

UNOFFICIAL COPY

COOK COUNTY CLERK -
TAX EXTENSION DEPT.
RECEIVED AND FILED

CERTIFICATE OF VILLAGE CLERK
OF THE VILLAGE OF INVERNESS,
COOK COUNTY, ILLINOIS

I HEREBY CERTIFY that I am the Village Clerk of the Village of Inverness, in the County of Cook and the State of Illinois, am the keeper of the official records and corporate seal of said Village, and I do hereby certify that the copy of the Ordinance attached hereto and made a part hereof is a true and correct copy of the original Ordinance hereinafter described which copy was taken from and carefully compared with the original Ordinance entitled:


AN ORDINANCE ESTABLISHING
SPECIAL SERVICE AREA NUMBER EIGHT
IN THE VILLAGE OF INVERNESS
(RE: REPAIR, MAINTENANCE, IMPROVEMENT, AND
RECONSTRUCTION OF THE STORM SEWERS, STORM-
WATER MANAGEMENT FACILITIES (INCLUDING
THOSE WITHIN BOTH DRAINAGE EASEMENTS AND
WITHIN RIGHTS-OF-WAY), STORMWATER DETEN-
TION AND/OR RETENTION AREAS (INCLUDING
CONTROL OF EROSION AND MAINTENANCE OF SUCH
LANDSCAPING AS ALLOWED, INCLUDING GRASS),
AND FLOOD PLAIN AND FLOOD PRONE AREAS
(INCLUDING DRAINAGE AND STORMWATER STORAGE
CAPACITY AS DESIGNED), DRAINAGE EASEMENTS,
CURBS AND GUTTERS, AND CONSERVATION AREAS
RE: INVERNESS WOODS SUBDIVISION)

which was passed by the Board of Trustees of said Village at a duly called regular or special meeting held in the Village of Inverness on the 8th day of JUNE, 1999 and deposited and filed in the Office of the Clerk of said Village on said date and duly approved by the President and recorded by me in the Record of Ordinances of said Village as Ordinance No. 99-643.

I further certify that a quorum was present at said meeting and said Ordinance was passed on a roll call vote taken by yeas and nays and entered into the records as required by law.

I further certify that the original of said Ordinance is in the records of said Village on file in my office for safekeeping and that said Ordinance has not been amended or repealed.

IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed the seal of said Village this 8th day of JUNE, 1999.


Patricia Ledvina
Village Clerk, Village of Inverness

(Seal)

JUN 22 1 34 PM '99

99595511

5833/0087 35 001 Page 1 of 13

1999-06-22 14:07:52

Cook County Recorder 45.50



99595511

7-10605
4/3/99
4/5/99

COOK COUNTY CLERK
TAX EXTENSION DEPT.
RECEIVED AND FILED

JUN 22 1 34 PM '99

VILLAGE OF INVERNESS

ORDINANCE NO. 99- 643

AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER EIGHT
IN THE VILLAGE OF INVERNESS

(RE: REPAIR, MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION
OF THE STORM SEWERS, STORMWATER MANAGEMENT FACILITIES
(INCLUDING THOSE WITHIN BOTH DRAINAGE EASEMENTS AND WITHIN RIGHTS-OF-
WAY), STORMWATER DETENTION AND/OR RETENTION AREAS (INCLUDING CONTROL OF
EROSION AND MAINTENANCE OF SUCH LANDSCAPING AS ALLOWED, INCLUDING
GRASS), AND FLOOD PLAIN AND FLOOD PRONE AREAS (INCLUDING DRAINAGE AND
STORMWATER STORAGE CAPACITY AS DESIGNED), DRAINAGE EASEMENTS,
CURBS AND GUTTERS, AND CONSERVATION AREAS

RE: INVERNESS WOODS SUBDIVISION)

ADOPTED BY THE

CORPORATE AUTHORITIES

OF THE

VILLAGE OF INVERNESS, ILLINOIS

THIS 8th DAY OF JUNE, 1999

Published in pamphlet form by authority of the Corporate Authorities of
the Village of Inverness, Illinois, this 8th day of JUNE, 1999.

