



PUBLIC MEETING NOTICE AND AGENDA

AD HOC PUBLIC MEETING

APRIL 11, 2019
7:00 P.M.

1. Call to Order
2. Roll Call
3. Item for Discussion
 - A. Ordinance Proposing the Establishment of a Special Services Area in Unincorporated Lake in the Hills
4. Audience Participation
5. Adjournment

MEETING LOCATION
VILLAGE OF LAKE IN THE HILLS
600 HARVEST GATE
LAKE IN THE HILLS, IL 60156

The Village of Lake in the Hills is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations so that they can observe and/or participate in this meeting, or who have questions, regarding the accessibility of the meeting or the Village's facilities, should contact the Village's ADA Coordinator at (847) 960-7410 [TDD (847) 658-4511] promptly to allow the Village to make reasonable accommodations for those persons.



REQUEST FOR BOARD ACTION

MEETING DATE: April 9, 2019

DEPARTMENT: Public Works

SUBJECT: **Ordinance Proposing the Establishment of a Special Services Area in Unincorporated Lake in the Hills**

EXECUTIVE SUMMARY

Last year, the Village Board considered the sale of a portion of the Village's water system situated in unincorporated McHenry County. In light of concerns expressed by water system customers, the Village made the decision to not sell the system, and instead chose to consider a Special Service Area (SSA) to finance the installation of a new water system. In November of 2018, the County of McHenry consented to the Village of Lake in the Hills' establishment of an SSA in its incorporated jurisdiction in response to the Village's desire. Subsequently, in December of 2018, the Village Board adopted the Fiscal Year 2019 budget, which included expenditures from the Water Fund for the engineering necessary to design the infrastructure improvements as well as for associated legal expenses. Most recently, in February of 2019, the Village Board was presented with a conceptual timeline for the project and authorized staff to proceed with its initiation. Also in February, the Village awarded preliminary design engineering services for the new water system.

To that end, staff and the Village Attorney have prepared an ordinance proposing the establishment of a Special Service Area to encompass the unincorporated area, as well as one parcel within the Village's corporate boundaries. The SSA Tax Law provides that the Village establish maximum parameters regarding financing of the special services. This is due to the fact that there are certain unknown factors within the project which include:

- The actual construction costs, which will not be determined until the project is awarded in late fall of 2019. The engineer's not-to exceed estimate includes a very conservative 25% contingency;
- The type of bond, the interest rate at which it is issued, and the term of the debt service. These will require future consideration by the Village Board.

The maximum amount included in the proposed ordinance is \$2,891 annually for each parcel within the SSA. If the SSA is adopted, the Village will agree to pay the SSA levy imposed on those parcels situated within the corporate boundaries of the Village. This includes the property currently occupied by the American Legion. The rationale is that the Village does not charge residents for repair and reinstallation of the water main system. At the same time too, the Village staff believes that this is the fair and appropriate course of action because this property would benefit from the new water main system.

If the Board adopts the proposing ordinance, a public hearing on the proposed SSA would be held on June 11 before the Village Board with notice of same published in the newspaper and sent to the taxpayers within the special service area. Besides such public notice, it is anticipated that other means of communicating information regarding the SSA would be provided to customers in the meantime.

The SSA Tax Law provides that within 60 days of the adjournment of such public hearing, if an objection petition signed by 51% of the voters and 51% of the owners of record within the proposed SSA is filed objecting to the SSA, the SSA will not be established. If an objection petition is not filed, or if a petition is filed but does not meet each of two criteria necessary to "veto" the SSA, the Village Board is authorized to adopt an ordinance establishing the SSA after such potential objection period.

ATTACHMENTS

1. Timeline regarding the SSA 51 process
2. Ordinance Proposing the Establishment of Special Service Area Number 51 Within, as well as Outside of, the Village of Lake in the Hills, Setting a Public Hearing Date and Providing for Other Procedures in Connection Therewith

RECOMMENDED MOTION

Motion to adopt the ordinance proposing the SSA 51 Water Main Project.

Unincorporated Water Main Project



TASK	START	ANTICIPATED DURATION	Oct-18	Nov-18	Dec-18	Jan-19	Feb-19	Mar-19	Apr-19	May-19	Jun-19	Jul-19	Aug-19	Sep-19	Oct-19	Nov-19	Dec-19	Jan-20	Feb-20	Mar-20	Apr-20	May-20
1. McHenry County approved Village formation of SSA	Oct-18	Oct-18	Complete																			
2. Staff budgeted for engineering in FY 19 budget	Oct-18	Oct-18	Complete																			
3. Issue preliminary and design engineering RFP - February 4, 2019	Feb-19	Feb-19					Actual Start															
4. Re-engage with unincorporated residents, then ad-hoc committee on February 19, 2019	Feb-19	May-20					Actual Start	Actual Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start
5. Award Phase I and Phase II Engineering - February 28, 2019	Feb-19	Feb-19					Actual Start															
6. Obtain rough engineer's estimate - March 25, 2019	Mar-19	Mar-19						Actual Start														
7. Obtain high-end cost & tax levy information through Speer - March 30, 2019	Mar-19	Mar-19						Actual Start														
8. SSA Proposing Ordinance presented to Board for action - April 9, 2019	Apr-19	Apr-19							Anticipated Start													
9. 60-day review and objection period for proposing SSA ordinance	Apr-19	Jun-19							Anticipated Start	Anticipated Start	Anticipated Start											
10. Retain bond counsel - April 30, 2019	Apr-19	Apr-19							Anticipated Start													
11. Public hearing on SSA formation following 60 day notice period - June 11, 2019	Jun-19	Jun-19									Anticipated Start											
12. 60-day objection period for establishing ordinance for SSA	Jun-19	Aug-19									Anticipated Start	Anticipated Start	Anticipated Start									
13. After objection period, adopting/establishing ordinance for SSA presented to Board for action at August 22, 2019 meeting	Aug-19	Aug-19											Anticipated Start									
14. Award construction - October 22, 2019	Oct-19	Oct-19													Anticipated Start							
15. Adopt bond ordinance - October 22, 2019	Oct-19	Oct-19													Anticipated Start							
16. 30 day review period	Oct-19	Nov-19													Anticipated Start	Anticipated Start						
17. After 30 day review period, bond issuance, assuming action approved by Board - December 1, 2019	Dec-19	Dec-19															Anticipated Start					
18. Issue tax levy for year 1 of debt service at Board meeting - December 12, 2019	Dec-19	Dec-19															Anticipated Start					
19. Construction begins February 2020	Feb-20	May-20																	Anticipated Start	Anticipated Start	Anticipated Start	Anticipated Start

