203-064; 15-06-203-063; 15-06-203-062; 15-06-203-061; 15-06-203-060; 15-06-203-057; 15-06-203-030; 15-06-202-049; 15-06-203-029; 15-06-203-016; 15-06-203-028; 15-06-203-027; 15-06-202-041; 15-06-203-026; 15-06-202-042; 15-06-203-033; 15-06-202-043; 15-06-203-034; 15-06-202-040; 15-06-203-024; 15-06-202-045; 15-06-203-023; 15-06-202-046; 15-06-203-019; 15-06-202-047; 15-06-203-017; 15-06-202-044; 15-06-203-066; 15-06-202-034; 15-06-203-067; 15-06-202-035; 15-06-203-073; 15-06-202-032; 15-06-203-072; 15-06-202-033; 15-06-203-071; 15-06-202-036; 15-06-203-070; 15-06-202-038; 15-06-203-069; 15-06-202-039;

15-06-203-068; 15-06-202-037; 15-06-227-006; 15-06-227-005; 15-06-227-004; 15-06-227-003; 15-06-227-002; 15-06-227-001; 15-06-227-024; 15-06-227-025; 15-06-228-006; 15-06-227-026; 15-06-228-007; 15-06-227-027; 15-06-227-028; 15-06-227-023; 15-06-227-022; 15-06-227-021; 15-06-228-008; 15-06-227-020; 15-06-228-013; 15-06-227-019; 15-06-228-012; 15-06-227-018; 15-06-228-011; 15-06-227-017; 15-06-228-010; 15-06-227-016; 15-06-228-009; 15-06-227-015; 15-06-227-014; 15-06-227-013; 15-06-227-012; 15-06-227-011; 15-06-227-010; 15-06-202-023; 15-06-204-023; 15-06-202-031; 15-06-204-007; 15-06-202-030; 15-06-204-008; 15-06-202-029; 15-06-204-009; 15-06-202-028; 15-06-204-010; 15-06-202-019; 15-06-204-011; 15-06-202-018; 15-06-204-012; 15-06-202-017; 15-06-204-013; 15-06-202-016; 15-06-204-014; 15-06-202-027; 15-06-204-019; 15-06-202-026; 15-06-204-020; 15-06-202-025; 15-06-204-021; 15-06-202-024; 15-06-204-022; 15-06-202-015; 15-06-204-015; 15-06-202-014; 15-06-204-016; 15-06-202-013; 15-06-204-017; 15-06-202-012; 15-06-204-018.

Including properties on Abington Lane, Alexandra Court, Kathryn Lane, Oakland Circle, Spring Court, Waterford Road, Westbury Circle, White Oak Court, and White Oak Drive in the Village of North Aurora.

The purpose of the Special Service Area is to provide a primary source of funding for the maintenance and repairs of the stormwater detention and retention basins, surface drainage facilities, entry monument signage and landscape area, perimeter open space and landscaping areas shown on the Final Plat for the Waterford Oaks development, but excluding the common areas of the Waterford Oaks Townhomes that are maintained by the Waterford Oaks Townhome Association, and the cost of amending the Special Service Area and typical administrative costs. The special service area is required as a condition of the Special Use/PUD Ordinance No. 96-8. The amendment would bring the properties in Unit 2 of the Waterford Oaks Subdivision into the Special Service Area. The hearing will be held at the North Aurora Village Hall, 25 E. State Street, North Aurora, Illinois, at 7:00 p.m. on Monday September 20, 2010. The special annual taxes shall be limited so that the total of said taxes does not exceed an annual amount of fifty cents (\$0.50) per one hundred dollars (\$100.00) of equalized assessed valuation, to be levied against the property included in the proposed Special Service Area No. 4. The maximum period of tax levy will be indefinite.

All interested persons, including all persons owning taxable real property located within the proposed Special Service Area described above, will be given an opportunity to be heard at the public hearing and may file objections to the amendment of the Special Service Area and the amount of the levy.

