

ORDINANCE NC. 20-3005

VOTE: Passed by an omnibus vote.

Voting aye: Trustees Tyrrell, Chen,

Fink, John, Lewis, Rudolph and

President Gallagher.

Voting nay: None.

DATE: May 18, 2020

OTHER: Published in pamphlet form.

AN ORDINANCE PROPOSING TO ESTABLISH SPECIAL SERVICE AREA NUMBER 8 (RIDGEWOOD OAKS) IN THE VILLAGE OF WESTERN SPRINGS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION WITH THE CONSTRUCTION AND FUNDING OF THE RIDGEWOOD OAKS SUBDIVISION DETENTION BASIN PROJECT AND FORMATION OF A DORMANT MAINTENANCE, REPAIR AND REPLACEMENT SPECIAL SERVICE AREA FOR THE RIDGEWOOD OAKS SUBDIVISION DETENTION BASIN.

BE IT ORDAINED by the President and Board of Trustees of the Village of Western Springs, Cook County, Illinois, as follows:

SECTION 1: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS.

Special Service Areas within non-home rule municipalities are established pursuant to Article VII, Section 7 of the Constitution of the State of Illinois, and pursuant to the provisions of the Special Service Area Tax Law, 35 ILCS 200/27-5, *et seq.*

SECTION 2: FINDINGS: PROJECT DESCRIPTION.

The Village Board finds:

- A. It is in the public interest that the formation of the area hereinafter described as the Village of Western Springs Special Service Area Number 8 (Ridgewood Oaks) ("Special Service Area") for the purposes set forth herein be considered.
- B. Said Special Service Area is compact and contiguous, and said area lies within and is zoned R-4 Multiple Family Residence District, in the Village of Western Springs ("Village").
- C. Said Special Service Area is zoned for residential purposes and will benefit specifically from the municipal services to be provided, and the proposed municipal services are unique and in addition to municipal services provided to the Village as a whole. It is in the public health, welfare and best interests of the residents of the Ridgewood Oaks Subdivision, the Village of Western Springs and its residents that the Village issue bonds or other debt instruments, or temporarily loan public funds, to pay for the redesign and reconstruction of the existing storm water detention basin and open earth drainage culvert, including the installation of a new water outlet and transmission pipe, a new overflow spillway structure and a new open, concrete drainage culvert that will convey water from the basin onto and across privately owned properties located outside of the Special Service Area in Ridgewood Subdivision (the 915 Linden Court Property (PIN: 18-18-220-031-0000), the 921 Lawn Circle Property (PIN: 18-18-220-021-0000) and the 923

Lawn Circle Property (PIN: 18-18-220-020-0000)) within storm water drainage facility easements filed with the Cook County Recorder of Deeds Office (the "Drainage Easements") so that the water drains into the Village's storm water drainage system located in Ridgewood Subdivision in order for the drainage basin to meet its original design capacity as required by the permit and applicable regulations of the Metropolitan Water Reclamation District of Greater Chicago ("MWRDGC") (collectively the "Drainage Basin Improvements" or the "Project"). Copies of the Site Map of the Project Area and the Drainage Basin Improvements Plan and three (3) Plats of Easement for Public Utilities and Drainage are attached hereto as **Group Exhibit "A"** and made a part hereof. The members of the Ridgewood Oaks Condominium Association (the "Association") and the Association are obligated to repay the actual cost of bid preparation and bidding of work, construction costs and expenses, equipment and material costs, Village administrative costs, consultant fees, engineering fees, inspection fees, material testing costs, public notice costs and legal fees incurred by the Village, including but not limited to insurance premiums for related construction and liability insurance coverage, in connection with the completion of the Project ("Reimbursable Project Expenses"), subject to the Village's contribution of public benefit funds as described below. The repayment of the Village's funding of the Project ("Village Project Funds") shall occur by an annual levy of special taxes as described further below. The levy of a direct annual tax shall be at a tax rate that does not exceed the maximum rate necessary to repay the outstanding balance of the Total Project Costs (defined below in Section 3) expended to complete the Project plus accrued interest during the ten (10) consecutive year repayment period.

- D. Because the Project will provide some incremental enhancement to the Village's storm water drainage system in this general area of the Village, which benefit will extend beyond the Special Service Area, the Village agrees to contribute public funds, designated as a "public benefit", to defray the total cost of the Project. The amount of public funds contributed to the Project is identified below.
- E. Under the Declaration of Condominium Ownership and of Easements, Restrictions and Covenants recorded against the Ridgewood Oaks Subdivision (the "Declaration") and the Special Service Area, the Association shall own and be solely responsible for the perpetual maintenance, operation, repair and replacement of the existing Drainage Basin, the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto within the Special Service Area and within the Drainage Easements, except as follows: The Village, at its cost, shall be responsible for any future maintenance associated with the overflow spillway structure and the open, concrete drainage culvert.
- F. It is further in the best interests of the property owners within the Ridgewood Oaks Subdivision, the Village and its residents that the Special Service Area be provided with certain special municipal services, after the completion of the proposed Drainage Basin Improvements, that will directly affect the Special Service Area (hereinafter the "Special Municipal Services") and which consist of: the Village's discretionary right, but not obligation, to access the Special Service Area to maintain, repair and replace the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto within the Special Service Area and within the Drainage Easements, which maintenance, repair and replacement obligations are the sole responsibility of the Association, subject to: (a) the Village's access and construction easement rights within

the Special Service Area in the event the Association refuses or fails to perform required maintenance, repairs or replacement work relative to the Drainage Basin Improvements after prior written notice from the Village; (b) the Village levying special taxes against said Special Service Area to pay for all costs, expenses and fees incurred by the Village in connection with providing or securing one or more of the Special Municipal Services listed above; and (c) the Village, at its cost, being responsible for any future maintenance associated with the overflow spillway structure and the open, concrete drainage culvert. The Special Municipal Services will be performed by contractors selected by the Village, and the work and materials will be of like-quality and like-kind as the existing Drainage Basin Improvements and will be performed on an "as-needed" basis in accordance with the MWRDGC permit, as amended, or such other design capacity requirements mandated by the MWRDGC and its applicable regulations. The members of the Association and the Association are solely responsible for the payment of all costs, expenses and fees expended by the Village in regard to the provision of or securing one or more of the Special Municipal Services listed above.

- G. The corporate authorities of the Village will not levy a special tax under Special Service Area Number 8 (Ridgewood Oaks) to pay for one or more of the Special Municipal Services unless the corporate authorities decide to do so and only in the event the Association fails or refuses to: (a) fulfill any one or more of its maintenance, repair and replacement obligations relative to the Special Municipal Services performed in regard to the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto within the Special Service Area or the Drainage Easements; or (b) reimburse the Village for any expenses, costs and fees it incurs relative to providing or securing such Special Municipal Services.

SECTION 3: PUBLIC HEARING; ESTIMATED PROJECT COSTS; TAX RATES; DORMANT SSA.

At a public hearing to be held on **the 27th day of July, 2020**, at 7:00 p.m., in the Western Springs Village Hall, Board Room, 740 Hillgrove Avenue, Western Springs, Illinois, the corporate authorities of the Village will consider the formation of Special Service Area Number 8 (Ridgewood Oaks) of the Village of Western Springs in the territory described in the Notice set forth in Section 4 hereof, based on the Findings set forth in Section 2 above.

