

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p><b>SUGAR GROVE</b> 10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Robert Bohler Kevin Geary Sean Herron Mari Johnson Rick Montalto David Paluch</p>
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**September 16, 2014  
Board Meeting  
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearing:
  - a. Public Hearing: Establishing a Back-Up SSA for the Prairie Glen Office Park
  - b. Public Hearing: Establishing a Back-Up SSA for Wiedner's Legacy Resubdivision
5. Appointments and Presentations
  - a. US 30 and Dugan Road Advance Interchange Project
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
  - a. Approval: Minutes of the September 2, 2014 Meeting
  - b. Approval: Vouchers
  - c. Approval: Treasurer's Report
  - d. Resolution: Authorizing an IGA with IDOT for Rt 30 & Dugan Intersection Improvement Project--STAR
  - e. Ordinance: Approving a Development Agreement – Pirhl
  - f. Ordinance: Establishing a Back-Up SSA for Wiedner's Legacy Resubdivision
  - g. Resolution: Accepting and Approving a Utility Easement – Prairie Glen
  - h. Ordinance: Establishing a Back-Up SSA for the Prairie Glen Office Park
8. General Business
  - a. Resolution: Continuing the Residential Stimulus Program
  - b. Resolution: Copier Lease - STAR
  - c. Discussion: Fees for Assisted Living Facilities
9. New Business
  - a. None
10. Reports
  - a. Staff Reports
  - b. Trustee Reports
  - c. Presidents Report
11. Public Comments
12. Airport Report
13. Closed Session: Land Acquisition, Personnel, Litigation
14. Adjournment

*The consent agenda consists of items that have been previously discussed, are non-controversial, or routine in subject matter and are voted on as a 'package'. However, by simple request any member of the Board may remove an item from the consent agenda to have it voted upon separately. Items that are marked as \* STAR – indicate that the item is Subject to Attorney Review.*

**Committee of the Whole Meeting**

Village President  
P. Sean Michels

Village Clerk  
Cynthia Galbreath

Village Administrator  
Brent M. Eichelberger



10 S. Municipal Drive  
Sugar Grove, Illinois 60554  
Phone: 630-466-4507  
Fax: 630-466-4521

Village Trustees

Robert Bohler  
Kevin Geary  
Sean Herron  
Mari Johnson  
Rick Montalto  
David Paluch

**Cancelled**

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING: ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 18 FOR WIEDNER'S LEGACY RESUBDIVISION  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (SSA) No. 18 for Wiedner's Legacy Resubdivision.

**DISCUSSION**

Wiedner's Legacy Resubdivision (this is the PIRHL senior apartment project) was approved with storm water management facilities located thereon and it is a requirement of the Kane County Storm Water Ordinance to establish a back-up SSA for future maintenance and repair of storm water management facilities located on the premises. In order to assure that the storm water management areas in the office park are maintained it is suggested that a back-up Special Service Area be established. The SSA No. 18 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the operation storm water management areas specifically on Lot 2 in the subdivision.

**COSTS**

The cost to establish the SSA are limited to publication and Village Attorney fees.

**ATTACHMENTS**

1. Public hearing notice for Wiedner's Legacy Resubdivision for SSA No. 18.

**RECOMMENDATION**

That public comment be accepted on the question of establishing a back-up SSA No. 18 for Wiedner's Legacy Resubdivision, and the public hearing then be closed.

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING: ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 19 FOR PRAIRIE GLEN OFFICE PARK  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (No. 19) for Prairie Glen Office Park Subdivision.

**DISCUSSION**

The Prairie Glen Office Park was approved as a unified development under common ownership but certain property owner association documents were not established. ("Prairie Glen Office Park Subdivision" is the recorded name of the property the Village recently purchased at 140-160 S. Municipal Drive). In order to assure that the common areas in the office park are maintained it is suggested that a back-up Special Service Area be established. Common area maintenance would include cutting and trimming landscaping and lawn areas and patching or resurfacing the parking lot, among other things. The SSA No. 19 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the common areas in the subdivision.

**COSTS**

The cost to establish the SSA are limited to publication and Village Attorney fees.

**ATTACHMENTS**

1. Public hearing notice for establishing a back-up SSA No. 19 for Prairie Glen Office Park.

**RECOMMENDATION**

That public comment be accepted on the question of establishing a back-up SSA No. 19 for Prairie Glen Office Park.

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** TONY SPECIALE, DIRECTOR OF PUBLIC WORKS  
GEOFF PAYTON, STREETS & PROPERTIES SUPERVISOR  
**SUBJECT:** PRESENTATION: US 30 / DUGAN ROAD INTERSECTION  
IMPROVEMENT PROJECT  
**AGENDA:** SEPTEMBER 16, 2014 VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Update the Village Board on the Illinois Department of Transportation US 30 / Dugan Road Intersection Improvement Project.

**DISCUSSION**

At the September 2, 2014 Board Meeting, the Village discussed entering into an agreement with IDOT for improvements to the US 30 / Dugan Road Intersection Improvement Project. IDOT's project includes resurfacing, drainage improvements, restoration and rehabilitation of the US 30 intersection with Dugan Road. The project will provide exclusive turning lanes, traffic signal modernization and reconstruction on portions of US 30 along the eastern leg of the intersection.

HR Green will be on hand to update the Board on the progress of the project and answer any questions.

**COST**

There are no costs associated with this update.

**RECOMMENDATION**

The Village Board receive the update from HR Green regarding IDOT's US 30 / Dugan Road Intersection Improvement Project and ask any questions they may have.

**September 02, 2014  
Village of Sugar Grove  
Regular Board Meeting  
6:00 PM**

President Michels opened the meeting at 6:00 PM and asked that Trustee Paluch lead the Pledge. The roll was then called.

**Present:** Trustee Paluch, Trustee Montalto, Trustee Geary, Trustee Herron, and Trustee Johnson.

Quorum Established.

Absent: Trustee Bohler.

**Also Present:**

Administrator Eichelberger, Clerk Galbreath, Public Works Director Speciale, Finance Director Chamberlin, Community Development Director Magdziarz.

**PUBLIC HEARINGS**

None

**APPOINTMENTS AND PRESENTATIONS**

None.

**PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION**

President Michels called for any public comment and hearing, none this portion of the agenda was closed.

**CONSENT AGENDA**

- a. Approval: Minutes of the August 5, 2014 Meeting
- b. Approval: Vouchers
- c. Proclamation: National Chamber of Commerce Week

Trustee Johnson **moved to approve the Consent Agenda.** Trustee Geary seconded the motion. President Michels then called for a roll call vote.

AYE:	Montalto	NAY:	None	ABSENT:	Bohler
	Paluch				
	Herron				
	Johnson				
	Geary				

Motion Carried.

## **GENERAL BUSINESS**

### **Long Range Planning – I-88 Corridor**

Community Development Director Magdziarz stated that when this matter was last discussed by the Village Board on July 1, 2014, the Board expressed interest in reviewing a draft land use plan prior to it being presented to the Plan Commission for consideration.

Director Magdziarz outlined the proposed conceptual land use plan which includes the following key changes:

- Change the dominant land use north of the Tollway from residential to industrial. Only existing estate residential land uses remain (e.g., Nottingham Woods, Marian Woods, Earl Estates, and Blackberry Woods subdivisions, and the estates and farmettes along Norris Road).
- Extend recommended land uses north to Main Street
- Remove the road connection and overpass over I-88 between IL 47 and Bliss Road
- Add an interchange at Bliss Road and I-88
- Replace estate residential and corporate campus land uses south of Tollway with single-family residential
- Introduce industrial west of I-88 and Blackberry Creek
- Introduce multiple-family residential land use in IL 47/I-88 interchange area

President Michels stated that he would like to see the plan only show agriculture North of Seavey Road. This is preferred so that the other neighboring communities do not see Sugar Grove as land hungry or expanding too quickly.

Director Magdziarz stated that will be considered. He reminded the Board that a Land Use Plan does not represent a race to obtain land or build it is simply showing a long term destination. Additionally the Land Use Plan is a tool to be able to give consideration to the type of infrastructure that will be needed in the future. If a Land Use Plan only shows agriculture no infrastructure would be needed and an opportunity could be lost to have things planned/sized correctly when development occur near the agriculturally shown area.

The term industrial zoning was discussed and staff was asked to find a term that really encompassed the office/research that the board desires with some intermittent light industrial.

President Michels asked what the next step is. It was explained that the next step is to have the Plan Commission review – at one or two meetings and then to have a public hearing and then back to the Board

### **IGA with IDOT – Route 30 and Dugan Improvement Project**

Public Works Director Speciale stated that at the June 3, 2014 Committee of the Whole meeting, the Village Board reviewed the Letter of Intent (LOI) with IDOT for the US 30 and Dugan Road Intersection Improvement project. The LOI is a document originated by IDOT that outlines the terms, conditions and areas of responsibility each agency will assume during the project. IDOT has since drafted an Intergovernmental Agreement (IGA) based on the LOI for the Village to execute. The LOI to the IGA is similar but slightly open ended and needs to be tightened up. The Village Attorney is reviewing and IDOT will be approached to tighten up however should they decline the IGA revision for the work to be completed the Village will need to adopt anyway. Staff has brought this item for discussion so that the Board is aware of the next step in the improvement project. The Board had no questions.

**NEW BUSINESS**

None

**REPORTS**

Director Speciale was asked about Roadway Salt for the upcoming winter season. He replied that although market price is up the Village is in the second year of contract so the Village okay for this year, next year may be different.

President Michels asked about the maintenance at Capital and Park. Director Magdziak stated that the owners had all been notified of the intent to enact the SSA and no negative feedback as received.

**PUBLIC COMMENTS**

None.

**AIRPORT REPORT**

No Report

**Adjournment**

Meeting was adjourned by Trustee Johnson, seconded Trustee Geary at 6:55 p.m.

Respectfully submitted, Cynthia L Galbreath, Clerk

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT MICHELS & BOARD OF TRUSTEES  
**FROM:** FINANCE  
**SUBJECT:** APPROVAL OF VOUCHERS  
**AGENDA:** SEPTEMBER 16, 2014 BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Approval of Vouchers

**DISCUSSION**

Vouchers for items purchased are submitted for payment and manual checks are noted for ratification.

**COST**

Vouchers total \$150,872.19 and manual checks total \$44,078.78

**RECOMMENDATION**

Approval of vouchers totalling \$150,872.19 and ratification of manual checks totaling \$44,078.78.

DATE: 09/12/14  
TIME: 08:42:58  
ID: AP441000.WOW

VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 09/16/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
A0037	A-L-L EQUIPMENT						
94703-1	08/26/14	01	S&P/AIR COMPRESSOR REPAIRS	01536403		09/16/14	1,150.67
		02	W&S/AIR COMPRESSOR REPAIRS	50596403			1,150.67
						INVOICE TOTAL:	2,301.34
						VENDOR TOTAL:	2,301.34
A0118	AT&T						
466452108	08/25/14	01	IT/ATT 8/25-9/24	01496502		09/16/14	45.00
		02	ADM/ATT 8/25-9/24	01506502			24.62
		03	FIN/ATT 8/25-9/24	01566502			24.62
		04	BOARD/ATT 8/25-9/24	50496502			44.99
		05	PWIT/ATT 8/25-9/24	50506502			25.37
						INVOICE TOTAL:	164.60
						VENDOR TOTAL:	164.60
A0133	AURORA PARCEL SERVICE						
0903141309	09/03/14	01	SHIPPING PARTS TO ALL INDUSTRL	50596501		09/16/14	69.00
						INVOICE TOTAL:	69.00
						VENDOR TOTAL:	69.00
A0138	CITY OF AURORA						
170580	09/02/14	01	ADM/AIRPORT LAND LEASE	01506402		09/16/14	1.00
						INVOICE TOTAL:	1.00
						VENDOR TOTAL:	1.00
B0202	BP						
608007	09/06/14	01	POL/ACCT5902008993 GAS 8/6-9/5	01516601		09/16/14	1,900.34
						INVOICE TOTAL:	1,900.34
						VENDOR TOTAL:	1,900.34
C0011	CRYDER ENTERPRISES, INC.						

