

STATE OF ILLINOIS)
) SS.
COUNTY OF KENDALL)

200500015987
Filed for Record in
KENDALL COUNTY, ILLINOIS
PAUL ANDERSON
06-09-2005 At 09:30 a.m.
ORDINANCE 28.00

ORDINANCE 2005- 32

AN ORDINANCE ESTABLISHING A BACK-UP SPECIAL
TAX SERVICE AREA NUMBER 2005-32 FOR
WHITETAIL RIDGE SUBDIVISION

BE IT ORDAINED BY THE COUNTY BOARD OF THE COUNTY OF KENDALL,
ILLINOIS, AS FOLLOWS:

SECTION 1: Authority to Establish Special Service Area.

Special Service Areas are established pursuant to Article VII, Section 7, of the Constitution
of the State of Illinois, in force July 1, 1971, which provides:

"Counties and municipalities which are not home-rule units shall have only powers granted
to them by law and the powers...(6) to levy or impose additional taxes upon areas within their
boundaries in the manner provided by law for the provision of special services to those areas
and for the payment of debt incurred in order to provide those special services."

and are established pursuant to the provisions of an Act to provide the manner of levying or
imposing taxes for the provision of special services to areas within the boundaries of home-rule
units and non-home-rule municipalities and counties and pursuant to the Revenue Act of 1939.

SECTION 2: Findings.

A. The question of the establishment of the Special Tax Service Area hereinafter
described as a Special Tax Service Area is considered by the County Board pursuant to an Ordinance

entitled Enabling Ordinance to Create Special Service Area 2005-_____ for Whitetail Ridge Subdivision, in the Townships of Kendall and Na-Au-Say, Kendall County, Illinois and pursuant to a waiver and consent to the imposition of a Special Tax Service Area executed by the owner of 100% interest in said subdivision, without the necessity of any public hearing, or period for objection pursuant to 35 ILCS 200/27-5 (2002).

B. The special tax shall be levied and shall be assessed as follows on all of the real property included in the special service area:

A maximum rate of (percent of assessed valuation), not to exceed \$.50 per \$100.00 of equalized assessed valuation. Said assessments may be made at any time by County Ordinance for an indefinite period of time; or for a time determined in said Ordinance after all required public hearings. At the hearing, all persons affected will be given an opportunity to be heard. The assessment made at said hearing will only be for the purpose of accomplishing extraordinary and unique repairs and maintenance as set out below in said subdivision. It is necessary to provide a back-up method to ensure payment for the maintenance of Common Open Space, Outlots C, E, and G, perimeter tile line, directional and open space signage, and landscaping, maintenance of a trail, the maintenance of stormwater facilities in Outlot G, and other improvements and landscaping within the common areas designated as Outlots C, E, and G of the Whitetail Ridge Subdivision, as well as any other common areas designated in the Declaration of Covenants and Restrictions dated _____ and Final Plats of the Whitetail Ridge Subdivision, to provide to the County of Kendall a source of funding in the event said Homeowners Association fails to maintain and repair said facilities in a safe and useable condition as is determined by the County Board of the County of Kendall. The County of Kendall shall further be reimbursed for any administrative costs incurred if

any assessment is necessary to be made. This program is necessary for public safety and is in the best interest of maintaining real property values within the Whitetail Ridge Subdivision as described in the attached Exhibit "A".

C. Prior to the assessments being made for any part of the work done listed above, the County of Kendall shall give the persons affected advance notice of a Public Hearing as per Illinois Compiled Statutes governing Special Tax Service Areas to be held so that input may be had as to said assessment

SECTION 3: This Special Tax Services Area and any assessments made by Levy thereunder may run for an indefinite period of time.

SECTION 4: All Ordinances or parts of Ordinances in conflict with these provisions are repealed.

SECTION 5: This Ordinance shall become effective from and after its passage.

PASSED by the County Board of Kendall County, Illinois, this 15th day of MARCH, A.D. 2005.


COUNTY CLERK

APPROVED by me, as Chairman of the County Board of Kendall County, Illinois, this 9th day of June, A.D. 2005.


