

VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda

 X Resolution or Ordinance (Blue) X *Waiver of First Requested*
Recommendations of Boards, Commissions & Committees (Green)
Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES
FROM: David A. Hulseberg, Village Manager
DATE: August 27, 2013 (B of T) Date: September 5, 2013
TITLE: PC 12-19: 300 W. 22nd Street – Special Service Area #7 – Approval Ordinance
SUBMITTED BY: Department of Community Development *WJH*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an Ordinance Establishing Village of Lombard Special Service Area (SSA) Number 7. (DISTRICT #3)

Staff recommends a waiver of first reading of the SSA Ordinance.

Fiscal Impact/Funding Source:

Review (as necessary):
Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X _____ Date _____

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.



MEMORANDUM

TO: David A. Hulseberg, AICP, ICMA-CM, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development *WJH*

DATE: September 5, 2013

SUBJECT: **PC 12-19: 300 W. 22nd Street -- Special Service Area #7 -- Approval Ordinance**

Attached please find a copy of an Ordinance Establishing Village of Lombard Special Service Area (SSA) Number 7. The Village has received a waiver of objection from the one property owner affected by the proposed SSA, which will provide the Village to consider this matter before the expiration of the requisite sixty (60) day objection filing period. As such, the Village Board can act upon the final consideration of the matter at the September 5, 2013 meeting. To facilitate the proposed development and the implementation of the SSA, staff recommends a waiver of first reading of the SSA Ordinance.

With the approval of the SSA Ordinance, the petitioner and the Village have satisfied a condition set forth within the companion zoning approval. As such, the second and final reading of the zoning matter can also be considered by the Village Board as well.

ORDINANCE NO. _____

**AN ORDINANCE ESTABLISHING
VILLAGE OF LOMBARD SPECIAL SERVICE AREA NUMBER 7**

BE IT ORDAINED by the President and Board of Trustees of the Village of Lombard, DuPage County, Illinois, as follows:

SECTION 1: **AUTHORITY.** Special Service Area Number 7 is established pursuant to the provisions of 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.** The Village Board finds:

- A. The question of the establishment of the area hereinafter described as a special service area was considered by the President and Board of Trustees (hereinafter the "Village Board") pursuant to an Ordinance entitled: "An Ordinance Proposing the Establishment of Special Service Area Number 7 in the Village of Lombard and providing for a Public Hearing and Other Procedures in Connection Therewith," adopted May 2, 2013, and was considered pursuant to a hearing held on August 15, 2013, by the Village Board pursuant to a Newspaper Notice duly published in *The Lombardian*, a newspaper published in the Village of Lombard (hereinafter the "Village"), at least fifteen (15) days prior to the hearing, and pursuant to Personal Notice by 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 special service area. Said Personal Notice by mail was given by depositing said Personal Notice in the United States mails 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 said Personal Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property. A Certificate of Publication of said Newspaper Notice and a Certificate of Mailing of said Personal Notice are attached to this Ordinance as Exhibit 1 and Exhibit 2, respectively, and made part hereof. Said Newspaper Notice and Personal Notice conformed in all respects to the requirements of Section 27-25 of the Special Service Area Tax Law (35 ILCS 200/27-25).
- B. That a public hearing on the question set forth in the Newspaper Notice and Personal Notice was held on August 15, 2013. All interested persons were given an opportunity to be heard on the question of the creation of the special service area, and the levy of an annual tax to pay for the proposed Special Services (as defined in Section 4 below), as set forth in the Newspaper Notice and Personal Notice. The public hearing was

opened on August 15, 2013, and there was final adjournment thereof on August 15, 2013, as part of the regular Lombard Village Board meeting on said date.

- C. That after considering the data, as presented at the public hearing, the Village Board finds that it is in the public interest and in the interest of the Village of Lombard Special Service Area Number 7 that said special service area, as hereinafter described, be established.
- D. Said area is compact and contiguous and exists in a multi-family residential area in the Village.
- E. It is in the best interest of said special service area that the furnishing of the municipal services proposed be considered for the common interests of said area.
- F. Said area is zoned for a multi-family planned development under the R-5 General Residence District zoning classification and will benefit specially from municipal services proposed to be provided. The proposed municipal services are unique and in addition to the municipal services provided to the Village as a whole.