DATED: August 31, 2010

By: /s/ Lori Murray  
Village Clerk

FILED FOR RECORD  
KANE COUNTY, ILL.

96K066845

96 SEP 19 AM 9:45

FILED IN BLUEPRINT BOOK 85

*Lynnda M. Richter*  
RECORDER

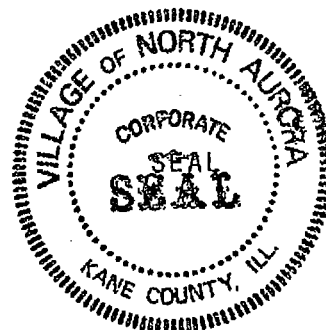
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I, Linda L. Mitchell, in my capacity as Village Clerk for the Village of North Aurora, Kane County, Illinois, do hereby certify that the annexed is a true and correct copy of:

ORDINANCE NO. 96-24 AN ORDINANCE ESTABLISHING THE WATERFORD OAKS SUBDIVISION SPECIAL SERVICE AREA.

as it appears in the records of the Village of North Aurora, Kane County, Illinois, of which records I am the custodian.

*Linda L. Mitchell*  
Linda L. Mitchell, Village Clerk



PREPARED BY:  
ATTY G.X. DRENDEL  
201 HOUSTON  
BARRINGTON, ILLINOIS 60010

RETURN TO:  
L. MITCHELL  
VILLAGE OF NORTH AURORA  
25 E. STATE STREET  
NORTH AURORA, IL. 60542.

chg 41 or 96K066845

WATERFORD (\*)

ORDINANCE NO. 96- 24

**AN ORDINANCE ESTABLISHING THE  
WATERFORD OAKS SUBDIVISION  
SPECIAL SERVICE AREA**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of North Aurora, Illinois as follows:

**SECTION 1. FINDINGS.** It is found and declared by the President and Board of Trustees of the Village of North Aurora, Illinois ("Village"), as follows:

(a) The question of the establishment of the Waterford Oaks Subdivision Special Service Area was considered by the Board of Trustees of the Village pursuant to "An Ordinance proposing the establishing of a Special Service Area in the Waterford Oaks Subdivision" being Ordinance No. 96-16, adopted on May 13, 1996. The establishment of the Special Service Area was considered at a public hearing held on June 24, 1996. The hearing was held pursuant to notice duly published in The Beacon News a newspaper of general public circulation within the Village, on June 7, 1996 which was at least 15 days prior to the hearing. The hearing was also held pursuant to notice by mail and addressed to the person or persons and whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Special Service Area. The notice by mail was given by depositing the notice in the United States Mail not less than ten (10) days prior to the date and time set for the public hearing. In the event taxes for the preceding year were not paid, a Certificate of Publication of Notice and an Affidavit of Mailing of Notice are attached to and made part of this Ordinance as Exhibits "A" and "B". The Notices conformed in all aspects to the requirements of the Special Service Area Tax Law.

(b) The public hearing on the questions set forth in the Notice was finally adjourned on June 24, 1996. All interested persons were given an opportunity to be heard on the creation of the Special Service Area to finance major repairs to and maintenance of storm water detention or retention basins, storm water sewer lines directly serving such basins, and surface drainage facilities, any entry monument, and any perimeter landscaping located on the common area as landscape easements shown on the Final Plat of Subdivision, but excluding the landscaping easement associated with the townhouse common areas shown on the Final Plat of Subdivision located in the Waterford Oaks Subdivision.

(c) After considering the data, as presented to the Board of Trustees at the public hearing, the President and Board of Trustees find that it is in the best interest of the Village and of the residents and property owners of the Special Service Area that the Special Service Area, as described below, be established.

(d) The Special Service Area is contiguous as required by the Special Service Area Tax Law.

(e) It is in the best interest of the Village and that the residents and property owners of the Special Service Area that the Special Service Area be created for the described purposes.

(f) It is in the best interest of the Special Service Area that the furnishing of the municipal services proposed be considered for the common interests of the area.