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VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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C0011	CRYDER ENTERPRISES, INC.						
1828	08/28/14	01	W&S/SANDBLAST&PAINT FIRE HYDRT	50606309		09/16/14	1,050.00
						INVOICE TOTAL:	1,050.00
						VENDOR TOTAL:	1,050.00
C0031	CINTAS FIRE PROTECTION CORP						
9400085999	08/21/14	01	W&S/WELL 11 05-07 2014	50596406		09/16/14	216.00
						INVOICE TOTAL:	216.00
						VENDOR TOTAL:	216.00
C0036	CONSTELLATION						
172489200001	09/04/14	01	W&S/0399050054ENRGY 7/30-9/1	50606511		09/16/14	759.18
		02	W&S/0399050054DLVRY 7/30-9/1	50606511			1,314.56
						INVOICE TOTAL:	2,073.74
172556630001	09/06/14	01	W&S/5222138020ENGRY 8/5-9/2	50606511		09/16/14	3,763.58
		02	W&S/5222138020DLVRY 8/5-9/2	50606511			2,832.27
						INVOICE TOTAL:	6,595.85
						VENDOR TOTAL:	8,669.59
C0361	COM ED						
090414M	09/04/14	01	S&P/0612101014 LIGHTS 8/4-9/3	01536511		09/16/14	3.90
						INVOICE TOTAL:	3.90
090414O	09/04/14	01	S&P/9369045017 LIGHTS 8/4-9/3	01536511		09/16/14	3.90
						INVOICE TOTAL:	3.90
090514L	09/05/14	01	S&P/0053059135 LIGHTS 7/24-8/2	01536511		09/16/14	169.90
						INVOICE TOTAL:	169.90
						VENDOR TOTAL:	177.70
C0362	COMMONWEALTH EDISON						

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DETAIL BOARD REPORT

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C0362	COMMONWEALTH EDISON						
090314A	09/03/14	01	S/0789114021 LS5 7/30-9/2	50656511		09/16/14	105.94
						INVOICE TOTAL:	105.94
090314C	09/03/14	01	S/1209054036 LS6 7/30-9/2	50656511		09/16/14	55.92
						INVOICE TOTAL:	55.92
090314D	09/03/14	01	S/1311106047 LS7 7/30-9/2	50656511		09/16/14	114.67
						INVOICE TOTAL:	114.67
090314E	09/03/14	01	W/1581052012 WH5 7/30-9/2	50606510		09/16/14	173.21
						INVOICE TOTAL:	173.21
090314F	09/03/14	01	W/1713098046WH7-7/31-9/2	50606511		09/16/14	198.70
						INVOICE TOTAL:	198.70
090414	09/04/14	01	W/0039152077 WH6 7/30-9/2	50606511		09/16/14	194.08
						INVOICE TOTAL:	194.08
090414G	09/04/14	01	W/2073094061 WH8 7/30-9/2	50606511		09/16/14	108.39
						INVOICE TOTAL:	108.39
090414H	09/04/14	01	W/2151031026 WH3 7/31-9/2	50606511		09/16/14	220.22
						INVOICE TOTAL:	220.22
090414I	09/04/14	01	S/2295116015LS 4 7/30-9/2	50656511		09/16/14	316.61
						INVOICE TOTAL:	316.61
090414J	09/04/14	01	W/2763123040 WH4 7/30-9/2	50606511		09/16/14	122.47
						INVOICE TOTAL:	122.47
						VENDOR TOTAL:	1,610.21
C0384	COMPUTER NETWORK MGMT. LLC						
140704	07/31/14	01	IT/MAINT WORK & NEW COMP SETUP	01496307		09/16/14	3,864.68

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
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C0384	COMPUTER NETWORK MGMT. LLC						
140704	07/31/14	02	PWIT/MAINT WORK & NEW COMP S/U	50496307		09/16/14	3,864.68
						INVOICE TOTAL:	7,729.36
140801	08/31/14	01	IT/JUNGLE DISK B/U MONTHLY	01496307		09/16/14	29.00
		02	PWIT/JUNGLE DISK B/U MONTHLY	50496307			29.00
		03	IT/MAINT NEW COMP S/U	01496307			2,389.00
		04	PWIT/MAINT NEW COMP S/U	50496307			2,389.00
						INVOICE TOTAL:	4,836.00
						VENDOR TOTAL:	12,565.36
C8036	CORRECT ELECTRIC INC						
14543	09/04/14	01	BM/INSTALLATION OF AES FIRE	30507002		09/16/14	250.00
		02	140 S MUNICIPAL DR	** COMMENT **			
						INVOICE TOTAL:	250.00
14544	09/04/14	01	BM/INTERFACE BURGLR ALARM SYS	30507002		09/16/14	150.00
		02	160 S MUNICIPAL DR	** COMMENT **			
						INVOICE TOTAL:	150.00
						VENDOR TOTAL:	400.00
C8037	CORRECT MONITORING SERVICES						
M14543-14	09/01/14	01	BM/FIRE & BURGLR ALAMR MONITR	30507002		09/16/14	200.00
		02	140 S MUNICIPAL 7/31-12/31/14	** COMMENT **			
						INVOICE TOTAL:	200.00
M14544-14	09/01/14	01	BM/FIRE & BURGLR ALARM MNTR	30507002		09/16/14	200.00
		02	160 S MUNICIPAL 7/31-12/31/14	** COMMENT **			
						INVOICE TOTAL:	200.00
						VENDOR TOTAL:	400.00
E0012	RANDALL ERICKSON						
2014831	08/31/14	01	CD/INSPECTIONS 8/18-8/31	01556309		09/16/14	3,985.00
						INVOICE TOTAL:	3,985.00
						VENDOR TOTAL:	3,985.00

INVOICES DUE ON/BEFORE 09/16/2014

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-----							
E0544	ENGINEERING ENTERPRISES, INC.						
54894	08/29/14	01	CD/HANNAFORD FARMS SG0330	01556303		09/16/14	136.00
						INVOICE TOTAL:	136.00
54895	08/29/14	01	CD/BLACK WALNUT TRLS UNIT 5	01556303		09/16/14	1,626.50
						INVOICE TOTAL:	1,626.50
54897	08/29/14	01	CD/PRAIRIE GLEN UNIT 1	01556303		09/16/14	1,000.00
						INVOICE TOTAL:	1,000.00
54898	08/29/14	01	S&P/NICOR PERMIT BORING	01536303		09/16/14	330.00
						INVOICE TOTAL:	330.00
54899	08/29/14	01	CD/SGCTR LOT 10 (ACE HDWE)	01556303		09/16/14	242.00
						INVOICE TOTAL:	242.00
54900	08/29/14	01	S&P/SG DRAINAGE DIST #1 SG1313	01536303		09/16/14	175.00
						INVOICE TOTAL:	175.00
54901	08/29/14	01	S&P/US 30/DUGAN SG1316	32536303		09/16/14	465.00
						INVOICE TOTAL:	465.00
54902	08/29/14	01	S&P/VARIOUS ROW PERMITS SG1400	01536303		09/16/14	1,469.25
		02	CD/VARIOUS CD ISSUES SG1400	01556303			138.00
						INVOICE TOTAL:	1,607.25
54904	08/29/14	01	S&P/47 @ BLISS/WHEELER SG1404	35536303		09/16/14	1,659.46
						INVOICE TOTAL:	1,659.46
54905	08/29/14	01	S&P/2014 MFT PROGRAM SG1407	35506303		09/16/14	3,023.35
						INVOICE TOTAL:	3,023.35
54906	08/29/14	01	CD/WIEDNER & TRIUMPH IND PK	01556303		09/16/14	310.00
						INVOICE TOTAL:	310.00
54907	08/29/14	01	CD/HARTER COMM PARK	01556303		09/16/14	717.50
						INVOICE TOTAL:	717.50

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E0544	ENGINEERING ENTERPRISES, INC.						
54908	08/29/14	01	CD/JANIKS RESUB	01556303		09/16/14	77.50
						INVOICE TOTAL:	77.50
54913	08/29/14	01	S&P/DUGAN RD LAFO SG1302	32536303		09/16/14	12,218.94
						INVOICE TOTAL:	12,218.94
5493	08/29/14	01	CD/SENIOR LIVING CTR	01556303		09/16/14	310.00
						INVOICE TOTAL:	310.00
						VENDOR TOTAL:	23,898.50
F0013	WRIGHT EXPRESS FSC						
37972946	08/31/14	01	POL/GASOLINE - AUGUST 2014	01516601		09/16/14	1,431.75
						INVOICE TOTAL:	1,431.75
37975300	08/31/14	01	S&P/GASOLINE AUGUST 2014	01536601		09/16/14	1,018.76
		02	S&P/GASOLINE AUGUST 2014	01546601			567.56
						INVOICE TOTAL:	1,586.32
37978916	08/31/14	01	W&S/GASOLINE AUGUST 2014	50596601		09/16/14	1,582.98
		02	CD/GASOLINE AUGUST 2014	01556601			515.09
		03	FIN/GASOLINE AUGUST 2014 50%	01566601			28.12
		04	W&S/GASOLINE AUGUST 2014	50506601			28.12
						INVOICE TOTAL:	2,154.31
						VENDOR TOTAL:	5,172.38
F0602	4 SEASONS LANDSCAPING PLUS, INC						
5491N	09/10/14	01	W&S/RESTORATION 4&6 FERNILEE	50596603		09/16/14	2,755.00
						INVOICE TOTAL:	2,755.00
						VENDOR TOTAL:	2,755.00
F0636	FOX VALLEY SANDBLASTING						
22963	05/07/14	01	S&P/SANDBLAST & POWDER COATING	50606406		09/16/14	300.00
						INVOICE TOTAL:	300.00
						VENDOR TOTAL:	300.00

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VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 09/16/2014

INVOICE #	INVOICE	ITEM					
VENDOR #	DATE	#	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
G0001	GATE OPTIONS						
33519	08/28/14	01	BM/GATE REPAIRS 601 HEARTLAND	01546403		09/16/14	64.00
		02	W&S/GATE REPAIRS 601 HEARTLAND	50596403			64.00
						INVOICE TOTAL:	128.00
						VENDOR TOTAL:	128.00
G8008	ERIC GRUTZIUS						
0623-06/25/14	09/11/14	01	POL/ILEAS MOBILE FIELD TRAININ	01516208		09/16/14	115.00
						INVOICE TOTAL:	115.00
						VENDOR TOTAL:	115.00
H0006	HARRIS COMPUTER SYSTEMS						
XT00004563	08/31/14	01	W&S/ICONNECT HOSTING AUG 2014	50506307		09/16/14	210.90
						INVOICE TOTAL:	210.90
						VENDOR TOTAL:	210.90
I0909	ICC						
100233238	08/29/14	01	CD/RES. INSPECTION TRAINING	01556208		09/16/14	780.00
						INVOICE TOTAL:	780.00
						VENDOR TOTAL:	780.00
I0959	INTERGOVERNMENTAL RISK						
CREDR0001764	08/31/14	01	ADM/DEDUCTIBLE AUG 14 CREDIT	01506514		09/16/14	-589.00
		02	W&S/DEDUCTIBLE AUG 14 CREDIT	50506514			-589.00
						INVOICE TOTAL:	-1,178.00
						VENDOR TOTAL:	-1,178.00
J1003	J & S CONSTRUCTION						
2034497	08/22/14	01	S&P/VARIOUS STREET & CURB REPR	01536405		09/16/14	5,531.75
						INVOICE TOTAL:	5,531.75
						VENDOR TOTAL:	5,531.75

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VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
K0017	KONICA MINOLTA PREMIER FINANCE						
260534524	08/24/14	01	ADM/COPIER LEASE SEPT 14	01506402		09/16/14	239.30
		02	UB//COPIER LEASE SEPT 14	50506402			79.75
		03	POL//COPIER LEASE SEPT 14	01516402			180.95
		04	S&P//COPIER LEASE SEPT 14	01536403			43.20
		05	BM//COPIER LEASE SEPT 14	01546402			5.76
		06	CD//COPIER LEASE SEPT 14	01556402			201.60
		07	W&S//COPIER LEASE SEPT 14	50596402			37.44
						INVOICE TOTAL:	788.00
						VENDOR TOTAL:	788.00
K1106	KANE COUNTY RECORDER						
SGRV080814	08/08/14	01	W&S/3 LEINS	50506309		09/16/14	96.00
						INVOICE TOTAL:	96.00
SGRV081514	08/15/14	01	CD/PRAIRIE GLENN	01556309		09/16/14	67.00
		02	CD/WHEELER RD	01556309			54.00
						INVOICE TOTAL:	121.00
SGRV082114	08/21/14	01	W&S/MISC LEINS/RELEASES	50506309		09/16/14	384.00
						INVOICE TOTAL:	384.00
SGRV082914	08/29/14	01	CD/MISC. ORDINANCE & PLATT SUR	01556309		09/16/14	246.00
						INVOICE TOTAL:	246.00
						VENDOR TOTAL:	847.00
K1122	KENDALL COUNTY CONCRETE INC						
34266	08/28/14	01	S&P/50/50 SIDWLK PRGRM	01536405		09/16/14	342.00
						INVOICE TOTAL:	342.00
34298	08/31/14	01	S&P/CONCRETE 50/50 SIDWLK PRGM	01536405		09/16/14	708.00
						INVOICE TOTAL:	708.00
						VENDOR TOTAL:	1,050.00

