

200300043879  
Filed for Record in  
KENDALL COUNTY, ILLINOIS  
PAUL ANDERSON  
12-17-2003 At 01:50 PM.  
ORDINANCE 22.00

VILLAGE OF MONTGOMERY  
KANE AND KENDALL COUNTIES, ILLINOIS

ORDINANCE NO.1092

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An Ordinance Establishing a  
Special Service Area No. 8 for  
Lakewood Creek West in  
the Village of Montgomery, Illinois

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Adopted by the  
Board of Trustees and President  
of the Village of Montgomery  
this 24<sup>th</sup> day of November, 2003.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Montgomery, Kane and Kendall Counties,  
Illinois, this 24<sup>th</sup> day of November, 2003.

**ORDINANCE NO.1092**

**AN ORDINANCE ESTABLISHING A  
SPECIAL SERVICE AREA NO. 8 FOR  
LAKEWOOD CREEK WEST IN  
THE VILLAGE OF MONTGOMERY, ILLINOIS**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows;

**WHEREAS**, the Village of Montgomery is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the "Constitution"), the Village of Montgomery, Kane and Kendall Counties, Illinois (the "Village"), is authorized to create special service areas in and for the Village; and

**WHEREAS**, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that—

[M]unicipalities...which are not home rule units shall have...powers...to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to those areas and for the payment of debt incurred in order to provide those special services;

and are established "in the manner provided by law" pursuant to the provisions of "AN ACT to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties," approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

**WHEREAS**, it is in the public interest that the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Lakewood Creek West Special Service Area No. 8, of the Village (the "Area"), be established; and

**WHEREAS**, the Area is compact and contiguous, totally within the corporate limits of the Village; and

**WHEREAS**, the Area will benefit specially from the municipal services to be provided by the Village (the "Services"), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

**WHEREAS**, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services; and

**WHEREAS**, the revenue from such 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 construction and maintenance 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; and

**WHEREAS**, a public hearing was held at 6:30 p.m., on the 22nd day of September, 2003,

in the Village Hall for the Village of Montgomery, Kane County, Illinois (the "Hearing"), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing attached hereto as Exhibit "B" (the "Notice"); and

**WHEREAS**, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than 15 days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing 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 Area. The Notice was mailed not less than 10 days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, as follows:

### **SECTION ONE: INCORPORATION OF PREAMBLES**

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

### **SECTION TWO: ESTABLISHMENT OF SSA**

- (a) That it is in the public interest that the territory hereinafter described in the Notice referred to in Section One hereof be established as Special Service Area No. 8 for the purposes set forth herein. An accurate map of said territory is attached hereto as Exhibit "A-1".
- (b) That said Area is compact and contiguous.
- (c) That said Area is zoned for residential purposes and will benefit specially from the municipal services which may be provided and that said proposed municipal services are unique and in addition to municipal services provided by the Village of Montgomery as a whole; and it is, therefore, in the best interest of said Area and the Village of Montgomery as a whole that special taxes be levied against said Area for the services to be provided.
- (d) That the Village of Montgomery Special Service Area No. 8 be and is hereby established for and with regard to the aforesaid territory.

### **SECTION THREE: PURPOSE OF SSA AND MAXIMUM LEVY**

The purpose of the formation of Special Service Area No. 8 in general is to authorize the maintenance, repair and replacement of storm water detention, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area, all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

Annual taxes shall be assessed and levied for said special municipal services in said Area, on property in said Area in addition to all other municipal taxes; provided that the special annual tax shall be levied upon the equalized assessed value of the property in said Area in an amount not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed valuation thereof. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance, as hereinafter provided. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the 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 applicable Homeowners Association fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some of all of said responsibilities.

However, the Village may annually levy hereunder up to the maximum rate specified herein for the cost for the said services, as said services become necessary and are provided for.

**SECTION FOUR:**

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

**SECTION FIVE:**

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

**SECTION SIX:**

That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, this 24th day of November, 2003.

