

**PUBLICATION OF:**

**ORDINANCE NO. 24 - \_\_\_\_**

**AN ORDINANCE REPEALING ORDINANCE NO. 24-062 AND PROPOSING THE ESTABLISHMENT OF SCHAUMBURG SPECIAL SERVICE AREA 16 (REMINGTON BASSWOOD WOODFIELD BUSINESS CENTER SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH**

**ADOPTED: OCTOBER 22, 2024**

**PUBLISHED IN PAMPHLET FORM PURSUANT TO AUTHORIZATION AND DIRECTION OF THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG ON**

**OCTOBER 23, 2024**

**ORDINANCE NO. 24 - \_\_\_\_**

**AN ORDINANCE REPEALING ORDINANCE NO. 24-062 AND PROPOSING THE ESTABLISHMENT OF SCHAUMBURG SPECIAL SERVICE AREA 16 (REMINGTON BASSWOOD WOODFIELD BUSINESS CENTER SUBDIVISION) IN THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH**

**WHEREAS**, the President and Board of Trustees have heretofore adopted Ordinance No. 24-062 with respect to the establishment of Schaumburg Special Service Area 16 (Remington Basswood Woodfield Business Center Subdivision) and providing for a public hearing and other procedures in connection therewith; and

**WHEREAS**, the President and Board of Trustees having previously set December 10, 2024 at 7:00 P.M. for a public hearing on the establishment of the Special Service Area; and

**WHEREAS**, the President and Board of Trustees having been duly advised of certain revisions that necessitate repealing Ordinance No. 24-062 and enacting a new ordinance in its place with certain changes, including establishing a new date for a public hearing; and

**WHEREAS**, the President and Board of Trustees find it to be in the best interests of the Village to repeal Ordinance No. 24-062 and enact a new ordinance in its place.

**BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SCHAUMBURG, COOK AND DUPAGE COUNTIES, ILLINOIS, AS FOLLOWS:**

**SECTION 1: REPEAL.**

Ordinance No. 24-062, previously adopted on September 24, 2024, is hereby repealed.

**SECTION 2: AUTHORITY TO ESTABLISH SPECIAL SERVICE AREAS.**

Special Service Areas within home rule municipalities are established pursuant to Article VII, Section 6 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 3: FINDINGS.**

The Village Board finds:

- A. It is in the public interest that the creation of the area hereinafter described as a special service area, for the purposes set forth herein, be considered.
- B. That the area hereinafter described is compact and contiguous, and is within the Woodfield Regional Center District zoning classification in the Village of Schaumburg (“Village”).
- C. That the area hereinafter described will benefit specifically from the municipal services provided, and that the proposed municipal services are unique and in addition to municipal services provided to the

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Village as a whole, and it is, therefore, in the best interests of the Village that the expenditure of funds by the Village, and the levy of special taxes against said area, for the services to be provided, be considered.

D. That the special services to be provided by the Village shall consist of the maintenance, repair, reconstruction and/or replacement of the common areas, including but not limited to the water mains and stormwater management improvements, stormwater detention areas, and park area located on Lot 5 in the area described in Section 4 below, as required by the Village of Schaumburg Village Code (hereinafter, the “Special Services”).

**SECTION 4: PUBLIC HEARING - TAX RATES.**

- A. That a public hearing shall be held on the 14<sup>th</sup> day of January 2025, at 7:00 p.m., in the Schaumburg Village Hall, Russ Parker Hall, 101 Schaumburg Court, Schaumburg, Illinois 60193-1878, to consider the creation of Schaumburg Special Service Area 16 (Remington Basswood Woodfield Business Center Subdivision) of the Village in the area described in the notice of public hearing set forth in Section 4 hereof (“Public Hearing”).
- B. At said Public Hearing, the levy of a direct annual tax at a rate not to exceed \$0.83 per \$100.00 of equalized assessed value of the property in Schaumburg Special Service Area 16, for each year during which the Village is required to expend funds relative to said Special Services, so long as the common areas and stormwater management improvements, as referenced above, exist, will be considered.
- C. It is currently estimated that, if taxes are to be levied for the Special Services, the amount of taxes levied, for the initial year in which taxes are levied, will likely not exceed \$185,828.00 (in 2024 dollars).
- D. The aforementioned 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.*), as amended.