In regard to the Project, the financing of the Drainage Basin Improvements will utilize dedicated Village Project Funds on hand, and the repayment of such Funds plus accrued interest shall occur solely from special taxes assessed and levied within Special Service Area Number 8 (Ridgewood Oaks). The estimated cost items to complete the Project to be reimbursed by the special tax levies assessed under Special Service Area Number 8 (Ridgewood Oaks) include the following:

Construction (materials and labor):	\$514,987.50
Project Design Engineering	\$72,784.00
Insurance	\$1,500.00
Inspection	\$24,000.00
Material Testing	\$5,200.00
Contingency (10%)	\$51,498.00
Public Hearing / Legal Fees	\$10,000.00
<u>Plat of Easements and CCRD filing costs</u>	<u>\$5,000.00</u>

Subtotal	\$684,969.50
Administrative Fee to Village (10%)	\$68,496.95
Total Estimated Project Costs	\$753,466.45
Less Public Benefit (25% of Total Estimated Project Costs)	(\$188,366.61)
Total Estimated Project Costs For Association:	\$565,099.84

The Total Estimated Project Costs for the Association are subject to adjustment based on the actual Total Project Costs incurred after the Project is competitively bid by the Village and constructed by the lowest, responsive, qualified bidder selected by the Village (collectively "Total Project Costs").

The Village shall expend its own funds from the Village's General Fund or from Village Reserve Funds to pay for the Total Project Costs related to the completion of the Project, and, in order to reimburse itself for paying for the actual Total Project Costs, the Village shall levy a direct annual tax based on the equalized assessed value of all real estate located within Special Service Area Number 8 (Ridgewood Oaks). Said direct annual tax of not to exceed seven and one-half percent (7.5%) of the assessed value of said real estate, as equalized and adjusted from time to time, shall be levied annually for a maximum of ten (10) consecutive years, with an annual interest rate applied to the outstanding principal of three and one-half percent (3.5%), until the principal and accrued interest on the Total Project Costs expended to pay for the Project are fully repaid to the Village. The levy of a direct annual tax shall be at a tax rate that does not exceed the maximum rate necessary to repay the outstanding balance of the Total Project Costs (defined below in Section 3) expended to complete the Project plus accrued interest during the ten (10) consecutive year repayment period. Said direct annual 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, 35 ILCS 200/1-1 *et seq.*, and, in particular, the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* Based on the Total Estimated Project Costs For Association listed above, the proposed amount of the tax levy for the first year in which taxes will be imposed is \$104,528.50. The proposed Annual Tax Levy Repayment Schedule for the Project based on the Total Estimated Project Costs For Association listed above is attached hereto as **Exhibit "B"** and made a part hereof.

At the public hearing, the corporate authorities of the Village will also consider the formation of Special Service Area Number 8 (Ridgewood Oaks) as a "Dormant Special Service Area" for the purpose of: (a) the provision of the Special Municipal Services to the Ridgewood Oaks Subdivision as described in Section 2 above; (b) the levy of a direct annual tax of not to exceed direct annual tax of not to exceed seven and one-half percent (7.5%) of the assessed value, as equalized and adjusted from time to time, of all real property within Special Service Area Number 8 (Ridgewood Oaks) to pay the actual cost of the Village providing or securing the provision of such Special Municipal Services; and (c) if bonds are issued to pay for the Special Municipal Services or if Village funds are expended to pay for the Special Municipal Services, the imposition of an annual interest rate applied to the bonds or to the outstanding principal of the Village funds will bear interest in an amount determined by the corporate authorities of the Village, in their sole discretion, but not to exceed the most recently published Wall Street Journal Prime Rate as of the date of issuance of the Bonds or the first date of expenditure of the Village funds, as quoted in *The Wall Street Journal* (or its successor publication), plus two percent (2.0%), and in any event shall not exceed the maximum rate of interest permitted for bonds pursuant to applicable State law, including the Bond Authorization Act, 30 ILCS 305, as amended.

Such direct annual tax may be levied for an indefinite period, as long as Special Service Area Number 8 (Ridgewood Oaks) is in existence and one or more of the Special Municipal Services described in Section 2 above are being provided or have been provided within Special Service Area Number 8

(Ridgewood Oaks) by the Village but the expenses, costs and fees incurred by the Village in connection with such Special Municipal Services have not been repaid by the Association. The property owners within Special Service Area Number 8 (Ridgewood Oaks) shall be responsible for paying all of the costs associated with the maintenance, repair and replacement work relative to the Special Municipal Services, including the expenses, costs and fees described in Section 2 above that the Village incurs in connection with providing or securing one or more of the Special Municipal Services listed above. The corporate authorities of the Village, in their sole discretion, may from time to time contribute a share (i.e., public benefit) of the costs associated with the maintenance, repair and replacement work relative to the Special Municipal Services.

Said direct annual 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, 35 ILCS 200/1-1 *et seq.*, and, in particular, the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.*

SECTION 4: NOTICE OF HEARING.

Notice of the public hearing shall be published at least once, not less than fifteen (15) days prior to the public hearing, in one (1) or more newspapers of general circulation within the Village of Western Springs. In addition, notice by mailing shall be given by depositing said 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. Said Notice shall be mailed not less than ten (10) 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 said property. The Notice shall be in substantially the following form:

**NOTICE OF HEARING
VILLAGE OF WESTERN SPRINGS
SPECIAL SERVICE AREA NUMBER 8 (RIDGEWOOD OAKS)**

NOTICE IS GIVEN that, on **July 27, 2020**, at 7:00 p.m. in the Western Springs Village Hall, Board Room, 740 Hillgrove Avenue, Western Springs, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Western Springs to consider forming a special service area consisting of the following-described territory:

WESTERN SPRINGS SPECIAL SERVICE AREA NUMBER 8 (RIDGEWOOD OAKS) CONSISTS OF THE FOLLOWING-DESCRIBED TERRITORY:

PARCEL 1:

That part of the Northwest $\frac{1}{4}$ of Section 17 and that part of the Northeast $\frac{1}{4}$ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 18; thence South on the East line of said Section 18, 450.5 feet; thence West parallel with the North line of the South $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of said Section 18, 111.0 feet to the point of beginning; thence continuing West along said parallel line, 287.16 feet; thence South parallel with the East line of said Section 18, 451.38 feet to a North line of Ridgewood Unit 12-B, being a Subdivision in the Northeast $\frac{1}{4}$ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian; thence East along said North line 65.29 feet; thence Southeasterly on an angle of 60°53'20" to the right of a prolongation of the last described course, 75.0 feet, the last described line, also being a Northeasterly line of said Ridgewood Unit 12-B; thence Easterly on an angle of 67°32'50" to the

left of a prolongation of the last described course, 442.0 feet to the center line of Wolf Road; thence Northerly on the center line of said Wolf Road, 377.46 feet to a point; thence West parallel with the North line of the South ½ of the Northeast ¼ of said Section 18, 200.73 feet; thence North at right angles to the last described course 92.0 feet to the point of beginning, in Cook County, Illinois.

PARCEL 2:

That part of the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, described as follows: Commencing at the Northeast corner of the South ½ of the Northeast ¼ of said Section 18; thence South along the East line of said Section 18, 450.50 feet; thence West parallel with the North line of the South ½ of the Northeast ¼ of said Section 18, 398.16 feet to the point of beginning; thence South parallel with the East line of said Section 18, 451.38 feet to a point on the North line of Lot 5 in Ridgewood Unit 12-B, being a Subdivision in the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian; thence West along the North line of said Lot 5, 38.51 feet to the Northwest corner of said Lot 5; thence Northerly along an Easterly line of said Ridgewood Unit 12-B and an Easterly line of Ridgewood Unit 12-A, 452.94 feet, to a line which is 450.50 feet South of and parallel with the North line of the South ½ of the Northeast ¼ of said Section 18; thence East along said parallel line 1.59 feet to the point of beginning, in Cook County, Illinois.

PARCEL 3:

That part of the Northwest quarter of Section 17 and that part of the Northeast quarter of Section 18, Township 38 North, Range 12, East of the Third Principal Meridian, described as follows: Commencing at the Southwest corner of the Northwest quarter of said Section 17; thence North along the West line of Section 17, 379.25 feet for a place of beginning; thence East 113.65 feet to the West right of way line of Wolf Road; thence Northerly along said West right way of line, 26.77 feet; thence Westerly on an angle of 88°46' made with a prolongation of the last described course, 161.00 feet; thence South and parallel with the West line of Section 17, 7.70 feet; thence East 50.00 feet to the place of beginning, in Cook County, Illinois.