7-10605
4/3/99
4/5/99

COOK COUNTY CLERK
TAX EXTENSION DEPT.
RECEIVED AND FILED
ORDINANCE NO. 99- 643

AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER EIGHT
IN THE VILLAGE OF INVERNESS

JUN 22 1 34 PM '99

(RE: REPAIR, MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION
OF THE STORM SEWERS, STORMWATER MANAGEMENT FACILITIES
(INCLUDING THOSE WITHIN BOTH DRAINAGE EASEMENTS AND WITHIN RIGHTS-OF-
WAY), STORMWATER DETENTION AND/OR RETENTION AREAS (INCLUDING CONTROL OF
EROSION AND MAINTENANCE OF SUCH LANDSCAPING AS ALLOWED, INCLUDING
GRASS), AND FLOOD PLAIN AND FLOOD PRONE AREAS (INCLUDING DRAINAGE AND
STORMWATER STORAGE CAPACITY AS DESIGNED), DRAINAGE EASEMENTS,
CURBS AND GUTTERS, AND CONSERVATION AREAS

RE: INVERNESS WOODS SUBDIVISION)

WHEREAS, Ordinance No. 99-637 passed by the President and Board of
Trustees of the Village of Inverness on January 12, 1999 proposing the
creation of a Special Service Area for the following purposes:

The repair, maintenance, improvement, and reconstruction of
the storm sewers, stormwater management facilities (including
those within both drainage easements and within rights of
way), stormwater detention and/or retention areas (including
control of erosion and maintenance of such landscaping as
allowed, including grass), and flood plain and flood prone
areas (including drainage and stormwater storage capacity as
designed), drainage easements, curbs and gutters, and
Conservation Areas within and/or serving the subject
territory, if the homeowners' association established by the
Developer fails to do so, and as may be determined by the
Village of Inverness as being necessary or desirable for the
protection of the health, welfare and safety of the citizens
of the Village and to insure compliance with all ordinances of
the Village of Inverness as related to such facilities and
improvements.

WHEREAS, notice of a public hearing relative to the creation of said
Special Service Area Number Eight being in all respects in the form
required by law was given by mail to all persons entitled thereto as
provided by law, within the times provided by law, said notice also
having been published at least once in the Paddock Publication Daily
Herald, a newspaper of general circulation within the Village of

Inverness at least fifteen (15) days prior to said hearing, and said public hearing was held on February 9, 1999 at 7:30 p.m. at the Village Hall of Inverness, 1400 W. Baldwin Road, in the Village of Inverness, Palatine, Illinois, 60067, as provided in said newspaper and mailed notices:

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Inverness, Cook County, Illinois, that:

SECTION 1: The Corporate Authorities hereby find that the statements in the preamble of this Ordinance are true.

SECTION 2: Authority. Special Service Area Number Eight is established pursuant to the provisions of the Special Service Area Act, as amended, 35 ILCS 200/27-5, et seq. (the "Act").

SECTION 3: Findings.

- A. The question of the establishment of the area hereinafter described as a special service area is considered by the Board of Trustees pursuant to Ordinance No. 99-637 entitled: "An Ordinance Proposing the Establishment of Special Service Area Number Eight in the Village of Inverness" adopted January 12, 1999 and is considered pursuant to Notice duly published at least once in the Daily Herald, a newspaper of general circulation in the Village of Inverness, at least fifteen (15) days prior to the hearing and pursuant to Notice by mail addressed to the person 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 special service area. Said Notice was given by depositing said Notice in the United States Mail not less than ten (10) days prior to the time set for the public

hearing. A Certificate of Publication of said Notice and an Affidavit of Mailing of said Notice are attached to this Ordinance as Exhibits 1 and 2. Said Notices conformed in all respects to the requirements of the Act.