(g) The Special Service Area will benefit specially from the proposed repairs and maintenance.

**SECTION 2. SPECIAL SERVICE AREA ESTABLISHED.** A Special Service Area to be known and designated as the "Waterford Oaks Subdivision Special Service Area" is established and shall consist of the contiguous territory encompassing the parcels legally described in Exhibit "C" which is attached to and made a part of this Ordinance. An accurate map of the territories is attached as Exhibit "D", which is made a part of this Ordinance.

**SECTION 3. PURPOSE OF THE SPECIAL SERVICE AREA.** The Waterford Oaks Subdivision Special Service Area is established to fund major repairs to and the maintenance of the following public improvements in the Waterford Oaks Subdivision: Storm water detention or retention basins, storm water sewer lines directly serving such basins, and surface drainage facilities, any entry monument, and any perimeter landscaping located on the common area as landscape easements shown on the Final Plat of Subdivision, but excluding the landscaping easement associated with the townhouse common areas shown on the Final Plat of Subdivision.

**SECTION 4. MAXIMUM RATE OF TAXES TO BE EXTENDED.** For the funding of the special services herein described, the Village may levy taxes in the Special Service Area not to exceed a rate of .005 of the assessed valuation of each tax parcel within the Special Service Area.

**SECTION 5. EFFECTIVE DATE APPLICABILITY.** No valid petition objecting to the establishment of the Special Service Area or the issuance of bonds for the provision of special services to the Special Service Area have been filed in accordance with the requirements of the Special Service Area tax law. This Ordinance shall be in full force and effect immediately upon its passage approval and publication in pamphlet form in the manner provided by law. To the extent that this ordinance or any of its provisions supplements, conflicts with, or inconsistent with any other Village Ordinance, the terms of this Ordinance shall control and be applied. A certified copy of this Ordinance shall be filed with the Recorder of Kane County, Illinois.

Presented to the Board of Trustees of the Village of North Aurora, Kane County, Illinois this 24th day of June, 1996, A.D.

Passed by the Board of Trustees of the Village of North Aurora, Kane County, Illinois  
this 22nd day of July, 1996, A.D.

George Glass YEA

John F. Hansen ABSENT

Max C. Herwig YEA

David Lunardini YEA

Mark Ruby YEA

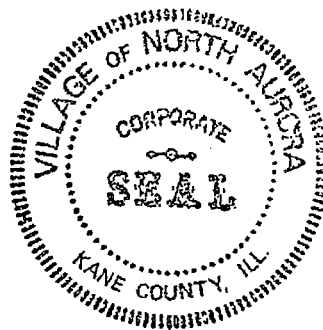
Annette A. Kallevik ABSENT

Approved and signed by me as President of the Board of Trustees of the Village of North  
Aurora, Kane County, Illinois this 22nd day of July, 1996, A.D.

Michael Ruby  
Village President

ATTEST:

Linda L. Mitchell  
Village Clerk







**PUBLIC NOTICE**

**NOTICE OF PUBLIC HEARING REGARDING THE  
ESTABLISHMENT OF A SPECIAL SERVICE AREA  
IN THE WATERFORD OAKS SUBDIVISION**

PLEASE BE NOTIFIED that the Village of North Aurora has proposed the establishment of the Special Service Area in the Waterford Oaks Subdivision. A Public Hearing regarding the establishment of this Special Service Area will be held at the North Aurora Village Hall, 25 E. State Street, North Aurora, Illinois at 7:30 p.m. on June 24, 1996.

