

**ORDINANCE 2023- 08**

**AN ORDINANCE PROPOSING AN AMENDMENT TO  
SPECIAL SERVICE AREA No. 9  
IN THE VILLAGE OF WEST DUNDEE, KANE COUNTY, ILLINOIS  
AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH  
(Downtown – Debt Service)**

**BE IT ORDAINED**, by the President and Board of Trustees of the Village of West Dundee, Kane County, Illinois (the “*Village*”) as follows:

SECTION 1: Authority. The Village is a duly organized and validly existing home rule municipality authorized pursuant to Article VII, Section 6 of the Constitution of the State of Illinois, and pursuant to the provisions of the Illinois Special Service Area Tax Law, 35 ILCS 200/27-5 et seq. (the “*Tax Law*”), to levy taxes in order to pay for the provision of special services to areas within the boundaries of the Village.

SECTION 2: Findings. In 2016, the President and Board of Trustees of the Village established Special Service Area No. 9 based upon the following:

- A. The Village of West Dundee committed financial resources towards an increase in its bond issuance to assist with renovations and redevelopment of properties in the downtown area of the Village legally described in Exhibit 1 which is attached hereto and made a part hereof (the “*Subject Territory*”), and determined that a partnership and financial involvement from the businesses and property owners in the Subject Territory was critical to the success of development in the Subject Territory; and,
- B. The Village Board committed \$40,000 of municipal funding toward the increased debt repayment in regards to a budget of \$2,000,000 to fund downtown public and private property improvements, and a portion of the funds were to be generated from Special Service Area No. 9 for the payment of increased debt service payments; and,
- C. That the Service Area No. 9 proposed special service area, as established, remains compact and contiguous and constitutes the principal area of commerce of downtown West Dundee; and,
- D. The municipal services provided by the Special Service Area No. 9 are unique and in addition to the municipal services provided to West Dundee businesses as a whole.

SECTION 3: Proposal. The Village now proposes to expand the boundaries of Special Service Area No. 9 to include the property legally described on Exhibit #2 (the “*Added Territory*”) due to a determination that the Added Territory was recently rezoned to B-1 Downtown Business District and is benefitting from the public and property improvements financed, in part, with the funds generated from Special Service Area No. 9. The extension of the boundaries of Special Service Area No. 9 and the funding thereby provided shall be applied as all other funds generated from Special Service Area No. 9.

SECTION 4: Public Hearing – Tax Rate. A Public Hearing shall be held on the 3rd day of April, 2023 at 7:30 pm at the Village Hall, 102 S. Second Street, West Dundee, Illinois, to consider the expansion of the boundaries of Special Service Area No. 9 of the Village of West Dundee to include the Added Territory in the Subject Territory.

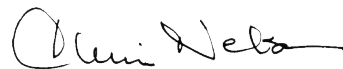
At the hearing, the following method of payment of the special Village services to be provided to the Added Territory will be considered: the levy of a tax by the Village on the Added Territory shall be sufficient, when added to the revenues generated by Special Service Area No. 9, shall produce revenues sufficient to provide special municipal services to Special Service Area No. 9 as expanded with a proposed rate of taxes as extended in any year within the Special Service Area No. 9. Said taxes shall be in addition to all other taxes provided by law.

SECTION 5: Notice of Hearing. Notice of hearing shall be published at least once not less than fifteen (15) days prior to the public hearing in a newspaper of general circulation in the Village of West Dundee. In addition, notice shall be given by depositing the notice in the United States mail addressed to the person or persons in whose names the general taxes for the last preceding year were paid on the Added Territory. This notice shall be mailed not less than ten (10) days prior to the date set for the public hearing. In the event taxes for the last preceding year were not paid, the notice shall be sent to the person or persons last listed on the tax rolls prior to that year as the owner(s) of the property. Said notice shall conform in all respects to the requirements of Section 27-25 of 35 ILCS 200, aforesaid, and substantially in the form of Exhibit 3 attached hereto and made a part hereof.

SECTION 6: Effective Date. This Ordinance shall be in full force and effect from and after its adoption and approval as provided by law.


APPROVED and PASSED by the Board of Trustees of the Village of West Dundee, Kane County, Illinois, and approved by the President of said Village this 6<sup>th</sup> day of March, 2023.

