



VILLAGE OF POPLAR GROVE

"A Great Place to Call Home"

AGENDA – PUBLIC HEARING

Wednesday, August 17, 2022 - 7:00 PM

200 N. Hill Street, Poplar Grove, IL 61065

AGENDA

ROLL CALL

APPROVAL OF AGENDA

CONVENE PUBLIC HEARING

1. Public Hearing for Village of Poplar Grove Special Service Area number 2 regarding
13150 IL Route 76 (Oak Lawn Mobile Home Park)

PUBLIC COMMENT

CLOSE PUBLIC HEARING

ADJOURNMENT

NOTICE OF HEARING
VILLAGE OF POPLAR GROVE SPECIAL SERVICE AREA NUMBER 2

NOTICE IS HEREBY GIVEN that on August 17, 2022, at 7:00 p.m. at the Village of Poplar Grove Village Hall, 200 N. Hill Street, Poplar Grove IL 61065, a hearing will be held by the Village of Poplar Grove (the “Village”) to consider forming a special service area, to be called “Village of Poplar Grove Special Service Area Number 2” consisting of the territory legally described in Exhibit 1 to this Notice.

The approximate location and boundaries of the proposed special service area is the parcel commonly known as: 13150 IL Route 76 with PIN: 03-26-300-018 located in the Village of Poplar Grove, and is more fully described in Exhibit 1 of this Notice.

The general purpose of the formation of the Village of Poplar Grove Special Service Area Number 2 is to provide special municipal services to the area which include, but are not limited to, connection to the Village water supply, surveying, soil testing and appurtenant work, mass grading, site clearing, water connection fees and other eligible costs. The special services include new construction and maintenance and repair activities.

There will also be considered at the hearing the following method of financing the water connection fees associated with the improvements within the proposed special service area: the owner of the Subject Territory has provided the up-front financing for the costs associated with connection to the Village water supply but is in need of the special service area to help finance the costs of the associated water connection fees related to providing connection to the Village water supply to the proposed special service area. The special municipal services to be provided to the proposed special service area will include connection to Village water supply and related engineering, surveying, soil testing and appurtenant work, mass grading, site clearing, water connection fees and other eligible costs. The payment of the water connection fees associated with providing the special municipal services to the proposed special service area are anticipated to be approximately \$391,842.23. The Village desires to allow the property owner of the Subject Territory to pay for such fees by and through the levy of an annual special tax levied against the Subject Territory located within the special service area for a period of ten (10) years. This tax is to be levied upon the specific and identified taxable property within the proposed special service area. The proposed amount of the tax levy for special services for the initial year for which taxes will be levied is anticipated to be \$39,184.22.

At the hearing, all interested persons affected by the formation of such special service area, including all persons owning taxable real estate therein, may file written objections to and be heard orally regarding the formation of and the boundaries of the special service area and the levy of taxes affecting the area. The hearing may be adjourned by the Village Board without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least 51% of the electors residing within the Village of Poplar Grove Special Service Area Number 1 and by at least 51% of the owners of record of the land

included within the boundaries of the Village of Poplar Grove Special Service Area Number 2 is filed with the Village Clerk of the Village of Poplar Grove within 60 days following the final adjournment of the public hearing objecting to the creation of the special service area or the levy of taxes affecting the area, no such area may be created or taxes levied or imposed.

Members of the public are invited to attend this public hearing at which time an opportunity will be given to address the members of the Village Board of the Village of Poplar Grove.

Dated: ____August 1, 2022

/s/ Karri Anderberg, Village Clerk

Exhibit 1 to Notice

Boundaries of Special Service Area
Legal Description of Property

A tract of land bounded and described as follows: Commencing at the Southeast corner of the Southwest Quarter (1/4) of said Section 26, Township 45 North, Range 3 East of the Third Principal Meridian and running thence North One Thousand One Hundred Fifty-five (1,155.0) feet; thence West One Thousand Eight Hundred and Ninety-eight (1898.0) feet; thence South One Thousand One Hundred Fifty-five (1,155.0) feet to the South line of said Section; thence East along said Section line to the place of beginning; Excepting therefrom a parcel as described in Warranty Deed dated September 23, 1993, recorded December 15, 1993, as Document No. 93-11299, executed by Leonard E. Harris and Joy E. Harris to the People of the State of Illinois, Department of Transportation, as set aside for public road purposes. Situated in the County of Boone, State of Illinois.

Property Code: 03-26-300-018

Commonly known as 13150 IL Route 76, Poplar Grove, IL