VILLAGE OF LAKE IN THE HILLS

ORDINANCE 2019 - ____

**AN ORDINANCE PROPOSING THE ESTABLISHMENT
OF SPECIAL SERVICE AREA NUMBER 51 WITHIN, AS WELL AS OUTSIDE OF,
THE VILLAGE OF LAKE IN THE HILLS, SETTING A PUBLIC HEARING DATE
AND PROVIDING FOR OTHER PROCEDURES IN CONNECTION THEREWITH**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lake in the Hills, McHenry County, Illinois, as follows:

Section 1. **Authority to Establish Special Service Areas**. The Village of Lake in the Hills, an Illinois home rule municipal corporation located in McHenry County, Illinois (the "Village") is authorized pursuant to Article VII, Section 7(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 "SSA Law"), to provide for, inter alia, the manner of levying or imposing taxes and issuing bonds for the provision of special services to areas within a municipality and the unincorporated county when the county consents to the creation of the special service area and the passage of this Ordinance constitutes an exercise of the Village's home rule powers and functions as granted in the Constitution of the State of Illinois.

Section 2. **Findings**. The President and Board of Trustees of the Village (together, the "Corporate Authorities") find and determine as follows:

- a. That the territory within the Village and the unincorporated territory contiguous to the Village described and depicted in Exhibit A attached hereto and made a part hereof (the "Area") would benefit from the construction and installation of potable water distribution facilities and related improvements as well as the payment of required tap on fees to pay for improvements to the Village's water treatment facility to draw and treat water for distribution to the Area; and
- b. That McHenry County has consented to the establishment of a special service area relative to that portion of the Area which is in unincorporated McHenry County; and
- c. It is in the public interest that the Corporate Authorities consider the creation of a special service area for the Area; and
- d. The special service area proposed for consideration for the Area is contiguous; and
- e. The proposed special service area will benefit specially from the special services to be provided to the Area.

Section 3. **Proposal**. The Corporate Authorities propose the establishment of Village of Lake in the Hills Special Service Area Number 51 for the construction and installation of potable water distribution facilities and related improvements as well as the payment of required tap on fees to pay for improvements to the Village's water treatment facility to draw and treat water for distribution to the Area.

Section 4. **Public Hearing.** A public hearing shall be held on the 11th day of June, 2019, at 7:30 p.m., at the Village of Lake in the Hills Village Hall, 600 Harvest Gate, Village of Lake in the Hills, Illinois 60156, to consider the creation and establishment of the Village of Lake in the Hills Special Service Area Number 51 for the Area.

At the public hearing, the following method of financing improvements for the proposed special service area and the construction and installation of potable water distribution facilities and related improvements as well as the payment of required tap on fees to pay for improvements to the Village's water treatment facility to draw and treat water for distribution to the Area will be considered: the borrowing of an amount not to exceed an aggregate principal amount of \$2,000,000 to be evidenced by special tax bonds (including bonds issued to refund such bonds) of such Area, and for which the Village may, in its sole discretion, pledge general obligation status (the "Bonds"), the proceeds of which shall be used to pay the cost of providing special services to the proposed special service area, to fund certain reserves for, and interest on, the Bonds and initial administrative expenses relating to the proposed special service area, and to pay the cost of issuing the Bonds and to re-pay the principal associated with the Bonds. Thus, the maximum amount of the bonds proposed to be issued would be \$2,000,000. The special services to be provided to the proposed special service area will include the construction and installation of potable water distribution facilities and related improvements as well as the payment of required tap on fees to pay for improvements to the Village's water treatment facility to draw and treat water for distribution to the Area and related engineering, surveying, construction observation, soil testing and appurtenant work, grading and demolition, site clearing and tree removal, final restoration and paving and the equipment and materials necessary for same, and other associated costs including those of consultants (collectively, the "Special Services"). The Bonds shall be retired over a period not to exceed thirty (30) years from the date of their issuance and shall bear interest at a rate not to exceed eight percent (8%) per annum and which would be the maximum interest rate the Bonds will bear. Thus, 30 years would be the maximum period of time over which the Bonds would be retired. The collective total maximum amount of special service area taxes to be extended within the entire special service area in any year would be \$185,000 and the maximum number of years taxes would be levied for the proposed special service area would be 30 years. The Bonds shall be retired by the levy of an annual special tax levied against each "Taxable Parcel" of property as set forth in Exhibit 1 of Exhibit B within the special service area to pay the interest on the Bonds as it falls due and to discharge the principal thereof at maturity and to pay the costs of administration for the special service area. This tax is to be levied upon all taxable property within the proposed special service area.

