

**PUBLIC HEARING AGENDA**

**VILLAGE OF HOFFMAN ESTATES**

**PROPOSED CREATION OF A SPECIAL SERVICE AREA  
(SPECIAL SERVICE AREA NO. 2023-2)  
2575 HIGGINS ROAD & 1795 BARRINGTON ROAD**

**JANUARY 23, 2023  
6:55 P.M.**

**Village of Hoffman Estates  
Helen Wozniak Council Chambers  
1900 Hassell Road  
Hoffman Estates, IL 60169**

- I. Call to order.**
- II. Roll call.**
- III. Commence the Public Hearing.**
- IV. Public Comment.**
- V. Adjournment of Public Hearing.**

**NOTICE OF HEARING**  
**VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES**  
**SPECIAL SERVICE AREA NUMBER 2023-2**  
**(2575 Higgins Rd. & 1795 Barrington Rd)**

**NOTICE IS HEREBY GIVEN** that on the 23<sup>rd</sup> day of January at 6:55 p.m., or as soon thereafter as possible, in the Village Hall for the Village of Hoffman Estates, Cook and Kane Counties, 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 and Kane Counties, Illinois, to consider the establishment of a special service area to be called “Special Service Area No. 2023-2” 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. 2023-2, 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. 2023-2, and the tax levy and an opportunity to file objections to the amount of the tax levy.

The general purpose of the formation of the Village of Hoffman Estates Special Service Area Number 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 proposed special service area.

At the hearing, the following method of payment of the special municipal services to be provided within the proposed special service area will be considered: 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 to 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.

At the hearing, all interested persons affected by the formation of such special service area, including all persons owning taxable real estate therein, may file written objections and be heard orally regarding the formation of and the boundaries of the special service area and the levy of taxes affecting the area. The hearing may be adjourned by the Village Board of Trustees 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 Village of Hoffman Estates Special Service Area Number 2023-2 and by at least 51% of the owners of record of the land included within the boundaries of the Village of Hoffman Estates Special Service Area Number 2023-2 is filed with the Village Clerk of the Village of Hoffman within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area or the levy of taxes affecting the area, no such area may be created and no such taxes may be levied or imposed.

Dated this 24<sup>th</sup> day of December 2022

  
VILLAGE CLERK

**NOTICE EXHIBIT A**  
**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 THEREFROM 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 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 ESTHER 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 1105.44 FEET NORTH FROM THE SOUTH LINE OF SAID NORTHWEST FRACTIONAL ¼ 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 SOUTHEAST 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.

**BOUNDARIES BY STREET LOCATION**

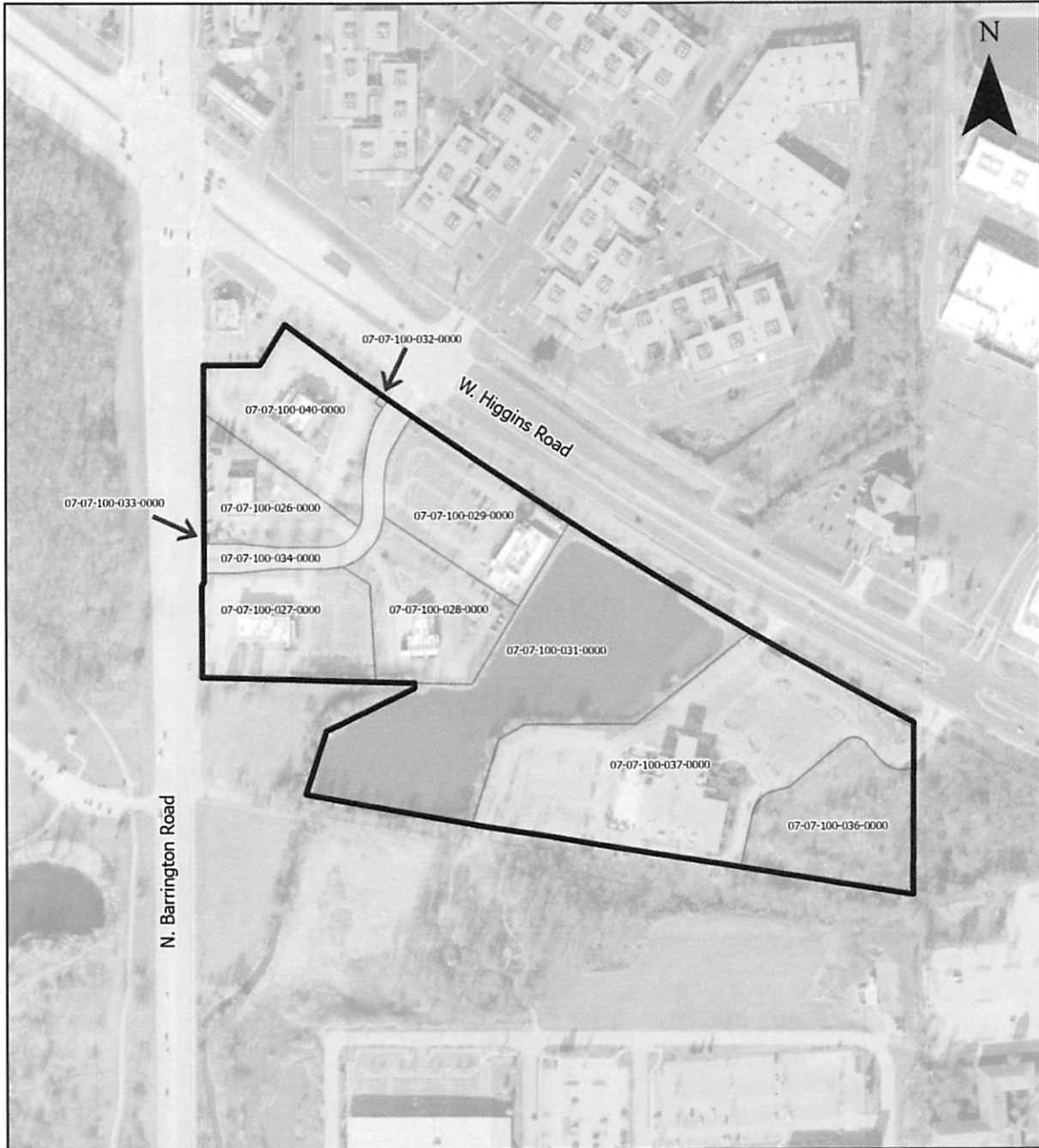
The proposed Special Service Area is generally located within the area bounded by Higgins Rd. to the North and Barrington Rd. to the West, all located within the Village of Hoffman Estates, County of Cook, Illinois.

**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

# Proposed SSA - Barrington & Higgins



## Legend

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

Village of Hoffman Estates  
November 2022