- B. That a public hearing on the question set forth in the Notice was held on February 9, 1999 and said hearing was closed and adjourned on said date. All interested persons, including all persons owning taxable real property located within the Village of Inverness Special Service Area Number Eight, were given an opportunity to be heard on the question of the creation of Special Service Area Number Eight and on the question of a proposed special tax to be levied at a maximum rate of two percent (2%) per year on all taxable property as set forth in the Notice. No protests or objections have been filed.
- C. That after considering all data presented to it at the public hearing and otherwise, the Board of Trustees finds that it is in the public interest and in the interest of the Village of Inverness and of the territory within the Special Service Area Number Eight that said Special Service Area Number Eight, as hereinafter described, be established.
- D. The subject territory as hereinafter described is compact and contiguous and is within the corporate limits of the Village of Inverness.
- E. It is in the best interests of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.

- F. Said area will benefit specially from the municipal services proposed to be provided. The proposed municipal services are unique and are in addition to the municipal services provided to the Village of Inverness as a whole.
- G. That the Village Clerk shall immediately file a certified copy of this Ordinance with the Cook County Recorder of Deeds and Cook County Clerk.

SECTION 4: Special Service Area Number Eight Established. A special

service area to be known and designated as "Village of Inverness Special Service Area Number Eight" is hereby established and shall consist of the following described territory commonly known as the "Inverness Woods Subdivision":

THE SOUTH 319.55 (AS MEASURED ON THE WESTERLY LINE OF SAID EAST HALF) OF THE NORTH 1513.78 FEET OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CENTER OF ELA ROAD, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: THE INVERNESS WOODS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(hereinafter "the subject territory" or as "the special service area")

The subject territory is a contiguous area consisting of approximately 8 acres commonly known as the Inverness Woods Subdivision Planned Unit Development, lying generally on the West side of Ela Road, immediately South of the Heritage Farms Subdivision. An accurate map of said territory is or shall be attached hereto as Exhibit 3.

SECTION 5: Purpose of Area. Village of Inverness Special Service

Area Number Eight is established to provide special municipal services to

said area in addition to services provided to the Village generally for the following purposes:

The repair, maintenance, improvement, and reconstruction of the storm sewers, stormwater management facilities (including those within both drainage easements and within rights of way), stormwater detention and/or retention areas (including control of erosion and maintenance of such landscaping as allowed, including grass), and flood plain and flood prone areas (including drainage and stormwater storage capacity as designed), drainage easements, curbs and gutters, and Conservation Areas within and/or serving the subject territory, if the homeowners' association established by the Developer fails to do so, and to reimburse the Village for attorneys' fees, engineering costs and/or any other costs related to any of said purposes, and as may be determined by the Village of Inverness as being necessary or desirable for the protection of the health, welfare and safety of the citizens of the Village and to insure compliance with all ordinances of the Village of Inverness as related to such facilities and improvements.

SECTION 6: Said Special Service Area Number Eight and the Village of Inverness shall be and are hereby authorized to levy a special tax at a maximum rate of two percent (2%) per year on the equalized assessed value of all taxable property in the Special Service Area, in order to produce revenues required to provide the special municipal services as described in Section 5 of this Ordinance, provided, however, no levy shall be made by the Village of Inverness until and unless said Village has issued the first occupancy permit for the subject territory.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage, and approval pursuant to law.

Presented, read and passed by the President and Board of Trustees of the Village of Inverness, Illinois, on a roll call vote at a duly called regular or special meeting of the Board of Trustees on the 8th day of

June, 1999, and deposited and filed in the Office of the Clerk of said Village on said date.

ROLL CALL VOTE:

YEAS: Fleming, Gallagher, Neal, Post, Ryan,

NAYS: NONE

ABSENT: Polk

ABSTAIN: None

APPROVED by the Village President of the Village of Inverness, Illinois this 8th day of JUNE, 1999.