For each "Taxable Parcel" within the proposed Special Service Area 51 as set forth in Exhibit 1 to Exhibit B hereto, the special service area tax shall be a flat rate not to exceed \$2,891 on an annual basis. This would be the maximum rate of special service area taxes to be extended within the proposed special service area in any year as to each of the Taxable Parcels in the proposed special service area.

If the special service area is adopted, the Village agrees to pay for any SSA levy imposed on those parcels situated within the Village's corporate boundaries.

The proposed amount of the tax levy for the proposed Special Services to be provided for the initial year for which taxes will be levied within the proposed special service area would not exceed \$185,000.

The nature of the Special Services to the Area is for new construction as more fully described above.

In the event a vacant parcel assigned a property identification number presently identified as part of a "Taxable Parcel" as set forth in Exhibit 1 of Exhibit B, or an "Undeveloped Parcel" as defined in Exhibit 1 of Exhibit B, is connected to the water distribution system within the Area constituting a portion of the Special Services, such parcel shall become a "Taxable Parcel" and be subject to the special service area tax levy of \$2,891 per year thereafter for the remainder of the term of the special service area. The Village reserves the right to add parcels to the proposed special service area in accordance with the SSA Law and/or the Village's home rule authority.

Section 5. **Notice of Public Hearing.** Notice of the public hearing shall be published of the public hearing on June 11, 2019 at least once not less than fifteen (15) days prior to the public hearing specified in Section 4 above, in a newspaper of general circulation in the Village. In addition, notice shall be 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 proposed special service area. This notice shall be mailed not less than fifteen (15) days prior to the time 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 last listed on the tax rolls prior to that year as the owner of record of the property. The notice shall be in substantially the form set forth in Exhibit B to this Ordinance.

Section 6. **Supersede Conflicting Ordinances.** All ordinances or parts of ordinances in conflict with the provisions of this ordinance are repealed to the extent of such conflict.

Section 7. **Effective Date.** This Ordinance shall be in full force and effect from and after its passage and approval in the manner provided by law.

Passed this _____ day of _____ 2019, pursuant to a roll call vote as follows:

	Ayes	Nays	Absent	Abstain
Trustee Stephen Harlfinger	_____	_____	_____	_____
Trustee Ray Bogdanowski	_____	_____	_____	_____
Trustee Bob Huckins	_____	_____	_____	_____
Trustee Bill Dustin	_____	_____	_____	_____
Trustee Suzanne Artinghelli	_____	_____	_____	_____
Trustee Suzette Bojarski	_____	_____	_____	_____
President Russ Ruzanski	_____	_____	_____	_____

APPROVED THIS _____ DAY OF _____ 2019

Village President, Russ Ruzanski

(SEAL)
ATTEST:

Village Clerk, Cecilia Carman

Published: _____

Exhibit A
Legal description of the Area, street addresses within the Area as well as
permanent tax index numbers of parcels within the Area

The legal description of the Area is as follows:

That part of Lake in the Hills Estates Unit 12, being a subdivision of part of the South half of Section 28, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded April 4, 1953 as Document No. 264707, in McHenry County, described as follows:

Beginning at the Northwest corner of Lot 2 in Block 1 in said Lake in the Hills Estates Unit 12; thence Southerly along the West line of said Lot 2 to the Southwest corner thereof, said point being on the North line of Lot 3 in Block 1 in said Lake in the Hills Estates Unit 12; thence Westerly along said Northerly line to the Westerly line of said Block 1; thence Southerly along said Westerly line and also the Westerly lines of Blocks 10, 15 and 16 and the Westerly lines of Craig Street and Roger Street in said Lake in the Hills Estates Unit 12, to the Southwest corner of Lot 1 in said Block 16; thence Easterly along the Southerly line of said Block 16 to the Southeast corner of Lot 8 in said Block 16; thence Northerly along the Easterly line of said Blocks 16 and 13 in said Lake in the Hills Estates Unit 12 to the Southwest corner of Lot 1 in Block 12 in said Lake in the Hills Estates Unit 12; thence Easterly along the Southerly line of said Blocks 12 and 7 and the Southerly line of a drainage easement per said Lake in the Hills Estates Unit 12, to a bend point in the Southerly line of Lot 9 in said Block 7; thence Southeasterly along the Southwesterly line of Blocks 7, 6 and 5 and the Southwesterly lines of Ethel Avenue and Isabel Avenue in said Lake in the Hills Estates Unit 12 to the Southeast corner of Lot 9 in said Block 5; thence Northeasterly along the Southeasterly line of said Blocks 5 and 4 and the Southeasterly line of vacated Rosemarie Street in said Lake in the Hills Estates Unit 12 to the Northeast corner of Lot 3 in said Block 4, said point being on the Southwesterly line of W. Algonquin Road as shown on said Lake in the Hills Estates Unit 12; Thence Northwesterly along said Southwesterly line and the Northerly line of said Lake in the Hills Estates Unit 12 to the Point of Beginning, EXCEPTING therefrom all of Lot 5 in Block 3 in said Lake in the Hills Estates Unit 12, all in McHenry County, Illinois.