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
K1321	KONICA MINOLTA BUSINESS						
9000773806	08/31/14	01	ADM/COPIES THRU 8/31/14	01506403		09/16/14	2.70
		02	POL/COPIES THRU 8/31/14	01516403			206.85
		03	CD/COPIES THRU 8/31/14	01556403			0.21
		04	FIN/COPIES THRU 8/31/14	01566403			97.53
		05	W&S/COPIES THRU 8/31/14	50506403			124.51
		06	BOARD/COPIES THRU 8/31/14	01576403			115.10
						INVOICE TOTAL:	546.90
						VENDOR TOTAL:	546.90
M0009	METRO WEST COG						
1917	09/02/14	01	BOARD/CONGRS CONVERS EICHELBER	01576208		09/16/14	20.00
						INVOICE TOTAL:	20.00
						VENDOR TOTAL:	20.00
M0024	MCHENRY ANALYTICAL WATER						
315350	08/28/14	01	W&S/LEAD & COPPER SAMPLES 30	50606311		09/16/14	540.00
						INVOICE TOTAL:	540.00
						VENDOR TOTAL:	540.00
M1316	MID AMERICAN WATER						
105758A-1	08/13/14	01	W&S/BADGER METER CHAMBERS	50606603		09/16/14	750.00
						INVOICE TOTAL:	750.00
						VENDOR TOTAL:	750.00
M1356	P. SEAN MICHELS						
7/22-24/14	09/11/14	01	BOARD/INTL CROWN GOLF EVENT	01576208		09/16/14	1,002.42
						INVOICE TOTAL:	1,002.42
						VENDOR TOTAL:	1,002.42
N1415	NICOR GAS						

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VILLAGE OF SUGAR GROVE  
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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
N1415	NICOR GAS						
082714	08/27/14	01	W&S/96-87-29-3490 4 LS8 7/30	50656510		09/16/14	25.03
						INVOICE TOTAL:	25.03
						VENDOR TOTAL:	25.03
O1520	THE OFFICE WORKS						
237387I	08/27/14	01	CD/BINDER CLIPS PAPER NTBOOK	01556613		09/16/14	70.47
		02	S&P/PAPER GLUE STICKS	01536613			25.65
		03	W&S/PAPER GLUE STICKS	50596613			25.65
						INVOICE TOTAL:	121.77
237424	08/28/14	01	CD/MISC SUPPLIES TONER ETC	01556613		09/16/14	11.79
						INVOICE TOTAL:	11.79
237427	08/28/14	01	POL/DVD + DISC	01516613		09/16/14	129.95
						INVOICE TOTAL:	129.95
237637I	09/04/14	01	POL/POUCH	01516613		09/16/14	34.99
						INVOICE TOTAL:	34.99
						VENDOR TOTAL:	298.50
P0006	PADDOCK PUBLICATIONS INC						
651372-0814	08/31/14	01	ADM/SERVICE FROM 7/7-8/31/14	01506608		09/16/14	25.00
						INVOICE TOTAL:	25.00
						VENDOR TOTAL:	25.00
P0031	PROSHRED SECURITY						
100047452	08/08/14	01	ADM/SHREDDING SERVICE-AUGUST14	01506309		09/16/14	9.00
		02	POL/SHREDDING SERVICE-AUGUST14	01516309			9.00
		03	BRD/SHREDDING SERVICE-AUGUST14	01576309			9.00
		04	FIN/SHREDDING SERVICE-AUGUST14	01566309			9.00
		05	CD/SHREDDING SERVICE-AUGUST14	01556309			9.00
						INVOICE TOTAL:	45.00
						VENDOR TOTAL:	45.00

INVOICES DUE ON/BEFORE 09/16/2014

INVOICE #	INVOICE #	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
VENDOR #	DATE						
R0001	RADCO COMMUNICATIONS, INC.						
80156	09/05/14	01	POL/SRVS ON SQD 49,48,45	01516403		09/16/14	359.90
						INVOICE TOTAL:	359.90
						VENDOR TOTAL:	359.90
R1813	RICH'S AUTO SERVICE						
08272014	08/27/14	01	POL/FILTER OIL TIRE ROTATE	01516407		09/16/14	121.40
						INVOICE TOTAL:	121.40
08282014	08/28/14	01	POL/FILTER OIL TIRE ROTATE	01516407		09/16/14	59.30
						INVOICE TOTAL:	59.30
09022014	09/02/14	01	POL/ABS ASSY OIL FILTER	01516407		09/16/14	260.80
						INVOICE TOTAL:	260.80
09032014	09/03/14	01	POL/FILTER OIL TIRE ROTATE	01516407		09/16/14	39.30
						INVOICE TOTAL:	39.30
						VENDOR TOTAL:	480.80
R1844	RIVER VIEW FORD, INC.						
FOCS345815	08/22/14	01	POL/REPAIRS 09 FORD INTERCEPTO	01516407		09/16/14	2,000.00
						INVOICE TOTAL:	2,000.00
						VENDOR TOTAL:	2,000.00
R1848	R & R ELECTRICAL CONTRACTORS,						
6096	08/27/14	01	W&S/CHANGED 2 BULBS ON WT	50606406		09/16/14	354.00
						INVOICE TOTAL:	354.00
6097	08/27/14	01	W&S/CHANGED LIGHT FIXTURE SWWT	50606406		09/16/14	690.00
						INVOICE TOTAL:	690.00
6098	08/27/14	01	W&S/CHANGELIGHT FIXTURE NWT	50606406		09/16/14	402.50
						INVOICE TOTAL:	402.50
						VENDOR TOTAL:	1,446.50

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VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
R8107	PAT ROLLINS						
07/21-7/25/14	09/11/14	01	POL/INTL CROWN 2014 SITE VISIT	01576208		09/16/14	177.50
						INVOICE TOTAL:	177.50
09/02-09/05/14	09/11/14	01	POL/IEMA ANNUAL CONFERENCE	01516208		09/16/14	178.00
						INVOICE TOTAL:	178.00
						VENDOR TOTAL:	355.50
S0006	SUPERIOR ASPHALT MATERIALS LLC						
20140736	08/15/14	01	S&P/COLD PATCH	01536609		09/16/14	1,448.14
						INVOICE TOTAL:	1,448.14
						VENDOR TOTAL:	1,448.14
T0001486	JOSHUA & JENNY REINERT						
0250000020-01	09/08/14	01	W&S/METER REINSPECT FEE REFUND	50003620		09/16/14	254.63
						INVOICE TOTAL:	254.63
						VENDOR TOTAL:	254.63
T0012	THIRD MILLENNIUM						
17308	08/31/14	01	W&S/PRINTING &MAILING UB SEPT	50506309		09/16/14	790.05
						INVOICE TOTAL:	790.05
						VENDOR TOTAL:	790.05
T8038	LINDSAY AUTO PARTS INC						
847939	08/17/14	01	W&S/BOXES FOR VACTOR TRUCK	50596612		09/16/14	1,125.00
						INVOICE TOTAL:	1,125.00
						VENDOR TOTAL:	1,125.00
N0011	WASCO LAWN & POWER INC						
186736	08/29/14	01	S&P/MOWER PARTS	01536612		09/16/14	89.95
						INVOICE TOTAL:	89.95

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VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
W0011	WASCO LAWN & POWER INC						
186750	08/29/14	01	S&P/MOWER PARTS	01536612		09/16/14	79.90
						INVOICE TOTAL:	79.90
186806	09/03/14	01	S&P/MOWER PARTS	01536612		09/16/14	24.85
						INVOICE TOTAL:	24.85
						VENDOR TOTAL:	194.70
W0019	WALLY'S PRINTING						
57553	08/28/14	01	FIN/BUDGET & 3 YR PLAN BOOKS	01566504		09/16/14	175.00
		02	W&S/BUDGET & 3 YR PLAN BOOKS	50506504			175.00
						INVOICE TOTAL:	350.00
						VENDOR TOTAL:	350.00
W2315	WASTE MANAGEMENT						
3384836-2011-2	09/01/14	01	REFUSE COLLECTION- AUGUST 2014	57506513		09/16/14	64,759.61
						INVOICE TOTAL:	64,759.61
						VENDOR TOTAL:	64,759.61
W2515	YORKVILLE NAPA AUTO PARTS						
83629	08/19/14	01	S&P/VEHICLE MAINT SUPPLIES	01536617		09/16/14	22.92
		02	W&S/VEHICLE MAINT SUPPLIES	50596617			22.92
						INVOICE TOTAL:	45.84
						VENDOR TOTAL:	45.84
W2609	ZACH ZBINDEN						
082814	08/28/14	01	S&P/REMIBURSEMENT BOOTS ZZ	01536209		09/16/14	100.00
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
						TOTAL ALL INVOICES:	150,872.19

MANUAL CHECKS ISSUED 09/03/2014 THRU 09/12/2014

INVOICE #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	CHECK #	CHECK DATE	ITEM AMT
-----							
B0230	BLUE CROSS & BLUE SHIELD OF IL						
SEPTEMBER-14	08/15/14	01	HEALTH INSURANCE-SEPTEMBER 14	01506201	046350	09/09/14	1,806.94
		02	HEALTH INSURANCE-SEPTEMBER 14	01516201			11,731.93
		03	HEALTH INSURANCE-SEPTEMBER 14	01536201			2,947.37
		04	HEALTH INSURANCE-SEPTEMBER 14	01546201			887.63
		05	HEALTH INSURANCE-SEPTEMBER 14	01556201			3,126.80
		06	HEALTH INSURANCE-SEPTEMBER 14	01566201			962.71
		07	HEALTH INSURANCE-SEPTEMBER 14	50506201			1,496.33
		08	HEALTH INSURANCE-SEPTEMBER 14	50596201			6,103.87
		09	HEALTH INSURANCE-SEPTEMBER 14	01002180			6,551.70
						INVOICE TOTAL:	35,615.28
						VENDOR TOTAL:	35,615.28
B0816	BETTER BUSINESS PLANNING						
24179FSA	09/01/14	01	FSA ADMIN SEPT 14	01566309	046351	09/09/14	15.00
		02	FSA ADMIN SEPT 14	50506309			15.00
						INVOICE TOTAL:	30.00
24181 HRA	09/01/14	01	HRA ADMIN SRVCS SEPT 14	01566309	046351	09/09/14	67.50
						INVOICE TOTAL:	67.50
						VENDOR TOTAL:	97.50
M1371	MICKEY, WILSON, WEILER,						
51863	09/02/14	01	LEGAL SERVICES AUGUST 2014	01506301	046352	09/09/14	500.00
						INVOICE TOTAL:	500.00
51864	09/02/14	01	LEGAL SERVICES - AUGUST 2014	35536301	046352	09/09/14	765.00
		02	LEGAL SERVICES - AUGUST 2014	01556301			1,537.50
						INVOICE TOTAL:	2,302.50
51865	09/02/14	01	LEGAL SERVICES - AUGUST 2014	01506301	046352	09/09/14	375.00
						INVOICE TOTAL:	375.00
51866	09/02/14	01	LEGAL SERVICES - AUGUST 2014	01556301	046352	09/09/14	615.00
						INVOICE TOTAL:	615.00
51867	09/02/14	01	LEGAL SERVICES - AUGUST 2014	01516301	046352	09/09/14	795.00
						INVOICE TOTAL:	795.00
51868	09/02/14	01	LEGAL SERVICES - AUGUST 2014	50596301	046352	09/09/14	60.00
		02	LEGAL SERVICES - AUGUST 2014	01556301			555.00
		03	LEGAL SERVICES - AUGUST 2014	32536301			240.00
						INVOICE TOTAL:	855.00

MANUAL CHECKS ISSUED 09/03/2014 THRU 09/12/2014

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	CHECK #	CHECK DATE	ITEM AMT
M1371			MICKEY, WILSON, WEILER,				
51869	09/02/14	01	LEGAL SERVICES - AUGUST 2014	01556301	046352	09/09/14	45.00
						INVOICE TOTAL:	45.00
51870	09/02/14	01	LEGAL SERVICES - AUGUST 2014	01556301	046352	09/09/14	1,115.50
						INVOICE TOTAL:	1,115.50
51871	09/02/14	01	LEGAL SERVICES - AUGUST 2014	35536301	046352	09/09/14	1,595.00
						INVOICE TOTAL:	1,595.00
						VENDOR TOTAL:	8,198.00
N0280			NCPERS GROUP LIFE INSURANCE				
41660914	08/22/14	01	SUPPLEMENTAL LIFE INS - SEPT 1	01002180	046353	09/09/14	112.00
						INVOICE TOTAL:	112.00
77040914	08/22/14	01	SUPPLEMENTAL LIFE INS - SEPT 1	01002180	046353	09/09/14	16.00
						INVOICE TOTAL:	16.00
						VENDOR TOTAL:	128.00
T0001485			IPWSOA				
091214	09/01/14	01	W&S/OPERATOR OF THE YEAR CEREM	50596208	046354	09/09/14	40.00
						INVOICE TOTAL:	40.00
						VENDOR TOTAL:	40.00
						TOTAL ALL INVOICES:	44,078.78

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** PAT CHAMBERLIN, FINANCE DIRECTOR  
**SUBJECT:** MONTHLY TREASURER'S REPORT  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR BOARD MEETING  
**DATE:** SETPEMBER 11, 2014

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**ISSUE**

Should the Village Board approve the August 2014 monthly Treasurer's report.