The Waterford Oaks Special Service Area encompasses the real property legally as follows:

THAT PART OF THE NORTH HALF OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION; THENCE SOUTH 89°12'00" WEST ALONG THE SOUTH LINE OF SAID QUARTER SECTION 848.76 FEET; THENCE NORTH 0°28'07" EAST ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID QUARTER AT A POINT 829.62 FEET SOUTH 89°29'45" WEST OF THE NORTHEAST CORNER OF SAID QUARTER 1715.82 FEET TO THE SOUTHERLY LINE OF OAK STREET BEING 33 FEET NORMALLY DISTANT SOUTHERLY FROM THE CENTER LINE OF SAID STREET; THENCE SOUTH 88°22'14" WEST ALONG SOUTHERLY LINE 849.51 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 0°28'07" WEST 625 FEET; THENCE SOUTH 45°28'07" WEST 284.47 FEET; THENCE SOUTH 88°22'14" WEST PARALLEL WITH THE SOUTHERLY LINE OF OAK STREET, AFORESAID, 820.72 FEET TO THE EASTERLY RIGHT OF WAY LINE OF RANDALL ROAD, BEING 50 FEET NORMALLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID ROAD; THENCE NORTHERLY ALONG SAID EASTERLY RIGHT OF WAY LINE TO THE SOUTHERLY LINE OF SAID OAK STREET; THENCE NORTH 88°22'14" EAST ALONG SAID SOUTHERLY LINE 928.24 FEET TO THE POINT OF BEGINNING, (EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 5; THENCE SOUTH 89°12'00" WEST ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER 848.76 FEET; THENCE NORTH 0°28'07" EAST ALONG A LINE WHICH IF EXTENDED WOULD INTERSECT THE NORTH LINE OF SAID NORTHEAST QUARTER AT A POINT 829.62 FEET SOUTH 89°29'45" WEST FROM THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER, A DISTANCE OF 1715.82 FEET TO THE PRESENT SOUTHERLY LINE OF OAK STREET AS PRESENTLY MONUMENTED AND USED, BEING 33.00 FEET NORMALLY DISTANT SOUTHERLY FROM THE CENTER LINE OF OAK STREET, THENCE SOUTH 88°22'14" WEST ALONG SAID SOUTHERLY LINE 1777.75 FEET TO THE PRESENT

EASTERLY RIGHT OF WAY LINE OF RANDALL ROAD AS PRESENTLY MONUMENTED AND USED, BEING 50.00 FEET NORMALLY DISTANT EASTERLY FROM THE CENTER LINE OF SAID ROAD, FOR A POINT OF BEGINNING; THENCE NORTH 88°22'14" EAST ALONG THE SOUTHERLY LINE OF OAK STREET AFORESAID, 220.00 FEET; THENCE 1°37'46" EAST AT RIGHT ANGLES TO SAID SOUTHERLY LINE 215.44; THENCE 88°22'14" WEST PARALLEL WITH THE SOUTHERLY LINE OF OAK STREET AFORESAID, 264.49 FEET TO THE EASTERLY LINE OF RANDALL ROAD AFORESAID; THENCE NORTHERLY ALONG SAID EASTERLY LINE BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 5679.65 FEET AN ARC DISTANCE OF 220.00 FEET TO THE POINT OF BEGINNING), IN THE VILLAGE AND TOWNSHIP OF NORTH AURORA, KANE COUNTY, ILLINOIS.

PIN: 15-05-100-019, 15-06-200-013, and 15-06-200-012

Common Address: Vacant Land, Oak Street, North Aurora, Illinois

The Village of North Aurora proposes to fund major repairs to and the maintenance of the following public improvements in the Waterford Oaks Subdivision: Storm water detention or retention basins, storm water sewer lines directly serving such basins, and surface drainage facilities; any entry monument; and any perimeter landscaping located on the common area as landscape easements shown on the Final Plat of Subdivision, but excluding the landscaping easement associated with the townhouse common areas shown on the Final Plat of Subdivision.

The maximum rate of taxes to be extended in any given year shall be .005%.

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding the issuance of such bonds and an opportunity to file objections to the issuance of such bonds.