[Signature]
Village President,
Village of Inverness

ATTEST:

[Signature]
Village Clerk,
Village of Inverness

Recorded in the Record of Ordinances of the Village as Ordinance No. 99- 643

[Signature]
Village Clerk,
Village of Inverness

James P. Bateman
5051 STORRETT RD.
BARRINGTON IL 60010

NOTICE OF PUBLIC HEARING TO BE HELD IN THE VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS, RELATIVE TO THE PROPOSED ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER EIGHT

(RE: REPAIR, MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION OF THE STORM SEWERS, STORMWATER MANAGEMENT FACILITIES (INCLUDING THOSE WITHIN BOTH DRAINAGE EASEMENTS AND WITHIN RIGHTS-OF-WAY), STORMWATER DETENTION AND/OR RETENTION AREAS (INCLUDING CONTROL OF EROSION AND MAINTENANCE OF SUCH LANDSCAPING AS ALLOWED, INCLUDING GRASS), AND FLOOD PLAIN AND FLOOD PRONE AREAS (INCLUDING DRAINAGE AND STORMWATER STORAGE CAPACITY AS DESIGNED), DRAINAGE EASEMENTS, CURBS AND GUTTERS, AND CONSERVATION AREAS

(Re: Inverness Woods Subdivision) NOTICE IS HEREBY GIVEN that pursuant to Ordinance No. 99-637 adopted January 12, 1999, the Corporate Authorities of the Village of Inverness have called for a public hearing to be held at 7:30 p.m., or as soon thereafter as the Village Board's agenda permits, on February 9, 1999, at the Village Hall of Inverness, 1400 Baldwin Road, in the Village of Inverness, Palatine, Illinois, 60067 at which time any interested person affected by a proposed Special Service Area and the tax to be levied for such special services, may file with the Village Clerk written objections to and may be heard orally in respect to any matters referred to in this Notice of said Ordinance.

Said Special Service Area Number Eight shall consist of the following property within a contiguous area within the Village of Inverness, which territory is legally described as follows:

THE SOUTH 319.55 (AS MEASURED ON THE WESTERLY LINE OF SAID EAST HALF) OF THE NORTH 1/4 13.78 FEET OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CENTER OF ELA ROAD, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: THE INVERNESS WOODS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

P.I.N. 02-20-104-003 (hereinafter referred to as "the subject territory" or as "the proposed special service area").

The subject territory is a contiguous area of approximately 8 acres within the Village of Inverness commonly known as the Inverness Woods Subdivision Planned Unit Development, lying generally on the West side of Ela Road, immediately South of the Heritage Farms Subdivision.

The proposed Special Service Area shall be established to serve the subject territory and specifically for the purpose of repair, maintenance, improvement, and reconstruction of the storm sewers, stormwater management facilities, (including those within both drainage easements and within rights of way), stormwater detention and/or retention areas (including control of erosion and maintenance of such landscaping as allowed, including grass), and flood plain and flood prone areas (including drainage and stormwater storage capacity as designed), drainage easements, curbs and gutters, and Conservation Areas within and/or serving the subject territory, if the homeowners' association established by the Developer fails to do so, and as may be determined by the Village of Inverness as being necessary or desirable for the protection of the health, welfare and safety of the citizens of the Village and to insure compliance with all ordinances of the Village of Inverness as related to such facilities and improvements.

It is proposed that a special tax be levied in said Special Service Area at a maximum rate of two percent (2%) per year on all taxable property as assessed and equalized within the subject territory in order to produce revenues for the purposes of repair, maintenance, improvement, and reconstruction of the storm sewers, stormwater management facilities (including those within both drainage easements and within rights of way), stormwater detention and/or retention areas (including control of erosion and maintenance of such landscaping as allowed, including grass), and flood plain and flood prone areas (including drainage and stormwater storage capacity as designed), drainage easements, curbs and gutters, and Conservation Areas within the development, if the homeowners' association established by the Developer fails to do so, provided, however, no levy shall be made by the Village of Inverness until and unless said Village has issued the first occupancy permit for the subject territory.