**DISCUSSION**

The Summarized Revenue & Expense Reports are attached (pages 1 – 8). At August 31, 2014 we are through 4 months of the year (33.3%).

The General Fund revenues and expenditures are at 42.5% and 28.5%, respectively. Revenues are higher than budget due to the receipt of property taxes; expenditures are lower than budget as many expenditures are attributable to the prior fiscal year, for which journal entries have already been made. The following expenditures have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
01-51-6209	Uniform Allowance	10,205	4,830	47.4%	A
01-51-6309	Other Professional Svc	10,503	5,676	54.1%	B
01-53-6303	Engineering	8,000	4,056	50.7%	C
01-53-6403	Repair, Maint, Svc-Equip.	3,697	13,699	370.5%	D
01-53-6405	Repair, Maint, Svc-ROW	42,624	18,226	42.8%	E
01-55-6101	Salaries – Part-Time	5,073	2,211	43.6%	F
01-55-6309	Other Professional Svc.	69,050	41,576	60.5%	G
01-56-6307	I.S. Services	5,827	6,236	107.0%	H
01-57-6515	Public Relations	5,355	3,041	47.8%	I

- A Pol – This is due to the timing of payments for uniform allowance. This is a budgeted item.
- B Pol – This is due to the timing of budgeted purchases through the year. This account is not expected to be over budget.

- C Str – This is due to utility permits related to development projects within the Village of ROW. This account will continue to be monitored.
- D Str – This is due to the replacement of a salt spreader on a vehicle. This expenditure has an offset in revenues as a claim was filed with the Village's insurance carrier.
- E Str – This is due to landscaping and tree removals which are FY15 budgeted items. This account is not expected to exceed budget.
- F CD – This is attributed to the increase in the number of inspections completed by part-time personnel as well as additional administrative assistance required for permit processing. This account will continue to be monitored.
- G CD – This is attributed to the reimbursement of development fees as well as the increase in the number of inspections for which an offsetting revenue is collected.
- H Fin – This is due to a higher than expected increase for the Village's financial software maintenance agreement. This account will remain over budget for the fiscal year.
- I Bd – This is due to the timing of the Fireworks donation for Corn Boil. This account is not expected to be over budget.

Please note that engineering invoices are paid approximately 2 months after services are provided. Thus, engineering service accounts in the General Fund, Infrastructure Fund, and Waterworks and Sewerage Fund will reflect a 2 month lag.

The General Capital Projects Fund revenues are at 44.2% and expenditures are at 519.5%. The expenditures are high due to the purchase of additional buildings as well as the interfund transfer of funds for the final payment of the Municipal and Galena project to the State of Illinois.

The Industrial TIF #1 Fund revenues are at 2.6% and expenditures are at 0.2%. Expenditures are low due to projects not starting yet this year.

The Industrial TIF #2 Fund expenditures are at 0.0%. The expenditures are low due to projects not starting yet this year.

The Infrastructure Capital Projects Fund revenues are at 41.3% and expenditures are 4.2%. Low expenditures are attributed to the Dugan Road construction having yet to commence.

The Debt Service Fund revenues are at 33.4% and the expenditures are at 12.6%.

The Waterworks and Sewerage Fund operating revenues and operating expenses are at 31.3% and 31.9%, respectively. The capital revenues and expenses are at 30.6% and 12.3%, respectively. The following expenses have budget or actual amounts over \$5,000 and are higher than budget by 10% or more:

		<u>Budget</u>	<u>Actual</u>	<u>% Spent</u>	
50-50-6307	I.S. Services	8,187	7,012	85.7%	J
50-50-8002	Debt – Principal	639,957	316,935	49.6%	K

50-60-6309	Other Professional Serv.	25,500	27,513	107.8%	L
50-71-8003	Debt – Interest	95,525	48,213	50.5%	M

- J Adm – This is due to a higher than expected increase for the Village’s financial software maintenance agreement. This account will remain over budget for the fiscal year.
- K Adm – This is high due to the timing of debt payments throughout the year and will not exceed budget.
- L Water Ops. – This is due to the unexpected repair of a water main. This account will continue to be over budget.
- M Water Ops. – This is high due to the timing of debt payments throughout the year and will not exceed budget.

The Refuse Fund revenues and expenses are at 33.0% and 24.7%, respectively. The expenses are below expectations due to the timing of payments being made to Waste Management.

Staff projected and included 41 residential and 6 commercial, and 350 miscellaneous permits in the fiscal year 2014 – 2015 budget approved by the Village Board, which we will track throughout the fiscal year and report on. As of August 28, 2014, 21 of the residential, 6 of the commercial, and 1092 of the miscellaneous permits have been issued. The following accounts will be included in each Treasurer’s Report to reflect the revenues from building activity:

		<u>Budget</u>	<u>Actual</u>	<u>% Earned</u>
01-00-3310	Building Permits	69,440	100,053	144.0%
01-00-3320	Cert of Occupancy Fees	4,500	2,600	57.8%
01-00-3330	Plan Review Fees	5,119	2,907	56.8%
01-00-3340	Reinspection Fees	3,051	2,250	73.8%
01-00-3740	Zoning and Filing Fees	8,000	3,300	41.3%
01-00-3760	Review and Dev. Fees	126,680	47,006	37.2%
30-00-3850	Improvement Donations	31,680	6,212	19.7%
30-00-3852	Life Safety-Police	2,330	1,900	81.6%
30-00-3853	Life Safety-Streets	2,330	1,900	81.6%
35-00-3855	Road Impact Fee	160,320	41,876	26.2%
50-00-3310	Meter Reinspections	618	410	66.4%
50-00-3670	Meter Sales	25,580	8,791	34.4%
50-01-3651	Water Tap-On Fees	92,402	42,409	45.9%
50-01-3652	Sewer Tap-On Fees	13,984	5,387	38.6%
50-01-3791	Fire Suppr Tap-On Fee	11,602	8,702	75.0%

**COST**

There are no direct costs associated with the monthly Treasurer’s report.

**RECOMMENDATION**

That the Board approve the August 2014 monthly Treasurer’s reports.

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	397,903.80	328,809.45	(17.3)	4,774,844.00	2,026,991.38	(57.5)
TOTAL REVENUES	397,903.80	328,809.45	(17.3)	4,774,844.00	2,026,991.38	(57.5)
EXPENSES						
INFORMATION TECHNOLOGY	3,188.51	3,642.37	(14.2)	38,262.00	12,063.10	68.4
ADMINISTRATION	31,582.07	23,780.94	24.7	378,984.00	96,472.81	74.5
POLICE	189,956.59	181,670.56	4.3	2,279,478.00	713,127.69	68.7
PUBLIC WORKS- STREET DIVISION	84,533.07	70,804.49	16.2	1,014,395.00	226,452.88	77.6
BUILDING MAINTENANCE	13,888.78	10,553.44	24.0	166,664.00	42,209.25	74.6
COMMUNITY DEVELOPMENT	53,554.15	56,204.28	(4.9)	642,649.00	192,140.47	70.1
FINANCE	12,315.34	9,695.77	21.2	147,783.00	49,572.34	66.4
BOARD AND COMMISSIONS	7,059.97	2,697.67	61.7	84,719.00	21,898.46	74.1
TOTAL EXPENSES	396,078.48	359,049.52	9.3	4,752,934.00	1,353,937.00	71.5
TOTAL FUND REVENUES	397,903.80	328,809.45	(17.3)	4,774,844.00	2,026,991.38	(57.5)
TOTAL FUND EXPENSES	396,078.48	359,049.52	9.3	4,752,934.00	1,353,937.00	71.5
SURPLUS (DEFICIT)	1,825.32	(30,240.07)	(1756.6)	21,910.00	673,054.38	2971.9

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: GENERAL CAPITAL PROJECTS FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
<hr/>						
REVENUES						
REVENUES	26,839.93	55,925.08	108.3	322,079.00	142,181.07	(55.8)
<hr/>						
TOTAL REVENUES	26,839.93	55,925.08	108.3	322,079.00	142,181.07	(55.8)
<hr/>						
EXPENSES						
ADMINISTRATION	0.00	2,079.68	100.0	0.00	980,031.75	100.0
POLICE	9,081.42	9,081.42	0.0	108,977.00	36,325.68	66.6
PUBLIC WORKS STREETS	35,000.00	0.00	100.0	420,000.00	1,731,793.11	(312.3)
BUILDING MAINTENANCE	0.00	0.00	0.0	0.00	0.00	0.0
COMMUNITY DEVELOPMENT	0.00	0.00	0.0	0.00	0.00	0.0
FINANCE	0.00	0.00	0.0	0.00	0.00	0.0
<hr/>						
TOTAL EXPENSES	44,081.42	11,161.10	74.6	528,977.00	2,748,150.54	(419.5)
<hr/>						
TOTAL FUND REVENUES	26,839.93	55,925.08	108.3	322,079.00	142,181.07	(55.8)
TOTAL FUND EXPENSES	44,081.42	11,161.10	74.6	528,977.00	2,748,150.54	(419.5)
SURPLUS (DEFICIT)	(17,241.49)	44,763.98	(359.6)	(206,898.00)	(2,605,969.47)	1159.5

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: INDUSTRIAL TIF #1 FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	44,465.67	0.00	100.0	533,588.00	13,489.71	(97.4)
TOTAL REVENUES	44,465.67	0.00	100.0	533,588.00	13,489.71	(97.4)
EXPENSES						
PUBLIC WORKS STREETS	65,858.34	1,287.76	98.0	790,300.00	1,287.76	99.8
COMMUNITY DEVELOPMENT	41.67	0.00	100.0	500.00	0.00	100.0
TOTAL EXPENSES	65,900.01	1,287.76	98.0	790,800.00	1,287.76	99.8
TOTAL FUND REVENUES	44,465.67	0.00	100.0	533,588.00	13,489.71	(97.4)
TOTAL FUND EXPENSES	65,900.01	1,287.76	98.0	790,800.00	1,287.76	99.8
SURPLUS (DEFICIT)	(21,434.34)	(1,287.76)	(93.9)	(257,212.00)	12,201.95	(104.7)

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VILLAGE OF SUGAR GROVE  
SUMMARIZED REVENUE & EXPENSE REPORT

PAGE: 4  
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FOR FUND: INDUSTRIAL TIF #2 FUND  
FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
EXPENSES						
COMMUNITY DEVELOPMENT	41.67	0.00	100.0	500.00	0.00	100.0
TOTAL EXPENSES	41.67	0.00	100.0	500.00	0.00	100.0

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: INFRASTRUCTURE CAP PROJ FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	443,844.68	116,346.35	(73.7)	5,326,136.00	2,195,544.86	(58.7)
TOTAL REVENUES	443,844.68	116,346.35	(73.7)	5,326,136.00	2,195,544.86	(58.7)
EXPENSES						
MOTOR FUEL TAX	23,004.25	12,692.90	44.8	276,051.00	12,692.90	95.4
STREETS DIVISION	469,425.59	81,249.30	82.6	5,633,107.00	224,905.12	96.0
BUILDING & ZONING	0.00	3,382.50	100.0	0.00	4,757.50	100.0
TOTAL EXPENSES	492,429.84	97,324.70	80.2	5,909,158.00	242,355.52	95.8
TOTAL FUND REVENUES	443,844.68	116,346.35	(73.7)	5,326,136.00	2,195,544.86	(58.7)
TOTAL FUND EXPENSES	492,429.84	97,324.70	80.2	5,909,158.00	242,355.52	95.8
SURPLUS (DEFICIT)	(48,585.16)	19,021.65	(139.1)	(583,022.00)	1,953,189.34	(435.0)

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: DEBT SERVICE FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
REVENUES						
REVENUES	75,837.67	75,798.78	0.0	910,052.00	303,149.72	(66.6)
TOTAL REVENUES	75,837.67	75,798.78	0.0	910,052.00	303,149.72	(66.6)
EXPENSES						
ADMINISTRATION	75,738.18	0.00	100.0	908,858.00	114,291.25	87.4
TOTAL EXPENSES	75,738.18	0.00	100.0	908,858.00	114,291.25	87.4
TOTAL FUND REVENUES	75,837.67	75,798.78	0.0	910,052.00	303,149.72	(66.6)
TOTAL FUND EXPENSES	75,738.18	0.00	100.0	908,858.00	114,291.25	87.4
SURPLUS (DEFICIT)	99.49	75,798.78	6087.3	1,194.00	188,858.47	5717.2