Marilyn Michelini  
Marilyn Michelini,  
President of the Board of Trustees of the Village of Montgomery

ATTEST:

Jannette Herbord  
Jannette Herbord, Clerk of the Village of Montgomery



|           | Aye              | Nay | Absent | Abstain |
|-----------|------------------|-----|--------|---------|
| Burrell   | ✓                | —   | —      | —       |
| Felten    | ✓                | —   | —      | —       |
| Heinz     | ✓                | —   | —      | —       |
| Keck      | ✓                | —   | —      | —       |
| Lee       | ✓                | —   | —      | —       |
| Watermann | ✓                | —   | —      | —       |
| Michelini | — No VOTE CAST — |     |        |         |

ATTEST: Jannette Herbord  
Clerk, Village of Montgomery

**EXHIBIT A**  
**SSA 8**  
**LAKEWOOD CREEK WEST**  
**LEGAL DESCRIPTION**

THE WEST 30.0 ACRES OF THE EAST 1/2, AND THE EAST 10.0 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THAT PART OF THE EAST 1/2 OF SAID NORTHWEST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 861.30 FEET (13 CHAINS 5 LINKS) TO THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH, ALONG SAID EAST LINE, 2843.86 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST, ALONG SAID SOUTH LINE 861.30 FEET (13 CHAINS, 5 LINKS) TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 2828.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LANDS DESCRIBED IN A WARRANTY DEED AND QUIT CLAIM DEED CONVEYED BY EDWARD P. DEBES TO THE COMMONWEALTH EDISON COMPANY, BOTH INSTRUMENTS DATED JULY 10, 1972, AND BOTH RECORDED JULY 19, 1972, AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AS DOCUMENTS 72-3333 AND 72-3334; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 10.0 ACRES OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST 10.0 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4, HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, 2855.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 10.50 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, 2854.84 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE WESTERLY, ALONG SAID NORTH LINE 10.50 FEET TO THE POINT OF BEGINNING, ALL IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

AND ALSO,

THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2; THENCE NORTH 89 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 233.56 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 1533.19 FEET TO THE INTERSECTION WITH A STRAIGHT LINE EXTENDING EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 2, WHICH POINT IS 1586.85 FEET SOUTH OF THE WEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2 AND PASSING THROUGH A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 2, WHICH LAST MENTIONED POINT IS 1537.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 2; THENCE WESTERLY ON THE LAST DESCRIBED STRAIGHT LINE A DISTANCE OF 209.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTION 2; THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1537.40 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

**EXHIBIT A-1**  
**SSA 8**  
**LAKEWOOD CREEK WEST**  
**LOCATION MAP**

**EXHIBIT B**  
**SSA 8**  
**LAKWOOD CREEK WEST**  
**NOTICE OF HEARING**

**NOTICE OF HEARING**  
**VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS**  
**SPECIAL SERVICE AREA NO. 8**  
**LAKWOOD CREEK WEST**  
**(KENDALL COUNTY)**

NOTICE IS HEREBY GIVEN that on the 22nd day of September, 2003, at 6:30 p.m., in the Village Hall for the Village of Montgomery, Kane and Kendall Counties, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Montgomery, Kane and Kendall Counties, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