The Area is located south and west of West Algonquin Road and includes parcels on both sides of Scotty Avenue, Rosemarie Street, Dennis Avenue, Craig Street, Roger Street, Willy Avenue, Joan Street, Nevin Avenue, Ethel Avenue, Marie Avenue and Isabel Avenue.

The parcels within the Area by Permanent Tax Index Numbers and street location are as follows:

Taxable Parcels by Parcel Number	Site Address
1. 19-28-326-001, 19-28-326-002	705 Scotty Avenue, Algonquin, IL 60102
2. 19-28-327-015, 19-28-327-014	815 Dennis Avenue, Lake in the Hills, IL 60156
3. 19-28-334-002	902 Nevin Street, Algonquin, IL 60102
4. 19-28-405-024	1111 Isabel Street, Algonquin, IL 60102
5. 19-28-405-019	1113 Isabel Street, Algonquin, IL 60102
6. 19-28-405-009	1117 Isabel Drive, Algonquin, IL 60102
7. 19-28-329-001	10514 Dennis Avenue, Algonquin, IL 60102
8. 19-28-329-011, 19-28-329-012, 19-28-329-003	905 Craig Street, Algonquin, IL 60102

Taxable Parcels by Parcel Number**Site Address**

9. 19-28-329-018	901 Craig Street, Algonquin, IL 60102
10. 19-28-327-001	704 Scotty Avenue, Algonquin, IL 60102
11. 19-28-327-002	804 Rosemarie Street, Algonquin, IL 60102
12. 19-28-327-003, 19-28-327-011	806 Rosemarie Street, Algonquin, IL 60102
13. 19-28-327-007, 19-28-327-006	814 Rosemarie Street, Algonquin, IL 60102
14. 19-28-327-016	10516 Scott Avenue, Algonquin, IL 60102
15. 19-28-330-006, 19-28-330-007	5708 Roger Street, Lake in the Hills, IL 60156
16. 19-28-330-008, 19-28-330-009, 19-28-330-010	809 Roger Street, Algonquin, IL 60102
17. 19-28-331-001, 19-28-331-002	901 Roger Street, Algonquin, IL 60102
18. 19-28-329-016	1114 Ethel Street, Algonquin, IL 60102
19. 19-28-334-012, 19-28-334-015, 19-28-334-013, 19-28-334-014	904 Roger Street, Algonquin, IL 60102
20. 19-28-334-001	900 Roger Street, Algonquin, IL 60102
21. 19-28-334-003	10904 Nevin Street, Algonquin, IL 60102
22. 19-28-334-004, 19-28-334-005	908 Nevin Street, Algonquin, IL 60102
23. 19-28-334-006	910 Nevin Avenue, Algonquin, IL 60102
24. 19-28-334-007	10714 Nevin Avenue, Lake in the Hills, IL 60156
25. 19-28-334-008	10716 Nevin Avenue, Algonquin, IL 60102
26. 19-28-333-001, 19-28-333-002	702 Roger Street, Algonquin, IL 60102
27. 19-28-333-009	10701 Nevin Street, Algonquin, IL 60102
28. 19-28-333-010	5703 Nevin Street, Algonquin, IL 60102
29. 19-28-333-003, 19-28-333-011, 19-28-333-004	10706 Willy Avenue, Algonquin, IL 60102
30. 19-28-333-006	10712 Willy Avenue, Algonquin, IL 60102
31. 19-28-333-017	10714 Willy Avenue, Algonquin, IL 60102
32. 19-28-333-015, 19-28-333-014, 19-28-333-016	813 Nevin Avenue, Lake in the Hills, IL 60156
33. 19-28-332-002, 19-28-332-003	10703 Willy Avenue, Algonquin, IL 60102
34. 19-28-332-007, 19-28-332-006, 19-28-332-005, 19-28-332-004	10711 Willy Avenue, Lake in the Hills, IL 60102
35. 19-28-405-008	1115 Isabel Drive, Algonquin, IL 60102
36. 19-28-332-008, 19-28-332-009	10715 Willy Avenue, Algonquin, IL 60102
37. 19-28-180-002	1301 W. Algonquin Road, Algonquin, IL 60102
38. 19-28-327-004, 19-28-327-013, 19-28-327-005, 19-28-327-012	808 Rosemarie Street, Algonquin, IL 60102
39. 19-28-181-006	1207 W. Algonquin Road, Algonquin, IL 60102
40. 19-28-330-002, 19-28-330-001, 19-28-330-003, 19-28-330-004	701 Roger Street, Algonquin, IL 60102
41. 19-28-333-013	809 Nevin Street, Lake in the Hills, IL 60156
42. 19-28-333-012	807 Nevin Street, Algonquin, IL 60102
43. 19-28-332-010, 19-28-332-012, 19-28-332-011	10800 Willy Avenue, Algonquin, IL 60102
44. 19-28-403-001, 19-28-403-005, 19-28-403-002	1001 Ethel Avenue, Algonquin, IL 60102
45. 19-28-332-017	5713 Joan Street, Lake in the Hills, IL 60102
46. 19-28-403-003, 19-28-403-004	1005 Ethel Street, Algonquin, IL 60102
47. 19-28-334-010	10720 Nevin Street, Algonquin, IL 60102
48. 19-28-403-006	1104 Isabel Drive, Algonquin, IL 60102