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

FOR FUND: WATERWORKS & SEWERAGE FUND  
 FOR 4 PERIODS ENDING AUGUST 31, 2014

DEPARTMENT DESCRIPTION	AUGUST BUDGET	AUGUST ACTUAL	% VARI- ANCE	FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
<b>REVENUES</b>						
OPERATING REVENUES	276,666.37	255,335.17	(7.7)	3,319,996.00	1,037,708.49	(68.7)
CAPITAL REVENUES	25,842.19	19,741.17	(23.6)	310,106.00	94,594.08	(69.4)
<b>TOTAL REVENUES</b>	<b>302,508.56</b>	<b>275,076.34</b>	<b>(9.0)</b>	<b>3,630,102.00</b>	<b>1,132,302.57</b>	<b>(68.8)</b>
<b>EXPENSES</b>						
INFORMATION TECHNOLOGY	2,513.18	2,146.37	14.5	30,158.00	9,938.47	67.0
ADMINISTRATION	139,271.08	56,957.88	59.1	1,671,252.00	605,332.09	63.7
PW ADMINISTRATION	71,193.20	52,701.55	25.9	854,317.00	234,095.86	72.5
WATER OPERATIONS	37,883.55	72,495.79	(91.3)	454,602.00	127,737.04	71.9
SEWER OPERATIONS	7,139.96	5,247.47	26.5	85,679.00	10,715.77	87.4
WATER CAPITAL	63,409.17	0.00	100.0	760,910.00	93,212.51	87.7
SEWER CAPITAL	0.00	0.00	0.0	0.00	0.00	0.0
<b>TOTAL EXPENSES</b>	<b>321,410.14</b>	<b>189,549.06</b>	<b>41.0</b>	<b>3,856,918.00</b>	<b>1,081,031.74</b>	<b>71.9</b>
<b>TOTAL FUND REVENUES</b>	<b>302,508.56</b>	<b>275,076.34</b>	<b>(9.0)</b>	<b>3,630,102.00</b>	<b>1,132,302.57</b>	<b>(68.8)</b>
<b>TOTAL FUND EXPENSES</b>	<b>321,410.14</b>	<b>189,549.06</b>	<b>41.0</b>	<b>3,856,918.00</b>	<b>1,081,031.74</b>	<b>71.9</b>
<b>SURPLUS (DEFICIT)</b>	<b>(18,901.58)</b>	<b>85,527.28</b>	<b>(552.4)</b>	<b>(226,816.00)</b>	<b>51,270.83</b>	<b>(122.6)</b>

VILLAGE OF SUGAR GROVE  
 SUMMARIZED REVENUE & EXPENSE REPORT

DEPARTMENT DESCRIPTION	FOR FUND: REFUSE FUND FOR 4 PERIODS ENDING			FISCAL YEAR BUDGET	FISCAL YEAR-TO-DATE ACTUAL	% VARI- ANCE
	AUGUST BUDGET	AUGUST ACTUAL	AUGUST 31, 2014 %			
REVENUES						
REVENUES	69,445.09	69,485.64	0.0	833,341.00	274,439.64	(67.0)
TOTAL REVENUES	69,445.09	69,485.64	0.0	833,341.00	274,439.64	(67.0)
EXPENSES						
ADMINISTRATION	67,815.84	65,941.73	2.7	813,790.00	200,732.35	75.3
TOTAL EXPENSES	67,815.84	65,941.73	2.7	813,790.00	200,732.35	75.3
TOTAL FUND REVENUES	69,445.09	69,485.64	0.0	833,341.00	274,439.64	(67.0)
TOTAL FUND EXPENSES	67,815.84	65,941.73	2.7	813,790.00	200,732.35	75.3
SURPLUS (DEFICIT)	1,629.25	3,543.91	117.5	19,551.00	73,707.29	277.0

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** ANTHONY SPECIALE, DIRECTOR OF PUBLIC WORKS  
GEOFF PAYTON, STREETS & PROPERTIES SUPERVISOR  
**SUBJECT:** RESOLUTION: INTERGOVERNMENTAL AGREEMENT WITH IDOT FOR  
US 30 AND DUGAN ROAD INTERSECTION IMPROVEMENT PROJECT  
**AGENDA:** SEPTEMBER 16, 2014 COMMITTEE OF THE WHOLE MEETING  
**DATE:** SEPTEMBER 10, 2014

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**ISSUE**

Should the Village approve a resolution entering into an Intergovernmental Agreement with the Illinois Department of Transportation for the US 30 and Dugan Road Intersection Improvement Project.

**DISCUSSION**

At the September 2, 2014 Committee of the Whole, the Intergovernmental Agreement (IGA) was discussed and direction was given to place it on the September 16, 2014 agenda for approval. The details of the IGA are outlined below:

The Village would responsible for 10% or approximately \$46,000 of the costs associated with Traffic Signal Modernization. This estimate includes a 15% fee for engineering. Energy and maintenance costs will continue as outlined in the previous agreement between the Village and IDOT that was adopted on July 19, 2011. This agreement states that the Village is responsible for 50% of the maintenance costs and 100% of the electricity associated with the traffic signals. The Village currently pays IDOT \$6,625 per year under this maintenance agreement.

The costs associated with the pre-emption device devices would be 100% the responsibility of the Village. The estimated costs for the devices is \$8,050 and includes a 15% fee for engineering. Maintenance of these devices are covered under the previous mentioned energy and maintenance agreement with IDOT.

Utility relocation will be mandatory for this project as our 12" watermain located approximately 200' east of Dugan Road is in conflict with the project. The estimated costs for the relocation of the watermain \$6,900 and would be 100% the responsibility of the Village. This includes a 15% fee for engineering. IDOT offers the option of including the relocation as part of the project with the Village reimbursing for the work.

There were some additional questions that arose from the Attorney review of the IGA.

First of all, the Village seems to be committed to spending more than \$60,950 if costs overrun. The cost split of possible overruns is not clearly defined in the document. It is presumed that the split would remain constant, but it is not very clearly defined in the agreement. Secondly, the option for the village to cancel the bids if they are too high is not included in the agreement. The Village Attorney has asked IDOT for additional clarification on this issues.

In addition, the Village would need to pass one (1) Resolution and update one (1) Ordinance prior to the project going to bid. The Resolution is an appropriation resolution authorizing the expenditure of the \$60,950 and guaranteeing the funds. The ordinance update would include prohibit encroachments with the State right-of-way of US 30. Two (2) other ordinances required by the IGA: an ordinance prohibiting parking within the limits of the improvement and an ordinance prohibiting the discharge of sanitary sewer or industrial waste water into the storm sewer system along US 30, already exist and a copy would need to be attached with the IGA.

## **COST**

The total estimated costs associated with the IGA are \$60,950. This is includes \$46,000 for traffic signal modernization, \$8,050 for pre-emption devices and \$6,900 for utility relocations. \$54,050 would need to be included in the General Capital Fund and the Water and Sewer Fund would need to allocate the remaining \$6,900.

## **RECOMMENDATION**

That the Village Board approve Resolution #20140916PW1 authorizing the Village President to enter into an Intergovernmental Agreement with the Illinois Department of Transportation for the US 30 / Dugan Road Intersection Improvement Project, Subject to Attorney Review.



RESOLUTION NO. 20140916PW1

VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT WITH THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR THE US 30 / DUGAN ROAD INTERSECTION IMPROVEMENT PROJECT

WHEREAS, the Village of Sugar Grove Board of Trustees find that it is in the best interest of the Village to execute the Intergovernmental Agreement with the Illinois Department of Transportation for the US 30 / Dugan Road Intersection Improvement Project, and to execute the attached agreement;

NOW, THEREFORE, BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

That attached hereto and incorporated herein by reference as Exhibit A is the Intergovernmental Agreement between the Illinois Department of Transportation and the Village of Sugar Grove for the US 30 / Dugan Road Intersection Improvement Project. The President and Clerk are hereby authorized to execute said Letter of Intent on behalf of the Village and to take such further actions as are necessary to fulfill the terms of said agreement.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 16th day of September, 2014.

\_\_\_\_\_  
P. Sean Michels, President of the Board  
of Trustees of the Village of Sugar Grove,  
Kane County, Illinois

ATTEST: \_\_\_\_\_  
Cynthia Galbreath, Village Clerk,  
Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____



# Illinois Department of Transportation

Division of Highways / Region 1 / District 1  
201 West Center Court / Schaumburg, Illinois 60196-1096

## BUREAU OF DESIGN

Village of Sugar Grove/State of Illinois  
US Route 30 Improvement  
FA Route 573  
STATE Section: 30-N(13)  
Job No.: C-91-201-13  
Agreement No.: JN-115-005  
Contract No.: 60X70  
County: Kane

CERTIFIED MAIL

August 12, 2014

The Honorable P. Sean Michels  
Village President  
Village of Sugar Grove  
10 South Municipal Drive  
Sugar Grove, IL 60554

Dear Village President Michels:

Enclosed are two (2) copies of the Joint Agreement for the subject improvement. Please have the Agreement approved and executed, complete with ordinances, resolutions, and plan approval, and return both copies to this office for further processing.

Please be advised that in order for this project to meet its scheduled letting, the executed Agreement must be received by this office prior to September 18, 2014. If you cannot send us the executed documents by the aforementioned date, please contact us immediately. Thank you for your cooperation in the processing of this document.

If you have any questions or need additional information, please contact Mr. Ray Ritchie, Agreement Specialist, at (847) 705-4238.

Very truly yours,

John Fortmann, P.E.  
Deputy Director of Highways,  
Region One Engineer

By:   
Jose A. Dominguez, P.E.  
Project Support Engineer

Enclosures

FA Route 573  
State Section: 30-N(13)  
County: Kane  
Job No. : C-91-201-13  
Agreement No.: JN-115-005  
Contract No.: 60X70

## AGREEMENT

This Agreement entered into this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.,  
by and between the STATE OF ILLINOIS, acting by and through its DEPARTMENT  
OF TRANSPORTATION hereinafter called the STATE, and the Village of Sugar  
Grove of the State of Illinois, hereinafter called the VILLAGE.

### WITNESSETH:

WHEREAS, the STATE in order to facilitate the free flow of traffic and ensure safety  
to the motoring public, is desirous of improving approximately (9,675 feet) of US  
Route 30, FA Route 573, STATE Job No.: C-91-201-13, State Contract No.: 60X70,  
STATE Section No.: 30-N(13), within the Village of Sugar Grove as follows:

The general scope of work includes the resurfacing, restoration, and rehabilitation of  
the US Route 30 intersection to provide additional exclusive turning lanes and traffic  
signal modernization, along with reconstructing a portion of US Route 30 along the  
east leg of the intersection. In addition, full depth HMA shoulders are being provided  
along the north and south sides of US Route 30 from the intersection to west of  
Municipal Drive. Traffic signal modernization, drainage improvements, as well as  
performing all other work necessary to complete the improvement in accordance with  
the approved plans and specifications; and

WHEREAS, the VILLAGE is desirous of said improvement in that same will be of immediate benefit to the VILLAGE residents and permanent in nature;

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the parties hereto agree as follows:

1. The STATE agrees to make the surveys, obtain all necessary rights of way, prepare plans and specifications, receive bids and award the contract, furnish engineering inspection during construction and cause the improvement to be built in accordance with the approved plans, specifications and contract.
2. The STATE agrees to pay for all right of way, construction and engineering cost subject to reimbursement by the VILLAGE as hereinafter stipulated.
3. It is mutually agreed by and between the parties hereto that the estimated cost and cost proration for this improvement is as shown on Exhibit A.
4. The VILLAGE has passed a resolution appropriating sufficient funds to pay its share of the cost for this improvement, a copy of which is attached hereto as "Exhibit B" and made a part hereof.

The VILLAGE further agrees that upon award of the contract for this improvement, the VILLAGE will pay to the STATE in a lump sum from any funds allotted to the VILLAGE an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation (including any non-participating costs on FA Projects) in a lump sum, upon completion of the project based upon final costs.

5. The VILLAGE further agrees to pass a supplemental resolution to provide necessary funds for its share of the cost of this improvement if the amount appropriated in "Exhibit B" proves to be insufficient, to cover said cost.
  
6. The VILLAGE has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, requiring that parking be prohibited within the limits of this improvement, a copy of which is attached hereto as "Exhibit C", and will in the future prohibit parking at such locations on or immediately adjacent to this improvement as may be determined necessary by the STATE from traffic capacity studies.
  
7. The VILLAGE has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, prohibiting the discharge of sanitary sewage and industrial waste water into any storm sewers constructed as a part of this improvement, a copy of which is attached hereto as "Exhibit D".
  
8. Prior to the STATE advertising for the work proposed hereunder, the disposition of encroachments will be cooperatively resolved with representatives from the VILLAGE and the STATE.
  
9. The VILLAGE has adopted and will put into effect an appropriate ordinance, prior to the STATE's advertising for the proposed work to be performed hereunder, or shall continue to enforce an existing ordinance, relative to the disposition of

encroachments and prohibiting in the future, any new encroachments within the limits of the improvements, a copy of which is attached as "Exhibit E".