**SECTION 5: NOTICE OF PUBLIC 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 in the Village, and notice by mailing shall be given by depositing said notice in the U.S. 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 Schaumburg Special Service Area 16, with said notice by mailing being mailed not less than ten (10) days prior to the time set for the Public Hearing (“Notice”). 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 PUBLIC HEARING**

**ORDINANCE NO. 24 - \_\_\_\_**

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**VILLAGE OF SCHAUMBURG  
SCHAUMBURG SPECIAL SERVICE AREA 16**

NOTICE IS HEREBY GIVEN that on January 14, 2025, at 7:00 p.m. in the Schaumburg Village Hall, Russ Parker Hall, 101 Schaumburg Court, Schaumburg, Illinois 60193-1878, a public hearing will be held by the President and Board of Trustees of the Village of Schaumburg to consider forming a special service area consisting of the following described property:

BEGINNING AT A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID POINT BEING 89.17 FEET NORTH OF THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER, AND BEING ALSO ON THE NORTHERLY RIGHT OF WAY OF GOLF ROAD AS ACQUIRED FOR HIGHWAY RIGHT OF WAY PER CONDEMNATION CASE 71-L-7299 IN THE CIRCUIT COURT OF COOK COUNTY; THENCE N 0°03' 00" E ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF SECTION 11 A DISTANCE OF 784.00 FEET; THENCE S 89°56'33" E 400.00 FEET; THENCE S 31°30'00" E 95.00 FEET; THENCE S 75°30'00" E 30.00 FEET; THENCE N 83°30'00" E 355.00 FEET; THENCE N 75°21' 57" E 347.59 FEET; THENCE N 51°15' 00" E 105.00 FEET; THENCE S 89°51' 44" E 87.33 FEET; THENCE IN A SOUTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 913.56 FEET, AN ARC DISTANCE OF 281.51 FEET TO A POINT OF REVERSED CURVATURE, THE CHORD OF SAID ARC HAVING A LENGTH OF 280.40 FEET, AND A BEARING OF S 21°36'39" W; THENCE CONTINUING IN A SOUTHERLY DIRECTION ALONG A CURVE, CONCAVE TO THE EAST, HAVING A RADIUS OF 913.56 FEET, AN ARC DISTANCE OF 229.20 FEET, THE CHORD OF SAID ARC HAVING A LENGTH OF 228.60 FEET, AND A BEARING OF S 23°15'09" W; THENCE S 89°51'44" E 497.28 FEET; THENCE S 0°08'16" W 343.21 FEET TO A POINT ON THE NORTHERLY RIGHT OF WAY LINE OF GOLF ROAD AS ACQUIRED BY CONDEMNATION AFORESAID; THENCE S 87°26' 14" W ALONG SAID NORTHERLY RIGHT OF WAY LINE A DISTANCE OF 1611.47 FEET TO A POINT OF CURVATURE; THENCE IN A WESTERLY DIRECTION ALONG A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 53,283.23 FEET, AN ARC DISTANCE OF 31.34 FEET TO THE PLACE OF BEGINNING, THE CHORD OF SAID ARC HAVING A LENGTH OF 31.34 FEET, AND A BEARING OF S 87°25' 14" W IN COOK COUNTY, ILLINOIS.