AYES: Trustees Price, Yuscka, Alopogianis, Anderley and Wilbrandt  
NAYS: None  
ABSENT: Trustee Haley



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Christopher Nelson  
Village President

ATTEST:

  
\_\_\_\_\_  
Mary Jo Pape  
Village Clerk

**EXHIBIT 1  
 LEGAL DESCRIPTION AND PROPERTY INDEX NUMBERS**

**LEGAL DESCRIPTION:**

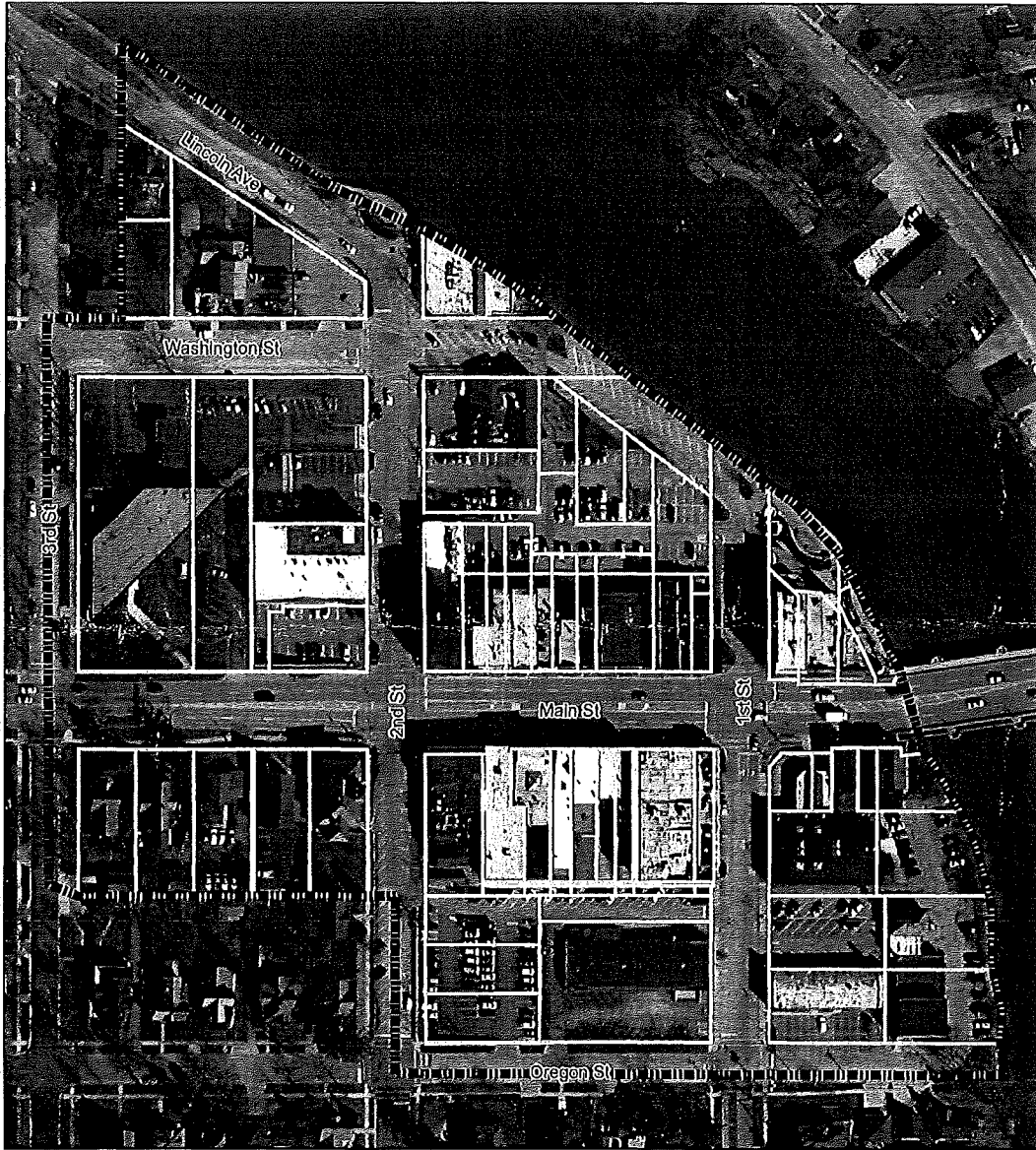
That part of the East Half of the Southeast Quarter of Section 22, and part of the West Half of the Southwest Quarter of Section 23, Township 42 North, Range 8 East of the Third Principal Meridian, described as follows: Beginning at the Southeast corner of Lot 1 in Block 1 in Joseph Russell's Addition to West Dundee; thence Westerly along the South line of said Block 1 and Block 2 in said Subdivision to the Southwest corner of said Block 2; thence North along the West line of said Block 2, 150.0 feet to the Southwest corner of Lot 5 in said Block 2 of said Original Town of West Dundee; thence West along the Westerly extension of the South line of said Lot 5, and also along the Southerly line of Lots 1 through 5 in Block 3 in the Original Town of West Dundee 360.0 feet to the Southwest corner of said Lot 5 in Block 3; thence North along the West line of said Block 3 extended and Block 13 in said Original Town to the Southwest corner of Block 15; thence East along the South line of said Block 15, a distance of 45.4 feet; thence North along a line parallel to the West line of said Block 15 to the Westerly Bank of the Fox River; thence Southeasterly along the Westerly Bank of the Fox River to the point of beginning, all in the Village of West Dundee, Kane County, Illinois.