10. The VILLAGE has adopted a resolution, will send a letter, or sign the Plan Approval page which is part of this document, prior to the STATE advertising for the work to be performed hereunder, approving the plans and specifications as prepared.
11. The VILLAGE agrees not to permit driveway entrance openings to be made in the curb, as constructed, or the construction of additional entrances, private or commercial, along US Route 30 at Dugan Road without the consent of the STATE.
12. The VILLAGE shall exercise its franchise rights to cause private utilities to be relocated, if required, at no expense to the STATE.
13. The VILLAGE agrees to cause its utilities installed on right of way after said right of way was acquired by the STATE or installed within the limits of a roadway after the said roadway's jurisdiction was assumed by the STATE, to be relocated and/or adjusted, if required, at no expense to the STATE.
14. All VILLAGE owned utilities, on STATE right of way within the limits of this improvement, which are to be relocated/adjusted under the terms of this Agreement, will be relocated/adjusted in accordance with the applicable portions of the "Accommodation of Utilities of Right of Way of the Illinois State Highway System." (92 Ill. Adm. Code 530).

15. The VILLAGE agrees to obtain from the STATE an approved permit for any VILLAGE owned utility relocated/adjusted as part of this improvement, and shall abide by all conditions set forth therein.
  
16. Upon final field inspection of the improvement and so long as US Route 30 is used as a STATE Highway, the STATE agrees to maintain or cause to be maintained the median, the through traffic lanes, the left-turn lanes and right turn lanes, and the curb and gutter, stabilized shoulders and ditches adjacent to those traffic lanes and turn lanes.
  
17. Upon final field inspection of the improvement, the VILLAGE agrees to maintain or cause to be maintained those portions of the improvement which are not maintained by the STATE, including parkways and VILLAGE owned utilities including appurtenances thereto.

The VILLAGE further agrees to continue its existing maintenance responsibilities on all side road approaches under its jurisdiction, including all left and right turn lanes on said side road approaches, up to the through edge of pavement of US Route 30.

18. Upon acceptance by the STATE of the traffic signal work included herein the responsibility for maintenance and energy shall continue to be as outlined in the Master Agreement executed by the STATE and the VILLAGE on July 1, 2011.

19. Upon acceptance by the STATE of the traffic signal installation(s), the financial responsibility for maintenance and electrical energy for the operation of the traffic signals shall be proportioned as follows:

<u>Intersection</u>	<u>Maintenance</u>	<u>Elect. Energy</u>
US Route 30 At Dungan Road		
STATE Share	( 50 )%	( 0 )%
VILLAGE Share	( 50 )%	( 100 )%

20. It is mutually agreed that the actual traffic signal maintenance will be performed by the STATE either with its own forces or through an ongoing contractual agreement. It is further agreed that all cost for maintenance of the "Emergency Vehicle Pre-Emption System" equipment shall be the VILLAGE's.

21. The STATE agrees to make arrangements with the local power company to furnish the electrical energy for the operation of the traffic signals. The VILLAGE agrees to pay their proportionate share of this cost as billed by the local power company.

22. The STATE's Electrical Maintenance Contractor shall maintain the "Emergency Vehicle Pre-Emption System" equipment, located at the traffic signal modernization to be maintained by the STATE. The STATE's Electrical Maintenance Contractor shall invoice the VILLAGE for the maintenance costs related to the maintenance of the "Emergency Vehicle Pre-Emption System" equipment. The VILLAGE shall maintain the emitters and associated appurtenances at its own expense. The emitters shall be maintained and tested by the VILLAGE in accordance with the recommendations of the manufacturer.

23. It is mutually agreed, if, in the future, the STATE adopts a roadway or traffic signal improvement passing through the traffic signals included herein which requires modernization or reconstruction to said traffic signals then the VILLAGE, agrees to be financially responsible for its share of the traffic signals and all costs to relocate or reconstruct the emergency vehicle pre-emption equipment in conjunction with the STATE's proposed improvement.

Obligations of the STATE and the VILLAGE will cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly or Federal funding source fails to appropriate or otherwise make available funds for this contract.

This AGREEMENT and the covenants contained herein shall be null and void in the event the contract covering the construction work contemplated herein is not awarded within the three years subsequent to execution of the agreement.

This Agreement shall be binding upon and to the benefit of the parties hereto, their successors and assigns.

VILLAGE OF SUGAR GROVE

By: \_\_\_\_\_  
(Signature)

By: \_\_\_\_\_  
(Print or Type)

Title: \_\_\_\_\_

Date: \_\_\_\_\_

Attest:

\_\_\_\_\_

Clerk

(SEAL)

STATE OF ILLINOIS  
DEPARTMENT OF TRANSPORTATION

By: \_\_\_\_\_  
John Fortmann, P.E.  
Deputy Director of Highways,  
Region One Engineer

Date: \_\_\_\_\_

Job No. : C-91-201-13  
Agreement No.: JN-115-005

PLAN APPROVAL

WHEREAS, in order to facilitate the improvement of US Route 30 at Dugan Road known as FA Route 573, State Section No.: 30-N (13), the VILLAGE agrees to that portion of the plans and specifications relative to the VILLAGE's financial and maintenance obligations described herein, prior to the STATE's advertising for the aforescribed proposed improvement.

Approved \_\_\_\_\_

Title \_\_\_\_\_

Date \_\_\_\_\_



**Contract 60X70 EXHIBIT A  
ESTIMATE OF COST & PARTICIPATION**

	FEDERAL	STATE		VILLAGE OF SUGAR GROVE		TOTAL
		\$	%	\$	%	
All roadway work excluding the following:						
P&C Engineering (15%)	\$2,400,000	80%	\$600,000	20%	N/A%	\$3,000,000
	\$360,000	80%	\$90,000	20%	N/A%	\$450,000
<b>TRAFFIC SIGNALS</b>						
US 30 at Dugan Road	\$320,000	80%	\$40,000	10%	\$40,000	\$400,000
P&C Engineering (15%)	\$48,000	80%	\$6,000	10%	\$6,000	\$60,000
Emergency Vehicle Pre-Emption		N/A%		N/A%	\$7,000	\$7,000
P & C Engineering (15%)		N/A%		N/A%	\$1,050	\$1,050
<b>OTHER WORK</b>						
Watermain Adjustments		N/A%		N/A%	\$6,000	\$6,000
P&C Engineering (15%)		N/A%		N/A%	\$900	\$900
<b>TOTAL</b>	<b>\$3,128,000</b>		<b>\$736,000</b>		<b>\$60,950</b>	<b>\$3,924,950</b>

**NOTE:** The Local Agency's participation shall be predicated upon the percentages shown above for the specified work. Estimated costs shall be updated upon award of the contract for the improvement, using contract unit prices and quantities. The Local Agency's final costs shall be determined by multiplying the final quantities times contract unit prices, plus the specified percentages associated with preliminary and construction engineering unless otherwise noted.

"Exhibit B"  
FUNDING RESOLUTION

WHEREAS, the VILLAGE of SUGAR GROVE has entered into an AGREEMENT with the STATE OF ILLINOIS for the improvement of US Route 30 at Dugan Road, known as FA Route 573, State Section: 30-N(13);and

WHEREAS, in compliance with the aforementioned AGREEMENT, it is necessary for the STATE to appropriate sufficient funds to pay its share of the cost of said improvement.

NOW THEREFORE, BE IT RESOLVED, that there is hereby appropriated the sum of SixtyThousand, Nine Hundred Fifty dollars (\$60,950) or so much thereof as may be necessary, from any money now or hereinafter allotted to the VILLAGE to pay its share of the cost of this improvement as provided in the AGREEMENT; and

BE IT FURTHER RESOLVED, that upon award of the contract for this improvement, the VILLAGE will pay to the STATE in a lump sum from any funds allotted to the VILLAGE, an amount equal to 80% of its obligation incurred under this AGREEMENT, and will pay to said STATE the remainder of the obligation in a lump sum, upon completion of the project based on final costs.

BE IT FURTHER RESOLVED, that the VILLAGE agrees to pass a supplemental resolution to provide any necessary funds for its share of the cost of this improvement if the amount appropriated herein proves to be insufficient, to cover said cost.

STATE OF ILLINOIS    )  
COUNTY OF KANE    )

I, \_\_\_\_\_, \_\_\_\_\_ Clerk in and for the \_\_\_\_\_ of \_\_\_\_\_ hereby certify the foregoing to be a true perfect and complete copy of the resolution adopted by the \_\_\_\_\_ at a meeting on \_\_\_\_\_, 20\_\_ A.D.

IN TESTIMONY WHEREOF, I have hereunto set my hand seal this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A.D.

\_\_\_\_\_

Clerk

(SEAL)

EXHIBIT C  
ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE RESTRICTING PARKING ALONG  
\_\_\_\_\_ ROAD WITHIN THE \_\_\_\_\_ OF \_\_\_\_\_

WHEREAS, the State of Illinois acting by and through its Department of Transportation is desirous of improving \_\_\_\_\_ between \_\_\_\_\_ and \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_; and

WHEREAS, a portion of this project runs through the \_\_\_\_\_ of \_\_\_\_\_ from \_\_\_\_\_ to \_\_\_\_\_; and

WHEREAS, in order to facilitate the free flow of traffic and ensure safety to the motoring public, the \_\_\_\_\_ of \_\_\_\_\_ determines that the parking along \_\_\_\_\_ shall be prohibited.

BE IT ORDAINED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_, STATE OF ILLINOIS, as follows:

Section 1. That parking shall not be permitted along the \_\_\_\_\_ Road from \_\_\_\_\_ to \_\_\_\_\_ within the \_\_\_\_\_ limits of the \_\_\_\_\_ of \_\_\_\_\_.

Section 2. That the \_\_\_\_\_ Council of the \_\_\_\_\_ of \_\_\_\_\_ will prohibit future parking at such locations on or immediately adjacent to \_\_\_\_\_ as may be determined and directed by the State of Illinois to be necessary to ensure the free flow of traffic and safety to the motoring public.

Section 3. The \_\_\_\_\_ Clerk is hereby authorized and directed to attach a copy of this Ordinance to the agreement dated \_\_\_\_\_, 20 \_\_\_\_\_ by and between the State of Illinois and the \_\_\_\_\_ of \_\_\_\_\_.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval according to law.

ADOPTED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_, STATE OF ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_ 20 \_\_\_\_\_.

VOTE:

AYES:

NAYES:

ABSENT:

APPROVED BY ME THIS  
DAY OF \_\_\_\_\_ 

\_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

EXHIBIT D  
ORDINANCE PROHIBITING THE DISCHARGE  
OF SANITARY AND INDUSTRIAL WASTE INTO  
ANY STORM SEWER OR DRAINAGE FACILITY  
CONSTRUCTED AS A PART OF THE  
\_\_\_\_\_ IMPROVEMENT

WHEREAS, the State of Illinois acting by and through its Department of Transportation, is desirous of improving the \_\_\_\_\_ Road between \_\_\_\_\_ and \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_; and

WHEREAS, said project includes the installation of storm sewers and drainage facilities; and

WHEREAS, a portion of the project runs through the \_\_\_\_\_ of \_\_\_\_\_ including the installation of storm drains and drainage facilities;

BE IT ORDAINED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_ COUNTY OF \_\_\_\_\_ STATE OF ILLINOIS, as follows:

Section 1. No person, firm, corporation or other entity shall discharge any sanitary waste or industrial waste water into any storm sewer or drainage facility constructed as part of the \_\_\_\_\_ improvement, said limits of improvement being between \_\_\_\_\_ and \_\_\_\_\_, and a portion of which passes through the \_\_\_\_\_ of \_\_\_\_\_.

Section 2. The \_\_\_\_\_ Clerk of the \_\_\_\_\_ of \_\_\_\_\_ is authorized and directed to attach a copy of this Ordinance to the agreement dated \_\_\_\_\_, 20 \_\_\_\_\_, by and between the State of Illinois and the \_\_\_\_\_ of \_\_\_\_\_ relative to the improvement.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

ADOPTED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, STATE OF ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

VOTE:

AYES:

NAYES:

ABSENT:

APPROVED BY ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_ 20\_\_\_\_\_

\_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
CLERK

EXHIBIT E  
ORDINANCE NO. \_\_\_\_\_  
AN ORDINANCE PROHIBITING ENCROACHMENTS  
WITHIN THE STATE OF ILLINOIS RIGHT OF  
WAY ALONG \_\_\_\_\_

WHEREAS, the State of Illinois acting by and through its Department of Transportation, is desirous of improving the \_\_\_\_\_ Road between \_\_\_\_\_ and \_\_\_\_\_ in the \_\_\_\_\_ of \_\_\_\_\_; and

WHEREAS, said project is being constructed in order to facilitate the free flow of traffic and ensure safety to the motoring public; and

WHEREAS, a portion of said project passes through the \_\_\_\_\_ of \_\_\_\_\_;

BE IT ORDAINED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, STATE OF ILLINOIS, as follows:

Section 1. That no person, firm, corporation or other entity shall install, place, maintain or construct any structure that encroaches upon the State of Illinois right of way on the \_\_\_\_\_ within the limits of the \_\_\_\_\_ of \_\_\_\_\_.

