2004K007265
SANDY WEGMAN
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RECORDED ON
01/13/2004 11:46AM
REC FEE: 33.00
PAGES: 12

VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS

ORDINANCE NO. 2003-1216C

An Ordinance Establishing a
Special Service Area No. 8 for
Windsor West Subdivision in
the Village of Sugar Grove, Illinois

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 16th day of December, 2003.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 16th day of December, 2003.

Return to:
Village Clerk
Village of Sugar Grove
P. O. Box 49
Sugar Grove, IL 60554

Prepared by: Steven A. Andersson
Mickey, Wilson, Weiler & Renzi, P.C.
2111 W. Plum Street, Suite 201
Aurora, IL 60506

chg 33

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Recorder Not Responsible
For Reproductions

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ORDINANCE NO. 2003-1216

AN ORDINANCE ESTABLISHING A SPECIAL SERVICE AREA NO. 8 FOR THE WINDSOR WEST SUBDIVISION IN THE VILLAGE OF SUGAR GROVE, ILLINOIS

BE IT ORDAINED by the President and Board of Trustees of the Village of Sugar Grove , Kane County, Illinois, as follows;

WHEREAS, the Village of Sugar Grove 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 Sugar Grove, Kane County, 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 Sugar Grove 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, or for a portion of the detention utilized by 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 6:00 p.m., on the 21st day of October, 2003, in the Municipal Building, 10 Municipal Drive, Sugar Grove, 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 Sugar Grove, Kane County, 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 8

(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 Sugar Grove as a whole; and it is, therefore, in the best interest of said Area and the Village of Sugar Grove as a whole that special taxes be levied against said Area for the services to be provided.

(d) That the Village of Sugar Grove 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 is to authorize the maintenance, repair and replacement of storm water detention basins serving the Area, the provision of mosquito abatement services, and the maintenance, repair and replacement of landscape buffers, common areas, subdivision monumentation, private roads, signage, playground equipment and other park improvements, and any common areas of the Windsor West Subdivision (all as depicted on Exhibit "A-1"), 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 and one tenths percent (1.10%, being $1.10 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 or 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 Sugar Grove, Kane County, Illinois, on the 16th day of December, 2003.

