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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 03/31/2023 09:56 AM PG: 1 OF 9



HOFFMAN  
ESTATES

FOR RECORDER'S USE ONLY

VILLAGE OF HOFFMAN ESTATES ORDINANCE NO. 4995-2023  
ESTABLISHING VILLAGE OF HOFFMAN ESTATES SPECIAL SERVICE  
AREA 2023-2 (2575 HIGGINS ROAD & 1795 BARRINGTON ROAD).

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RECORDING FEE 67.00  
DATE 3-31-23 COPIES 6x  
OK BY JP

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ORDINANCE NO. 4995 2023

## VILLAGE OF HOFFMAN ESTATES

### AN ORDINANCE ESTABLISHING VILLAGE OF HOFFMAN ESTATES SPECIAL SERVICE AREA 2023-2 (2575 HIGGINS ROAD & 1795 BARRINGTON ROAD)

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, as follows:

Section 1: AUTHORITY. The Village of Hoffman Estates, Cook County, Illinois (the "Village") is a home rule municipality within Article VII, Section 6(a) of the 1970 Constitution of the State of Illinois, and as such may exercise any power and perform any function pertaining to its government and affairs for the protection of the public health, safety, morals and welfare. Pursuant to the power granted to the Village in item (2) of subsection (1) of Section 6 of Article VII of the 1970 Constitution of the State of Illinois and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the "Tax Law"), the Village is authorized to create special service areas in and for the Village and to levy taxes in order to pay for the provision of special services to said special service areas within the boundaries of the Village.

Section 2: FINDINGS. The President and Board of Trustees of the Village finds as follows:

- A. The question of the establishment of Special Service Area 2023-2 was considered by the Village Board pursuant to an Ordinance entitled: "An Ordinance proposing the Establishment of a Special Service Area in the Village of Hoffman Estates, Illinois and Providing for a Public Hearing and Other Related Procedures Special Service Area 2023-2 (2575 Higgins Road and 1795 Barrington Road)" and adopted November 21, 2022.
- B. Notice of the public hearing was published on January 4, 2023, in the Daily Herald, a newspaper of general circulation in the Village. In addition, notice was given by depositing the notice in the United States mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed special service area. This notice was mailed not less than ten (10) days prior to the time set for the public hearing. In the event taxes for the last preceding year were not paid, the notice was sent to the person last listed on the tax rolls prior to that year as the taxpayer of record.
- C. The public hearing was held before the Village Board at Village Hall at 6:55 p.m. All interested parties were given the opportunity to speak. The public hearing was finally adjourned on January 23, 2023 at approximately 7:13 p.m.
- D. The approximate location is the southeast corner of Barrington Road and Higgins Road in Hoffman Estates. The legal descriptions, common addresses, and Property Identification Numbers for the property which will comprise Special Service Area 2023-2 (hereinafter "Area") is attached hereto as Exhibit 1 and made a part hereof.

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E. The special service area is compact and contiguous as evidenced by the proposed map of Special Service Area 2023-2 attached hereto as Exhibit 2 and made part hereof.

F. The general purpose of the formation of the Village of Hoffman Estates Special Service Area 2023-2 is to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the special service area.

G. The Area will benefit specially from the Services to be provided in the event the special service area is established, and the Services are unique and in addition to the municipal services provided generally throughout the Village, and it is, therefore, in the best interests of the Village that Special Service Area 2023-2 be established.

H. The revenue from the Special Service Area tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary Services to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the Services used for the special service area and all of the necessary construction.

**Section 3: *VILLAGE OF HOFFMAN ESTATES SPECIAL SERVICE AREA 2023-2***

***ESTABLISHED:*** A special service area to be known and designated as "Village of Hoffman Estates Special Service Area 2023-2" is hereby established and shall consist of the following described territory:

ALL THAT PART OF THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY-201.20, THENCE SOUTH-231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THEREFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST  $\frac{1}{4}$ , SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION  $\frac{1}{4}$  AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY

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LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET, A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 99.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