LOTS 1 TO 14, BOTH INCLUSIVE, IN WOODFIELD BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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LOTS 1, 2, 3, 4, 5, 6, 8, 9, 10, 11, 12, 13 & 14 IN WOODFIELD BUSINESS CENTER, BEING A SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

“LOT 26 SHALL NO LONGER FORM A PART OF THE PROPERTY”:

LOT 26 IN WOODFIELD BUSINESS CENTER UNIT 7, BEING A RESUBDIVISION OF PART OF LOTS 1, 8, 11 AND 12 AND ALL OF LOT 14 IN WOODFIELD BUSINESS CENTER, A SUBDIVISION OF PART OF THE SOUTH WEST ¼ OF SECTION 11, TOWNSHIP 41 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

| <b>Common Address</b>                                  | <b>P.I.N.</b>      |
|--|--------------------|
| 406 EAST GOLF ROAD, Schaumburg, Illinois 60173         | 07-11-304-005-0000 |
| 420 EAST GOLF ROAD, Schaumburg, Illinois 60173         | 07-11-304-007-0000 |
| 436 EAST GOLF ROAD, Schaumburg, Illinois 60173         | 07-11-304-002-0000 |
| 436 EAST GOLF ROAD, Schaumburg, Illinois 60173         | 07-11-304-006-0000 |
| 500 – 580 EAST GOLF ROAD, Schaumburg, Illinois 60173   | 07-11-304-008-0000 |
| 600 – 644 EAST GOLF ROAD, Schaumburg, Illinois 60173   | 07-11-302-019-0000 |
| 400-444 EAST STATE PARKWAY, Schaumburg, Illinois 60173 | 07-11-300-014-0000 |
| 415 STATE PARKWAY, Schaumburg, Illinois 60173          | 07-11-303-004-0000 |
| 455 E STATE PARKWAY, Schaumburg, Illinois 60173        | 07-11-303-005-0000 |
| 506 STATE PARKWAY, Schaumburg, Illinois 60173          | 07-11-300-013-0000 |
| 509 EAST STATE PARKWAY, Schaumburg, Illinois 60173     | 07-11-303-006-0000 |
| 550 STATE PARKWAY, Schaumburg, Illinois 60173          | 07-11-300-011-0000 |
| 614 EAST STATE PARKWAY, Schaumburg, Illinois 60173     | 07-11-300-009-0000 |
| 636 E. STATE PARKWAY, Schaumburg, Illinois 60173       | 07-11-300-008-0000 |
| 651 STATE PKY, Schaumburg, Illinois 60173              | 07-11-301-029-0000 |
| 710 E STATE PARKWAY, Schaumburg, Illinois 60173        | 07-11-300-007-0000 |
| 711 STATE PARKWAY, Schaumburg, Illinois 60173          | 07-11-301-027-0000 |
| 410 REMINGTON ROAD, LOT A Schaumburg, Illinois 60173   | 07-11-303-023-0000 |
| 410 REMINGTON ROAD, LOT B, Schaumburg, Illinois 60173  | 07-11-303-024-0000 |

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|   |                    |
|---|--------------------|
| 450 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-021-0000 |
| 450 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-022-0000 |
| 500 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-015-0000 |
| 500 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-018-0000 |
| 520 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-008-0000 |
| 520 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-303-012-0000 |
| 611 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-302-009-0000 |
| 635 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-302-014-0000 |
| 636 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-301-022-0000 |
| 700 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-301-023-0000 |
| 707 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-302-007-0000 |
| 710 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-301-011-0000 |
| 735 REMINGTON ROAD, Schaumburg, Illinois 60173                | 07-11-302-008-0000 |
| 1251 BASSWOOD ROAD, Schaumburg, Illinois 60173                | 07-11-302-020-0000 |
| 1300 BASSWOOD ROAD, Schaumburg, Illinois 60173                | 07-11-303-011-0000 |
| 1300 BASSWOOD ROAD, Schaumburg, Illinois 60173                | 07-11-303-009-0000 |
| 1301 BASSWOOD ROAD, Schaumburg, Illinois 60173                | 07-11-301-002-0000 |
| 1333 - 1339 BASSWOOD ROAD, Schaumburg, Illinois 60173         | 07-11-301-028-0000 |
| 1336 BASSWOOD ROAD, Schaumburg, Illinois 60173                | 07-11-303-010-0000 |
| 1555 - 1559 BASSWOOD ROAD, Schaumburg, Illinois 60173         | 07-11-300-010-0000 |
| 623 COOPER COURT, Schaumburg, Illinois 60173                  | 07-11-301-009-0000 |
| 626 COOPER COURT, Schaumburg, Illinois 60173                  | 07-11-301-014-0000 |
| 635 COOPER COURT, Schaumburg, Illinois 60173                  | 07-11-301-021-0000 |
| 700 EAST COOPER COURT, Schaumburg, Illinois 60173             | 07-11-301-010-0000 |
| 710 COOPER COURT, Schaumburg, Illinois 60173                  | 07-11-301-024-0000 |
| 711 COOPER COURT, Schaumburg, Illinois 60173                  | 07-11-301-025-0000 |
| 1300 - 1320 NORTH PLUM GROVE ROAD, Schaumburg, Illinois 60173 | 07-11-301-030-0000 |
| 1500 N PLUM GROVE RD, Schaumburg, Illinois 60173              | 07-11-300-006-0000 |