All interested persons owning taxable property located within the subject territory will be given an opportunity to be heard at the hearing regarding the establishment of said Special Service Area and/or such tax levy and to file objections to the establishment of such Special Service Area and/or to the amount of the tax levy.

The hearing may be adjourned by the President and Board of Trustees 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 51% of the electors residing within the proposed Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the proposed 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 Area or the issuance of bonds for the provision of special services to the subject territory, no such district may be created and no such bonds may be issued.

The Village of Inverness is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 358-7740 promptly to allow the Village to make reasonable accommodations for those persons.

GIVEN by order of the Corporate Authorities of the Village of Inverness, Cook County, Illinois, this January 12, 1999.

/s/ CURT CARVER
Village Administrator
Village of Inverness

Published in the Daily Herald Jan. 16 1999 (1399782) N

EXHIBIT 1 UNOFFICIAL COPY

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Daily Herald
Daily Herald Values

corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DAILY HERALD. That said DAILY HERALD is a secular newspaper that has been published daily in the Village(s) of Palatine, Inverness

County(ies) of Cook State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DAILY HERALD is a newspaper as defined in "an act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5.

This is a notice of which the annexed printed slip is a true copy, was published January 16, 1999 in said DAILY HERALD.

WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by ANT JOHNSON, its Treasurer, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Kent Johnson
Treasurer

Control # 1399782

EXHIBIT 2

AFFIDAVIT OF MAILING

The undersigned, being first duly sworn on oath, states that she mailed a copy of the attached Public Notice by Regular Mail and by Certified Mail, Return Receipt Requested, on January 15, 1999, before 5:00 p.m., at Barrington, Illinois, to the following (at least 15 days prior to the date of the hearing specified in said notice):

Mildred Clark
218 S. Ela Road
Inverness
Palatine, IL 60067

Harris Bank Barrington, as Trustee of
Trust No. 11-5481
201 S. Grove Avenue
Barrington, IL 60010

Harris Builders, L.L.C.
325 E. Palatine Road
Barrington, IL 60010

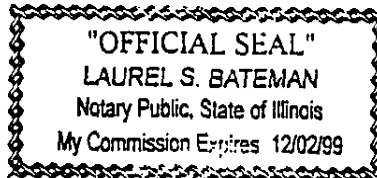
Gail R. Siems

Gail R. Siems

Signed and Sworn to before me
this 15th day of January, 1999.

Laurel S. Bateman

Notary Public



PUBLIC NOTICE

NOTICE OF PUBLIC HEARING TO BE HELD IN THE
VILLAGE OF INVERNESS, COOK COUNTY, ILLINOIS, RELATIVE TO
THE PROPOSED ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER EIGHT

(RE: REPAIR, MAINTENANCE, IMPROVEMENT, AND RECONSTRUCTION
OF THE STORM SEWERS, STORMWATER MANAGEMENT FACILITIES
(INCLUDING THOSE WITHIN BOTH DRAINAGE EASEMENTS AND WITHIN RIGHTS-OF-
WAY), STORMWATER DETENTION AND/OR RETENTION AREAS (INCLUDING CONTROL OF
EROSION AND MAINTENANCE OF SUCH LANDSCAPING AS ALLOWED, INCLUDING
GRASS), AND FLOOD PLAIN AND FLOOD PRONE AREAS (INCLUDING DRAINAGE AND
STORMWATER STORAGE CAPACITY AS DESIGNED), DRAINAGE EASEMENTS,
CURBS AND GUTTERS, AND CONSERVATION AREAS

Re: Inverness Woods Subdivision)

NOTICE IS HEREBY GIVEN that pursuant to Ordinance No. 99-637 adopted
January 12, 1999, the Corporate Authorities of the Village of Inverness
have called for a public hearing to be held at 7:30 p.m., or as soon
thereafter as the Village Board's agenda permits, on February 9, 1999, at
the Village Hall of Inverness, 1400 Baldwin Road, in the Village of
Inverness, Palatine, Illinois, 60067 at which time any interested person
affected by a proposed Special Service Area and the tax to be levied for
such special services, may file with the Village Clerk written objections
to and may be heard orally in respect to any matters referred to in this
Notice of said Ordinance.

