



**VILLAGE OF MONTGOMERY  
KANE AND KENDALL COUNTIES, ILLINOIS**

**ORDINANCE NO. 1740**

---

**An Ordinance Establishing a  
Special Service Area No. 40 for  
Michels Corporation in  
the Village of Montgomery, Illinois**

---

Adopted by the  
Board of Trustees and President  
of the Village of Montgomery  
this 22<sup>nd</sup> day of Aug, 2016.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Montgomery, Kane and Kendall Counties,  
Illinois, this 23<sup>rd</sup> day of August, 2016.

**ORDINANCE NO. 1740**

**AN ORDINANCE ESTABLISHING A  
SPECIAL SERVICE AREA NO. 40 FOR  
MICHELS CORPORATION 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 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 Illinois 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 Michels Corporation Special Service Area No. 40, 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 7:00 p.m., on 13th day of June, 2016, 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 substantially 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. 40 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 manufacturing 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. 40 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. 40 in general is to authorize the maintenance, repair and replacement of all private roads, streets, parking lot areas, sidewalks, walkways, bike paths, curbing, lighting, neighborhood monument signage or similar markers, and any and all other open spaces within the designated area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area. This authorization for maintenance, repair and replacement shall also extend to storm water detention basins, Special Management Areas, storm sewer, and related areas and appurtenances, both on and off site.

It is further provided that all necessary landscaping, including, but not limited to, mowing, fertilizing, pruning and trimming of trees and bushes, maintenance (including removal and replacement), repair of any berm, and any and all other natural landscaping shall be encompassed within this purpose. The proposed municipal services herein are unique and are in addition to those provided by the Village generally. All actions performed pursuant to this provision shall be completed in accordance with the final engineering plan and final plat of subdivision for the Area, as well as any applicable Village Ordinance and/or State and Federal law.

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 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 owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some of all of said responsibilities. The Village shall not activate the Special Service Area unless the Village has given the landowner 30 days prior written notice of the defects complained of (via certified mail) to the property address, and an additional 30 days has thereafter expired in which the responsibilities of the landowner have not been fulfilled (or substantial action has not been taken, if complete compliance would reasonably take more than 30 days). 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.

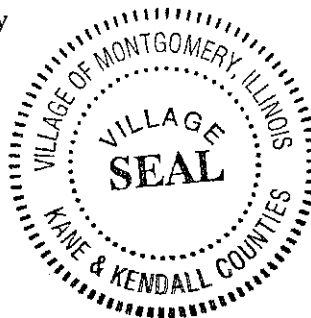
**SECTION SIX:**

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 20th day of August 2016.

M.T.B.  
 Matthew Brolley,  
 President of the Board of Trustees of the Village of Montgomery

ATTEST:  
Tiffany Francis  
 Tiffany Francis  
 Clerk of the Village of Montgomery



	Aye	Nay	Absent	Abstain
Trustee Stan Bond	✓	—	—	—
Trustee Doug Marecek	✓	—	—	—
Trustee Pete Heinz	—	—	✓	—
Trustee Steve Jungermann	✓	—	—	—
Trustee Denny Lee	✓	—	—	—
Trustee Theresa Sperling	✓	—	—	—
President Matthew Brolley	<u>No vote cast</u>			

**EXHIBIT A**  
**SSA NO. 40**  
**MICHEL'S CORPORATION**  
**LEGAL DESCRIPTION**

Permanent Real Estate Index Number:

15-30-326-029  
15-30-326-030

Legal Description:

That part of the Southwest quarter of Section 30 in Township 38 North, Range 8, East of the Third Principal Meridian, described as follows:

Beginning at the Southeast corner of Rochester Industrial Park recorded November 30, 1988 as Document Number 1945560; thence south 89 degrees 31 minutes 45 seconds west (being an assumed bearing) along the south line of said Rochester Industrial Park, 1097.97 feet to the east line of Orchard Road; thence south 00 degrees 17 minutes 58 seconds east, along said east line, 593.35 feet to the south line of said section 30; thence north 89 degrees 22 minutes 13 seconds east, along said south line 1131.13 feet; thence north 00 degrees 22 minutes 35 seconds west, parallel to the east line of said southwest quarter, 600.00 feet; thence north 89 degrees 57 minutes 55 seconds west, 33.01 feet to the east line of said Rochester Industrial Park; thence south 00 degrees 00 minutes 28 seconds east, along said east line, 9.97 feet to the point of beginning, in Kane County, Illinois.