P. Dean Michel
President of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois.

ATTEST: Cynthia L Wallace
Acting Clerk, Village of Sugar Grove

	Aye	Nay	Absent
Bohler	✓		
Renk	✓		
Clark	✓		
Johnson	✓		
Williams	✓		
Geary	✓		

That part of the Northwest Quarter of Section 16, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of said Section 16; thence along the West line of said Northwest Quarter, South 00 degrees 54 minutes 02 seconds West, a distance of 240.00 feet for the point of beginning of the parcel to be described; thence continuing along said West line, South 00 degrees 54 minutes 02 seconds West, a distance of 1726.58 feet to a point which is 687.73 feet North of the Southwest Corner of said Northwest Quarter (as measured along the West line thereof); thence North 89 degrees 03 minutes 02 seconds East, a distance of 34.90 feet; thence 78.51 feet along a curve to the right, having a radius of 1533.00 feet, the chord of which bears South 89 degrees 28 minutes 56 seconds East, a chord distance of 78.50 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 174.72 feet; thence South 85 degrees 58 minutes 56 seconds East, a distance of 124.97 feet; thence South 83 degrees 44 minutes 19 seconds East, a distance of 111.38 feet; thence South 84 degrees 30 minutes 13 seconds East, a distance of 161.23 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 173.53 feet; thence South 00 degrees 54 minutes 02 seconds East, a distance of 278.00 feet; thence 39.29 feet along a curve to the left, having a radius of 25.00 feet, the chord of which bears South 45 degrees 55 minutes 30 seconds East, a chord distance of 35.37 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 261.48 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 164.00 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 453.39 feet; thence North 69 degrees 37 minutes 53 seconds East, a distance of 92.52 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 219.90 feet; thence South 45 degrees 46 minutes 16 seconds East, a distance of 149.00 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 10.94 feet; thence 213.49 feet along a curve to the right, having a radius of 267.00 feet, the chord of which bears North 67 degrees 08 minutes 06 seconds East, a chord distance of 207.85 feet; thence South 89 degrees 57 minutes 31 seconds East, a distance of 31.12 feet to the intersection of the West line of lands formerly owned by S.G. Paull (said line being the West line of the West 50.00 feet of the East 9.62 chains of the Northwest Quarter of said Section 16) with the South Right-of-Way of Park Avenue, as dedicated by Document No. 93K28864; thence along said West line of said S.G. Paull lands, North 00 degrees 11 minutes 44 seconds West, a distance of 80.00 feet to the North Right-of-Way line of said Park Avenue; thence along said North Right-of-Way line, South 89 degrees 57 minutes 31 seconds East, a distance of 50.00 feet to the intersection of said North Right-of-Way line with the West line of said Sugar Grove Corporate Center Unit 2; thence along said West line of Sugar Grove Corporate Center Unit 2, North 00 degrees 11 minutes 44 seconds West, a distance of 1561.19 feet to the intersection of said West line with the southerly right-of-way line Wheeler Road, according to Document No. 1178703 recorded December 4, 1970; thence along said southerly right-of-way line, 173.84 feet along the arc of a curve to the left, having a radius of 427.46 feet, the chord of which bears North 78 degrees 59 minutes 31 seconds West, a chord distance of 172.64 feet; thence continuing along said southerly right-of-way line, North 89 degrees 21 minutes 28 seconds West, a distance of 46.51 feet to the end of dedication per said Document 1178703; thence along the westerly line of said dedication, North 00 degrees 38 minutes 32 seconds East, a distance of 50.00 feet to the intersection of said westerly line with the North line of said Northeast Quarter; thence along said North line, South 89 degrees 21 minutes 26 seconds West, a distance of 882.83 feet to Northeast corner of Hillside Country Subdivision, according to the plat thereof recorded as Document No. 1062368; thence South 00 degrees 38 minutes 34 seconds East, a distance of 240.00 feet to the Southeast corner of said Hillside Country Subdivision; thence along a line parallel with the North line of said Northwest Quarter, South 89 degrees 21 minutes 26 seconds West, a distance of 1036.85 feet to the point of beginning, and, that part of the Northwest Quarter of Section 16, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of said Section 16; thence along the West line of said Northwest Quarter, South 00 degrees 54 minutes 02 seconds West, a distance of 1966.58 feet to a point which is 687.73 feet North of the Southwest Corner of said Northwest Quarter (as measured along the West line thereof) for a point of beginning of the parcel to be described; thence North 89 degrees 03 minutes 02 seconds East, a distance of 34.90 feet; thence 78.51 feet along a curve to the right, having a radius of 1533.00 feet, the chord of which bears South 89 degrees 28 minutes 56 seconds East, a chord distance of 78.50 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 174.72 feet; thence South 85 degrees 58 minutes 56 seconds East, a distance of 124.97 feet; thence South 83 degrees 44 minutes 19 seconds East, a distance of 111.38 feet; thence South 84 degrees 30 minutes 13 seconds East, a distance of 161.23 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 173.53 feet; thence South 00 degrees 54

EXHIBIT A
SSA 8
WINDSOR WEST SUBDIVISION
LEGAL DESCRIPTION

minutes 02 seconds East, a distance of 278.00 feet; thence 39.29 feet along a curve to the left, having a radius of 25.00 feet, the chord of which bears South 45 degrees 55 minutes 30 seconds East, a chord distance of 35.37 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 261.48 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 164.00 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 453.39 feet; thence North 69 degrees 37 minutes 53 seconds East, a distance of 92.52 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 219.90 feet; thence South 45 degrees 46 minutes 16 seconds East, a distance of 149.00 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 10.94 feet; thence 213.49 feet along a curve to the right, having a radius of 267.00 feet, the chord of which bears North 67 degrees 08 minutes 06 seconds East, a chord distance of 207.85 feet; thence South 89 degrees 57 minutes 31 seconds East, a distance of 31.12 feet to the intersection of the West line of lands formerly owned by S.G. Paull (said line being the West line of the West 50.00 feet of the East 9.62 chains of the Northwest Quarter of said Section 16) with the South Right-of-Way of Park Avenue, as dedicated by Document No. 93K28864; thence along said South Right-of-Way line, South 89 degrees 57 minutes 31 seconds East, a distance of 50.00 feet to the intersection of said South Right-of-Way line with the West line of said Sugar Grove Corporate Center Unit 2; thence along the West line of said Sugar Grove Corporate Center Unit 2, South 00 degrees 11 minutes 44 seconds East, a distance of 917.04 feet to the intersection of said West line with the South line of said Northeast Quarter; thence along said South line, South 89 degrees 03 minutes 02 seconds West, a distance of 2154.48 feet to the Southwest corner of said Northwest Quarter; thence along the West line thereof, North 00 degrees 54 minutes 02 seconds West, a distance of 687.73 feet to the point of beginning, (excepting therefrom that part of the Northwest Quarter of said Section 16, described as follows: Beginning at the Southwest Corner of said Northwest Quarter; Thence North 00 degrees 54 minutes 02 seconds West, 423.54 feet; Thence North 89 degrees 03 minutes 02 seconds East, parallel with the South line of said Northwest Quarter, 2059.69 feet to a point on the West line of said lands formerly owned by S.G. Paull; Thence South 00 degrees 11 minutes 44 seconds East, along said West line, 423.57 feet to the South line of the Northwest Quarter of said section 16; Thence South 89 degrees 03 minutes 02 seconds West, along said South line, 2054.48 feet to the point of beginning) all in the Village of Sugar Grove, Kane County, Illinois.