Said Special Service Area Number Eight shall consist of the
following property within a contiguous area within the Village of
Inverness, which territory is legally described as follows:

THE SOUTH 319.55 (AS MEASURED ON THE WESTERLY LINE OF SAID EAST HALF) OF
THE NORTH 1513.78 FEET OF THAT PART OF THE EAST HALF OF THE NORTHWEST
QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD
PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CENTER OF ELA ROAD, IN COOK
COUNTY, ILLINOIS.

ALSO KNOWN AS: THE INVERNESS WOODS SUBDIVISION, BEING A SUBDIVISION OF
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20,
TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.

P.I.N. 02-20-104-003

(hereinafter referred to as "the subject territory" or as "the proposed
special service area").

The subject territory is a contiguous area of approximately 8 acres
within the Village of Inverness commonly known as the Inverness Woods
Subdivision Planned Unit Development, lying generally on the West side of
Ela Road, immediately South of the Heritage Farms Subdivision.

The proposed Special Service Area shall be established to serve the
subject territory and specifically for the purposes of repair,
maintenance, improvement, and reconstruction of the storm sewers,
stormwater management facilities (including those within both drainage
easements and within rights of way), stormwater detention and/or retention
areas (including control of erosion and maintenance of such landscaping as
allowed, including grass), and flood plain and flood prone areas
(including drainage and stormwater storage capacity as designed), drainage

easements, curbs and gutters, and Conservation Areas within and/or serving the subject territory, if the homeowners' association established by the Developer fails to do so, and as may be determined by the Village of Inverness as being necessary or desirable for the protection of the health, welfare and safety of the citizens of the Village and to insure compliance with all ordinances of the Village of Inverness as related to such facilities and improvements.

It is proposed that a special tax be levied in said Special Service Area at a maximum rate of two percent (2%) per year on all taxable property as assessed and equalized within the subject territory in order to produce revenues for the purposes of repair, maintenance, improvement, and reconstruction of the storm sewers, stormwater management facilities (including those within both drainage easements and within rights of way), stormwater detention and/or retention areas (including control of erosion and maintenance of such landscaping as allowed, including grass), and flood plain and flood prone areas (including drainage and stormwater storage capacity as designed), drainage easements, curbs and gutters, and Conservation Areas within the development if the homeowners' association established by the Developer fails to do so, provided, however, no levy shall be made by the Village of Inverness until and unless said Village has issued the first occupancy permit for the subject territory.

All interested persons owning taxable property located within the subject territory will be given an opportunity to be heard at the hearing regarding the establishment of said Special Service Area and/or such tax levy and to file objections to the establishment of such Special Service Area and/or to the amount of the tax levy.

The hearing may be adjourned by the President and Board of Trustees 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 a least 51% of the electors residing within the proposed Special Service Area and by at least 51% of the owners of record of the land included within the boundaries of the proposed 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 Area or the issuance of bonds for the provision of special services to the subject territory, no such district may be created and no such bonds may be issued.

The Village of Inverness is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the Village's facilities, are requested to contact the Village's ADA Coordinator at (847) 358-7740 promptly to allow the Village to make reasonable accommodations for those persons.

GIVEN by order of the Corporate Authorities of the Village of Inverness, Cook County, Illinois, this 12th day of January, 1999.