**EXHIBIT A-1  
SSA NO. 40  
MICHELS CORPORATION  
LOCATION MAP**

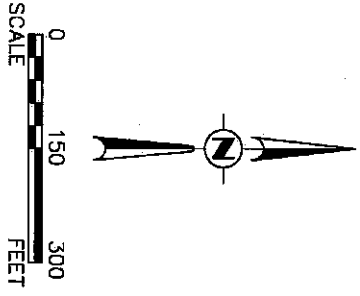
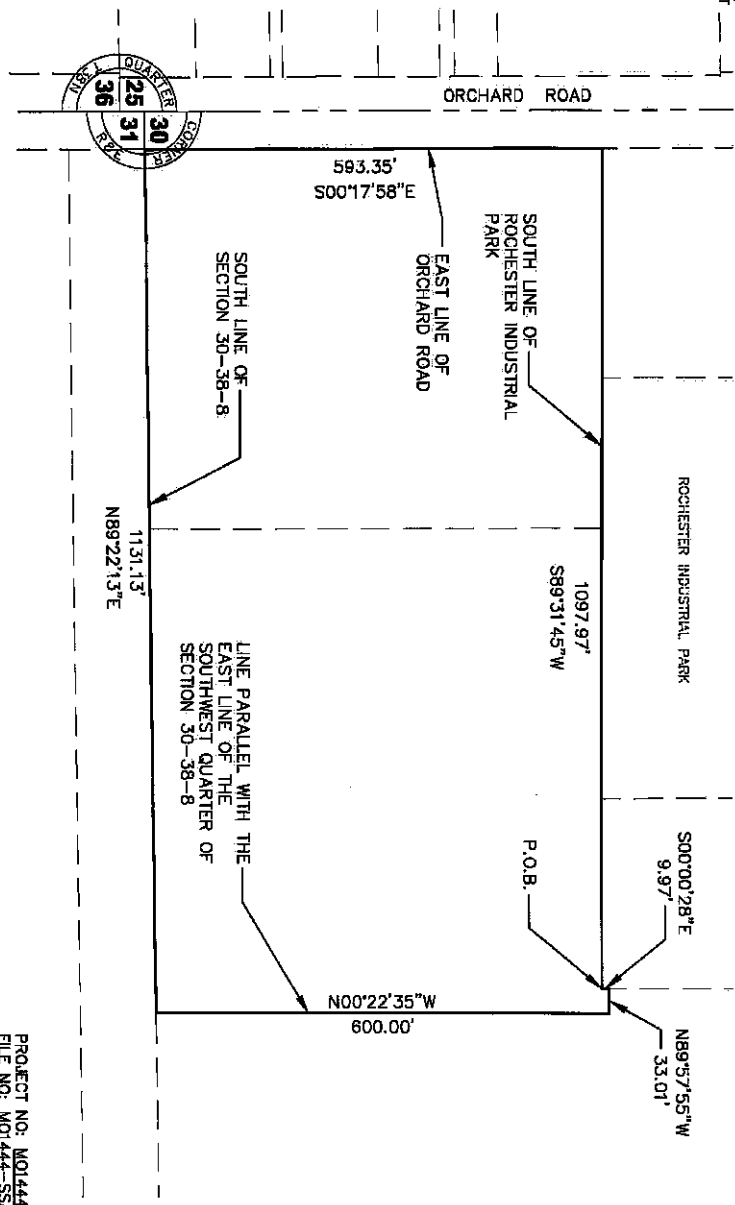
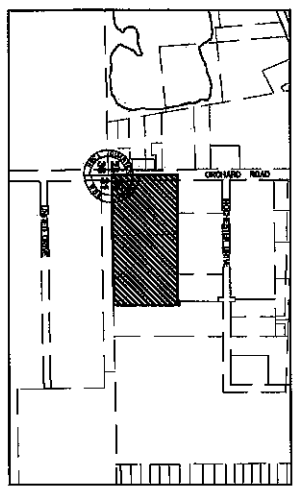
[MAP ON FOLLOWING PAGE]