SECTION 3: VILLAGE OF LOMBARD SPECIAL SERVICE AREA NUMBER 7 ESTABLISHED. A special service area to be known and designated as “Village of Lombard Special Service Area Number 7” (hereinafter “Special Service Area Number 7”) is hereby established and shall consist of the following-described territory:

Legal Description: The East 300 feet of the South 485.6 feet of the West ½ of the Southeast ¼ of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois;

PIN: 06-19-400-026;

Street Location: 300 West 22nd Street, Lombard, Illinois – (the Northwest corner of 22nd Street and Elizabeth Street);

(hereinafter the “Subject Property”).

An accurate map of the Subject Property is attached hereto as Exhibit 3, and made part hereof.

SECTION 4: PURPOSE OF THE AREA. Special Service Area Number 7 is established to provide special municipal services to the Subject Property in addition to services provided to the Village generally. Included in said services shall be the funding of the Village’s cost of providing emergency medical services to the residents of Special Service Area Number 7, at a call rate per residential unit above and beyond the call rate normally associated with high-density multi-family residential housing developments

within the Village (hereinafter the “Special Services”), within said Special Service Area Number 7.

The Village shall levy a direct annual tax at a rate not to exceed \$23.75 per \$100.00 of equalized assessed valuation of property in Special Service Area Number 7, with said tax not to be imposed until the 2014 tax levy year (with taxes collected in 2015).

The tax levy calculation for the initial year in which taxes will be levied (2014 taxes collected in 2015) is as follows:

$$A \times [B - C] \times D = E$$

- A = The actual number of residential units within the building located within Special Service Area Number 7.
- B = The average annual number of emergency medical services (EMS) calls per residential unit at the Village’s senior housing developments.
- C = The average annual number of emergency medical services (EMS) calls per residential unit at the Village’s high-density multi-family housing developments, which consist of the following developments:
 - Cove Landing – (2001-2015 S. Finley Road)
 - Lombard Tower – (33 N. Main Street)
 - Jackson Terrace Condominiums – (1150 E. Jackson Street)
 - Yorktown Apartments (tower building) – (2233 S. Highland Avenue)
 - Park Avenue Condominiums – (150 W. St. Charles Road)
- D = The average of the current dollar amounts set forth in the Lombard Village Code for EMS Basic Life Support (BLS) – Transport for a Village resident and EMS Advanced Life Support Level 1 (ALS-1) – Transport for a Village resident.
- E = The initial tax levy, for the initial year in which taxes will be levied for the Special Services, to create the base amount in the Special Service Area Number 7 Fund.

Said formula results in the following calculation:

$$80 \times [0.61 - 0.08] \times \$510.00 = \$21,624.00$$

As such, \$21,624.00 shall be the initial tax levy, for the initial year in which taxes will be levied for the Special Services.

The annual tax levy and payment to the Village calculation, after the first tax levy year, shall be as follows:

Formula #1 (Updated base amount for Special Service Area Number 7 Fund):

$$F \times [G - H] \times I = J$$

Formula #2 (Amount to be withdrawn from the Special Service Area Number 7 Fund to reimburse the Village for the Special Services):

$$\left[\frac{G - H}{G} \times (K - L) \right] = M$$

Formula #3 (Annual Tax Levy Amount):

$$(J - \$21,624.00) + M = N$$

F = The actual number of residential units within the building located within Special Service Area Number 7.

G = The number of emergency medical services (EMS) calls per residential unit, for the building located within Special Service Area Number 7, from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).

H = The average annual number of emergency medical services (EMS) calls per residential unit at the Village's high-density multi-family housing developments, which currently consist of the following developments:

- Cove Landing – (2001-2015 S. Finley Road)
- Lombard Tower – (33 N. Main Street)
- Jackson Terrace Condominiums – (1150 E. Jackson Street)
- Yorktown Apartments (tower building) – (2233 S. Highland Avenue)
- Park Avenue Condominiums – (150 W. St. Charles Road)

The figure 0.08 (as used for the initial tax levy year in subsection C. above) shall also be used for tax levy years 2, 3, 4 and 5. The figure used shall be recalculated after tax levy year 5, based on the average number of emergency medical services (EMS) calls per residential unit at the Village's high-density multi-family housing developments, as set forth above, over the immediately preceding five (5) year period, and every five (5) years thereafter, with each such recalculated figure being used for the tax levy for the recalculation year, and the next four (4) years thereafter.