**APPLICABLE PROPERTY IDENTIFICATION NUMBERS (PINs) & COMMON ADDRESSES:**

Site Address	PIN		
200-210 WASHINGTON ST	03-22-442-002	105 S. SECOND ST	03-22-483-016
212 N LINCOLN AVE	03-22-442-004	121 W MAIN ST	03-22-483-021
212 N LINCOLN AVE	03-22-442-008	101 W MAIN ST	03-22-483-025
130 WASHINGTON ST	03-22-443-001	119 W MAIN ST	03-22-483-027
218 W MAIN ST	03-22-478-001	111 W MAIN ST	03-22-483-029
218 W MAIN ST	03-22-478-002	109 W MAIN ST	03-22-483-030
218 W MAIN ST	03-22-478-003	105-107 W MAIN ST	03-22-483-033
106 N SECOND ST	03-22-478-013	113 W MAIN ST	03-22-483-034
126-128 MAIN ST	03-22-479-010	115 W MAIN ST	03-22-483-036
102 W MAIN ST	03-22-479-020	92-94 W MAIN ST	03-23-354-006
118 W MAIN ST	03-22-479-021	96 W MAIN ST	03-23-354-008
104 W MAIN ST	03-22-479-023	98 W MAIN ST	03-23-354-009
104 W MAIN ST	03-22-479-025	98 OREGON AVE	03-23-355-009
120 W MAIN ST	03-22-479-025	89 MAIN ST	03-23-355-003
116 W MAIN ST	03-22-479-027	Part of 89 W MAIN ST	03-23-355-014
124 W MAIN ST	03-22-479-029	99 W MAIN ST	03-23-355-012
122 W MAIN ST	03-22-479-033	Part of 99 W MAIN ST	03-23-355-013
108-110 W MAIN ST	03-22-479-035	101 S 1ST ST	03-23-355-016
114 W MAIN ST	03-22-479-038	101 S 1ST ST	03-23-355-011
123-125 WASHINGTON ST	03-22-479-039	117 S FIRST ST	03-23-355-008
217 W MAIN ST	03-22-482-001	110 N SECOND ST UNIT 1	03-22-478-007
213 W MAIN ST	03-22-482-002	110 N SECOND ST UNIT 2	03-22-478-008
209 W MAIN ST	03-22-482-003	110 N SECOND ST UNIT 3	03-22-478-009
205 W MAIN ST	03-22-482-012	110 N SECOND ST UNIT 4	03-22-478-010
123-127 MAIN ST	03-22-483-016	110 N SECOND ST UNIT 5	03-22-478-011
		110 N SECOND ST UNIT 6	03-22-478-012

**EXHIBIT 1**  
**Area map of Special Service Area No. 9**

**Special Service Area Boundaries**



SSA Parcels  
SSA Boundary

Special Service Area No. 9  
Village of West Dundee, IL

0 50 100 200 Feet  
|-----|-----|-----|-----|

**EXHIBIT 2**  
**Added Territory**

**LEGAL DESCRIPTION:** The Northern 50 ft. of Lots 1 and 2 in Block 3 of Joseph Russel's addition to Dundee in the Village of West Dundee, Kane County, IL

**APPLICABLE PROPERTY IDENTIFICATION NUMBER (PIN):** 03-22-482-009

**COMMON ADDRESS:** 112 S. Second Street, West Dundee, IL 60118

**EXHIBIT 3**  
**Notice of Hearing**

**Village of West Dundee, Illinois**  
**Amendment to the Boundaries of Special Service Area No. 9**

**Notice is Hereby Given** that on April 3, 2023, at 7:30 p.m. in the Village Hall building located at 102 S. Second Street, West Dundee, Illinois, a hearing will be held by the Village of West Dundee (the "*Village*") to consider amending the boundaries of "Special Service Area No. 9" to include the real property legally described on Exhibit A attached hereto (the "*Added Territory*").

**APPLICABLE PROPERTY IDENTIFICATION NUMBER (PIN):** 03-22-482-009

**COMMON ADDRESS:** 112 S. Second Street, West Dundee, IL 60118

The general purpose of the amendment to the Special Service Area No. 9 is to include the Added Territory, which Added Territory is the recipient of the special governmental services provided to the properties within Special Service Area No. 9.

All interested persons, including all persons owing taxable real property located within the Added Territory will be given an opportunity to be heard and file written objections regarding the amended boundaries of the Special Service Area No. 9 and may object to the amendment of the area and the levy of taxes affecting the Added Territory.

It is proposed that to pay for the special municipal services to Special Service Area No. 9, the Village shall levy an annual tax based upon the equalized assessed value of the Added Territory at the same rate as assessed to provide the special municipal services to Special Service Area No. 9.

At the hearing, all interested persons affected by the amendment to Special Service Area No. 9, including all persons owning taxable real estate in the Added Territory, will be given an opportunity to be heard. The hearing may be adjourned by the President and Board of Trustees without 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 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 sixty (60) days following the final adjournment of the public hearing objecting to the amendment to Special Service Area No. 9 or the levy of an annual tax to the Added Territory, no such amendment may be made, or no such levy may be made thereon within the next two years.

Dated this 6th day of March, 2023

  
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VILLAGE CLERK