Taxable Parcels by Parcel Number	Site Address
49. 19-28-405-022	1101 Isabel Drive, Algonquin, IL 60102
50. 19-28-405-023	1103 Isabel Drive, Algonquin, IL 60102
51. 19-28-405-004, 19-28-405-021	1107 Isabel Drive, Algonquin, IL 60102
52. 19-28-403-013, 19-28-403-011	1108 Isabel Drive, Algonquin, IL 60102
53. 19-28-180-003	703 Scotty Avenue, Algonquin, IL 60102
54. 19-28-334-011	902 Roger Street, Algonquin, IL 60102
55. 19-28-334-009	10718 Nevin Street, Algonquin, IL 60102
56. 19-28-332-001	10701 Willy Avenue, Algonquin, IL 60102
57. 19-28-182-007	1201 W. Algonquin Road, Algonquin, IL 60102
58. 19-28-182-008	1129 W. Algonquin Road, Algonquin, IL 60102
59. 19-28-404-010	1075 W. Algonquin Road, Algonquin, IL 60102
60. 19-28-404-015	1045 W. Algonquin Road, Algonquin, IL 60102
61. 19-28-182-003	1127 W. Algonquin Road, Algonquin, IL 60102
62. 19-28-182-005, 19-28-182-004	1123 E. Algonquin Road, Algonquin, IL 60102
63. 19-28-401-001, 19-28-401-002	1111-1117 W. Algonquin Road, Algonquin, IL 60102
64. 19-28-404-016	1065 W. Algonquin Road, Algonquin, IL 60102
65. 19-28-181-004, 19-28-181-003	1211 E. Algonquin Road, Algonquin, IL 60102
66. 19-28-181-002	1217 W. Algonquin Road, Algonquin, IL 60102
67. 19-28-401-003	1101 W. Algonquin Road, Lake in the Hills, IL 60156

Undeveloped Parcels Within the Special Service Area

19-28-330-005	803 Roger Street, Lake in the Hills, IL 60156
19-28-335-004	No Site Address
19-28-335-003, 19-28-335-006, 19-28-335-007	No Site Address
19-28-181-005	1234 S. Main Street, Algonquin, IL 60102
19-28-181-001	No Site Address
19-28-329-004	902 Rosemarie Street, Lake in the Hills, IL 60156
19-28-326-003, 19-28-326-004	No Site Address
19-28-331-003	No Site Address
19-28-329-005	No Site Address
19-28-181-007, 19-28-181-008	No Site Address
19-28-403-012	No Site Address
19-28-329-014, 19-28-329-015, 19-28-329-013	No Site Address
19-28-329-017	No Site Address
19-28-333-005	No Site Address
19-28-329-002	No Site Address
19-28-329-008	No Site Address

EXHIBIT B
NOTICE OF PUBLIC HEARING
ON THE PROPOSED VILLAGE OF LAKE IN THE HILLS
SPECIAL SERVICE AREA NUMBER 51

NOTICE IS HEREBY GIVEN that on the 11th day of June, 2019 at 7:30 p.m. at the Village of Lake in the Hills Village Hall, 600 Harvest Gate, Village of Lake in the Hills, Illinois 60156, a public hearing will be held by the Village of Lake in the Hills (the "Village") to consider forming a special service area, to be called the "Village of Lake in the Hills Special Service Area Number 51," consisting of the territory described in Exhibit 1 to this public notice (the "Area").

The general purpose of the formation of the proposed Village of Lake in the Hills Special Service Area Number 51 is to provide special services to the Area which will include construction and installation of potable water distribution facilities and related improvements as well as the payment of required tap on fees to pay for improvements to the Village's water treatment facility to draw and treat water for distribution to the Area and related engineering, surveying, construction observation, soil testing and appurtenant work, mass grading and demolition, site clearing and tree removal, final restoration and paving and the equipment and materials necessary for the maintenance thereof, and other associated costs including those of consultants (collectively, the "Special Services"). The nature of the Special Services is new construction.

There will also be considered at the public hearing the following method of financing the Special Services for the proposed special service area: the issuance of special tax bonds (including bonds issued to refund such bonds) in an aggregate principal amount not to exceed \$2,000,000, and for which the Village may, in its sole discretion, pledge general obligation status, at an interest rate of not to exceed eight percent (8%) per annum ("the Bonds"), and which would be the maximum interest rate the Bonds will bear, to be retired and paid in full no later than thirty (30) years from the date of their issuance. Thus, the maximum amount of the Bonds proposed to be issued would be \$2,000,000. Thirty years would be the maximum period of time over which the Bonds would be retired. The Bonds would be retired by the levy of an annual special service area tax levied against each parcel of property within the Area to pay the interest on such Bonds as it falls due and to discharge the principal thereof at maturity and to pay the costs of the Special Services for the Area.

The collective total maximum amount of special service area taxes to be extended within the entire proposed special service area consisting of the Area in any year would be \$185,000 and the maximum number of years special service area taxes would be levied against the Area would be 30 years.