In the event that one or more of the listed high-density multi-family housing developments ceases to operate as a high-density multi-family housing development, it shall thereafter no longer be included in the calculation of formula factor H. In the event that a new high-density multi-family housing development is constructed within the Village, it shall be included in the list of developments used for the calculation of formula factor H, beginning with the first recalculation of formula factor H after the

end of the first full calendar year following the issuance of a certificate of occupancy for said development.

- I = The average of the current dollar amounts set forth in the Lombard Village Code for EMS Basic Life Support (BLS) – Transport for a Village resident and EMS Advanced Life Support Level 1 (ALS-1) – Transport for a Village resident.
- J = Current base amount for the Special Service Area Number 7 Fund.
- K = The amount billed by the Village relative to emergency medical services (EMS) calls at the building located within Special Service Area Number 7 from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).
- L = The amount received by the Village in payment for Village emergency medical services (EMS) calls at the building located within Special Service Area Number 7 from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).
- M = The amount to be withdrawn by the Village from the Special Service Area Number 7 Fund to compensate the Village for the cost of the Special Services. If M is zero or a negative number, no amount shall be withdrawn by the Village from the Special Service Area Number 7 Fund for that calculation year.
- N = The Special Service Area Number 7 tax levy amount for the current tax levy year. If N is zero or a negative number, no amount shall be levied for the current tax levy year.

In the event that N is less than one-half ($\frac{1}{2}$) of J for five (5) consecutive years, then the amount being held in the Special Service Area Number 7 Fund shall be used each year, to reimburse the Village for the cost of the Special Services, without a corresponding tax levy, until the amount in the Special Service Area Number 7 Fund is reduced to one-half ($\frac{1}{2}$) of J, and Formula #3 thereafter shall be revised to read as follows:

$$\left[\frac{J}{2} - \$10,812.00 \right] + M = N$$

At such time as the building on the property located within Special Service Area Number 7 is no longer used for senior housing assisted living residences, Special Service Area Number 7 shall be terminated, and a rebate shall be declared relative to any amounts remaining in the Special Service Area Number 7 Fund, pursuant to 35 ILCS 200/27-93.

Said tax is to be levied upon all taxable property within the Special Service Area Number 7, and shall be in addition to all other taxes provided by law.

SECTION 5: EFFECTIVE DATE. The Village is in receipt of a "Waiver of Right to File an Objection Petition Opposing the Creation of Lombard Special Service Area Number 7 (Spectrum Development Project – Senior Housing Assisted Living Residences)," a copy of which is attached hereto as Exhibit 4 and made part hereof. As such, and as there are no electors residing within the Subject Property, and as Spectrum Acquisition Oakbrook Terrace, LLC, a Colorado Limited Liability Company d/b/a Spectrum Acquisition Lombard, LLC, is the sole owner of the Subject Property, this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as required by law. The Village Clerk is hereby directed and ordered to file a certified copy of this Ordinance with the DuPage County Clerk, and record a certified copy of this Ordinance with the DuPage County Recorder's Office, within sixty (60) days of the effective date hereof.

SECTION 6: That this Ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form, as provided by law.

Passed on first reading this ____ day of _____, 2013.

First reading waived by action of the Board of Trustees this ____ day of _____, 2013.

Passed on second reading this ____ day of _____, 2013, pursuant to a roll call vote as follows:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED by me this ____ day of _____, 2013.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published by me in pamphlet form this ____ day of _____, 2013.

Sharon Kuderna, Village Clerk

Exhibit 1

**Certificate of Publication
of Newspaper Notice**

(attached)

CERTIFICATE OF PUBLICATION

STATE OF ILLINOIS }
COUNTY OF DuPAGE } SS.