PARCEL 4:

That part of Lot 8 described as follows: Beginning at the Northwest corner of said Lot 8; thence Easterly along the North line of said Lot 8, 140.62 feet to the Northeast corner of said Lot 8; thence South along the East line of said Lot 8, 7.70 feet; thence Westerly 139.92 feet to the place of beginning, all in Ridgewood Unit 12-B, being a Subdivision in the Northeast ¼ of Section 18, Township 38 North, Range 12 East of the Third Principal Meridian, in Cook County, Illinois.

Property Index Numbers and Common Addresses all located in Western Springs, Illinois 60558:

18-18-201-086-1001 5802 Wolf Road, #1	18-18-201-086-1002 5802 Wolf Road, #2	18-18-201--086-1003 5802 Wolf Road, #3
18-18-201-086-1004 5802 Wolf Road, #4	18-18-201-086-1005 5804 A Wolf Road, #1	18-18-201-086-1006 5804 A Wolf Road, #2
18-18-201-086-1007 5804 A Wolf Road, #3	18-13-201-086-1008 5804 A Wolf Road, #4	18-18-201-086-1009 5804 B Wolf Road, #1
18-18-201-086-1010 5804 B Wolf Road, #2	18-18-201-086-1011 5804 B Wolf Road, #3	18-18-201-086-1012 5804 B Wolf Road, #4
18-18-201-086-1013 5806 A Wolf Road, #1	18-18-201-086-1014 5806 A Wolf Road, #2	18-18-201-086-1015 5806 A Wolf Road, #3
18-18-201-086-1016 5806 A Wolf Road, #4	18-18-201-086-1017 5806 B Wolf Road, #1	18-18-201-086-1018 5806 B Wolf Road, #2

18-18-201-086-1019 5806 B Wolf Road, #3	18-18-201-086-1020 5806 B Wolf Road, #4	18-18-201-086-1021 5808 Wolf Road, #1
18-18-201-086-1022 5808 Wolf Road, #2	18-18-201-086-1023 5808 Wolf Road, #3	18-18-201-086-1024 5808 Wolf Road, #4
18-18-201-086-1025 5810 A Wolf Road, #1	18-18-201-086-1026 5810 A Wolf Road, #2	18-18-201-086-1027 5810 A Wolf Road, #3
18-18-201-086-1028 5810 A Wolf Road, #4	18-18-201-086-1029 5810 B Wolf Road, #1	18-18-201-086-1030 5810 B Wolf Road, #2
18-18-201-086-1031 5810 B Wolf Road, #3	18-18-201-086-1032 5810 B Wolf Road, #4	18-18-201-086-1033 5812 Wolf Road, #1
18-18-201-086-1034 5812 Wolf Road, #2	18-18-201-086-1035 5812 Wolf Road, #3	18-18-201-086-1036 5812 Wolf Road, #4
18-18-201-086-1037 5814 A Wolf Road, #1	18-18-201-086-1038 5814 A Wolf Road, #2	18-18-201-086-1039 5814 A Wolf Road, #3
18-18-201-086-1040 5814 A Wolf Road, #4	18-18-201-086-1041 5814 B Wolf Road, #1	18-18-201-086-1042 5814 B Wolf Road, #2
18-18-201-086-1043 5814 B Wolf Road, #3	18-18-201-086-1044 5814 B Wolf Road, #4	18-18-201-086-1045 5816 A Wolf Road, #1
18-18-201-086-1046 5816 A Wolf Road, #2	18-18-201-086-1047 5816 A Wolf Road, #3	18-18-201-086-1048 5816 A Wolf Road, #4
18-18-201-086-1049 5816 B Wolf Road, #1	18-18-201-086-1050 5816 B Wolf Road, #2	18-18-201-086-1051 5816 B Wolf Road, #3
18-18-201-086-1052 5816 B Wolf Road, #4	18-18-201-086-1053 5818 A Wolf Road, #1	18-18-201-086-1054 5818 A Wolf Road, #2
18-18-201-086-1055 5818 A Wolf Road, #3	18-18-201-086-1056 5818 A Wolf Road, #4	18-18-201-086-1057 5818 B Wolf Road, #1
18-18-201-086-1058 5818 B Wolf Road, #2	18-18-201-086-1059 5818 B Wolf Road, #3	18-18-201-086-1060 5818 B Wolf Road, #4

The approximate location of said territory is described as follows: West of Wolf Road, East of Ridgewood Subdivision, North of Ridgewood Subdivision and South of Timber Trails Subdivision and Ridgewood Subdivision, in Western Springs, Cook County, Illinois.

At the public hearing, all interested persons affected by the formation of Special Service Area Number 8 (Ridgewood Oaks), including all persons owning real estate therein, will be given an opportunity to be heard regarding: (a) the formation of and the boundaries of the Special Service Area; (b) the issuance of bonds or other debt instruments, or a loan from the Village, relative to the Special Service Area; (c) the estimated cost and scope of the Project (described below); (d) the tax levy, the amount of the tax levy, the repayment period and the interest rate relative to the Special Service Area; and (e) the formation and continuation of Special Service Area Number 8 (Ridgewood Oaks) as a "dormant special service area" once the Project is completed. All interested persons, including property owners of record and electors, may object or file objections to the formation of Special Service Area Number 8 (Ridgewood Oaks) as permitted by applicable State law. The public hearing may be adjourned or continued by the corporate authorities of the Village 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 or continuation and/or as otherwise required by applicable State law.

The purpose of the formation of Western Springs Special Service Area Number 8 (Ridgewood Oaks) in general is to provide special municipal services to the Special Service Area to arrange for the redesign and reconstruction of the existing storm water detention basin and open earth drainage culvert, including the installation of a new water outlet and transmission pipe, a new overflow spillway structure and a new open, concrete drainage culvert that will convey water from the basin onto and across privately owned properties located outside of the Special Service Area in Ridgewood Subdivision (the 915 Linden Court Property (PIN: 18-18-220-031-0000), the 921 Lawn Circle Property (PIN: 18-18-220-021-0000) and the 923 Lawn Circle Property (PIN: 18-18-220-020-0000)) within storm water drainage facility easements filed with the Cook County Recorder of Deeds Office (the "Drainage Easements") so that the water drains into the Village's storm water drainage system located in Ridgewood Subdivision in order for the drainage basin to meet its original design capacity as required by the permit and applicable regulations of the Metropolitan Water Reclamation District of Greater Chicago ("MWRDGC") (collectively the "Drainage Basin Improvements" or the "Project"). The Special Service Area is also the means for financing the Project, which will utilize dedicated Village funds to pay for the completion of the Project, and the repayment of such funds plus accrued interest shall occur solely from special taxes assessed and levied within the Special Service Area. The estimated cost of items to complete the Project include the following:

Construction (materials and labor):	\$514,987.50
Project Design Engineering	\$72,784.00
Insurance	\$1,500.00
Inspection	\$24,000.00
Material Testing	\$5,200.00
Contingency (10%)	\$51,498.00
Public Hearing / Legal Fees	\$10,000.00
Plat of Easements and CCRD filing costs	\$5,000.00
Subtotal	\$684,969.50
Administrative Fee to Village (10%)	\$68,496.95
Total Estimated Project Costs	\$753,466.45
Less Public Benefit (25% of Total Estimated Project Costs)	(\$188,366.61)
Total Estimated Project Costs For Association:	\$565,099.84

The Total Estimated Project Costs are subject to adjustment based on the actual Total Project Costs incurred after the Project is competitively bid by the Village and constructed by the lowest, responsive, qualified bidder selected by the Village (collectively "Total Project Costs").