THE WEST 30.0 ACRES OF THE EAST 1/2, AND THE EAST 10.0 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN; AND ALSO THAT PART OF THE EAST 1/2 OF SAID NORTHWEST 1/4 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE WEST, ALONG THE NORTH LINE OF SAID NORTHWEST 1/4, 861.30 FEET (13 CHAINS 5 LINKS) TO THE EAST LINE OF THE WEST 30 ACRES OF THE EAST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTH, ALONG SAID EAST LINE, 2843.86 FEET TO THE SOUTH LINE OF SAID NORTHWEST QUARTER; THENCE EAST, ALONG SAID SOUTH LINE 861.30 FEET (13 CHAINS, 5 LINKS) TO THE SOUTHEAST CORNER OF SAID NORTHWEST 1/4; THENCE NORTH, ALONG THE EAST LINE OF SAID NORTHWEST 1/4, 2828.99 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM LANDS DESCRIBED IN A WARRANTY DEED AND QUIT CLAIM DEED CONVEYED BY EDWARD P. DEBES TO THE COMMONWEALTH EDISON COMPANY, BOTH INSTRUMENTS DATED JULY 10, 1972, AND BOTH RECORDED JULY 19, 1972, AND RECORDED IN THE RECORDER'S OFFICE OF KENDALL COUNTY, ILLINOIS, AS DOCUMENTS 72-3333 AND 72-3334; AND ALSO EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE INTERSECTION OF THE NORTH LINE OF SAID NORTHWEST 1/4 WITH THE WEST LINE OF THE EAST 10.0 ACRES OF THE WEST 1/2 OF SAID NORTHWEST 1/4; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID EAST 10.0 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4, HAVING A BEARING OF SOUTH 00 DEGREES 04 MINUTES 02 SECONDS WEST, 2855.03 FEET TO A POINT OF INTERSECTION WITH THE SOUTH LINE OF SAID NORTHWEST 1/4; THENCE EASTERLY, ALONG THE SOUTH LINE OF SAID NORTHWEST 1/4 10.50 FEET; THENCE NORTH 00 DEGREES 04 MINUTES 02 SECONDS EAST, 2854.84 FEET TO A POINT OF INTERSECTION WITH THE NORTH LINE OF SAID NORTHWEST 1/4, THENCE WESTERLY, ALONG SAID NORTH LINE 10.50 FEET TO THE POINT OF BEGINNING, ALL IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS

AND ALSO,

THAT PART OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 37 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SECTION 2; THENCE NORTH 89 DEGREES 05 MINUTES 50 SECONDS EAST ALONG THE NORTH LINE OF SAID NORTHEAST 1/4, 233.56 FEET; THENCE SOUTH 00 DEGREES 20 MINUTES 40 SECONDS EAST, A DISTANCE OF 1533.19 FEET TO THE INTERSECTION WITH A STRAIGHT LINE EXTENDING EAST FROM A POINT ON THE WEST LINE OF SAID SECTION 2, WHICH POINT IS 1586.85 FEET SOUTH OF THE WEST CORNER OF THE NORTHWEST 1/4 OF SAID SECTION 2 AND PASSING THROUGH A POINT ON THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 2, WHICH LAST MENTIONED POINT IS 1537.40 FEET SOUTH OF THE NORTHWEST CORNER OF SAID NORTHEAST 1/4 OF SECTION 2; THENCE WESTERLY ON THE LAST DESCRIBED STRAIGHT

LINE A DISTANCE OF 209.70 FEET TO THE INTERSECTION WITH THE WEST LINE OF SAID NORTHEAST 1/4 OF SECTOIN 2; THENCE NORTH 01 DEGREES 14 MINUTES 05 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHEAST 1/4, A DISTANCE OF 1537.40 FEET TO THE POINT OF BEGINNING, IN BRISTOL TOWNSHIP, KENDALL COUNTY, ILLINOIS.

The approximate location is bounded by Bypass Route 30 to the North, Lakewood Creek Subdivision to the East, Blackberry Crossings Subdivision to the South and the Municipal Boundary to the West, in the Village of Montgomery, Kendall County, Illinois.

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 8 in general is to authorize the maintenance, repair and replacement of storm water detention, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area, all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