Section 2. The \_\_\_\_\_ Clerk of the \_\_\_\_\_ of \_\_\_\_\_ is hereby authorized and directed to attach a copy of this Ordinance to the agreement dated \_\_\_\_\_, 20 \_\_\_\_\_, by and between the State of Illinois and the \_\_\_\_\_ of \_\_\_\_\_ relative to the improvement of the \_\_\_\_\_.

Section 3. This Ordinance shall be in full force and effect from and after its passage and approval according to law.

ADOPTED BY THE \_\_\_\_\_ COUNCIL OF THE \_\_\_\_\_ OF \_\_\_\_\_, COUNTY OF \_\_\_\_\_, STATE OF ILLINOIS, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

VOTE:

AYES:

NAYES:

ABSENT:

APPROVED BY ME THIS \_\_\_\_\_  
DAY OF \_\_\_\_\_

\_\_\_\_\_  
VILLAGE PRESIDENT

ATTEST:

\_\_\_\_\_  
CLERK

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** APPROVAL: AN ORDINANCE AUTHORIZING EXECUTION OF A PUD DEVELOPMENT AGREEMENT WITH SUGAR GROVE SENIORS, LP  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village authorize execution of a PUD development agreement with Sugar Grove Seniors, LP (PIRHL) for a senior apartment building planned development.

**DISCUSSION**

The Village Board previously approved the rezoning, special use and planned unit development for PIRHL's senior apartment building project on May 20, 2014. One document that was not included in the items for the Board's consideration and approval at that time was the PUD development agreement. The approval and execution of the PUD development agreement is necessary to complete the zoning and development approval process for PIRHL's senior apartment building.

**COSTS**

The costs associated with the rezoning, PUD and development agreement approval are borne by the applicant.

**ATTACHMENTS**

1. Ordinance authorizing execution of a PUD development agreement with Sugar Grove Seniors, LP, including exhibits.

**RECOMMENDATION**

The Village Board should approve the Ordinance authorizing execution of a PUD development agreement with Sugar Grove Seniors, LP.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2014-0916\_\_**

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**AN ORDINANCE AUTHORIZING EXECUTION OF A PUD DEVELOPMENT AGREEMENT  
WITH SUGAR GROVE SENIORS, LP AND  
THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(SENIOR APARTMENT BUILDING)**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 16th day of September, 2014.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois  
this 16th day of September, 2014.

**ORDINANCE NO. 2014-0916\_\_**

**AN ORDINANCE AUTHORIZING EXECUTION OF A PUD DEVELOPMENT AGREEMENT  
WITH SUGAR GROVE SENIORS, LP AND  
THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(SENIOR APARTMENT BUILDING)**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, the land described in **Exhibit “A”** of this ordinance is within the Village of Sugar Grove; and,

**WHEREAS**, the Board of Trustees finds that the petitioner has demonstrated that standards contained within Sections 11-13-11, 11-13-12, and 12-9-2 of the Village Zoning Ordinance and Subdivision Ordinance have been met, are attached hereto as **Exhibit “C”** and are incorporated herein by reference; and,

**WHEREAS**, all hearings required to be held before agencies of the Village took place pursuant to proper legal notice including publication and notice to all surrounding owners;

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: ZONING CLASSIFICATION**

That the property legally described in **Exhibit “A”** attached hereto and incorporated herein as if fully set forth in the body of this ordinance shall be and is hereby zoned and placed as follows:

Sugar Grove Seniors, LP Planned Unit Development. The Residential Planned Unit Development with the underlying zoning as provided in the PUD development Agreement is granted upon the following conditions and restrictions pursuant to Section 11-13-12(G)(3) of the Village of Sugar Grove Zoning Ordinance:

1) That attached hereto and incorporated herein by reference as **Exhibit “B”** is the “Sugar Grove Seniors, LP PUD Development Agreement” promulgated pursuant to Village of Sugar Grove Code of Ordinances Section 11-13-12. Approval of this PUD Ordinance is conditioned upon execution by the Owner and Developer of said property of

said agreement and compliance with all of its terms and conditions. The Village President and Clerk are hereby authorized to execute said "Sugar Grove Seniors, LP PUD Development Agreement" and take such further actions as are necessary to effectuate its terms.

The Zoning Ordinance of the Village of Sugar Grove, Kane County, Illinois is hereby amended to provide for said zoning classification on said property and the clerk is directed to amend the zoning map of the Village of Sugar Grove to reflect this amendment.

#### **SECTION TWO: REPEALER**

That all ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of any such conflict.

#### **SECTION THREE: SEVERABILITY**

Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

#### **SECTION FOUR: EFFECTIVE DATE**

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

*(signature page follows)*

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this \_\_\_\_\_ day of \_\_\_\_\_, 2004.

\_\_\_\_\_  
President of the Board of Trustees  
of the Village of Sugar Grove,  
Kane County, Illinois

ATTEST: \_\_\_\_\_  
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Marie Johnson	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Kevin M. Geary	___	___	___	___
President P. Sean Michels	___	___	___	___

**Exhibit A**

*Legal description*

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.27 FEET TO THE NORTH LINE OF GALENA BOULEVARD; THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 402.68 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, 649.49 FEET TO THE NORTH LINE OF SAID LOT 193; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 193, 405.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

**Exhibit B**

*Sugar Grove Seniors, LP PUD Development Agreement*

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KANE     )

*Prepared by:*  
Steven A. Andersson  
Mickey, Wilson, Weiler, Renzi &  
Andersson, P.C.  
2111 Plum Street, Suite 201  
Aurora, IL 60507

*Return to after recording:*  
Village Clerk  
Village of Sugar Grove  
10 South Municipal Drive  
Sugar Grove, IL 60554

*Reserved for Recorder's Use*

**SUGAR GROVE SENIORS LP  
PLANNED UNIT DEVELOPMENT (PUD) DEVELOPMENT AGREEMENT**

This agreement entered into this \_\_\_ day of \_\_\_\_\_, 2014 by the Village of Sugar Grove, hereafter referred to as "Village", and Sugar Grove Seniors LP, hereafter referred to as "Developer", collectively referred to as the "Parties" and individually referred to, at times, as the "Party."

**RECITALS**

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, Developer has requested a Preliminary Planned Unit Development, a Final Planned Unit Development and a Special Use for a senior apartment building in the B-3 Regional Business District, as required by the Sugar Grove Zoning Ordinance for the property described on **Exhibit A** attached hereto and incorporated herein by reference; and,

**WHEREAS**, the Planning Commission reviewed the requests at a public hearing on April 23, 2014 and the Commission recommended 5-0 approval of the requests; and

**WHEREAS**, the Village Board has reviewed the requests and has deemed that the approval would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove; and,

**WHEREAS**, under Illinois law the use of a Planned Unit Development (“PUD”) is recognized as a legitimate tool for land use development that allows a “give and take” approach to development of a parcel of land, where certain regulations are deviated from (and lessened) in exchange for other regulations being increased (and made more strict in either performance criterion or requiring more than what is normally required); and,

**WHEREAS**, the Village has allowed certain deviations from the standards contained in Village ordinances (which are authorized to be made by Village ordinance regarding PUD’s) and said deviations are made in consideration of the Developer performing certain additional improvements that might not otherwise be required of the Developer in the absence of said PUD; and,

**WHEREAS**, the purposes of this Development Agreement is to bind the parties to the requirements imposed on each pursuant to the grant of said PUD and the consideration for said agreement is the respective rights granted to each party that, absent said agreement would not otherwise be afforded under Illinois law.

NOW THEREFORE, in consideration of the mutual covenants contained herein, the Village and Developer agree as follows:

1. Developer and Village shall comply with all requirements set forth in the attached **Exhibit B: ORDINANCE NO. 2014-0520 AN ORDINANCE GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT, FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE FOR A SENIOR APARTMENT BUILDING ADJACENT TO GALENA BOULEVARD IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS (WIEDNER’S LEGACY RESUBDIVISION)** in the timeframes set forth therein.
2. Miscellaneous.
  - (a) Time is of the essence of this Agreement, and of each and every provision herein.
  - (b) The Village shall record a copy of this Agreement with the Kane County Recorder.
  - (c) This Agreement, and the covenants and undertakings made hereunder, are performable in Kane County, Illinois, and shall be governed by the laws of the State of Illinois. Any legal proceeding of any kind arising from this Agreement shall be filed in the Circuit Court for the Sixteenth Judicial Circuit, Kane County, Illinois.
  - (d) This Agreement has been negotiated by the parties hereto and their respective attorneys. The language in this Agreement shall not be construed for or against either party, based on any rule of construction favoring the non-drafting party, but shall be interpreted liberally to effect the intent of the parties. Words used in the masculine, feminine, or neuter shall apply to either gender or neuter, as appropriate.
  - (e) This Agreement, together with the exhibits attached hereto, may be amended only by the written agreement of the parties, and execution of all required ordinances and after provided public notice as provided by law.
  - (f) Nothing herein shall be construed to be to the benefit of any third party, nor is it intended that

any provision shall be for the benefit of any third party.

(g) This Agreement may be executed in several counterparts and all so executed shall constitute one Agreement, binding on the parties hereto even though each party is not a signatory to the original or the same counterpart.

(h) The recitals contained in this agreement are herein incorporated by reference.

Approved and accepted this \_\_\_\_ day of \_\_\_\_\_, 2014.

VILLAGE OF SUGAR GROVE

DEVELOPER

By: \_\_\_\_\_  
Village President

By: \_\_\_\_\_

Attest: \_\_\_\_\_  
Village Clerk

Attest: \_\_\_\_\_

**Exhibit A**

*Legal Description*

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.27 FEET TO THE NORTH LINE OF GALENA BOULEVARD; THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 402.68 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, 649.49 FEET TO THE NORTH LINE OF SAID LOT 193; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 193, 405.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

**Exhibit B**

*(An Ordinance Granting a Preliminary Planned Unit Development,  
Final Planned Unit Development and Special Use  
for a senior apartment building adjacent to Galena Boulevard  
in the Village of Sugar Grove, Kane County, Illinois  
(Wiedner's Legacy Resubdivision))*



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2014-0520\_**

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**AN ORDINANCE  
GRANTING A PRELIMINARY PLANNED UNIT DEVELOPMENT,  
FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE  
FOR A SENIOR APARTMENT BUILDING ADJACENT TO GALENA BOULEVARD  
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER'S LEGACY RESUBDIVISION)**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 20<sup>th</sup> day of May, 2014.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois,  
this 20<sup>th</sup> day of May, 2014.

**ORDINANCE NO. 2014-0520\_**

**AN ORDINANCE GRANTING  
A PRELIMINARY PLANNED UNIT DEVELOPMENT,  
FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE  
FOR A SENIOR APARTMENT BUILDING ADJACENT TO GALENA BOULEVARD  
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER'S LEGACY RESUBDIVISION)**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, Sugar Grove Seniors LP has requested a Preliminary Planned Unit Development, a Final Planned Unit Development and a Special Use for a senior apartment building in the B-3 Regional Business District, as required by the Sugar Grove Zoning Ordinance; and,

**WHEREAS**, the Planning Commission reviewed the requests at a public hearing on April 23, 2014 and the Commission recommended 5-0 approval of the requests; and

**WHEREAS**, the Village Board has reviewed the requests and has deemed that the approval would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: PRELIMINARY PLANNED UNIT DEVELOPMENT AND FINAL PLANNED UNIT DEVELOPMENT AND SPECIAL USE**

The subject property described in **Exhibit A** is hereby granted a Preliminary Planned Unit Development and Final Planned Unit Development and Special Use pursuant to the Sugar Grove Zoning Ordinance. Said Preliminary PUD and Final PUD and Special Use are conditioned upon compliance with the conditions enumerated on **Exhibit B** and payment of the fees listed on **Exhibit C** which are attached and made a part of this ordinance.

**SECTION TWO: GENERAL PROVISIONS**

**REPEALER:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SEVERABILITY:** Should any provision of this Ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this Ordinance.

**EFFECTIVE DATE:** This Ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 20<sup>th</sup> day of May, 2014.

---

P. Sean Michels  
President of the Board of Trustees  
of the Village of Sugar Grove,  
Kane County, Illinois

ATTEST:

---

Cynthia L. Galbreath  
Clerk, Village of Sugar Grove

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Ron Montalto	_____	_____	_____	_____
President P. Sean Michels	_____	_____	_____	_____

**EXHIBIT A**

**Legal Description**

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.27 FEET TO THE NORTH LINE OF GALENA BOULEVARD; THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 402.68 FEET; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS EAST, 649.49 FEET TO THE NORTH LINE OF SAID LOT 193; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG SAID NORTH LINE OF SAID LOT 193, 405.55 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

## EXHIBIT B

### Conditions of Approval

1. That the Preliminary PUD, Final PUD and Special Use shall substantially conform to:
  - a. the Site and Engineering Plans, titled "Senior Living", prepared by Craig R. Knoche & Associates, Sheets C0.1 to C7.5, dated January 22, 2014, last revised May 12, 2014
  - b. the Landscape Plans, titled "Sugar Grove Senior Center Site Landscape Plan", prepared by LandTech Design, Ltd., Sheets L1-L5, dated February 14, 2014, last revised May 14, 2014
  - c. the Signage Plan, titled "Sugar Grove Senior Living Architectural Site & Sign Plan", prepared by Cordogan, Clark & Associates, Sheet A1.0, dated May 14, 2014
  - d. the Site Lighting Plans, titled "Site Lighting Photometric Plot", prepared by Cordogan, Clark & Associates, Sheet E6.2, not dated
  - e. the Building Elevation Plans, titled "Building Elevations", prepared by Cordogan, Clark & Associates, Sheet A5.1-A5.2, dated April 28, 2014
  - f. the Floor Plans, titled "First Floor Plan, Second Floor Plan, and Third Floor Plan", prepared by Cordogan, Clark & Associates, Sheets A2.1-A2.3, dated May 14, 2014
  - g. the Plat of Resubdivision, titled "Wiedner's Legacy", prepared by Craig R. Knoche & Associates, Sheets 1-2, dated January 26, 2014

except as such plans will be revised to address the reviews and conform to Village codes and ordinances and the conditions below.

