

PUBLIC HEARING AGENDA
VILLAGE OF HOFFMAN ESTATES
PROPOSED CREATION OF A
SPECIAL SERVICE AREA NO. 2023-3, NO. 2023-4, AND NO. 2023-5
(PLUM FARMS LOTS 1, 2, AND 3)

SEPTEMBER 18, 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, ILLINOIS
THE PROPOSED CREATION OF SPECIAL SERVICE AREA NO. 2023-3

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 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. 2023-3" 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. 2023-3, 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. 2023-3, 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. 2023-3, 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 2023-3 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. 2023-3 shall be \$250,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-3 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. 2023-3. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-3. 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 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. 2023-3.

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

EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

LOT 1, 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
1	276 Higgins and 344 N Old Sutton Road	01-33-100-003-0000 01-33-100-004-0000 01-28-301-004-0000


Proposed SSA
2023-3

PIN: 01-33-100-004-0000, 01-33-100-003-0000, 01-28-301-004-0000



Legend

 Parcels
 Village Boundary

 Proposed SSA



NOTICE OF HEARING
VILLAGE OF HOFFMAN ESTATES, COOK AND KANE COUNTIES, ILLINOIS
THE PROPOSED CREATION OF SPECIAL SERVICE AREA NO. 2023-4

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. 2023-4” 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. 2023-4, 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. 2023-4, 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. 2023-4, 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 2023-4 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. 2023-4 shall be \$200,000.00. The maximum rate of taxes to be extended within the proposed Special Service Area No. 2023-4 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. 2023-4. Said taxes shall be imposed for an indefinite period of time after the date of the ordinance establishing the proposed Special Service Area 2023-4. 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 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. 2023-4.

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

EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

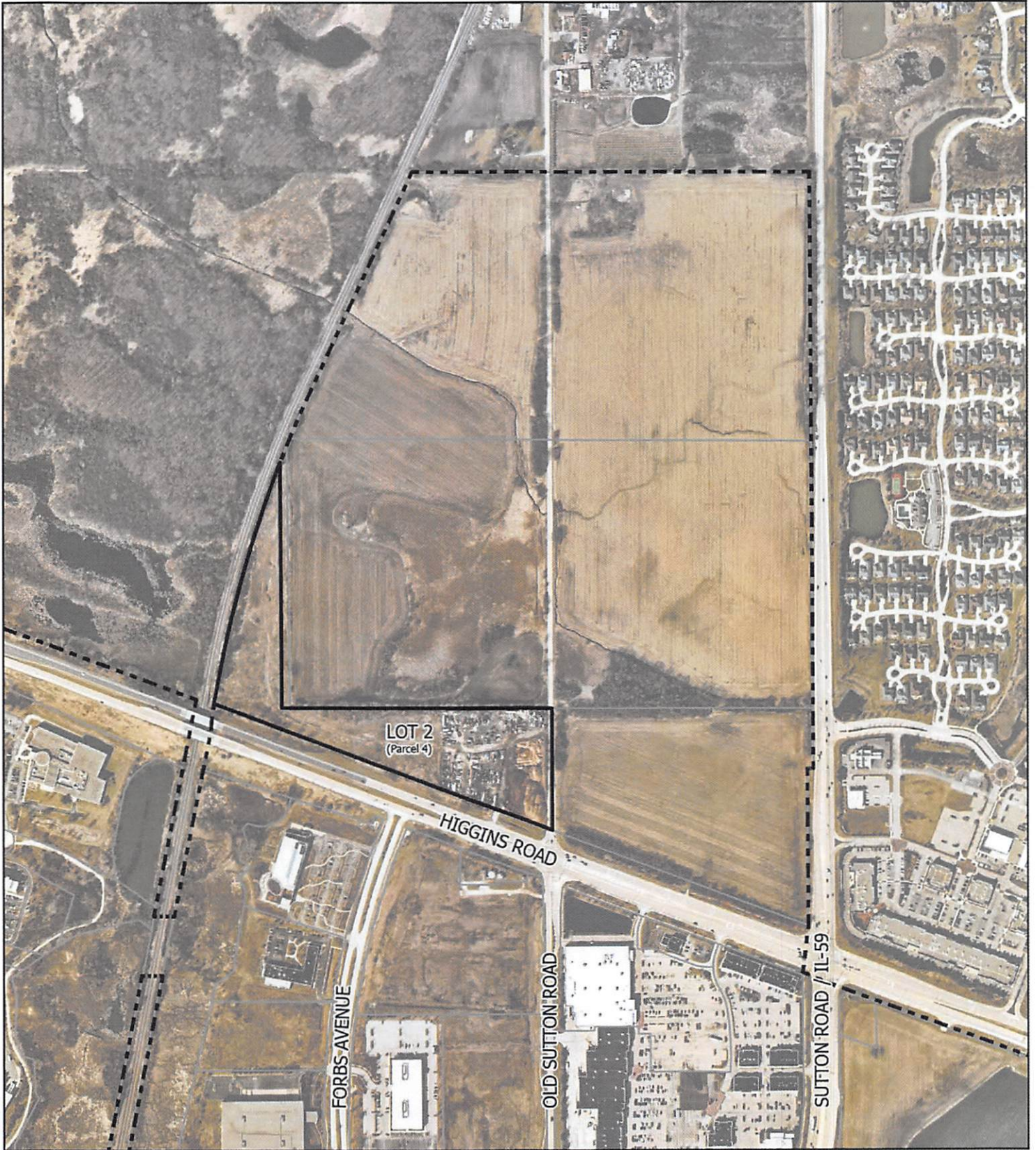
LOT 2, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN 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
2	280 Higgins Road	01-33-103-008-0000