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30 IN TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF ROCHESTER INDUSTRIAL PARK RECORDED NOVEMBER 30, 1988 AS DOCUMENT NUMBER 1945580; THENCE SOUTH 89 DEGREES 31 MINUTES 49 SECONDS WEST (BEING AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SAID ROCHESTER INDUSTRIAL PARK, 1097.97 FEET TO THE EAST LINE OF ORCHARD ROAD; THENCE SOUTH 00 DEGREES 17 MINUTES 58 SECONDS EAST, ALONG SAID EAST LINE, 693.35 FEET TO THE SOUTH LINE OF SAID SECTION 30; THENCE NORTH 89 DEGREES 22 MINUTES 13 SECONDS EAST, ALONG SAID SOUTH LINE, 1131.13 FEET; THENCE NORTH 00 DEGREES 22 MINUTES 35 SECONDS WEST, PARALLEL TO THE EAST LINE OF SAID SOUTHWEST QUARTER, 600.00 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST, 33.01 FEET; THENCE NORTH 89 DEGREES 57 MINUTES 13 SECONDS WEST, 33.01 FEET; THENCE SOUTH 00 DEGREES 22 MINUTES 35 SECONDS EAST, 837 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXHIBIT  
**SSA MAP**  
 SPECIAL SERVICE  
 AREA 40

LOCATION MAP  
 N.T.S.



**Engineering Enterprises, Inc.**  
 CONSULTING ENGINEERS  
 52 Wheeler Road  
 Sugar Grove, Illinois 60554  
 830.458.8700 / www.eeinc.com

PROJECT NO: M01444  
 FILE NO: M01444-SSA

**EXHIBIT B  
SSA NO. 40  
MICHELS CORPORATION  
NOTICE OF HEARING**

**NOTICE OF HEARING  
VILLAGE OF MONTGOMERY, KANE AND KENDALL COUNTIES, ILLINOIS  
SPECIAL SERVICE AREA NO. 40  
MICHELS CORPORATION  
(KANE COUNTY)**

NOTICE IS HEREBY GIVEN that on the 13th day of June, 2016, at 7:00 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:

**Permanent Real Estate Index Number:**

15-30-326-029

15-30-326-030

**Legal Description:**

That part of the Southwest quarter of Section 30 in Township 38 North, Range 8, East of the Third Principal Meridian, described as follows:

Beginning at the Southeast corner of Rochester Industrial Park recorded November 30, 1988 as Document Number 1945560; thence south 89 degrees 31 minutes 45 seconds west (being an assumed bearing) along the south line of said Rochester Industrial Park, 1097.97 feet to the east line of Orchard Road; thence south 00 degrees 17 minutes 58 seconds east, along said east line, 593.35 feet to the south line of said section 30; thence north 89 degrees 22 minutes 13 seconds east, along said south line 1131.13 feet; thence north 00 degrees 22 minutes 35 seconds west, parallel to the east line of said southwest quarter, 600.00 feet; thence north 89 degrees 57 minutes 55 seconds west, 33.01 feet to the east line of said Rochester Industrial Park; thence south 00 degrees 00 minutes 28 seconds east, along said east line, 9.97 feet to the point of beginning, in Kane County, Illinois.

The approximate location is bounded by United Drive to the south, Rochester Drive to the North, Lake Street to the east and Orchard Road to the West (with intervening parcels also included therein), in the Village of Montgomery, Kane and Kendall Counties, 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. 40 in general is to authorize the maintenance, repair and replacement of all private roads, streets, parking lot areas, sidewalks, walkways, bike paths, curbing, lighting, neighborhood monument signage or similar markers, and any and all other open spaces within the designated area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area. This authorization for maintenance, repair and replacement shall also extend to storm water detention basins, Special Management Areas, storm sewer, and related areas and appurtenances, both on and off site.

It is further provided that all necessary landscaping, including, but not limited to, mowing, fertilizing, pruning and trimming of trees and bushes, maintenance (including removal and replacement), repair of any berm, and any and all other natural landscaping shall be encompassed within this purpose. The proposed municipal services herein are unique and are in addition to those provided by the Village generally. All actions performed pursuant to this



provision shall be completed in accordance with the final engineering plan and final plat of subdivision for the Area, as well as any applicable Village Ordinance and/or State and Federal law.

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. 11, 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 owners association or property owner 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. 40 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 \_\_\_<sup>th</sup> day of \_\_\_\_\_, 2016.

---

Laura M. Julien,  
Village Attorney for the Village of Montgomery