For each "Taxable Parcel" within the proposed Special Service Area 51 as set forth in Exhibit 1, the special service area tax would be a flat rate not to exceed \$2,891 on an annual basis. This would be the maximum rate and amount of special service area taxes to be extended within the proposed special service area in any year as to each of the parcels in the Area.

If the special service area is adopted, the Village agrees to pay for any SSA levy imposed on those parcels situated within the Village's corporate boundaries.

The proposed amount of the tax levy for the proposed Special Services to be provided for the initial year for which taxes will be levied within the proposed special service area would not exceed \$185,000.

In the event a vacant parcel assigned a property identification number presently identified as part of a "Taxable Parcel" as set forth in Exhibit 1 of Exhibit B, or an "Undeveloped Parcel" as defined in Exhibit 1 of Exhibit B, is connected to the water distribution system within the Area constituting a portion of the special services area, such parcel shall become a "Taxable Parcel" and be subject to the special service area tax levy of \$2,891 per year thereafter for the remainder of the term of the special service area. The Village reserves the right to add parcels to the proposed special service area in accordance with the SSA Law and/or the Village's home rule authority.

At the public hearing, all interested persons affected by the proposed formation of such special service area, including all persons owning taxable real property therein, may file written objections to and be heard orally regarding the formation of and the boundaries of the special service area, the issuance of Bonds and the levy of taxes affecting the Area. The public hearing may be adjourned by the President and Board of Trustees without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment. The question of the creation of the special service area for the Area, the levies or imposition of a tax against the special service area and the issuance of the Bonds for the provision of the Special Services proposed for the Area, will be considered at the public hearing.

If a petition signed by at least 51% of the electors residing within the proposed Village of Lake in the Hills Special Service Area Number 51 and by at least 51% of the owners of record of the land included within the boundaries of the proposed Village of Lake in the Hills Special Service Area Number 51 is filed with the Village Clerk of the Village of Lake in the Hills within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area, the issuance of Bonds for the provision of Special Services to the Area or the levy or imposition of taxes affecting the Area, no such special service area for the Area may be created and no such bonds may be issued or taxes levied or imposed.

A map of the Area is on file at the Village of Lake in the Hills Village Hall at 600 Harvest Gate, Village of Lake in the Hills, Illinois 60156 and which may be viewed during its regular business hours.

/s/ Cecilia Carman
Village Clerk
Village of Lake in the Hills
600 Harvest Gate
Lake in the Hills, Illinois 60156

Exhibit 1 to Notice
Legal description of the Area, street addresses within the Area as well as
permanent tax index numbers of taxable parcels within the Area

The legal description of the Area is as follows:

That part of Lake in the Hills Estates Unit 12, being a subdivision of part of the South half of Section 28, Township 43 North, Range 8 East of the Third Principal Meridian, according to the plat thereof recorded April 4, 1953 as Document No. 264707, in McHenry County, described as follows:

Beginning at the Northwest corner of Lot 2 in Block 1 in said Lake in the Hills Estates Unit 12; thence Southerly along the West line of said Lot 2 to the Southwest corner thereof, said point being on the North line of Lot 3 in Block 1 in said Lake in the Hills Estates Unit 12; thence Westerly along said Northerly line to the Westerly line of said Block 1; thence Southerly along said Westerly line and also the Westerly lines of Blocks 10, 15 and 16 and the Westerly lines of Craig Street and Roger Street in said Lake in the Hills Estates Unit 12, to the Southwest corner of Lot 1 in said Block 16; thence Easterly along the Southerly line of said Block 16 to the Southeast corner of Lot 8 in said Block 16; thence Northerly along the Easterly line of said Blocks 16 and 13 in said Lake in the Hills Estates Unit 12 to the Southwest corner of Lot 1 in Block 12 in said Lake in the Hills Estates Unit 12; thence Easterly along the Southerly line of said Blocks 12 and 7 and the Southerly line of a drainage easement per said Lake in the Hills Estates Unit 12, to a bend point in the Southerly line of Lot 9 in said Block 7; thence Southeasterly along the Southwesterly line of Blocks 7, 6 and 5 and the Southwesterly lines of Ethel Avenue and Isabel Avenue in said Lake in the Hills Estates Unit 12 to the Southeast corner of Lot 9 in said Block 5; thence Northeasterly along the Southeasterly line of said Blocks 5 and 4 and the Southeasterly line of vacated Rosemarie Street in said Lake in the Hills Estates Unit 12 to the Northeast corner of Lot 3 in said Block 4, said point being on the Southwesterly line of W. Algonquin Road as shown on said Lake in the Hills Estates Unit 12; Thence Northwesterly along said Southwesterly line and the Northerly line of said Lake in the Hills Estates Unit 12 to the Point of Beginning, EXCEPTING therefrom all of Lot 5 in Block 3 in said Lake in the Hills Estates Unit 12, all in McHenry County, Illinois.

The Area is located south and west of West Algonquin Road and includes parcels on both sides of Scotty Avenue, Rosemarie Street, Dennis Avenue, Craig Street, Roger Street, Willy Avenue, Joan Street, Nevin Avenue, Ethel Avenue, Marie Avenue and Isabel Avenue.