Legend

- Parcels
- Village Boundary

Proposed SSA



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 unless 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 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

EXHIBIT A
Boundaries of Area

LEGAL DESCRIPTION:

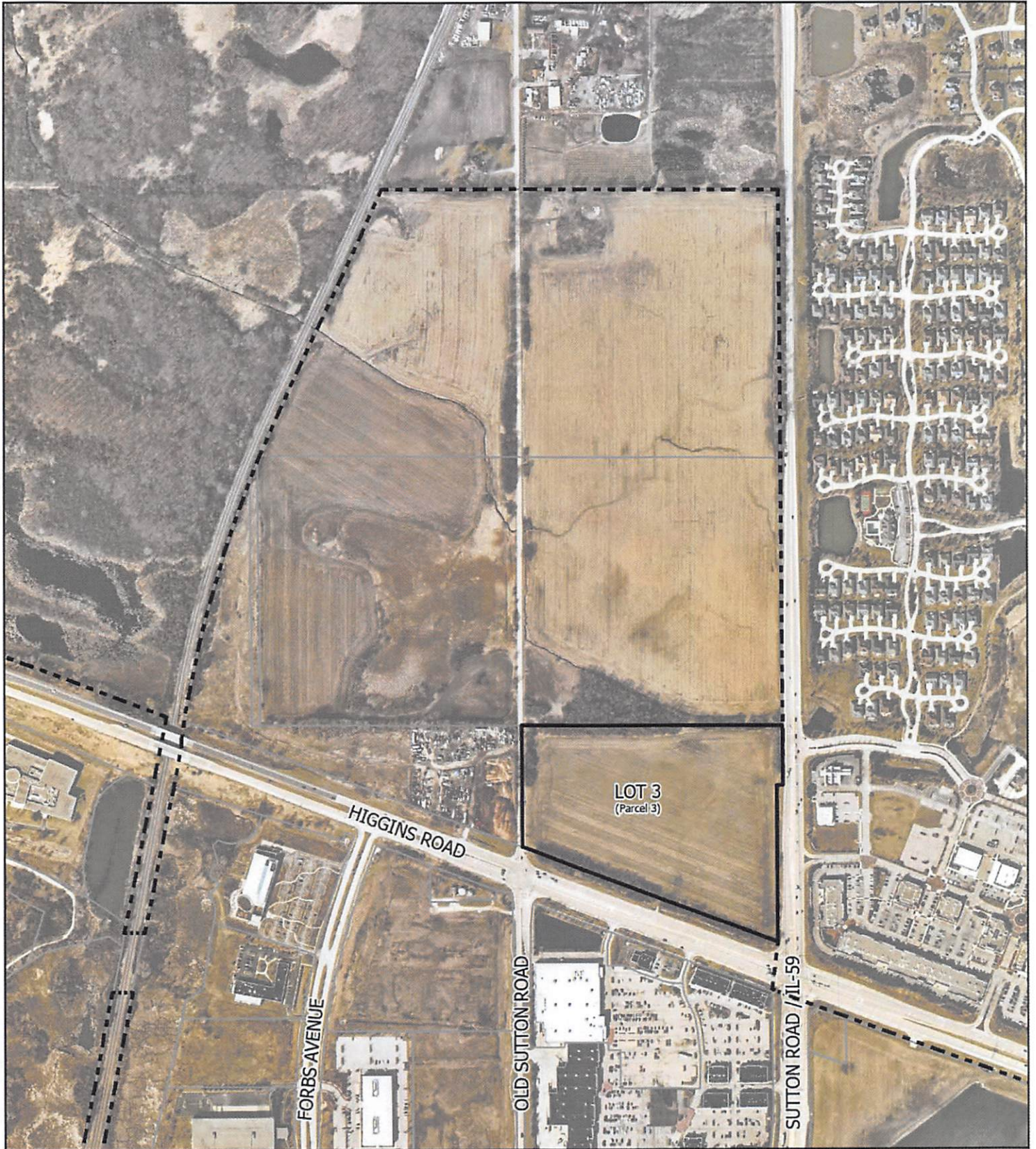
LOT 3, FINAL PLAT OF PLUM FARMS SUBDIVISION, BEING A SUBDIVISION OF THAT PART OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SECTION 28 LYING EAST OF THE EAST RIGHT OF WAY LINE OF ELGIN, JOLIET AND EASTERN RAILROAD AND THAT PART OF THE NORTHEAST 1/4 OF SECTION 32 AND THE NORTHWEST 1/4 OF SECTION 33, ALL IN 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	276 Higgins Road	01-33-103-007-0000



Legend

- Parcels
- Village Boundary

- Proposed SSA