Along with those portions of Plum Grove Road, Golf Road, State Parkway (including those properties located on the north side of the street), Basswood Road, and Cooper Court adjacent to the real property described above (hereinafter “Schaumburg Special Service Area 16”).

All interested persons affected by the formation of Schaumburg Special Service Area 16 will be given an opportunity to be heard regarding the formation of and the boundaries of Schaumburg Special Service Area 16 and may object to the formation of Schaumburg Special Service Area 16 and the levy of taxes affecting said Schaumburg Special Service Area 16.

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The purpose of the formation of Schaumburg Special Service Area 16 is to fund the Village of Schaumburg's cost of maintenance, repair, reconstruction and/or replacement of the common areas, including but not limited to the water mains and stormwater management improvements, stormwater detention areas, and park area located on Lot 5 on the above-described property, as required by the Village of Schaumburg Village Code ("Special Services"), within said Schaumburg Special Service Area 16.

A tax levy at a rate not to exceed \$0.83 per \$100.00 of equalized assessed valuation of property in Schaumburg Special Service Area 16, for each year during which the Village of Schaumburg is required to expend funds relative to said Special Services, so long as the stormwater management improvements and/or common area improvements, as referenced above, exist, will be considered at the public hearing. It is currently estimated that, if taxes are to be levied for the Special Services, the amount of taxes levied, for the initial year in which taxes are levied, will likely not exceed \$185,828.00 (in 2024 dollars); however, any such initial tax levy shall not exceed the maximum tax rate as set forth above. Said tax is to be levied upon all taxable property within the proposed Schaumburg Special Service Area 16.

At the public hearing, all persons affected by the formation of said Schaumburg Special Service Area 16, including all persons owning taxable real estate therein, will be given an opportunity to be heard. The public hearing may be adjourned by the President and Board of Trustees to another date without further notice, other than a motion, to be entered upon the minutes of its meeting, fixing the time and place of its adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one (51%) of the electors residing within Schaumburg Special Service Area 16 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of Schaumburg Special Service Area 16 is filed with the Village Clerk, within sixty (60) days following the final adjournment of the public hearing, objecting to the creation of Schaumburg Special Service Area 16, the enlargement thereof, the levy or imposition of a tax for the provision of the Special Services to the area, or to a proposed increase in the tax rate, said Schaumburg Special Service Area 16 may not be created or enlarged, and no tax may be levied or imposed nor the rate increased.

DATED this \_\_\_\_ day of \_\_\_\_\_, 2024.

Jane Lentino  
Village Clerk  
Village of Schaumburg

**SECTION 6:**

**ORDINANCE NO. 24 - \_\_\_\_**

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This Ordinance shall be in full force and effect from and after its passage and approval as provided by law.

**ADOPTED** this \_\_\_\_ day of \_\_\_\_\_, 2024, pursuant to a roll call vote as follows:

AYES: \_\_\_\_\_

NAYS: \_\_\_\_\_

ABSENT: \_\_\_\_\_

**APPROVED** by me this \_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
Tom Dailly, Village President

ATTEST:

\_\_\_\_\_  
Jane Lentino, Village Clerk