/s/ Curt Carver
Curt Carver, Village Administrator
Village of Inverness

VILLAGE OF INVERNESS
SPECIAL SERVICE AREA NUMBER EIGHT
(INVERNESS WOODS SUBDIVISION)

LEGAL DESCRIPTION:

THE SOUTH 319.55 (AS MEASURED ON THE WESTERLY LINE OF SAID EAST HALF) OF THE NORTH 1513.78 FEET OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING WESTERLY OF THE CENTER OF ELA ROAD, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: THE INVERNESS WOODS SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

EXHIBIT 3

WEST LINE OF SECTION 20-01-10

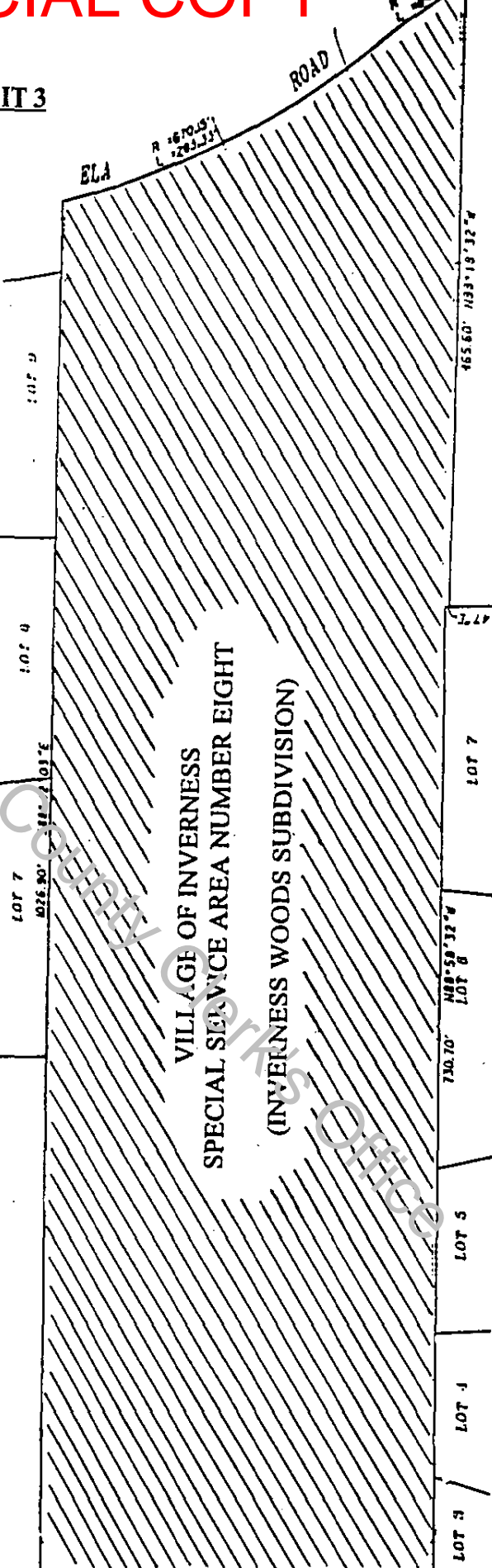
WEST LINE OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 20-01-10

ARLINGTON ROAD
REC. 1319.384 (M)
1513.78 (M) (S1/2 78 BEC)

ROBERTS FARM SUBDIVISION
REC. 26.1927 OR
DOC. NO. 97 88915

EAST LINE OF ROBERTS FARM SUBDIVISION IS MONUMENTED

Marriage Farm of Inverness Subdivision
Rec. January 1, 1937 at
Doc. No. 8705124



Inverray Subdivision
Rec. October 5, 1978 at
Doc. No. 24659372

Inverness Grove Subdivision
Rec. June 2, 1948 at
Doc. No. 8821761

LOT 8

5.55' 14.47'

165.60' N33°18'32\"/>

ROAD

ELA
R 1670.5'
L 1205.33'

LOT 9

LOT 8

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

LOT 7

LOT 6

LOT 5

LOT 4

LOT 3

LOT 2

LOT 1

VILLAGE OF INVERNESS
SPECIAL SERVICE AREA NUMBER EIGHT
(INVERNESS WOODS SUBDIVISION)