The Village shall expend its own funds from the Village's General Fund or from Village Reserve funds to pay for the Total Project Costs related to the completion of the Project, and, in order to reimburse itself for paying for the actual Total Project Costs, the Village shall levy a direct annual tax based on the equalized assessed value of the real estate located within Special Service Area Number 8 (Ridgewood Oaks). Said direct annual tax of not to exceed seven and one-half percent (7.5%) of the assessed value, as equalized and adjusted from time to time, shall be levied annually against all real estate within the Special Service Area for a maximum of ten (10) consecutive years, with an annual interest rate applied to the outstanding principal of three and one-half percent (3.5%) until the principal and accrued interest on the Total Project Costs expended to pay for the Project are fully repaid to the Village. The levy of a direct annual tax shall be at a tax rate that does not exceed the maximum rate necessary to repay the outstanding balance of the Total Project Costs (defined below in Section 3) expended to complete the Project plus accrued interest during the ten (10) consecutive year repayment period. 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, 35 ILCS 200/1-1 *et seq.*, and, in particular, the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* The proposed amount of the tax levy for the first year in which taxes will be imposed is \$104,528.50.

At the public hearing, the corporate authorities of the Village will also consider the formation of Special Service Area Number 8 (Ridgewood Oaks) as a "Dormant Special Service Area" for the purpose of: (a) the provision of the "Special Municipal Services" to the Ridgewood Oaks Subdivision as described below; (b) the levy of a direct annual tax of not to exceed seven and one-half percent (7.5%) of the assessed value, as equalized and adjusted from time to time, of all real property within Special Service Area Number 8 (Ridgewood Oaks) to pay the actual cost of the Village providing or securing the provision of such Special Municipal Services; and (c) if bonds are issued to pay for the Special Municipal Services or if Village funds are expended to pay for the Special Municipal Services, the imposition of an annual interest rate applied to the bonds or to the outstanding principal of the Village funds will bear interest in an amount determined by the corporate authorities of the Village, in their sole discretion, but not to exceed the most recently published Wall Street Journal Prime Rate as of the date of issuance of the Bonds or the first date of expenditure of the Village funds, as quoted in *The Wall Street Journal* (or its successor publication), plus two percent (2.0%), and in any event shall not exceed the maximum rate of interest permitted for bonds pursuant to applicable State law, including the Bond Authorization Act, 30 ILCS 305, as amended.

The term "Special Municipal Services", as used in this Notice, consist of: the Village's discretionary right, but not obligation, to access property within the Special Service Area to maintain, repair and replace the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto within the Special Service Area and the Drainage Easements, which maintenance, repair and replacement obligations are the sole responsibility of the Association, subject to: (a) the Village's access and construction easement rights within the Special Service Area in the event the Association refuses or fails to perform required maintenance, repairs or replacement work relative to the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto after prior written notice from the Village; and (b) the Village levying special annual taxes on said Special Service Area to pay for all costs, expenses and fees incurred by the Village in connection with providing or securing one or more of the Special Municipal Services listed above; and (c) the Village, at its cost, being responsible for any future maintenance associated with the overflow spillway structure and the open, concrete drainage culvert. The Special Municipal Services will be performed by contractors selected by the Village, and the work and materials will be of like-quality and like-kind as the existing Drainage Basin Improvements and will be performed on an "as-needed" basis in accordance with the MWRDGC permit, as amended, or such other design capacity requirements mandated by the MWRDGC and its applicable regulations. The members of the Association and the Association are solely responsible for the payment of the costs, expenses and fees expended by the Village in connection with providing or securing one or more of the Special Municipal Services listed above. The corporate authorities of the Village will not levy an annual tax under Special Service Area Number 8 (Ridgewood Oaks) to pay for one or more of the Special Municipal Services unless it decides to do so and only in the event the Association fails or refuses to: (a) fulfill any one or more of its maintenance, repair and replacement obligations in regard to the Drainage Basin Improvements and all other necessary improvements and appurtenances related thereto within the Special Service Area and the Drainage Easements; or (b) reimburse the Village for any expenses, costs and fees it incurs relative to providing or securing such Special Municipal Services. Such direct annual taxes may be levied for an indefinite period, as long as Special Service Area Number 8 (Ridgewood Oaks) is in existence and one or more of the Special Municipal Services are being provided or have been provided within Special Service Area Number 8 (Ridgewood Oaks) by the Village but the expenses, costs and fees incurred by the Village in connection with such Special Municipal Services have not been repaid by the

Association. The property owners within Special Service Area Number 8 (Ridgewood Oaks) shall be responsible for paying all of the costs associated with the maintenance, repair and replacement work relative to the Special Municipal Services, including the expenses, costs and fees that the Village incurs in connection with providing or securing one or more of the Special Municipal Services listed above. The corporate authorities of the Village, in their sole discretion, may from time to time contribute a share (i.e., public benefit) of the costs associated with the maintenance, repair and replacement work relative to the Special Municipal Services.

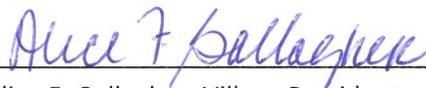
Said direct annual tax shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code, 35 ILCS 200/1-1 *et seq.*, and, in particular, the Special Service Area Tax Law, 35 ILCS 200/27-5 *et seq.* If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Service Area Number 8 (Ridgewood Oaks) and by at least fifty-one percent (51%) of the owners of record of the real estate included within the boundaries of Special Service Area Number 8 (Ridgewood Oaks) is filed with the Acting Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the formation of the Special Service Area, the enlargement thereof, the levy or imposition of a tax or the issuance of bonds, other debt instruments or a loan from the Village for the provision of special services to the area, or to a proposed increase in the tax rate, said Special Service Area may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this 18th day of May, 2020.

James Horvath
Acting Village Clerk
Village of Western Springs

SECTION 5: That this Ordinance shall be in full force and effect from and after its approval, adoption and publication, as provided by law.

PASSED by a roll call vote of the Board of Trustees of the Village of Western Springs, Cook County, Illinois, at a Special Meeting thereof, held on the 18th day of May, 2020, and approved by me as Village President, and attested by the Acting Village Clerk, on the same day.



Alice F. Gallagher, Village President

ATTEST:



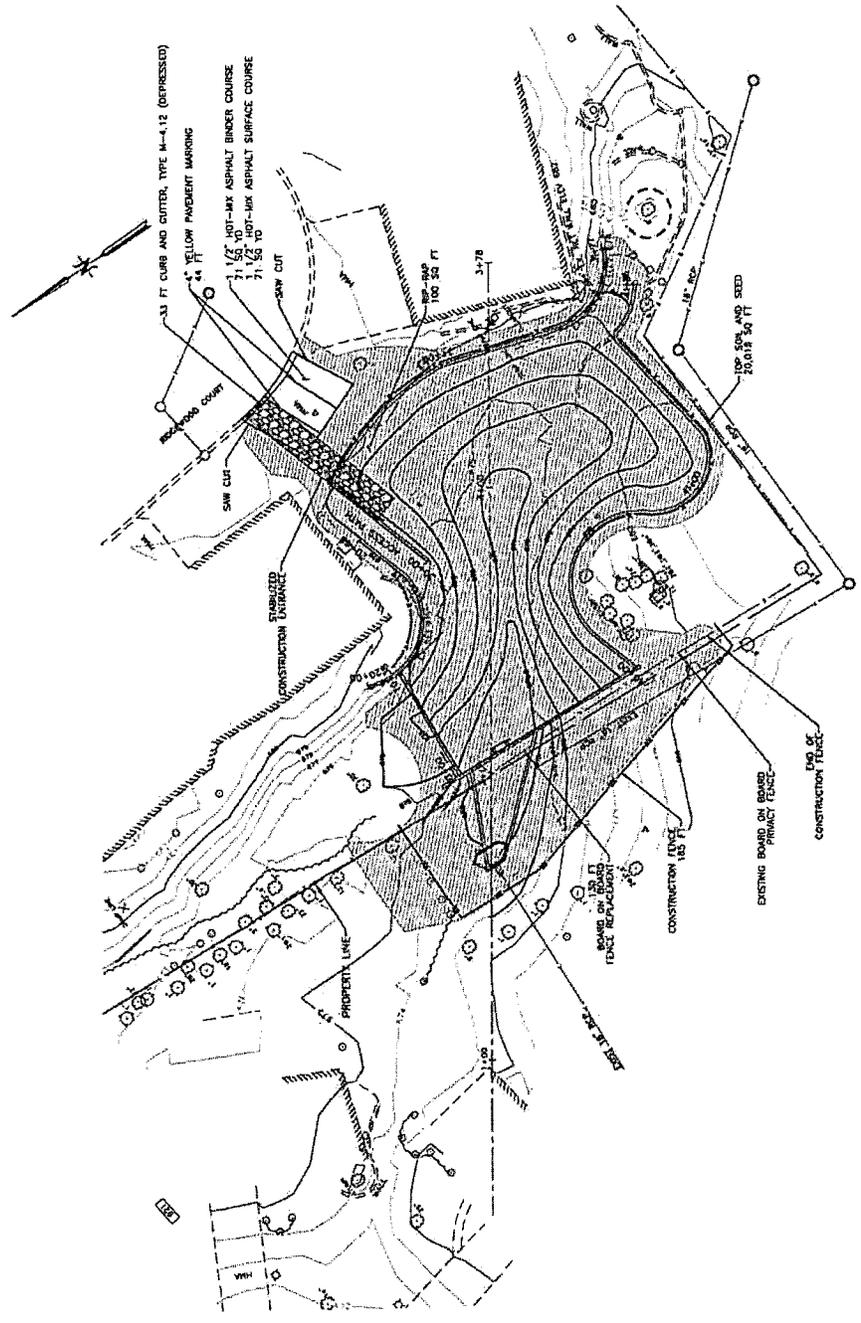
James Horvath, Acting Village Clerk

Group Exhibit "A"

**Ridgewood Oaks Detention Basin
Site Map of the Project Area and the Drainage Basin Improvements Plan
and
Three (3) Plats of Easement for Public Utilities and Drainage**

(attached)

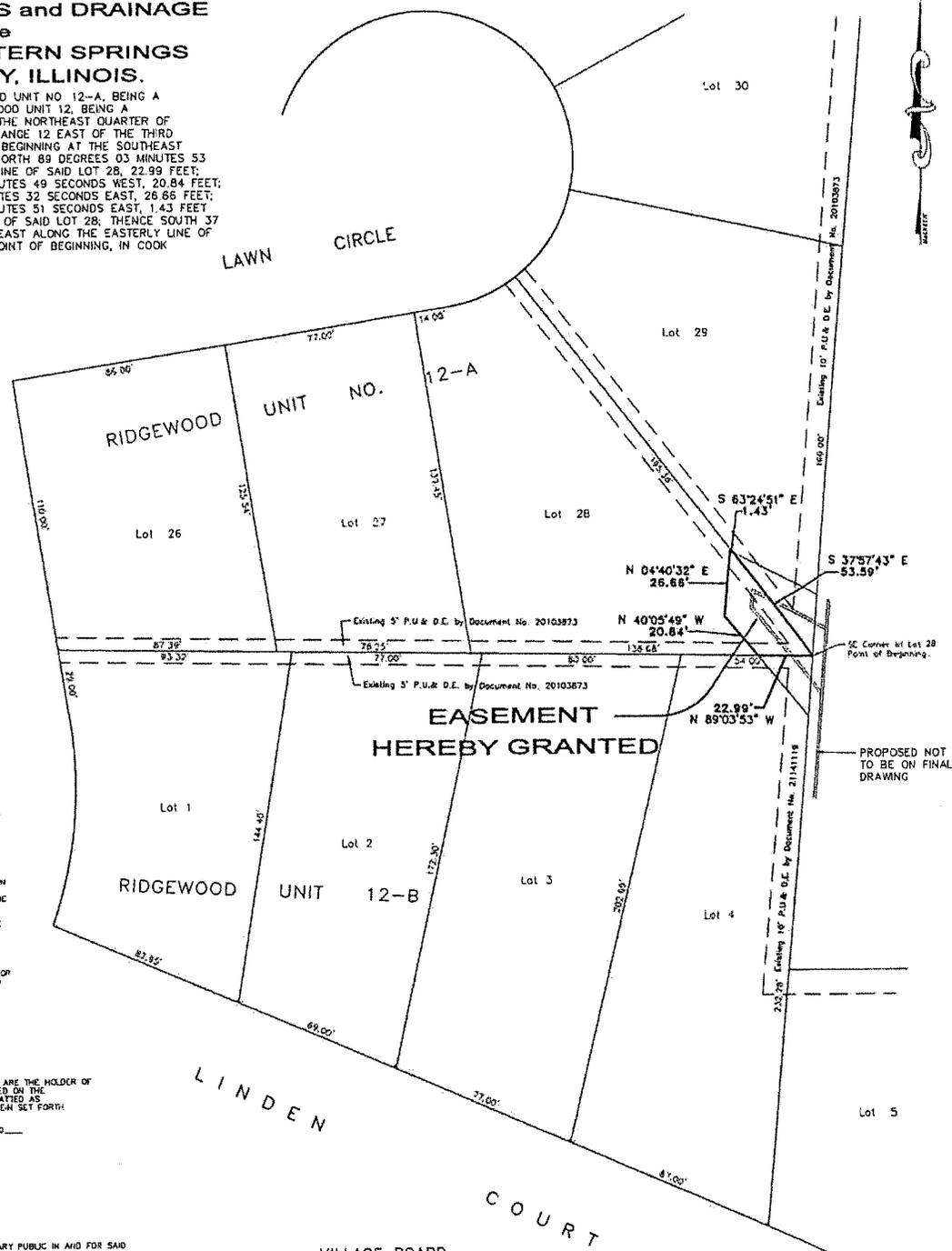
LEGEND
 RETAINING WALL
 DECORATIVE FENCE
 LIMIT OF UNDERPINNING
 TOP SOIL AND SEED



JIB JAMES J. BENES & ASSOCIATES, INC. 125 Westchester Road, Suite 101, Lake Bluff, Illinois 60047 Tel: (847) 714-5100 Fax: (847) 714-7408		REVISIONS NO. DATE BY 1 3/29/2018 JCB 2 4/10/2018 JCB 3 4/10/2018 JCB 4 4/10/2018 JCB	PROJECT NO. 19-001 SHEET NO. OF SHEETS 514 OF 514	COUNTY COOK CODE 14 CONTRACT NO. 14-001
2019 RIDGEWOOD OAKS IMPROVEMENTS		RIDGEWOOD OAKS DETENTION BASIN RESTORATION AND CONSTRUCTION ACCESS PLAN		
SCALE: 1"=20' SHEET NO. OF SHEETS 514 OF 514		SECTION SUB-SECTION		

PLAT of EASEMENT
for PUBLIC UTILITIES and DRAINAGE
to the
VILLAGE of WESTERN SPRINGS
COOK COUNTY, ILLINOIS.

THAT PART OF LOT 28 IN RIDGEWOOD UNIT NO 12-A, BEING A RESUBDIVISION OF LOT A IN RIDGEWOOD UNIT 12, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 28; THENCE NORTH 89 DEGREES 03 MINUTES 53 SECONDS WEST ALONG THE SOUTH LINE OF SAID LOT 28, 22.99 FEET; THENCE NORTH 40 DEGREES 05 MINUTES 49 SECONDS WEST, 20.84 FEET; THENCE NORTH 4 DEGREES 40 MINUTES 32 SECONDS EAST, 26.66 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 51 SECONDS EAST, 1.43 FEET TO A POINT ON THE EASTERLY LINE OF SAID LOT 28; THENCE SOUTH 37 DEGREES 57 MINUTES 43 SECONDS EAST ALONG THE EASTERLY LINE OF SAID LOT 28, 53.59 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.



EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW, OR IN THE FUTURE, UNDER FRANCHISE FROM THE VILLAGE OF WESTERN SPRINGS, INCLUDING BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, BY OR UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY HEAVY SOLID LINES AND LABELLED "PUBLIC UTILITY AND DRAINAGE EASEMENT, P.U. & D.E." ON THIS PLAT OF EASEMENT. SUCH EASEMENT GRANTING AND RESERVING FOR THE VILLAGE UTILITIES AND OTHER ENTITIES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER APPLIANCES AND DEVICES AS THE VILLAGE, UTILITIES AND SIMILAR ENTITIES MAY DEEM NECESSARY. RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF EASEMENT FOR THE NECESSARY PURPOSES AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE, UTILITIES AND SIMILAR ENTITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS OVER INSTALLATION OF, OR UPON, ACROSS, OVER, UNDER, OR THROUGH SUCH EASEMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENT WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITIES. OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE VILLAGE SO AS TO NOT INTERFERE WITH THE MUNICIPAL UTILITIES.

OWNER

STATE OF ILLINOIS) S S
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT LEO KARIS and CAREN KARIS, ARE THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE PLATED AS INDICATED THEREIN FOR THE USES AND PURPOSES THEREIN SET FORTH:

DATED THIS ____ DAY OF _____ A.D. 20__

TRUSTEE: _____

NOTARY

STATE OF ILLINOIS) S S
 COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

LEO KARIS AND CAREN KARIS, PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT

DATED THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

VILLAGE BOARD

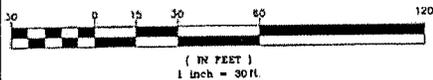
STATE OF ILLINOIS) S S
 COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT WAS SUBMITTED FOR APPROVAL TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS AND WAS REVIEWED AND DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES AT A REGULAR MEETING HELD ON _____ 2020

DATED THIS ____ DAY OF _____ 20__

VILLAGE PRESIDENT _____ VILLAGE CLERK _____

GRAPHIC SCALE



Prepared for: VILLAGE OF WESTERN SPRINGS

KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-006988
 P.O. Box 928 • Plainfield, IL 60544 • Phone: 630.827.5589
 Fax: 630.827.5594

SURVEYING — CONSULTING — CONSTRUCTION LAYOUT

Scale: 1" = 30' Drawn: MLK CHK'd: GOK File# CAD File: 20-015-28

No.	Date	Revision Description	By:

STATE OF ILLINOIS) S S
 COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501 HAVE PREPARED FOR EASEMENT PURPOSES THE ABOVE DESCRIBED EASEMENT AREA AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID EASEMENT AREA'S DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF

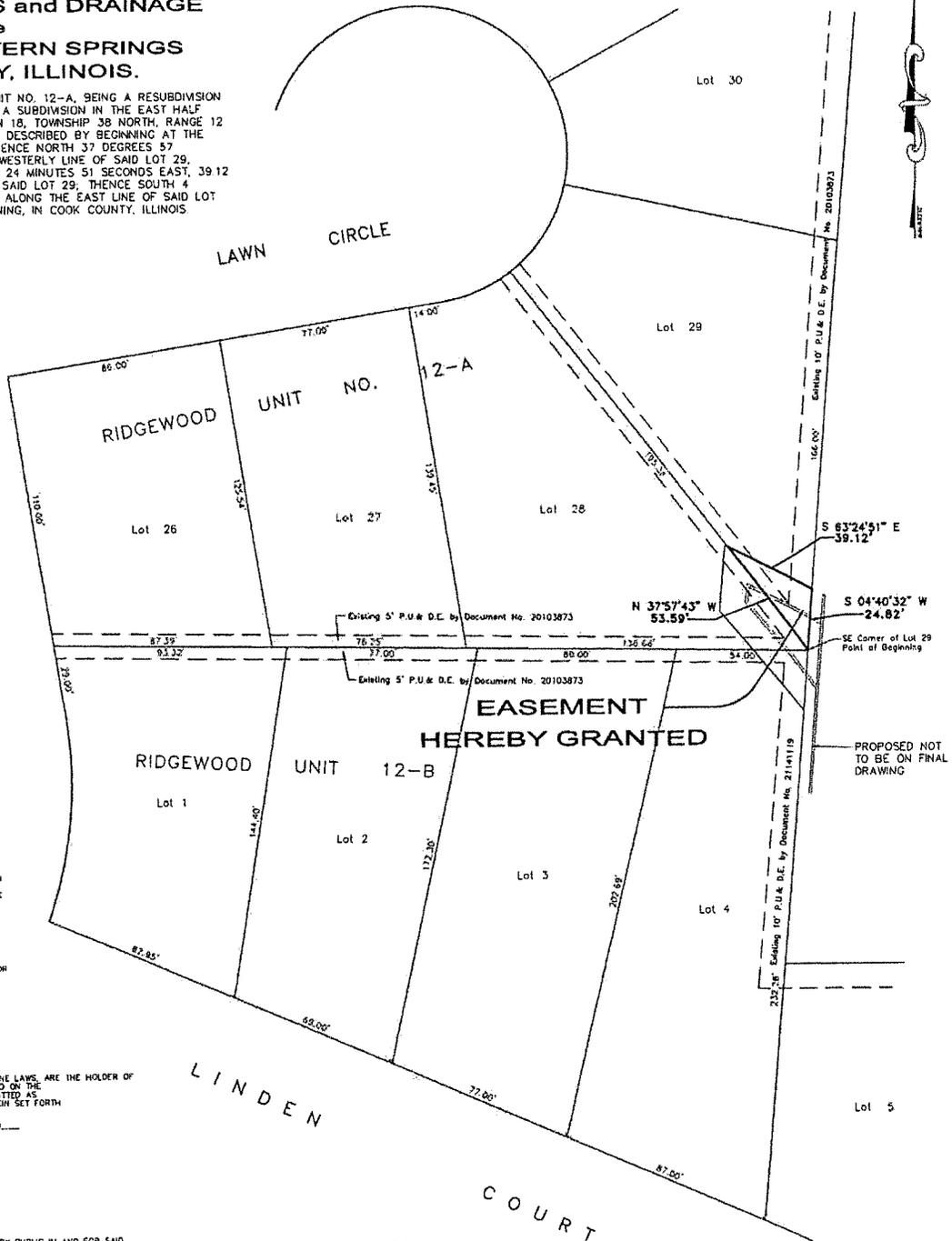
GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY, A.D. 2020

MICHAEL L. KRISCH
 LICENSE EXPIRES NOVEMBER 30, 2020



**PLAT of EASEMENT
for PUBLIC UTILITIES and DRAINAGE
to the
VILLAGE of WESTERN SPRINGS
COOK COUNTY, ILLINOIS.**

THAT PART OF LOT 29 IN RIDGEWOOD UNIT NO. 12-A, BEING A RESUBDIVISION OF LOT A IN RIDGEWOOD UNIT 12, BEING A SUBDIVISION IN THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 29; THENCE NORTH 37 DEGREES 57 MINUTES 43 SECONDS WEST ALONG THE WESTERLY LINE OF SAID LOT 29, 53.59 FEET; THENCE SOUTH 63 DEGREES 24 MINUTES 51 SECONDS EAST, 39.12 FEET TO A POINT ON THE EAST LINE OF SAID LOT 29; THENCE SOUTH 4 DEGREES 40 MINUTES 32 SECONDS WEST ALONG THE EAST LINE OF SAID LOT 29, 24.82 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS



EASEMENT PROVISIONS
A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW OR IN THE FUTURE UNDER FRANCHISE FROM THE VILLAGE OF WESTERN SPRINGS, INCLUDING, BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, NORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH EDISON COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY HEAVY SOLID LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT, P.U. & D.E." ON THIS PLAT OF EASEMENT. SUCH EASEMENT GRANTING AND RESERVING FOR THE VILLAGE UTILITIES AND OTHER ENTITIES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATIONS AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICES TO THE ATTACHED AREA, AND SUCH APPURTENANCES AND ADDITIONS THERETO AS THE VILLAGE, UTILITIES AND SIMILAR ENTITIES MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF EASEMENT FOR THE NECESSARY REPAIRS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE, UTILITIES AND SIMILAR ENTITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATIONS, IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SUCH EASEMENT. NO PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENT WHERE AN EASEMENT IS USED FOR MUNICIPAL-DOMED UTILITIES. OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL, AS TO LOCATION AND DESIGN, OF THE VILLAGE SO AS TO NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES.