EXHIBIT A-1
SSA 8
WINDSOR WEST SUBDIVISION
LOCATION MAP

EXHIBIT A-1

1 of 2

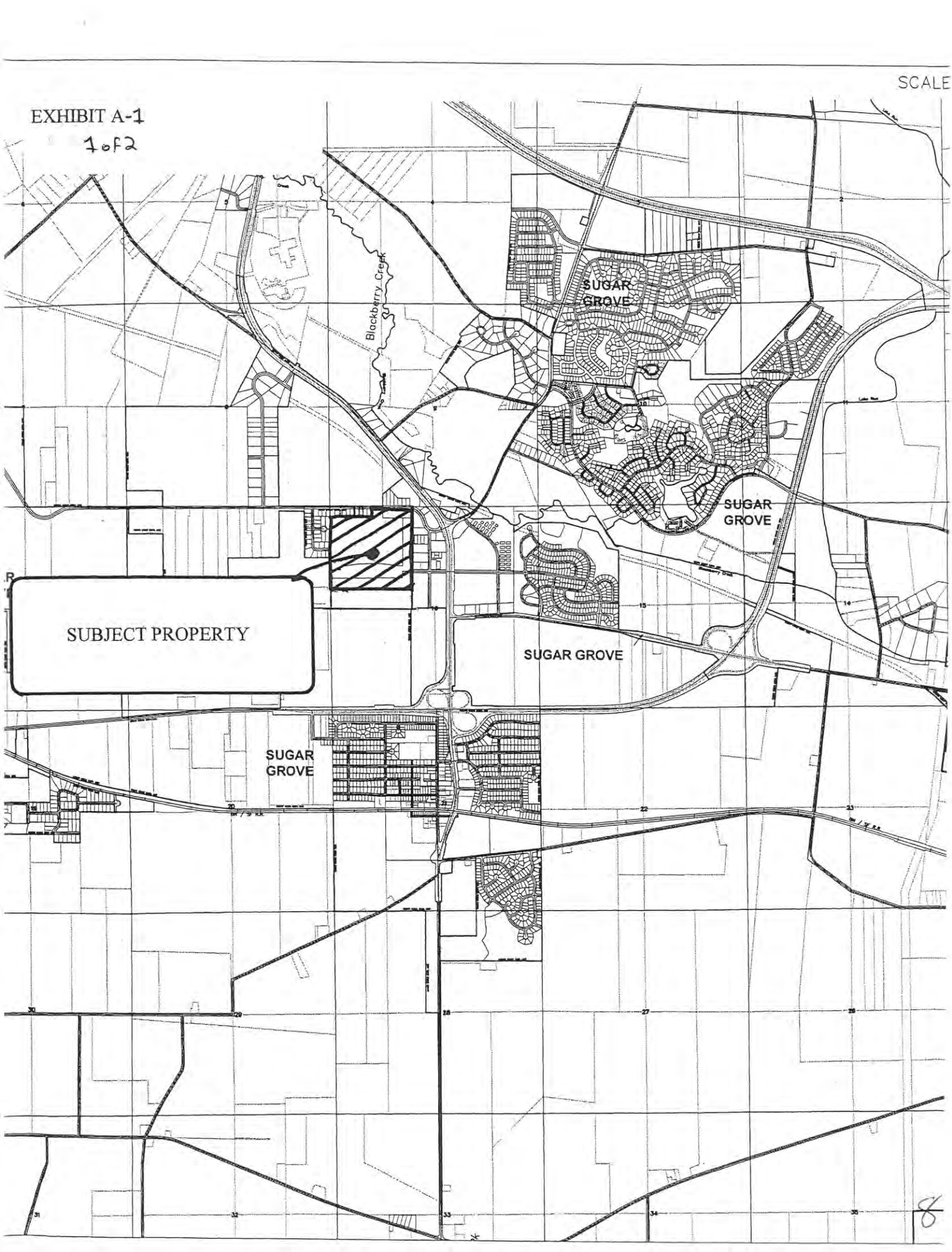