The parcels within the Area by Permanent Tax Index Numbers and street location are as follows:

Taxable Parcels by Parcel Number	Site Address
1. 19-28-326-001, 19-28-326-002	705 Scotty Avenue, Algonquin, IL 60102
2. 19-28-327-015, 19-28-327-014	815 Dennis Avenue, Lake in the Hills, IL 60156
3. 19-28-334-002	902 Nevin Street, Algonquin, IL 60102
4. 19-28-405-024	1111 Isabel Street, Algonquin, IL 60102
5. 19-28-405-019	1113 Isabel Street, Algonquin, IL 60102
6. 19-28-405-009	1117 Isabel Drive, Algonquin, IL 60102
7. 19-28-329-001	10514 Dennis Avenue, Algonquin, IL 60102

Taxable Parcels by Parcel Number**Site Address**

8. 19-28-329-011, 19-28-329-012, 19-28-329-003	905 Craig Street, Algonquin, IL 60102
9. 19-28-329-018	901 Craig Street, Algonquin, IL 60102
10. 19-28-327-001	704 Scotty Avenue, Algonquin, IL 60102
11. 19-28-327-002	804 Rosemarie Street, Algonquin, IL 60102
12. 19-28-327-003, 19-28-327-011	806 Rosemarie Street, Algonquin, IL 60102
13. 19-28-327-007, 19-28-327-006	814 Rosemarie Street, Algonquin, IL 60102
14. 19-28-327-016	10516 Scott Avenue, Algonquin, IL 60102
15. 19-28-330-006, 19-28-330-007	5708 Roger Street, Lake in the Hills, IL 60156
16. 19-28-330-008, 19-28-330-009, 19-28-330-010	809 Roger Street, Algonquin, IL 60102
17. 19-28-331-001, 19-28-331-002	901 Roger Street, Algonquin, IL 60102
18. 19-28-329-016	1114 Ethel Street, Algonquin, IL 60102
19. 19-28-334-012, 19-28-334-015, 19-28-334-013, 19-28-334-014	904 Roger Street, Algonquin, IL 60102
20. 19-28-334-001	900 Roger Street, Algonquin, IL 60102
21. 19-28-334-003	10904 Nevin Street, Algonquin, IL 60102
22. 19-28-334-004, 19-28-334-005	908 Nevin Street, Algonquin, IL 60102
23. 19-28-334-006	910 Nevin Avenue, Algonquin, IL 60102
24. 19-28-334-007	10714 Nevin Avenue, Lake in the Hills, IL 60156
25. 19-28-334-008	10716 Nevin Avenue, Algonquin, IL 60102
26. 19-28-333-001, 19-28-333-002	702 Roger Street, Algonquin, IL 60102
27. 19-28-333-009	10701 Nevin Street, Algonquin, IL 60102
28. 19-28-333-010	5703 Nevin Street, Algonquin, IL 60102
29. 19-28-333-003, 19-28-333-011, 19-28-333-004	10706 Willy Avenue, Algonquin, IL 60102
30. 19-28-333-006	10712 Willy Avenue, Algonquin, IL 60102
31. 19-28-333-017	10714 Willy Avenue, Algonquin, IL 60102
32. 19-28-333-015, 19-28-333-014, 19-28-333-016	813 Nevin Avenue, Lake in the Hills, IL 60156
33. 19-28-332-002, 19-28-332-003	10703 Willy Avenue, Algonquin, IL 60102
34. 19-28-332-007, 19-28-332-006, 19-28-332-005, 19-28-332-004	10711 Willy Avenue, Lake in the Hills, IL 60102
35. 19-28-405-008	1115 Isabel Drive, Algonquin, IL 60102
36. 19-28-332-008, 19-28-332-009	10715 Willy Avenue, Algonquin, IL 60102
37. 19-28-180-002	1301 W. Algonquin Road, Algonquin, IL 60102
38. 19-28-327-004, 19-28-327-013, 19-28-327-005, 19-28-327-012	808 Rosemarie Street, Algonquin, IL 60102
39. 19-28-181-006	1207 W. Algonquin Road, Algonquin, IL 60102
40. 19-28-330-002, 19-28-330-001, 19-28-330-003, 19-28-330-004	701 Roger Street, Algonquin, IL 60102
41. 19-28-333-013	809 Nevin Street, Lake in the Hills, IL 60156
42. 19-28-333-012	807 Nevin Street, Algonquin, IL 60102
43. 19-28-332-010, 19-28-332-012, 19-28-332-011	10800 Willy Avenue, Algonquin, IL 60102
44. 19-28-403-001, 19-28-403-005, 19-28-403-002	1001 Ethel Avenue, Algonquin, IL 60102
45. 19-28-332-017	5713 Joan Street, Lake in the Hills, IL 60102