I, Bonnie Lee MacKay, do hereby certify that Scott MacKay the associate publisher of the Lombardian, which is now and has been for more than one year prior to the first publication of this notice hereto annexed, a weekly newspaper of general circulation, printed and published in the Village of Lombard in said County, and that the said advertisement or notice relating to the matter of

Village of Lombard Publication of Legal Notice #50370
Special Service Area Number 7

has been published in said paper consecutively of the issues commencing July 24, A.D. 2013, and ending July 24, A.D. 2013, which are the dates of the first and last papers containing the same.

Given under my hand this 24th day of July A.D. 2013.

Printer's Fee \$ 314.76
Paid _____ 2013

By:

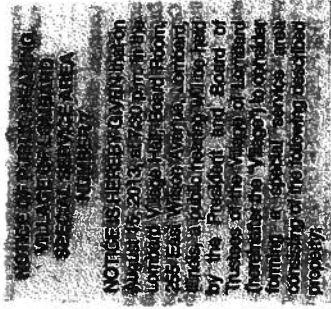
Bonnie Lee MacKay

Notary Public

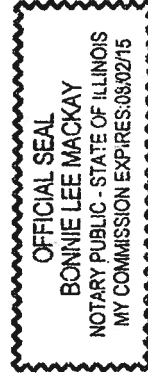
Scott MacKay

Associate Publisher

Copy of Notice Herein Referred To:



SEE ATTACHED
FOR THE
REMAINDER
OF THE NOTICE



Legal Description: The East 390 feet of the South 4500 feet of the West 1/2 of the Southeast 1/4 of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, DuPage County, Illinois.

PLM 09-19-2014-0228
 Eastmont Boundary Dissolution
 2000 West 22nd Street, Lombard, Illinois. (The parcel is located at the corner of 22nd Street and Elizabeth Street).

All interested persons are notified by the formation of a Special Services Area Number 7. The purpose of the formation of Lombard Special Services Area Number 7 is to fund the Village's provision of emergency medical services to the residents of Special Services Area Number 7 and beyond the levy of taxes affecting said Special Services Area Number 7.

The purpose of the formation of Lombard Special Services Area Number 7 is to fund the Village's provision of emergency medical services to the residents of Special Services Area Number 7 and beyond the levy of taxes affecting said Special Services Area Number 7.

A tax levy, at a rate not to exceed \$23.75 per \$100.00 of equalized assessed valuation on property in Special Services Area Number 7 will be considered at the public hearing to cover the cost of the Special Services with said tax rate to be imposed until the 2014 tax levy year (with taxes collected in 2015).

The tax levy calculation for the initial year in which taxes will be levied (2014 taxes collected in 2015) is as follows:

A x [B - C] x D = E
 A = The actual number of residential units within the building located within Special Services Area Number 7.

B = The average annual number of emergency medical services (EMS) calls per residential unit at the Village's center housing developments.

C = The average annual number of emergency medical services (EMS) calls per residential unit at the Village's high-density multi-family housing developments, which consist of the following:

- Emley Road
- Lombard Tower - (63 N. Main Street)
- Jackson Terrace Condominiums - (1150 E. Jackson Street)
- Yorktown Apartments (Tower Building) - (2233 S. Highland Avenue)
- Park Avenue Condominiums - (150 W. St. Charles Road)

D = The average of the current dollar amounts set forth in the Lombard Village Code for EMS Basic Life Support (BLS) Transport for a Village resident and EMS Advanced Life Support Level 1 (ALS-1) - Transport for a Village resident.

E = The initial tax levy for the initial year in which taxes will be levied for the Special Services, to create the base amount in the Special Services Area Number 7 Fund.

Said formula results in the following calculation:
 $80 \times (10.81 - 0.08) \times \$510.00 = \$21,624.00$

As such, \$21,624.00 shall be the initial tax levy for the initial year in which taxes will be levied for the Special Services.

