

STATE OF ILLINOIS)
) ss.
COUNTY OF KENDALL)

ORDINANCE 2003 49

**AN ORDINANCE ESTABLISHING A BACK-UP SPECIAL TAX SERVICE
AREA NUMBER _____ FOR
RAVINE WOODS 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 Back-Up Special Service Area 2003-_____ for Ravine Woods Subdivision", in the Township of Kendall, 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% of the fee simple 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 of _____ (percent of assessed valuation), i.e.; \$.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 insure that storm water detention facilities, monuments, signage, landscaping and all related maintenance responsibilities of the Ravine Woods Subdivision Homeowners' Association within the common areas of the Ravine Woods Subdivision, as well as any other common areas designated in the Declaration of Protective Covenants, Conditions, Restrictions and Grants of RAVINE WOODS SUBDIVISION dated _____, 2003 and Final Plats of the Ravine Woods Subdivision, a properly maintained in a safe and usable condition and to provide to the County of Kendall a source of funding in the event said Homeowner's Association fails to sole 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 necessitated. This program is necessary for public safety and is in the best interest of maintaining real property values within the Ravine Woods Subdivision as described in the attached Exhibit "A".

C. Prior to the assessments being made for any part of the work 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

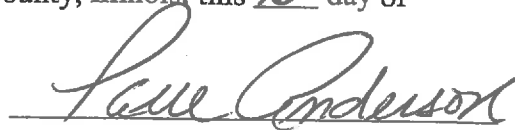
SECTION 3: This Special Tax Services Area may run for an indefinite period of time.

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.

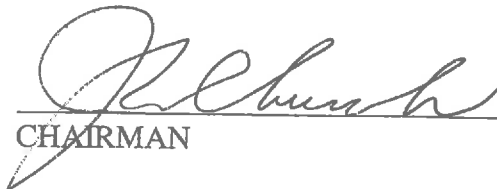
PASSED by the County Board of Kendall County, Illinois, this 16 day of

DECEMBER, A.D. 2003.



COUNTY CLERK

APPROVED by me, as Chairman of the County Board of Kendall County, Illinois, this 16 day of DECEMBER, A.D. 2003.


CHAIRMAN

Prepared by and return to:

H. Dan Bauer, Esq.

c/o The Inland Real Estate Group, Inc.

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