OWNER
STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT GEORGE W. LAWS AND MARY JANE LAWS ARE THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE PLATTED AS INDICATED THEREON FOR THE USES AND PURPOSES THEREIN SET FORTH.

DATED THIS ____ DAY OF _____ A.D. 20__

TRUSTED: _____

NOTARY
STATE OF ILLINOIS) SS
COUNTY OF _____)

I, _____ A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT GEORGE W. LAWS AND MARY JANE LAWS, PERSONALLY KNOWN TO ME TO BE THE SAID PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT.

DATED THIS ____ DAY OF _____ A.D. 20__

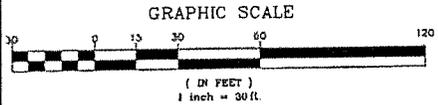
NOTARY PUBLIC
MY COMMISSION EXPIRES _____

VILLAGE BOARD
STATE OF ILLINOIS) SS
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT WAS SUBMITTED FOR APPROVAL TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS AND WAS REVIEWED AND DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES AT A REGULAR MEETING HELD ON _____ 20__

DATED THIS ____ DAY OF _____ 20__

VILLAGE PRESIDENT _____ VILLAGE CLERK _____



No.	Date	Revision Description	By

Prepared for: VILLAGE OF WESTERN SPRINGS

KRISCH LAND SURVEYING, LLC
PROFESSIONAL DESIGN FIRM LICENSE No. 164-006860
P.O. Box 929 • Plainfield, IL 60544 • Phone: 830.927.6560
Fax: 830.927.5684

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT

Scale: 1" = 30' Drawn: MLK Chkd: GDK File#: CAD File: 20-015-29

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

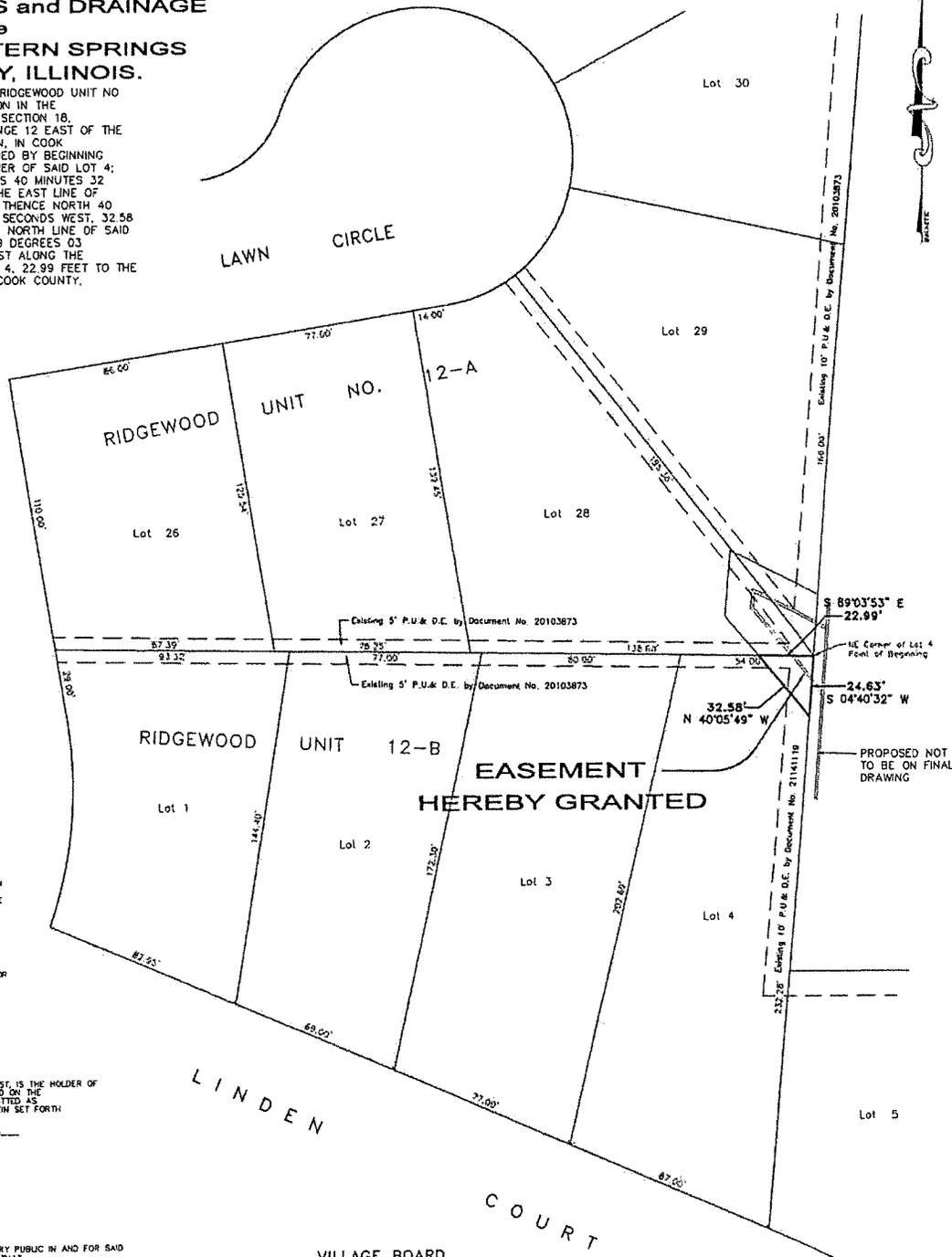
THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501 HAVE PREPARED FOR EASEMENT PURPOSES THE ABOVE DESCRIBED EASEMENT AREA AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID EASEMENT AREAS DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY, A.D. 2020

MICHAEL L. KRISCH
LICENSE EXPIRES NOVEMBER 30, 2020

**PLAT of EASEMENT
for PUBLIC UTILITIES and DRAINAGE
to the
VILLAGE of WESTERN SPRINGS
COOK COUNTY, ILLINOIS.**

THAT PART OF LOT 4 IN RIDGEWOOD UNIT NO 12-B, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 4 DEGREES 40 MINUTES 32 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 4, 24.63 FEET; THENCE NORTH 40 DEGREES 05 MINUTES 49 SECONDS WEST, 32.58 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 4; THENCE SOUTH 89 DEGREES 03 MINUTES 53 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 4, 22.99 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS



EASEMENT PROVISIONS

A PERMANENT NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS, AND TO THOSE UTILITY AND OTHER ENTITIES OPERATING NOW, OR IN THE FUTURE UNDER FRANCHISE FROM THE VILLAGE OF WESTERN SPRINGS INCLUDING, BUT NOT LIMITED TO ILLINOIS BELL TELEPHONE COMPANY, HORTHERN ILLINOIS GAS COMPANY, COMMONWEALTH Edison COMPANY, AND TO THEIR SUCCESSORS AND ASSIGNS, IN, ON, UPON, ACROSS, OVER, UNDER AND THROUGH THE AREAS SHOWN BY HEAVY SOLID LINES AND LABELED "PUBLIC UTILITY AND DRAINAGE EASEMENT, P.U. & D.E." ON THIS PLAT OF EASEMENT, SUCH EASEMENT GRANTING AND RESERVING FOR THE VILLAGE UTILITIES AND OTHER ENTITIES THE PERPETUAL RIGHT, PRIVILEGE AND AUTHORITY TO INSTALL, CONSTRUCT, RECONSTRUCT, INSPECT, OPERATE, REPLACE, REPAIR, ALTER, ENLARGE, REMOVE, REPAIR, CLEAN AND MAINTAIN VARIOUS UTILITY AND SIMILAR TRANSMISSION, RECEIVING AND DISTRIBUTION SYSTEMS, INCLUDING, BUT NOT LIMITED TO CABLES, LINES, TRANSFORMERS, COMPUTER DEVICES, SANITARY SEWERS, STORM SEWERS, WATER MAINS, AND ANY AND ALL NECESSARY MANHOLES, HYDRANTS, PIPES, CONNECTIONS, CATCH BASINS, BUFFALO BOXES, AND WITHOUT LIMITATION, SUCH OTHER INSTALLATION AS MAY BE REQUIRED TO FURNISH UTILITY AND SIMILAR SERVICE TO THE ATTACHED AREA AND TO THE ADJACENT AREAS AND ADDRESS THEREAS AS THE VILLAGE, UTILITIES AND SIMILAR ENTITIES MAY DEEM NECESSARY, USEFUL OR CONVENIENT, TOGETHER WITH A PERMANENT RIGHT OF ACCESS ACROSS THE LOTS AND REAL ESTATE SHOWN ON THIS PLAT OF EASEMENT FOR THE NECESSARY PERSONS AND EQUIPMENT TO DO ANY OR ALL OF THE ABOVE WORK. THE RIGHT IS ALSO HEREBY GRANTED TO THE VILLAGE, UTILITIES AND SIMILAR ENTITIES TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS, OR OTHER PLANTS THAT INTERFERE WITH THE OPERATION OF OR ACCESS TO SUCH INSTALLATIONS, IN, ON, UPON, ACROSS, OVER, UNDER, OR THROUGH SUCH EASEMENT AND PERMANENT BUILDINGS OR TREES SHALL BE PLACED ON SUCH EASEMENT WHERE AN EASEMENT IS USED FOR MUNICIPAL-OWNED UTILITIES OTHER INSTALLATION OF UTILITIES AND OTHER ENTITIES SHALL BE SUBJECT TO THE PRIOR APPROVAL AS TO LOCATION AND DESIGN OF THE VILLAGE SO AS TO NOT TO INTERFERE WITH THE MUNICIPAL UTILITIES.

OWNER

STATE OF ILLINOIS) S S
COUNTY OF COOK)

THIS IS TO CERTIFY THAT DEBORAH MANETTI JEWELL TRUST IS THE HOLDER OF RECORD TITLE TO THE PROPERTY SHOWN AND DESCRIBED ON THE ANNEXED PLAT AND HAVE CAUSED THE SAME TO BE PLATED AS INDICATED THEREIN FOR THE USES AND PURPOSES THEREIN SET FORTH:

DATED THIS ____ DAY OF _____ A.D. 20__

TRUSTEE _____

NOTARY

STATE OF ILLINOIS) S S
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT

PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT SHE SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF THE DEBORAH MANETTI JEWELL TRUST

DATED THIS ____ DAY OF _____ A.D. 20__

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____

VILLAGE BOARD

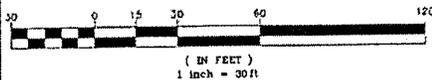
STATE OF ILLINOIS) S S
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT WAS SUBMITTED FOR APPROVAL TO THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF WESTERN SPRINGS, COOK COUNTY, ILLINOIS AND WAS REVIEWED AND DULY APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES AT A REGULAR MEETING HELD ON _____ 20__

DATED THIS ____ DAY OF _____ 20__

VILLAGE PRESIDENT _____ VILLAGE CLERK _____

GRAPHIC SCALE



Prepared for: VILLAGE OF WESTERN SPRINGS

KRISCH LAND SURVEYING, LLC

PROFESSIONAL DESIGN FIRM LICENSE NO. 184-008006
P.O. Box 920 • Plainfield, IL 60544 • Phone: 815.827.5599
Fax: 815.827.5584

SURVEYING - CONSULTING - CONSTRUCTION LAYOUT

Scale: 1" = 30' Drawn: MLK Chkd: GDK File# CAD File: 20-015-4

STATE OF ILLINOIS) S S
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT I, MICHAEL L. KRISCH, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2501, HAVE PREPARED FOR EASEMENT PURPOSES THE ABOVE DESCRIBED EASEMENT AREA AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID EASEMENT AREAS DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 4TH DAY OF MAY, A.D. 2020

MICHAEL L. KRISCH
LICENSE EXPIRES NOVEMBER 30, 2020



Exhibit "B"

**Proposed Annual Tax Levy Repayment Schedule
for Ridgewood Oaks Special Service Area Number 8
Based on the Total Estimated Project Costs for the Ridgewood Oaks Condominium Association**

(attached)

Ridgewood Oaks Special Service Area #8

Construction amount	\$ 565,100.00
Annual interest rate	3.50%
Term in Years	10

	Construction Costs	Principal	Interest	Total Levy	Levy Year	Collection Year
Year 1	\$ 565,100.00	\$84,750.00	\$ 19,778.50	\$104,528.50	2020	2021
Year 2	\$ 480,350.00	\$53,372.22	\$ 16,812.25	\$ 70,184.47	2021	2022
Year 3	\$ 426,977.78	\$53,372.00	\$ 14,944.22	\$ 68,316.22	2022	2023
Year 4	\$ 373,605.78	\$53,372.00	\$ 13,076.20	\$ 66,448.20	2023	2024
Year 5	\$ 320,233.78	\$53,372.00	\$ 11,208.18	\$ 64,580.18	2024	2025
Year 6	\$ 266,861.78	\$53,372.00	\$ 9,340.16	\$ 62,712.16	2025	2026
Year 7	\$ 213,489.78	\$53,372.00	\$ 7,472.14	\$ 60,844.14	2026	2027
Year 8	\$ 160,117.78	\$53,372.00	\$ 5,604.12	\$ 58,976.12	2027	2028
Year 9	\$ 106,745.78	\$53,372.00	\$ 3,736.10	\$ 57,108.10	2028	2029
Year 10	\$ 53,373.78	\$53,372.00	\$ 1,868.08	\$ 55,240.08	2029	2030
			\$ 103,839.97			

STATE OF ILLINOIS)
) SS
COUNTY OF COOK)

CLERK'S CERTIFICATE

I, James Horvath, Acting Village Clerk of the Village of Western Springs, in the County of Cook and State of Illinois, certify that the annexed and foregoing is a true and correct copy of that certain Ordinance now on file in my office, entitled:

ORDINANCE NO. 20-3005

AN ORDINANCE PROPOSING TO ESTABLISH SPECIAL SERVICE AREA NUMBER 8 (RIDGWOOD OAKS) IN THE VILLAGE OF WESTERN SPRINGS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION WITH THE CONSTRUCTION AND FUNDING OF THE RIDGWOOD OAKS SUBDIVISION DETENTION BASIN PROJECT AND FORMATION OF A DORMANT MAINTENANCE, REPAIR AND REPLACEMENT SPECIAL SERVICE AREA FOR THE RIDGWOOD OAKS SUBDIVISION DETENTION BASIN

which Ordinance was passed by the Board of Trustees of the Village of Western Springs at a Special Meeting on the 18th day of May, 2020, at which meeting a quorum was present, and approved by the President of the Village of Western Springs on the 18th day of May, 2020.

I further certify that the vote on the question of the passage of said Ordinance by the Board of Trustees of the Village of Western Springs was taken by Ayes and Nays and recorded in the minutes of the Board of Trustees of the Village of Western Springs, and that the result of said vote was as follows, to-wit:

AYES: Trustees Tyrrell, Chen, Fink, John, Lewis, Rudolph and President Gallagher.
NAYS: None.
ABSENT: None.

I do further certify that the original Ordinance, of which the foregoing is a true copy, is entrusted to my care for safekeeping, and that I am the lawful keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the seal of the Village of Western Springs, this 18th day of May, 2020.

[SEAL]



Elaine Haeske, Deputy Village Clerk