Formula #1 (Updated base amount for Special Service Area Number 7 Fund)

$$F \times [G - H] \times I \times J \times K$$

Formula #2 (Amount to be withdrawn from the Special Service Area Number 7 Fund to reimburse the Village for the Special Services):

$$[G - H] \times [K - L] = M$$

Formula #3 (Annual Tax Levy Amount):

$$[J - \$21,624.00] + M = N$$

F = The actual number of residential units within the building located within Special Services Area Number 7.

G = The number of emergency medical services (EMS) calls per residential unit for the building located within Special Services Area Number 7 from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).

H = The average annual number of emergency medical services (EMS) calls per residential unit at the Village's high-density multi-family housing developments, which currently consist of the following:

- Emley Road
- Lombard Tower - (63 N. Main Street)
- Jackson Terrace Condominiums - (1150 E. Jackson Street)
- Yorktown Apartments (Tower Building) - (2233 S. Highland Avenue)
- Park Avenue Condominiums - (150 W. St. Charles Road)

The figure above is based on the initial tax levy year in which taxes will be levied for the Special Services, to create the base amount in the Special Services Area Number 7 Fund.

In the event that calls or more of the listed high-density multi-family housing developments cease to operate as a high-density multi-family housing development, it shall thereafter no longer be included in the calculation of the formula above. In the event that a new high-density multi-family housing development is constructed within the Village, it shall not be included in the calculation of the formula above until the beginning of the first full calendar year following the issuance of a certificate of occupancy for said development.

I = The average of the current dollar amounts set forth in the Lombard Village Code for EMS Basic Life Support (BLS) Transport for a Village resident and EMS Advanced Life Support Level 1 (ALS-1) - Transport for a Village resident.

J = Current base amount for the Special Services Area Number 7 Fund.

K = The amount billed by the Village relative to emergency medical services (EMS) calls at the building located within Special Services Area Number 7 from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).

L = The amount received by the Village in payment for Village emergency medical services (EMS) calls at the building located within Special Services Area Number 7 from November 1st to October 31st of the next year (e.g., for the second tax levy year, from November 1, 2014 to October 31, 2015).

M = The amount to be withdrawn from the Special Services Area Number 7 Fund to reimburse the Village for the Special Services.

N = The amount to be withdrawn from the Special Services Area Number 7 Fund to reimburse the Village for the Special Services.

amount being held in the Special Services Area Number 7 Fund shall be used each year to reimburse the Village for the cost of the Special Services, without a corresponding tax levy, until the amount in the Special Services Area Number 7 Fund is equal to one-half (1/2) of the amount of the tax levy that would be levied on the real estate located in the Special Services Area Number 7.

At such time as the building on the property located within Special Services Area Number 7 is no longer used for senior housing, the building shall be reassessed for its true market value. The Special Services Area Number 7 shall be terminated and a rebate shall be declared on the property amount remaining in the Special Services Area Number 7 Fund pursuant to Section 82-0.02-27-03.

Said taxes to be levied upon all taxable property within the Special Services Area Number 7.

All the income being set aside as assessed by the formulator of said Special Services Area Number 7, 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 notice to be entered upon the minutes of the meeting, fixing the time and place of the adjournment and/or as otherwise required by law.

If a petition signed by at least fifty-one percent (51%) of the electors residing within Special Services Area Number 7 and by at least fifty-one percent (51%) of the members of the board of the Special Services Area Number 7 is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing, the Board of Trustees of the Special Services Area Number 7 shall be dissolved and the Village shall be deemed to have approved the proposed tax levy.

Approved by the Board of Trustees of the Special Services Area Number 7.

Approved by the Board of Trustees of the Special Services Area Number 7.

DATED this 24th day of July, 2015.

Approved by the Board of Trustees of the Special Services Area Number 7.

Approved by the Board of Trustees of the Special Services Area Number 7.

