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KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 12/29/2023 11:43 AM PG: 1 OF 10



HOFFMAN
ESTATES

FOR RECORDER'S USE ONLY

NOTICE OF "STATEMENT OF AWARENESS"

THE VILLAGE OF HOFFMAN ESTATES, a municipal corporation, Cook County, State of Illinois, hereby files an Ordinance No. 5075-2023 establishing Special Service Area 2023-5 (Plum Farms Lot 3) as approved by the Hoffman Estates Village Board on 12/04/2023.

Property Index Number(s):

01-33-103-007-0000

Prepared By: *Scena Dickson*
Asst. Corp. Counsel

Mail to: *Village of Hoffman Estates*
1900 Hassel Rd
Hoffman Estates IL

60169
RECORDING FEE *88.00*
DATE *12-29-23* COPIES *60*
OK BY *RC*

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HOFFMAN ESTATES

Office of the Village Clerk

Bev Romanoff
Village Clerk

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)


CERTIFICATE

I, Bev Romanoff, Village Clerk of the Village of Hoffman Estates, in the County of Cook and the State of Illinois, DO HEREBY CERTIFY that the annexed and foregoing is a true and correct copy of the following document now on file:

Ordinance No. 5075-2023 establishing a Special Service Area in the Village of Hoffman Estates, Illinois Special Service Area 2023-5 (Plum Farms Lot 3), of the Hoffman Estates Municipal Code was passed by the Board of Trustees at a regular meeting on December 4, 2023.

I, FURTHER CERTIFY that the original document, of which the foregoing is a true copy, is entrusted to my care for safe keeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Hoffman Estates aforesaid, at the said Village, in the County of Cook and the State of Illinois, aforesaid, this 4th day of December 2023.


Bev Romanoff
Village Clerk

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ORDINANCE NO. 5075 - 2023

VILLAGE OF HOFFMAN ESTATES

AN ORDINANCE ESTABLISHING A SPECIAL SERVICE AREA IN THE VILLAGE OF HOFFMAN ESTATES, ILLINOIS SPECIAL SERVICE AREA 2023-5 (PLUM FARMS LOT 3)

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 2023-5 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 2023-5 (Plum Farms- Lot 2) and adopted July 17, 2023.
- B. Notice of the public hearing was published on August 31, 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. on September 18, 2023. All interested parties were given the opportunity to speak. The public hearing was finally adjourned on September 18, 2023 at approximately 7:00 p.m.
- D. The Area is generally located within an area approximately bounded by Sutton Road to the East and West Higgins Road to the South, all within the Village of Hoffman Estates, County of Cook, Illinois. The legal descriptions, common addresses, and Property Identification Numbers for the property which will comprise Special Service Area 2023-5 (hereinafter "Area") is attached hereto as Exhibit 1 and made a part hereof.
- E. The special service area is compact and contiguous as evidenced by the proposed map of Special Service Area 2023-5 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 2023-5 is to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the stormwater improvements in the Area.

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- 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 2023-5 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 2023-5 Established. A special service area to be known and designated as "Village of Hoffman Estates Special Service Area 2023-5" is hereby established and shall consist of the following described territory:

LOT 3, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NO. 1712813021, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

Lot Identifier	Site Address	PIN
3	276 Higgins Rd.	01-33-103-007-0000

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

Section 4: Financing of the Special Service Area. Special Service Area 2023-5 is established to provide special municipal services to the area which may include the costs of maintenance, repair and reconstruction of the stormwater improvements 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 2023-5 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. 2023-5 shall be \$50,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-5 in 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. 2023-5. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-5. 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.

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Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-5.

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 from and 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 September 18, 2023, objecting to the creation of Special Service Area 2023-5, the Area shall not be created and this Ordinance shall be null and void.

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 4th day of December, 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 Karen Arnet	<u>X</u>	___	___	___
Trustee Patrick Kinnane	<u>X</u>	___	___	___
President William D. McLeod	<u>X</u>	___	___	___

APPROVED THIS 4th DAY OF December, 2023

William D. McLeod
Village President

ATTEST:

[Signature]
Village Clerk

Published in pamphlet form this 7th day of December, 2023.

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EXHIBIT 1 Boundaries of Area

LEGAL DESCRIPTION:

LOT 3, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NO. 1712813021, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.

BOUNDARIES BY STREET LOCATION

The Area is generally located within an area approximately bounded by Sutton Road to the East and West Higgins Road to the South, all within the Village of Hoffman Estates, County of Cook, Illinois.