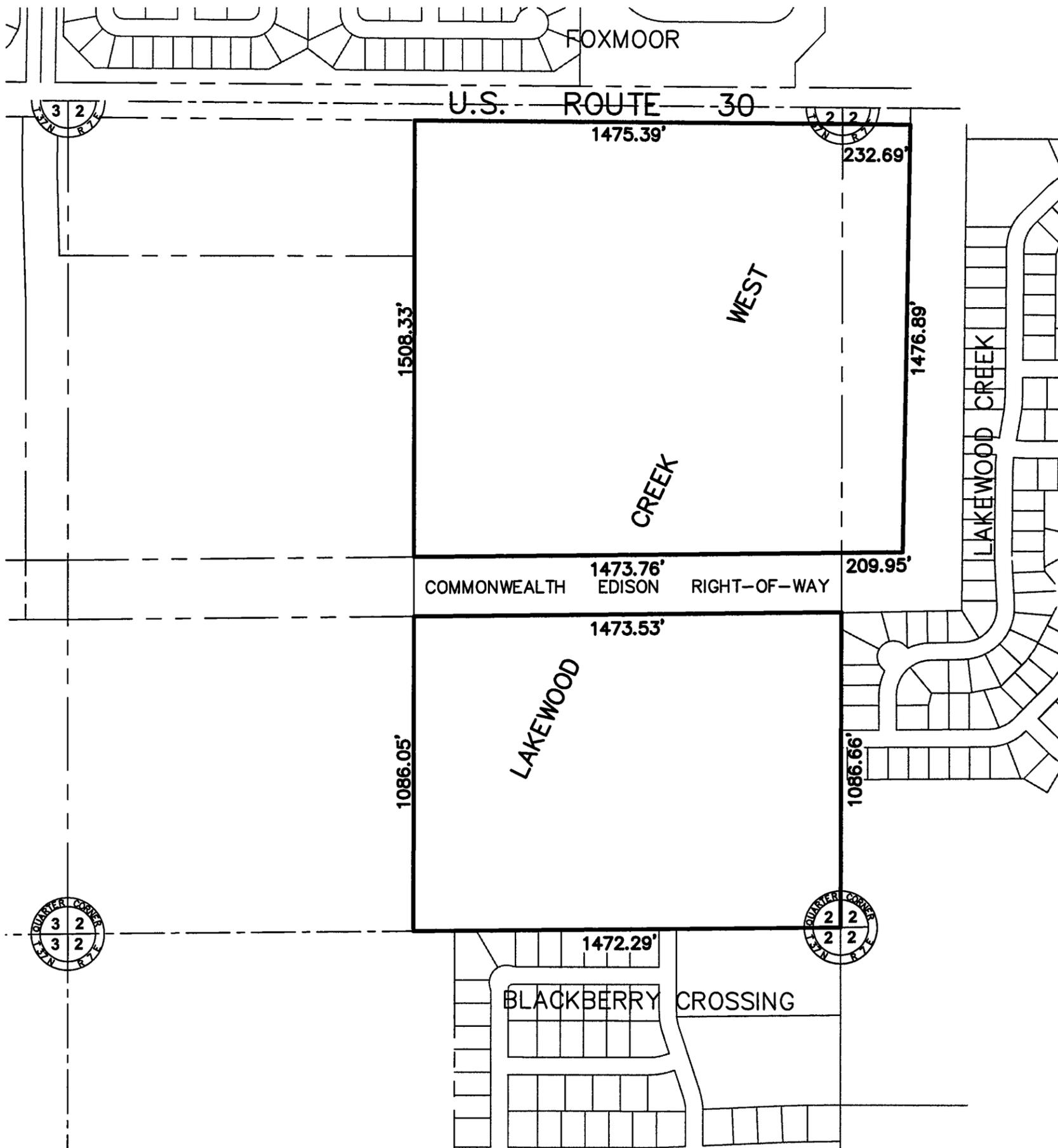
At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 8, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the 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 applicable required Homeowners Association fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. 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 fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 8 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this \_\_\_\_\_ day of \_\_\_\_\_, 2003.

\_\_\_\_\_  
Steven A. Andersson, Village Attorney  
for the Village of Montgomery

# EXHIBIT SSA MAP



**Engineering Enterprises, Inc.**  
**Civil Engineers & Land Surveyors**  
**52 Wheeler Road**  
**Sugar Grove, Illinois 60554 630/466-9350**

NOVEMBER 21, 2005  
 PROJ. MO023702