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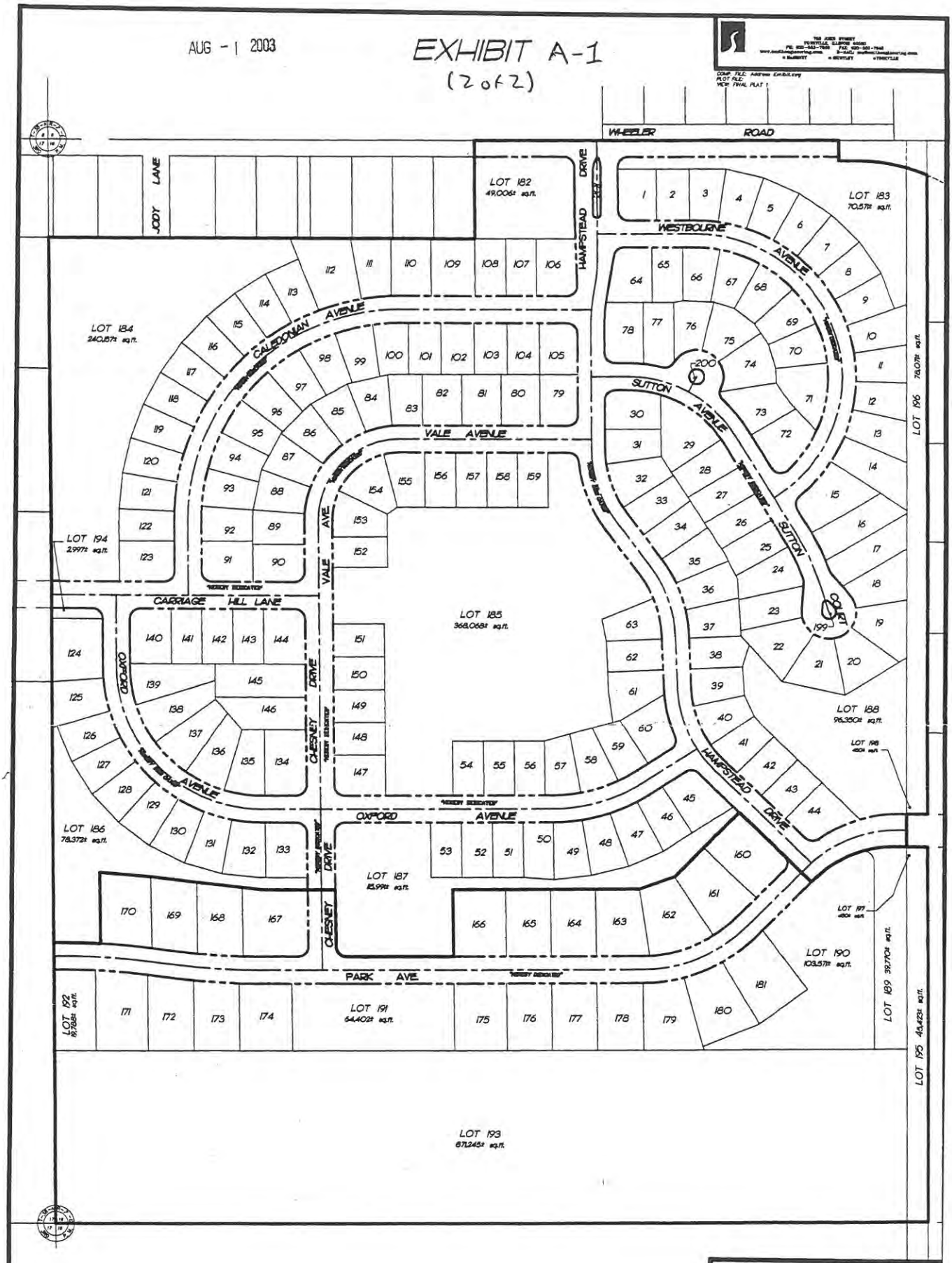
EXHIBIT A-1
(2 of 2)