THE VILLAGE OF NORTH AURORA

BY: /s/ Michael D. Mudry  
Village President

ATTEST:

BY: /s/ Linda L. Mitchell  
Village Clerk

96K066845

STATE OF ILLINOIS     )  
                                      ) SS.  
COUNTY OF KANE        )

PROOF OF SERVICE

The undersigned, being duly sworn, says that on June 4, 1996, she served a copy of the attached Notice of Public Hearing NOTICE OF PUBLIC HEARING REGARDING THE ESTABLISHMENT OF A SPECIAL SERVICE AREA IN THE WATERFORD OAKS SUBDIVISION on the following:

AMLI  
Orchard Lake Limited Partnership  
125 S. Wacker Dr., Ste. 3100  
Chicago, IL 60606

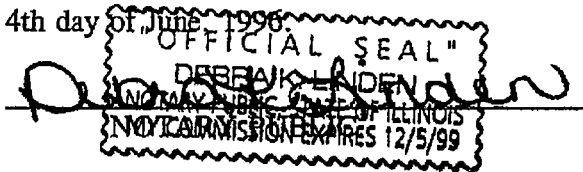
\_\_\_\_\_ By personally delivering a copy thereof to each party or person, addressed as above.

  X   By depositing a copy thereof, enclosed in an envelope, in the United States Mail at Batavia, Illinois, proper postage prepaid, before the hour of 5:00 p.m., addressed as above.

Wendy A. Thomas

Subscribed and sworn to before me this

4th day of June, 1996



Kevin G. Drendel  
DRENDEL, TATNALL, HOFFMAN & McCRACKEN  
201 Houston St., Ste. 300  
P.O. Box 1808  
Batavia, IL 60510-6808

96K066845

DESCRIPTION OF PROPERTY SHOWN

That part of the North half of Section 5, Township 38 North, Range 8 East of the Third Principal Meridian, described as follows: Commencing at the Southeast corner of the Northeast quarter of said section; thence South 89° 12' 00" West along the South line of said quarter section 848.76 feet; thence North 0° 28' 07" East along a line which if extended would intersect the North line of said quarter at a point 829.62 feet South 89° 29' 45" West of the Northeast corner of said quarter 1715.82 feet to the Southerly line of Oak Street being 33 feet normally distant southerly from the center line of said street; thence South 88° 22' 14" West along Southerly line 849.51 feet for the point of beginning; thence South 0° 28' 07" West 625 feet; thence South 45° 28' 07" West 284.47 feet; thence South 88° 22' 14" West parallel with the Southerly line of Oak Street, aforesaid, 820.72 feet to the Easterly right of way line of said Road, being 50 feet normally distant Easterly from the center line of said road; thence Northerly along said Easterly right of way line to the Southerly line of said Oak Street; thence North 88° 22' 14" East along said Southerly line 928.24 feet to the point of beginning, (except that part described as follows: Commencing at the Southeast corner of the Northeast quarter of said Section 5; thence South 89° 12' 00" West along the South line of said Northeast quarter 848.76 feet; thence North 0° 28' 07" East along a line which if extended would intersect the North line of said Northeast quarter at a point 829.62 feet South 89° 29' 45" West from the Northeast corner of said Northeast quarter, a distance of 1715.82 feet to the present Southerly line of Oak Street as presently monumented and used, being 33.00 feet normally distant Southerly from the center line of Oak Street, thence South 88° 22' 14" West along said Southerly line 1777.75 feet to the present Easterly right of way line of Randall Road as presently monumented and used, being 50.00 feet normally distant Easterly from the center line of said Road, for a point of beginning; thence North 88° 22' 14" East along the Southerly line of Oak Street aforesaid, 220.00 feet; thence 1° 17' 46" East at right angles to said Southerly line 215.44; thence 88° 22' 14" West parallel with the Southerly line of Oak Street aforesaid, 264.49 feet to the Easterly line of Randall Road aforesaid; thence Northerly along said Easterly line being on a curve to the right having a radius of 5679.65 feet an arc distance of 220.00 feet to the point of beginning), in the Village and Township of North Aurora, Kane County, Illinois.

DATED: DECEMBER 4, 1995 AT AURORA, ILLINOIS.