Exhibit 2

**Certificate of Mailing
of Personal Notice**

(attached)

**VILLAGE OF LOMBARD
SPECIAL SERVICE AREA NUMBER 7**

CERTIFICATE OF MAILING

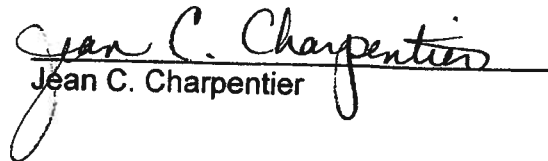
I, Jean C. Charpentier, being first duly sworn on oath, depose and say that, on July 26, 2013, I caused to be sent to:

- All Taxpayers of Record within Special Service Area Number 7 (as listed on the attached Service List), by First Class U.S. Mail, postage prepaid;

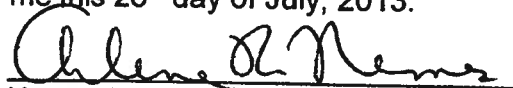
the following document:

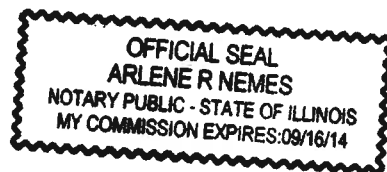
- NOTICE OF PUBLIC HEARING – VILLAGE OF LOMBARD – SPECIAL SERVICE AREA NUMBER 7;

a copy of which is attached hereto as Exhibit 1.


Jean C. Charpentier

Subscribed and sworn to before
me this 26th day of July, 2013.


Notary Public



**Village of
Lombard
SSA #7**

49/353

**Taxpayer
of Record**

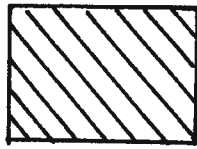
PIN 06-19-400-026
SPECTRUM ACQUISITION LMBD
200 Spruce St.
Unit 200
Denver, CO 80230

Exhibit 3

**Map of
Village of Lombard
Special Service Area Number 7**

(attached)

6-188-W
6-19D-W
 6-308-W



- LOMBARD SPECIAL SERVICE AREA NUMBER 7

Gary A. King
 DuPage County Clerk
 421 N. County Farm Rd.
 Wheaton, IL 60187
 630.407.5500

This map created for assessment purposes only. Refer to recorded plats and deeds for legal descriptions and property dimensions.
 Copyright 2012 - The County of DuPage, Illinois.