ADDRESS EXHIBIT
WINDSOR WEST UNITS 1 AND 2
SUGAR GROVE, ILLINOIS

REVISIONS	DSN BY:	BY:	DATE:	PROJECT NO.
	DRN BY:	BY:	HORIZ SCALE:	SHEET NO.
	CHK BY:	BY:	VERT SCALE:	

EXHIBIT B
SSA 8
WINDSOR WEST SUBDIVISION
NOTICE OF HEARING

NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 8
WINDSOR WEST SUBDIVISION
(KANE COUNTY)

NOTICE IS HEREBY GIVEN that on the 21st day of October, 2003, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

That part of the Northwest Quarter of Section 16, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of said Section 16; thence along the West line of said Northwest Quarter, South 00 degrees 54 minutes 02 seconds West, a distance of 240.00 feet for the point of beginning of the parcel to be described; thence continuing along said West line, South 00 degrees 54 minutes 02 seconds West, a distance of 1726.58 feet to a point which is 687.73 feet North of the Southwest Corner of said Northwest Quarter (as measured along the West line thereof); thence North 89 degrees 03 minutes 02 seconds East, a distance of 34.90 feet; thence 78.51 feet along a curve to the right, having a radius of 1533.00 feet, the chord of which bears South 89 degrees 28 minutes 56 seconds East, a chord distance of 78.50 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 174.72 feet; thence South 85 degrees 58 minutes 56 seconds East, a distance of 124.97 feet; thence South 83 degrees 44 minutes 19 seconds East, a distance of 111.38 feet; thence South 84 degrees 30 minutes 13 seconds East, a distance of 161.23 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 173.53 feet; thence South 00 degrees 54 minutes 02 seconds East, a distance of 278.00 feet; thence 39.29 feet along a curve to the left, having a radius of 25.00 feet, the chord of which bears South 45 degrees 55 minutes 30 seconds East, a chord distance of 35.37 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 261.48 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 164.00 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 453.39 feet; thence North 69 degrees 37 minutes 53 seconds East, a distance of 92.52 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 219.90 feet; thence South 45 degrees 46 minutes 16 seconds East, a distance of 149.00 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 10.94 feet; thence 213.49 feet along a curve to the right, having a radius of 267.00 feet, the chord of which bears North 67 degrees 08 minutes 06 seconds East, a chord distance of 207.85 feet; thence South 89 degrees 57 minutes 31 seconds East, a distance of 31.12 feet to the intersection of the West line of lands formerly owned by S.G. Paull (said line being the West line of the West 50.00 feet of the East 9.62 chains of the Northwest Quarter of said Section 16) with the South Right-of-Way of Park Avenue, as dedicated by Document No. 93K28864; thence along said West line of said S.G. Paull lands, North 00 degrees 11 minutes 44 seconds West, a distance of 80.00 feet to the North Right-of-Way line of said Park Avenue; thence along said North Right-of-Way line, South 89 degrees 57 minutes 31 seconds East, a distance of 50.00 feet to the intersection of said North Right-of-Way line with the West line of said Sugar Grove Corporate Center Unit 2; thence along said West line of Sugar Grove Corporate Center Unit 2, North 00 degrees 11 minutes 44 seconds West, a distance of 1561.19 feet to the intersection of said West line with the southerly right-of-way line Wheeler Road, according to Document No. 1178703 recorded December 4, 1970; thence along said southerly right-of-way line, 173.84 feet along the arc of a curve to the left, having a radius of 427.46 feet, the chord of which bears North 78 degrees 59 minutes 31 seconds West, a chord distance of 172.64 feet; thence continuing along said southerly right-of-way line, North 89 degrees 21 minutes 28 seconds West, a distance of 46.51 feet to the end of dedication per said Document 1178703; thence along the westerly line of said dedication, North 00 degrees 38 minutes 32 seconds East, a distance of 50.00 feet to the intersection of said westerly line with the North line of said Northeast Quarter; thence along said North line, South 89