ALSO EXCEPTING THEREFROM THAT PART DEEDED TO HARVEY AND ETHEL BIERMAN BY DEED RECORDED AS DOCUMENT NO. 2051426 DESCRIBED AS FOLLOWS: COMMENCING AT THE POINT OF INTERSECTION OF THE EAST LINE OF RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED, AND THE CENTERLINE OF OLD HIGGINS ROAD, AS NOW CONSTRUCTED SAID POINT OF BEGINNING LYING 1165.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST QUARTERLY SECTION, AS MEASURED ON SAID EAST LINE OF BARRINGTON ROAD, 33.54 FEET TO THE SOUTHWESTERLY CORNER OF A TRACT OF LAND CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535; THENCE SOUTHEASTERLY ON THE SOUTHERLY LINE OF SAID HARVEY BIERMAN TRACT, 203.51 FEET TO THE SOUTHEASTERLY CORNER THEREOF; THENCE NORTH ON THE EAST LINE OF THE SAID HARVEY BIERMAN TRACT, 231.76 FEET TO THE NORTHEASTERLY CORNER THEREOF; THENCE EAST ON AN EXTENSION OF THE NORTH LINE OF THE SAID HARVEY BIERMAN TRACT, 270.5 FEET; THENCE SOUTH AT RIGHT ANGLES TO THE LAST DESCRIBED LINE A DISTANCE OF 11.0 FEET TO THE NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 117 DEGREES AND 18 1/2 MINUTES FROM NORTH TO WEST AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 206.0 FEET; THENCE SOUTHWESTERLY ALONG THE SAID NORTHWESTERLY BANK OF CREEK ON A LINE FORMING AN ANGLE OF 133 DEGREES AND 52 MINUTES FROM NORTHEAST TO SOUTHWEST TO SOUTH AND SOUTHWESTERLY WITH THE LAST DESCRIBED LINE A DISTANCE OF 171.62 FEET TO A POINT ON THE AFORESAID CENTERLINE OF OLD HIGGINS ROAD, LYING 235.09 FEET SOUTHEASTERLY OF THE POINT OF BEGINNING; THENCE NORTHWESTERLY ALONG SAID CENTERLINE 235.09 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

### APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS

2508 W. Higgins Road	07-07-100-026-0000
1795 Barrington Road	07-07-100-027-0000
2525 W. Higgins Road	07-07-100-028-0000
2475 W. Higgins Road	07-07-100-029-0000
2451 W. Higgins Road	07-07-100-031-0000
2501 W. Higgins Road	07-07-100-032-0000

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1803 N. Barrington Road	07-07-100-033-0000
1801 N. Barrington Road	07-07-100-34-0000
2401 W. Higgins Road	07-07-100-036-0000
2401 W. Higgins Road	07-07-100-037-0000
2575 W. Higgins Road	07-07-100-040-0000

An accurate map of the above-described territory is attached hereto as Exhibit 2.

**Section 4: PURPOSE OF THE SPECIAL SERVICE AREA.** Special Service Area 2023-2 is established to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the storm water detention system serving the real property and all amenities and common areas, including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the special service area.

To finance any such special services as described above, the Village shall do the following:

The levy of an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-2 by the Village, sufficient to produce revenues to provide the Services. Initial tax will be imposed when the need arises to provide needed Services. The initial amount of taxes to be levied within the proposed Special Service Area No. 2023-2 shall be \$500,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-2 any year thereafter shall not exceed two percent (2%, being \$2.00 for every \$100.00) of the whole equalized assessed value of the property within the proposed Special Service Area No. 2023-2.

Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-2.

Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Illinois Property Tax Code.

Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the owners association or property owner(s) fails to maintain, repair or replace the stormwater improvements or other common area improvements including, but not limited to, monuments, signage, landscaping, walkways, and other common area elements within the proposed special service area.

**Section 5: EFFECTIVE DATE.** This Ordinance shall be in full force and effect on March 25, 2023, after its adoption, approval and publication in pamphlet form as required by law. If a petition signed by at least 51% of the electors residing within the special service area and by at least 51% of the owners of record of the land included within the boundaries of the special service area is filed with the Village Clerk, within 60 days following the final adjournment of the public hearing, which occurred on January 23, 2023, objecting to the creation of Special Service Area 2023-2, the Area shall not be created and this Ordinance shall be null and void.

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Section 6: The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the Cook County Clerk, and record a certified copy of the Ordinance with the Cook County Recorder's Office within sixty (60) days of the effective date hereof.

PASSED THIS 6th day of February, 2023

VOTE	AYE	NAY	ABSENT	ABSTAIN
Trustee Karen V. Mills	<u>X</u>	_____	_____	_____
Trustee Anna Newell	<u>X</u>	_____	_____	_____
Trustee Gary J. Pilafas	<u>X</u>	_____	_____	_____
Trustee Gary G. Stanton	<u>X</u>	_____	_____	_____
Trustee Michael Gaeta	<u>X</u>	_____	_____	_____
Trustee Karen Arnet	<u>X</u>	_____	_____	_____
President William D. McLeod	<u>X</u>	_____	_____	_____

APPROVED THIS 6th DAY OF February, 2023

William D. McLeod  
Village President

ATTEST:

[Signature]  
Village Clerk

Published in pamphlet form this 9th day of February, 2023.