CHAIRMAN

Prepared by:
Law Offices of Daniel J. Kramer
1107A S. Bridge Street
Yorkville, Illinois 60560
630.553.9500

LEGAL DESCRIPTION

OUTLOTS C, E, and G AND LOTS 1-243 OF WHITETAIL RIDGE SUBDIVISION
LOCATED IN KENDALL TOWNSHIP AND NA-AU-SAY TOWNSHIP, IN
KENDALL COUNTY, ILLINOIS

Exhibit "A"

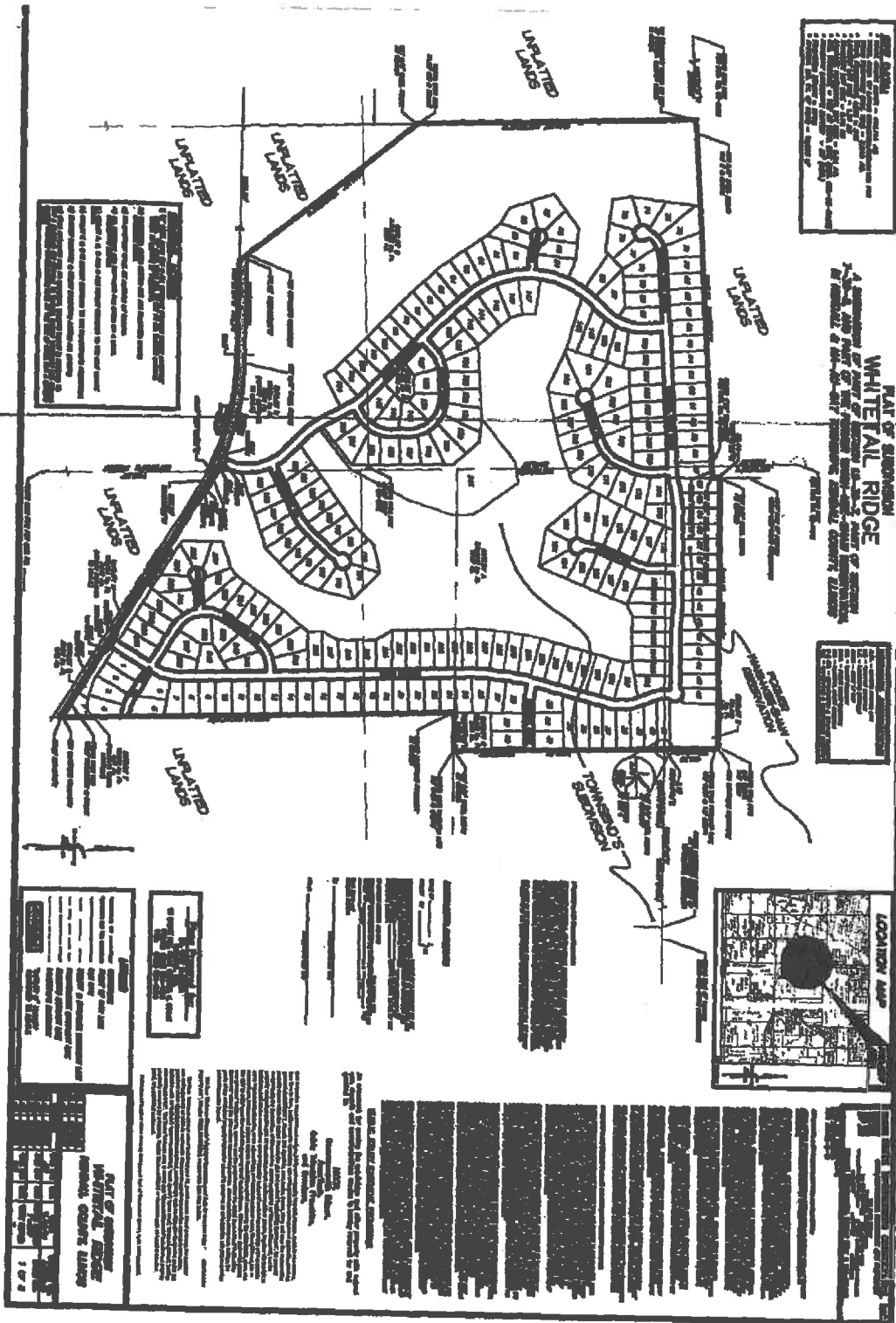


Exhibit "B"