POOR COPY  
Recorder Not Responsible  
For Reproductions

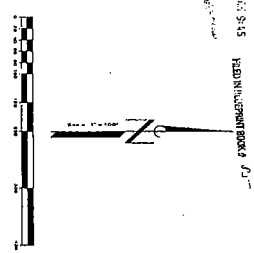
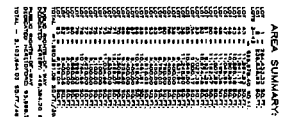
HARRY J. ILSEMAN  
ILLINOIS REGISTERED LAND SURVEYOR #1645

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 \_\_\_\_\_ AFFECTION BOUNDARY  
 \_\_\_\_\_ CEMENTLINE  
 \_\_\_\_\_ BALCONY LIFT  
 \_\_\_\_\_ APARTMENT BALCONY  
 \_\_\_\_\_ CARPENTRY CABINET



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LE FOX, ILLINOIS 60147  
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*W. B. ...*



# PLAT OF SUBDIVISION WATERFORD OAKS PHASE TWO

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7/16/2012

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COUNTY OF JEFFERSON

STATE OF ALABAMA

CITY OF MOBILE

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PLAT OF SUBDIVISION  
WATERFORD OAKS PHASE TWO

Jensen & fore  
Architects - engineers - planners - surveyors, p.c.

WATERFORD LIMITED PARTNERSHIP  
11111 W. 111TH AVE. SUITE 100  
MINNETONKA, MN 55345  
952-891-8000

# VILLAGE OF NORTH AURORA

*The Village with a View to the Future*

September 7, 2010

RE: Waterford Oaks Special Service Area Amendment

Dear Waterford Oaks Property Owner:

You recently received a legal notice regarding a proposed amendment to the Waterford Oaks Special Service Area Number 4 (SSA). We are sending this letter to further clarify the purpose and intent of this proposed amendment.

To start, the majority of the subdivision is already located within this SSA. Essentially all property owners west of White Oak Drive are already located within the existing SSA. No changes are being proposed for those residents other than to correct some of the legal description for the SSA. The rate, purpose and current use of SSA funds will remain the same as they are today.

For the property owners on and east of White Oak Drive, otherwise known as Unit 2 in Waterford Oaks, the existing SSA will be expanded to include your properties. This was always intended from the time the development was built, but was inadvertently excluded. This amendment would allow for the entire development to pay their fair share of the detention basin maintenance costs. This is actually an obligation of the original Planned Development Ordinance for the entire subdivision in lieu of a homeowners association.

While the rate proposed is \$0.50 per \$100 of equalized assessed valuation, the amount the Village levies is much less. Currently this is levied at an amount around \$0.035 per \$100 of equalized assessed valuation. Taxes collected for the SSA vary per property but is in the range of \$25-35 per single family lot per year. The Village does not anticipate adding any additional maintenance responsibilities to this SSA. The Village is just looking to have all property owners pay their share of the maintenance costs.

We hope that this clarifies the intentions of the Village with this proposed SSA amendment, and we apologize for any confusion with the required legal notice that came to you. If you have further questions or need additional information, please feel free to contact Scott Buening, Community Development Director at 630-897-1457 ext. 228. Thank you.

Sincerely,



Dale Berman  
Village President

Cc: Village Board of Trustees  
Scott Buening, Community Development Director  
Wes Kornowske, Chief Administrative Officer  
Kevin Drendel, Village Attorney  
File