APPLICABLE PROPERTY INDEX NUMBERS (PINs) & COMMON ADDRESSES:

Lot Identifier	Site Address	PIN
3	275 Higgins Road	01-33-103-007-0000

Property of Cook County Clerk's Office

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EXHIBIT 2 Map of the Area

Proposed SSA
2023-5
PIN: 01-33-103-007-0000



Legend

- Parcels
- Proposed SSA
- Village Boundary



Village of Hoffman Estates
June 2023

Property of Cook County Clerk's Office

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WAIVER OF AN OBJECTION TO:

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 2023-5 (Plum Farms Lot 3)

Rubina Realty Corporation affirms that it is the sole record owner of the real property, legally described as follows:

LEGAL DESCRIPTION:

LOT 3, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN TOWNSHIP 42 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 8, 2017 AS DOCUMENT NO. 1712813021, IN THE OFFICIAL RECORDS OF COOK COUNTY, ILLINOIS.


APPLICABLE PROPERTY INDEX NUMBERS (PINs) & COMMON ADDRESSES:

Lot Identifier	Site Address	PIN
3	276 Higgins Road	01-33-103-007-0000

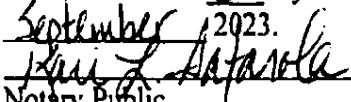
Owner further affirms that it has received the Notice attached hereto as Exhibit 1 and has no objection to the creation of Special Service Area 2023-5 by the Village Board of Hoffman Estates, Illinois, and hereby waives any right of objection it may have to the creation of the Special Service Area pursuant to 35 ILCS 200/27-55, so long as such special service area complies with such Notice.

The person whose signature appears below affirms that he has authority to sign on behalf of owner and accepts any liability associated therewith.

Signature
Name
Date
Title



 9/6/23

SUBSCRIBED AND SWORN
to before me this 6th day of
September 2023.

Notary Public



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Exhibit 1

NOTICE OF HEARING VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS THE PROPOSED CREATION OF SPECIAL SERVICE AREA NO. 2023-5

NOTICE IS HEREBY GIVEN that on the 18th day of September, 2023 at 6:55 p.m., or as soon thereafter as possible, in the Village Hall for the Village of Hoffman Estates, Cook County, Illinois, 1900 Hassell Road, Hoffman Estates, IL 60169, a hearing will be held by the President and Board of Trustees of the Village of Hoffman Estates, Cook County, Illinois, to consider the establishment of a special service area to be called "Special Service Area No. 2023-5" consisting of the real property legally described as attached hereto on Notice Exhibit A and incorporated herein (the "Area"). The Area is accurately depicted on the map attached hereto on Exhibit B and incorporated herein.

All interested persons, including all persons owning taxable real property located within the proposed Special Service Area No. 2023-5, may file written objections with the Village Clerk and will be given an opportunity to be heard at the hearing regarding the formation of and the boundaries of the proposed Special Service Area No. 2023-5, and the tax levy and an opportunity to file objections to the amount of the tax levy.

The purpose for the formation of the proposed Special Service Area No. 2023-5, in general, is to provide special governmental services for maintaining, repairing, and reconstructing stormwater improvements, including all storm sewers, detention systems, stormwater detention or retention basins, and compensatory storage facilities that are necessary or desirable to convey stormwater drainage from, or store stormwater drainage (collectively the "Services"), in the Area. The proposed Services are for maintenance and other purposes as required to provide the Services.

It is proposed that to pay for such services, the Village shall levy an annual *ad valorem* tax based upon the whole equalized assessed value on each parcel of property in the proposed Special Service Area 2023-5 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. 2023-5 shall be \$50,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-5 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. 2023-5. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-5. 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. The Village shall expend such tax receipts only as reasonably necessary to abate such failure.

The President and Board of Trustees shall hear and determine all protests and objections at the hearing and the hearing may be adjourned to another date without further notice other than a

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motion to be entered upon the minutes fixing the time and place it will reconvene. At the public hearing or at the first regular meeting thereafter, the President and Board of Trustees may delete area from the proposed Special Service Area No. 2023-5.

In accordance with the provisions of Section 27-55 of 35 ILCS 200, 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, objecting to the creation of the special service district, the enlargement of the area, the levy or imposition of a tax for the provision of special services to the area, or to a proposed increase in the tax rate, the district shall not be created or enlarged, or the tax shall not be levied or imposed nor the rate increased.

Dated this _____ day of _____, 2023

VILLAGE CLERK