Taxable Parcels by Parcel Number	Site Address
46. 19-28-403-003, 19-28-403-004	1005 Ethel Street, Algonquin, IL 60102
47. 19-28-334-010	10720 Nevin Street, Algonquin, IL 60102
48. 19-28-403-006	1104 Isabel Drive, Algonquin, IL 60102
49. 19-28-405-022	1101 Isabel Drive, Algonquin, IL 60102
50. 19-28-405-023	1103 Isabel Drive, Algonquin, IL 60102
51. 19-28-405-004, 19-28-405-021	1107 Isabel Drive, Algonquin, IL 60102
52. 19-28-403-013, 19-28-403-011	1108 Isabel Drive, Algonquin, IL 60102
53. 19-28-180-003	703 Scotty Avenue, Algonquin, IL 60102
54. 19-28-334-011	902 Roger Street, Algonquin, IL 60102
55. 19-28-334-009	10718 Nevin Street, Algonquin, IL 60102
56. 19-28-332-001	10701 Willy Avenue, Algonquin, IL 60102
57. 19-28-182-007	1201 W. Algonquin Road, Algonquin, IL 60102
58. 19-28-182-008	1129 W. Algonquin Road, Algonquin, IL 60102
59. 19-28-404-010	1075 W. Algonquin Road, Algonquin, IL 60102
60. 19-28-404-015	1045 W. Algonquin Road, Algonquin, IL 60102
61. 19-28-182-003	1127 W. Algonquin Road, Algonquin, IL 60102
62. 19-28-182-005, 19-28-182-004	1123 E. Algonquin Road, Algonquin, IL 60102
63. 19-28-401-001, 19-28-401-002	1111-1117 W. Algonquin Road, Algonquin, IL 60102
64. 19-28-404-016	1065 W. Algonquin Road, Algonquin, IL 60102
65. 19-28-181-004, 19-28-181-003	1211 E. Algonquin Road, Algonquin, IL 60102
66. 19-28-181-002	1217 W. Algonquin Road, Algonquin, IL 60102
67. 19-28-401-003	1101 W. Algonquin Road, Lake in the Hills, IL 60156

Undeveloped Parcels Within the Special Service Area

19-28-330-005	803 Roger Street, Lake in the Hills, IL 60156
19-28-335-004	No Site Address
19-28-335-003, 19-28-335-006, 19-28-335-007	No Site Address
19-28-181-005	1234 S. Main Street, Algonquin, IL 60102
19-28-181-001	No Site Address
19-28-329-004	902 Rosemarie Street, Lake in the Hills, IL 60156
19-28-326-003, 19-28-326-004	No Site Address
19-28-331-003	No Site Address
19-28-329-005	No Site Address
19-28-181-007, 19-28-181-008	No Site Address
19-28-403-012	No Site Address
19-28-329-014, 19-28-329-015, 19-28-329-013	No Site Address
19-28-329-017	No Site Address
19-28-333-005	No Site Address
19-28-329-002	No Site Address
19-28-329-008	No Site Address

CERTIFICATION

I, Cecilia Carman, do hereby certify that I am the duly elected, acting and qualified Clerk of the Village of Lake in the Hills, McHenry County, Illinois, and that as such Clerk, I am the keeper of the records and minutes and proceedings of the President and Board of Trustees of said Village of Lake in the Hills.

I do further certify that at a regular meeting of the President and Board of Trustees of the Village of Lake in the Hills, held on the ____ day of _____, 2019, the foregoing Ordinance entitled *An Ordinance Proposing the Establishment of Special Service Area Number 51 Within, as well as Outside of, the Village of Lake in the Hills, Setting a Public Hearing Date and Providing for Other Procedures in Connection Therewith*, as duly passed by the President and Board of Trustees of the Village of Lake in the Hills.

The pamphlet form of Ordinance No. 2019-_____, including the Ordinance and a cover sheet thereof, was prepared, and a copy of such Ordinance was available in the Village Hall, commencing on the _____ day of _____, 2019, and will continue for at least 10 days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as the Clerk of said Village for safekeeping, and that I am the lawful custodian and keeper of the same.

Given under my hand and seal of the Village of Lake in the Hills this this ____ day of _____, 2019.

Cecilia Carman, Village Clerk
Village of Lake in the Hills,
McHenry County, Illinois

(SEAL)



600 Harvest Gate
Lake in the Hills, IL 60156

(847) 960-7400
Fax: (847) 960-7415
www.lith.org

April 5, 2019

Dear Unincorporated Water Customer,

The Village of Lake in the Hills is moving forward with the establishment of a Special Service Area (SSA) intended to fund the replacement of the water main that services your property in the unincorporated area south of Algonquin Road. This includes customers on Scotty Avenue, Dennis Road, Rosemarie Street, Marie Avenue, Isabel Avenue, Ethel Avenue, Craig Street, Roger Street, Willy Avenue, Nevin Avenue, and Joan Street.

The water infrastructure has reached the end of its useful life. This project is the result of a year-long collaboration between the elected officials of the Village and members of your community to determine a viable and mutually agreeable answer. This solution will ensure its complete replacement. The Village will continue to own the entire utility in the unincorporated area of the Village. The current source of water supplied to your home will remain the same, as will billing and the maintenance and upkeep of the infrastructure. The complete timeline for the project and ordinance under consideration are included for your information. Importantly, the ordinance includes a very conservative not-to-exceed cost for the property owners included within the SSA. Additionally, state statute requires a review period to allow property owners who will be included in the SSA to object. These details are included in the attached materials.

In addition to a staff presentation to the Village Board on Tuesday, April 9, 2019 at the Lake in the Hills Village Hall, 600 Harvest Gate, Lake in the Hills, Illinois, the Village will host an open meeting at 7:00 pm on Thursday, April 11. The purpose of the meeting is to offer unincorporated customers the opportunity to ask questions on the matter of the Village Board of Trustees and its staff. This discussion will precede the formal Village Board meeting during which a vote will be taken on the ordinance under consideration.

I look forward to meeting with you next week. In the meantime, please feel free to contact me directly at 847-960-7412 or jclough@lith.org.

Regards,

A handwritten signature in black ink that reads "Jennifer Clough".

Jennifer Clough
Village Administrator