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EXHIBIT 1  
Boundaries of Area

## LEGAL DESCRIPTION:

ALL THAT PART OF THE NORTHWEST FRACTIONAL  $\frac{1}{4}$  OF SECTION 7, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SOUTHERLY OF THE 240 FEET WIDE RIGHT OF WAY OF STATE ROUTE 72 AND LYING NORTHERLY OF THE CENTERLINE OF OLD HIGGINS ROAD, AS IT IS NOW CONSTRUCTED AND TRAVELLED, (ALSO EXCEPTING THERE FROM THE WEST 50 FEET OF SAID SECTION 7, BEING THE RIGHT OF WAY OF BARRINGTON ROAD, AS NOW DEDICATED) (ALSO EXCEPTING THEREFROM A TRACT OF LAND HERETOFORE CONVEYED TO HARVEY BIERMAN BY DEED RECORDED AS DOCUMENT NO. 13877535 AND DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF OLD HIGGINS ROAD AND THE EAST LINE OF BARRINGTON ROAD, 201.20 FEET; THENCE EASTERLY 201.20, THENCE SOUTH 231.76 FEET TO THE NORTH LINE OF OLD HIGGINS ROAD; THENCE NORTHWESTERLY ALONG THE NORTH LINE OF OLD HIGGINS ROAD, 203.51 FEET TO THE PLACE OF BEGINNING), AND ALSO EXCEPTING THAT PART CONDEMNED BY THE DEPARTMENT OF TRANSPORTATION IN CASE NO. 84L05279 AND ALSO EXCEPTING: BEGINNING AT A POINT 50.0 FEET EAST (AS MEASURED AT RIGHT ANGLES THERETOFROM THE WEST LINE OF SAID FRACTIONAL NORTHWEST  $\frac{1}{4}$ , SAID POINT LYING 404.24 FEET SOUTH FROM THE NORTH LINE OF SAID NORTHWEST FRACTION  $\frac{1}{4}$  AND BEING THE INTERSECTION OF THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF BARRINGTON ROAD AND THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD (ROUTE 72); THENCE SOUTHEASTERLY ALONG THE SOUTHWESTERLY RIGHT OF WAY LINE OF HIGGINS ROAD, 94.36 FEET TO A POINT OF CURVATURE IN SAID LINE; THENCE CONTINUING ALONG SAID RIGHT OF WAY LINE OF A CURVE TO THE LEFT HAVING A RADIUS OF 9968.18 FEET A DISTANCE OF 160.64 FEET; THENCE SOUTHWESTERLY, A DISTANCE OF 59.56 FEET TO A POINT ON A LINE DRAWN 150.00 FEET EAST OF AND AT RIGHT ANGLES TO THE EAST RIGHT OF WAY LINE OF BARRINGTON ROAD AT A POINT LYING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING, THENCE WEST 150.0 FEET ON SAID LINE DRAWN AT RIGHT ANGLES TO SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD TO SAID POINT BEING 240.0 FEET SOUTH FROM THE POINT OF BEGINNING; THENCE NORTH ON SAID EAST RIGHT OF WAY LINE OF BARRINGTON ROAD, A DISTANCE OF 240.0 FEET TO THE POINT OF BEGINNING, ALL IN SCHAUMBURG TOWNSHIP, IN COOK COUNTY, ILLINOIS.

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## BOUNDARIES BY STREET LOCATION

The proposed Special Service Area is generally located within the area bounded by Higgins Rd. to the North and Barrington Rd. to the West, all located within the Village of Hoffman Estates, County of Cook, Illinois.

## APPLICABLE COMMON ADDRESSES AND PROPERTY INDEX NUMBERS

Address	PIN
1825 N Barrington Rd.	07-07-100-026-0000
1795 Barrington Rd.	07-07-100-027-0000
2525 W. Higgins Rd.	07-07-100-028-0000
2475 W Higgins Rd.	07-07-100-029-0000
2451 W Higgins Rd.	07-07-100-031-0000
2501 W Higgins Rd.	07-07-100-032-0000
1803 N Barrington Rd	07-07-100-033-0000
1801 N Barrington Rd.	07-07-100-034-0000
2401 W. Higgins Rd.	07-07-100-036-0000
2401 W. Higgins Rd.	07-07-100-037-0000
2575 W. Higgins Rd.	07-07-100-040-0000

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## EXHIBIT 2 Map of Area



Proposed SSA - Barrington & Higgins



Proposed

Cook County Clerk's Office

### Legend

-  Barrington & Higgins SSA Parcels
-  Barrington & Higgins Special Service Area

Village of Hoffman Estates  
November 2022

Office