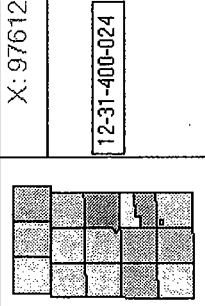


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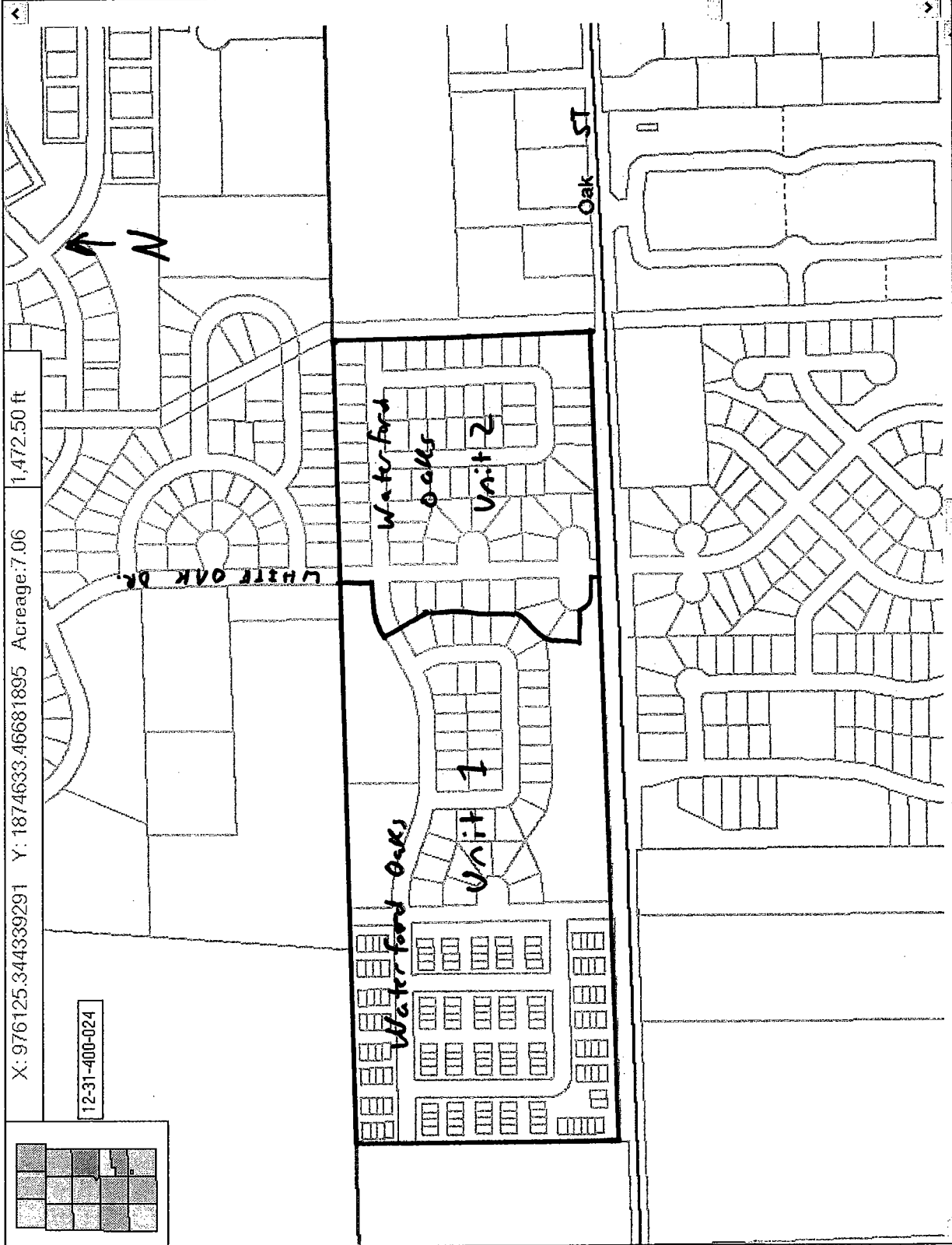
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chico



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| Forest/Preserve | Creeks | Water | Fox River | Water Shed | FEMA Index | Floodway | Cross Sections | 100yr | 500yr | Aquifer Major | Aquifer Sensity | Bedrock Lith | Bedrock Topo | Hydric | Soils | Topography | Municipalities | Library | Fire | School | Park | County Board | Subdivisions | Parcel Lines | Parcel Text | Railroads | Address Points | Address Grid | Aerials |
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