degrees 21 minutes 26 seconds West, a distance of 882.83 feet to Northeast corner of Hillside Country Subdivision, according to the plat thereof recorded as Document No. 1062368; thence South 00 degrees 38 minutes 34 seconds East, a distance of 240.00 feet to the Southeast corner of said Hillside Country Subdivision; thence along a line parallel with the North line of said Northwest Quarter, South 89 degrees 21 minutes 26 seconds West, a distance of 1036.85 feet to the point of beginning, and, that part of the Northwest Quarter of Section 16, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the Northwest Corner of said Section 16; thence along the West line of said Northwest Quarter, South 00 degrees 54 minutes 02 seconds West, a distance of 1966.58 feet to a point which is 687.73 feet North of the Southwest Corner of said Northwest Quarter (as measured along the West line thereof) for a point of beginning of the parcel to be described; thence North 89 degrees 03 minutes 02 seconds East, a distance of 34.90 feet; thence 78.51 feet along a curve to the right, having a radius of 1533.00 feet, the chord of which bears South 89 degrees 28 minutes 56 seconds East, a chord distance of 78.50 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 174.72 feet; thence South 85 degrees 58 minutes 56 seconds East, a distance of 124.97 feet; thence South 83 degrees 44 minutes 19 seconds East, a distance of 111.38 feet; thence South 84 degrees 30 minutes 13 seconds East, a distance of 161.23 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 173.53 feet; thence South 00 degrees 54 minutes 02 seconds East, a distance of 278.00 feet; thence 39.29 feet along a curve to the left, having a radius of 25.00 feet, the chord of which bears South 45 degrees 55 minutes 30 seconds East, a chord distance of 35.37 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 261.48 feet; thence North 00 degrees 56 minutes 58 seconds West, a distance of 164.00 feet; thence North 89 degrees 03 minutes 02 seconds East, a distance of 453.39 feet; thence North 69 degrees 37 minutes 53 seconds East, a distance of 92.52 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 219.90 feet; thence South 45 degrees 46 minutes 16 seconds East, a distance of 149.00 feet; thence North 44 degrees 13 minutes 44 seconds East, a distance of 10.94 feet; thence 213.49 feet along a curve to the right, having a radius of 267.00 feet, the chord of which bears North 67 degrees 08 minutes 06 seconds East, a chord distance of 207.85 feet; thence South 89 degrees 57 minutes 31 seconds East, a distance of 31.12 feet to the intersection of the West line of lands formerly owned by S.G. Paull (said line being the West line of the West 50.00 feet of the East 9.62 chains of the Northwest Quarter of said Section 16) with the South Right-of-Way of Park Avenue, as dedicated by Document No. 93K28864; thence along said South Right-of-Way line, South 89 degrees 57 minutes 31 seconds East, a distance of 50.00 feet to the intersection of said South Right-of-Way line with the West line of said Sugar Grove Corporate Center Unit 2; thence along the West line of said Sugar Grove Corporate Center Unit 2, South 00 degrees 11 minutes 44 seconds East, a distance of 917.04 feet to the intersection of said West line with the South line of said Northeast Quarter; thence along said South line, South 89 degrees 03 minutes 02 seconds West, a distance of 2154.48 feet to the Southwest corner of said Northwest Quarter; thence along the West line thereof, North 00 degrees 54 minutes 02 seconds West, a distance of 687.73 feet to the point of beginning, (excepting therefrom that part of the Northwest Quarter of said Section 16, described as follows: Beginning at the Southwest Corner of said Northwest Quarter; Thence North 00 degrees 54 minutes 02 seconds West, 423.54 feet; Thence North 89 degrees 03 minutes 02 seconds East, parallel with the South line of said Northwest Quarter, 2059.69 feet to a point on the West line of said lands formerly owned by S.G. Paull; Thence South 00 degrees 11 minutes 44 seconds East, along said West line, 423.57 feet to the South line of the Northwest Quarter of said section 16; Thence South 89 degrees 03 minutes 02 seconds West, along said South line, 2054.48 feet to the point of beginning) all in the Village of Sugar Grove, Kane County, Illinois.

Commonly known as the 119 acres south of and adjacent to Wheeler Road and west of and adjacent to the Sugar Grove Corporate Center, Sugar Grove, 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 basins serving the Area, the provision of mosquito abatement services, and the maintenance, repair and replacement of landscape buffers, common areas, subdivision monumentation, private roads, signage, playground equipment and other park improvements, and any common areas of the Windsor West Subdivision 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 and one tenths percent (1.10%, being $1.10 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 17th day of Dec, 2003.

Steven Andersson

Steven A. Andersson, Village Attorney
for the Village of Sugar Grove

2004K007265