

**NOTICE OF PUBLIC HEARING ON THE  
ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 17 IN  
THE VILLAGE OF HUNTLEY FOR MAINTENANCE PURPOSES  
(Cider Grove Subdivision – Unit 2)**

PUBLIC NOTICE IS HEREBY GIVEN that on Thursday, November 18, 2021 at 7:00 p.m., or soon thereafter, a public hearing will be held before the President and Board of Trustees of the Village of Huntley, Kane and McHenry Counties, Illinois, in the Board Room of the Huntley Municipal Complex, 10987 Main Street, Huntley, Illinois 60142, for the purpose of considering the establishment of Village of Huntley Special Service Area Number Seventeen (“Proposed SSA”), which Proposed SSA would include the following described territory (the “SSA Territory”):

THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 34 AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 35, EXCEPTING THEREFROM THE NORTH 40 FEET OF SAID WEST HALF OF THE NORTHWEST QUARTER CONVEYED TO COMMONWEALTH EDISON COMPANY BY WARRANTY DEED RECORDED AS DOCUMENT 2000R0039458, IN TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN. EXCEPTING THEREFROM CIDER GROVE UNIT ONE, BEING A SUBDIVISION OF PART OF SECTION 34 AND SECTION 35 IN TOWNSHIP 43 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO PLAT THEREOF RECORDED SEPTEMBER 8th 2005 AS DOCUMENT NO. 2005R0075774, IN MCHENRY COUNTY, ILLINOIS.

PINS: 18-34-200-007 and 18-35-100-007

The SSA Territory consists of approximately 79.54 acres generally situated north of Dundee Road and east of Leland Lane in the Village of Huntley. The record owners of all of the SSA Territory have requested the establishment of the Proposed SSA and have filed a petition therefor with the Village of Huntley.

The purpose of this public hearing is to consider establishing the Proposed SSA as described in said petition in order to provide special services relating to the proper maintenance and repair of all common subdivision improvements in the SSA Territory, including without limitation stormwater conveyance and detention facilities, common open space, common-area landscaping, common recreational facilities, signage, and other common improvements and amenities (collectively, the “Special Services”). The Proposed SSA is for maintenance purposes.

The Special Services will be the primary obligation of a property owners’ association to be established in connection with the development of the SSA Territory (the “HOA”). The Village will only levy SSA taxes to finance the Special Services in the event that: (i) the HOA fails to perform the Special Services adequately or requests that the Village provide Special Services;

(ii) the Village notifies the HOA of its intent to undertake the Special Services and/or agrees to undertake the Special Services at the HOA's request; (iii) the Village incurs costs in connection with the provision of the Special Services; and (iv) the HOA fails to reimburse the Village for such costs in a timely manner.

In the event that the Village levies SSA taxes pursuant to the Proposed SSA, the Village proposes to levy such taxes upon all property within the SSA Territory on an *ad valorem* basis in an amount sufficient to produce revenues required to provide the Special Services, but at a rate not exceeding 1.0% of the equalized assessed valuation of the SSA Territory. The proposed amount of the tax levy for the Special Services for the initial year of the Proposed SSA is \$0.00.

The funds from any tax levy pursuant to the Proposed SSA will be used by the Village to provide the Special Services, or to reimburse the Village for costs the Village incurred in providing the Special Services. No maximum number of years will be established for the Proposed SSA; the Proposed SSA will have a perpetual duration. No bonds will be issued in connection with the Proposed SSA.

At the public hearing, the Village Board of Trustees will consider the creation of the Proposed SSA, the Special Services, the SSA tax levy with a proposed maximum rate of 1.0%, the proposed perpetual duration of the Proposed SSA, and any other matters relevant to the Proposed SSA.

All interested persons, including all persons owning real property within the SSA Territory, will be given an opportunity to be heard orally at the hearing regarding the establishment of the Proposed SSA, the SSA tax levy, and any other matters described in this notice, as well as an opportunity to file written comments regarding or objections to the establishment of the Proposed SSA, the amount of the SSA tax levy, or any other matters described in this notice. Written comments and/or objections relating to the Proposed SSA, the SSA tax levy, or any other matters described in this notice may be filed in writing with the Village Clerk at the Huntley Municipal Complex, 10987 Main Street, Huntley Illinois.

The public hearing may be adjourned to another date by the Village Board of Trustees without further notice other than a motion entered upon the minutes of said meeting fixing the date, time, and place of the hearing's adjournment and reconvening.

If a petition signed by at least 51% of the electors residing within the SSA Territory and at least 51% of the owners of record of properties within the SSA Territory is filed with the Village Clerk as set forth above within 60 days after the final adjournment of the public hearing, objecting to the establishment of the Proposed SSA or the levy and imposition of the SSA taxes

as described herein, then the Proposed SSA shall not be established and said SSA taxes shall not be levied or imposed.

Dated: October 26, 2021

Respectfully submitted,

Village Clerk  
Village of Huntley