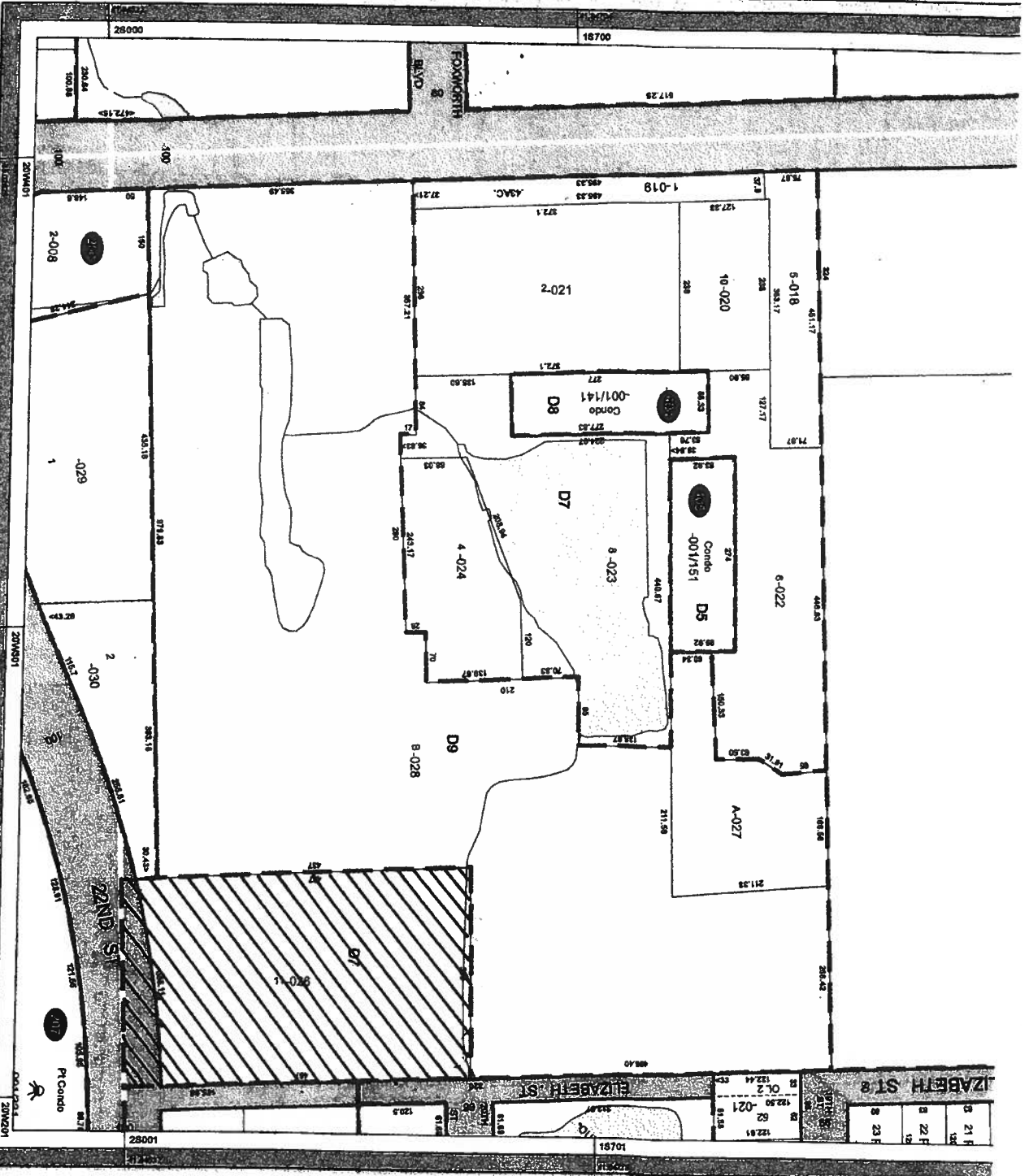


Exhibit 4

**Waiver of Right to File an
Objection Petition Opposing the Creation of
Lombard Special Service Area Number 7
(Spectrum Development Project –
Senior Housing Assisted Living Residences**

(attached)

**WAIVER OF RIGHT TO FILE AN OBJECTION PETITION
OPPOSING THE CREATION OF
LOMBARD SPECIAL SERVICE AREA NUMBER 7
(SPECTRUM DEVELOPMENT PROJECT –
SENIOR HOUSING ASSISTED LIVING RESIDENCES)**

Spectrum Acquisition Oakbrook Terrace, LLC, a Colorado Limited Liability Company d/b/a Spectrum Acquisition Lombard, LLC (hereinafter "Spectrum"), hereby voluntarily waives the right of Spectrum to file an objection petition opposing the creation of Lombard Special Service Area Number 7 – Spectrum Development Project – Senior Housing Assisted Living Residences (hereinafter the "SSA").

In regard to said voluntary waiver, Spectrum certifies that:

A. Spectrum is the sole owner of record of:

The East 300 feet of the South 485.6 feet of the West 1/2 of the Southeast 1/4 of Section 19, Township 39 North, Range 11, East of the Third Principal Meridian, in DuPage County, Illinois;

PIN: 06-19-400-026;

Common Address: 300 West 22nd Street, Lombard, Illinois;

(hereinafter the "Property");

and is the sole taxpayer of record in regard to the Property, which constitutes all of the real estate within the SSA; and

B. No electors reside on the Property.

Spectrum understands that Section 27-55 of the Special Service Area Tax Law (35 ILCS 200/27-55) allows Spectrum to object to the creation of the SSA, and that a successful objection petition requires the signatures of at least fifty-one percent (51%) of the owners of record and at least fifty-one percent (51%) of the electors residing in the proposed SSA. Also, Spectrum acknowledges that an objection petition relative to the creation of the SSA would have to be filed with the Lombard Village Clerk within sixty (60) days of the August 15, 2013 public hearing.

In consideration of Spectrum signing this waiver form, Spectrum requests that the Corporate Authorities of the Village of Lombard approve the ordinance required to create the SSA before the expiration of the sixty (60) day objection filing period, and that the Village file said ordinance with the DuPage County Clerk, and record said ordinance with the DuPage County Recorder of Deeds, before the expiration of the sixty (60) day objection filing period.