2. That the following variances from the Subdivision Ordinance are granted for Lot 2:
  - a. not abutting a dedicated public street
  - b. not meeting the minimum lot width requirement of 100'
  - c. not providing the required 75' wide access for open space
  - d. not providing water main to the lot(Note: Lot 2 will not be buildable and is not public open space.)
3. That the following variances from the Subdivision Ordinance are granted for Lot 1:
  - a. not providing the land / cash requirement(Note: The land / cash requirement is addressed through the fee package in Exhibit C.)
4. That the following deviations from the Zoning Ordinance are granted for Lot 1:
  - a. a reduction of twenty-one (21) parking spaces, from the required ninety (90) parking spaces to sixty-nine (69) parking spaces provided
  - b. a reduction of ten (10) feet in the minimum pavement setback for the shared drive aisle along the east property line from the required ten (10) feet minimum to zero (0) feet provided
  - c. a reduction of eight (8) trees and twenty-three (23) shrubs in the rear buffer landscape requirement from the required eight (8) trees and twenty-three (23) shrubs to zero (0) trees and zero (0) shrubs provided
  - d. a reduction of nineteen (19) trees and fifty-eight (58) shrubs in the east side buffer landscape requirement north of a 240' setback from Galena Boulevard from the

required nineteen (19) trees and fifty-eight (58) shrubs to zero (0) trees and zero (0) shrubs provided

- e. a reduction of fourteen (14) trees and forty-one (41) shrubs in the west side buffer requirement north of a 240' setback from Galena Boulevard from the required fourteen (14) trees and forty-one (41) shrubs to zero (0) trees and zero (0) shrubs provided
  - f. to allow fiber cement siding as an exterior building material
  - g. to allow outdoor illumination exceeding the maximum 0.5 foot candles at the east property line only in the vicinity of the shared drive aisle and cast illumination on the neighboring parcel
5. That the lessor of the building on Lot 1 shall provide all lessees with notification that the building is located within 2,000 feet of the Aurora Airport and that noise associated with airport operations is to be expected. The lessors shall grant the Village the right to, periodically, review the records of the lessor to verify that said notification is being made to all lessees.
6. That the property owner of Lot 1 shall provide the following on Lot 1:
- a. improvement of any or all landbanked parking spaces at any future date upon demand by the Village if it becomes aware of a parking shortage on the lot. No off-site or on-street parking shall be permitted.
  - b. signs located at the east and west property lines of Lot 1 which read "Future commercial development on this property".
7. That the property owner of Lot 1 shall provide the following off-site improvements or documents:
- a. a sign located on property across Galena Boulevard from Lot 1 which reads "Future commercial development on this property".
  - b. a 5' wide concrete public sidewalk parallel to and in the north right-of-way of Galena Boulevard, extending from Lot 1 to Division Drive as identified in the plans, prior to occupancy of the premises. The specifications of the sidewalk shall comply with the Subdivision Ordinance. The Village will enter into a recapture agreement for this off-site improvement.
  - c. a 10' wide asphalt bicycle path extending south from the existing bicycle path on Windsor West Community Association property to the south side of Galena Boulevard. This will include a striped crosswalk across Galena Boulevard and a ramp at the southeast corner of the curb cut on the south side of Galena Boulevard as identified in the plans, prior to occupancy of the premises. The specifications of the bicycle path, crosswalk and ramp shall comply with the Subdivision ordinance.
  - d. a Grant of Easement executed by the owner for the 50' public utility & ingress / egress easement and the 40' public utility easement on the property to the east of Lot 1. The Grant of Easement shall be reviewed, approved, and recorded by Village staff prior to issuance of a building permit on Lot 1.
8. That the subdivider of the Plat of Resubdivision shall provide a Plat of Dedication, a Plat of Vacation, and two Grants of Easement all pertaining to the extension of Municipal Drive north of Galena Boulevard (all previously prepared by EEI) and executed by the owner of

said properties. The documents shall be recorded by Village staff prior to issuance of a building permit on Lot 1.

9. That Lots 1 and 2 be rezoned to SR Senior Residential District PUD at the time of establishment of the SR Senior Residential District. Lots 1 and 2 are to be grandfathered with the conditions contained herein.
10. That all Building Division comments shall be addressed, prior to issuance of a building permit on Lot 1.
11. That a backup Special Service Area be established for Lots 1-3, prior to issuance of a building permit on Lot 1.
12. That Covenants, Conditions, and Restrictions be prepared that address ownership and maintenance of Lot 2 through an owners association that encompasses Lots 1 and 3. The Covenants, Conditions, and Restrictions shall be reviewed and recorded by Village staff prior to issuance of a building permit on Lot 1.
13. That the Plat of Resubdivision shall be revised as follows, prior to recording:
  - a. to include easements for access and maintenance on Lot 2
  - b. to locate the 20' ingress / egress easement for Lot 2 on Lot 1 in an area of no conflict with planned buffer landscaping or other obstructions
  - c. to include all necessary easements, easement provisions and signature blocks
  - d. to address any comments from the Village engineerThe Plat of Resubdivision shall be reviewed, approved, and recorded by Village staff prior to issuance of a building permit on Lot 1.
14. That an Extinguishment of Easement be prepared for the existing 15' drainage and utility easement and which easement is hereby approved by the Village Board. The Village President and Village Clerk are hereby directed to execute said easement. The Extinguishment of Easement shall be reviewed, approved, and recorded by Village staff prior to issuance of a building permit on Lot 1.
15. That a Grant of Easement be prepared for cross-access across the future Lots 1 and 3. The Grant of Easement shall be reviewed, approved, and recorded by Village staff prior to issuance of a building permit on Lot 1.
16. That the site plan, engineering plans, landscape plans, site lighting plans, and building elevation plans be revised prior to recording the Plat of Resubdivision as follows:
  - a. all HVAC or utility equipment on the roof, building walls, or ground shall be shown on the plans and shown screened.
  - b. the required parking ratio of 1.5 parking spaces per unit is added to the site plan.
  - c. comments from the Village engineering consultant dated May 9, 2014 shall be addressed and that the plans remain subject to Village engineer review.
  - d. all water supply comments including fire hydrants, looping, and separate taps are addressed to the satisfaction of Village staff in the plans as directed by the Village engineer.
  - e. the building's downspouts where near sidewalks shall be connected to the storm sewer system and shown on the plans.

- f. curb ramp details are updated to the new IDOT standard (with returns) and that the accessible parking sign detail is added to the plans.
- g. the landscaping planned for Lot 2 be shown on a landscape and maintenance plan.
- h. the proposed berm shall be reduced in height to 3' to 5' feet (4' preferred) above the top of adjacent public sidewalk. The berm shall vary in vertical and horizontal dimensions along its length.
- i. groundcover shown on the landscape plan in front of the building, other than mulch beds, shall be mutually agreed upon with the general intention to be compatible with future commercial development along Galena Boulevard.
- j. pond plantings and seed mixes shall be reviewed by the Village's natural area consultant and remain subject to that review.
- k. the landscape plan shall identify the species of all individual groups of plants and call out their numbers in those groups. Sizes of all plants shall also be identified on the plan and remain subject to review.
- l. the air conditioning condenser configuration at the southeast corner of the building shall be adjusted so all condensers are screened by landscaping.

## EXHIBIT C

### Fees

#### **Permit Fees**

Building permit fee	\$16,848.00	(1)
Certificate of Occupancy fee	\$100.00	(1)
Plan review fee	\$1,694.80	(1)
Engineering review fee	\$5,800.00	(1)
Water meter	<u>\$2,163.00</u>	(2)
Total permit fees	<u><u>\$26,605.80</u></u>	

#### **Impact Fees**

Village capital improvement fee	\$161,340.00	(1)
Village sewer connection fee	\$1,029.00	(1)
Village water connection fee	\$11,602.00	(2)
Village fire connection fee	\$11,602.00	(2)
Village road impact fee	<u>\$172,682.20</u>	(1)
	<u>\$358,255.20</u>	
School District land cash	-	
School District impact fee	<u>-</u>	
	<u>-</u>	

Park District land cash	\$21,844.80	(1)
Park District impact fee	<u>\$24,000.00</u>	(1)
	<u>\$45,844.80</u>	

Fire District impact fee	<u>\$14,580.00</u>	(1)
	<u>\$14,580.00</u>	

Library District impact fee	<u>\$6,360.00</u>	(1)
	<u>\$6,360.00</u>	

Total impact fees	<u><u>\$425,040.00</u></u>	
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<b>Transition Fees</b>		
Village transition fee	\$	(1)
School District transition fee	-	
Park District transition fee	-	(1)
Fire District transition fee	-	(1)
Library District transition fee	-	(1)
Township transition fee	-	(1)
Total transition fees	<u>\$</u>	<u>-</u>
Total fees collected by Village	<u>\$</u>	<u>451,645.80</u>
<u> </u>		

Note 1: Fees listed are based on permit application prior to 10/31/14 and CO application prior to 5/1/16. After that, fees shall be that amount as set from time to time by the Village as generally applicable throughout the Village.

Note 2: Shall be that amount as set from time to time by the Village as generally applicable throughout the Village depending on size of meter/tap.

Note 3: Fees are based on a 60 unit, 62,400 s.f. building. Actual fees may vary if the number of units and building size change.

Note 4: The Parties further acknowledge and agree that the fees listed herein are being donated solely to the VILLAGE (notwithstanding titles and headings herein), and the use, method, manner, timing and distribution of any subsequent distributions by the VILLAGE to other governmental entities, if at all, shall be solely controlled by the VILLAGE.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2014-0916B**

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**An Ordinance Establishing a  
Backup Special Service Area No. 18 for  
Wiedner's Legacy Resubdivision  
in the Village of Sugar Grove, Illinois**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 16<sup>th</sup> day of September, 2014.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois  
this 16<sup>th</sup> day of September, 2014.

**ORDINANCE NO. 2014-0916\_**

**AN ORDINANCE ESTABLISHING A  
BACKUP SPECIAL SERVICE AREA NO. 18 FOR  
WIEDNER'S LEGACY RESUBDIVISION  
IN THE VILLAGE OF SUGAR GROVE, ILLINOIS**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the "Constitution"), the Village of Sugar Grove, Kane County, Illinois (the "Village"), is authorized to create special service areas in and for the Village; and

**WHEREAS**, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that—

[M]unicipalities . . . which are not home rule units shall have...powers...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 "in the manner provided by law" 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," approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

**WHEREAS**, it is in the public interest that the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Landings Special Service Area No. 15 of the Village (the "Area"), be established; and

**WHEREAS**, the Area is compact and contiguous, totally within the corporate limits of the Village; and

**WHEREAS**, the Area will benefit specially from the municipal services to be provided by the Village (the "Services"), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

**WHEREAS**, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services described in Exhibit "A" attached hereto and made a part hereof by this reference; and

**WHEREAS**, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by

the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

**WHEREAS**, a public hearing was held at 6:00 p.m., on the 16th day of September, 2014 in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois (the "Hearing"), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing attached hereto as Exhibit "B" (the "Notice"); and

**WHEREAS**, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States 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 Area. The Notice was mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: INCORPORATION OF PREAMBLES**

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

**SECTION TWO: ESTABLISHMENT OF SSA**

- (a) That it is in the public interest that the territory hereinafter described in the Notice referred to in Section One hereof be established as Wiedner's Legacy Resubdivision Special Service Area No. 18 for the purposes set forth herein. An accurate map of said territory is attached hereto as Exhibit "A-1".
- (b) That said Area is compact and contiguous.
- (c) That said Area is zoned for commercial purposes and will benefit specially from the municipal services which may be provided and that said proposed municipal services are unique and in addition to municipal services provided by the Village of Sugar Grove as a whole; and it is, therefore, in the best interest of said Area and the Village of Sugar Grove as a whole that special taxes be levied against said Area for the services to be provided.
- (d) That the Village of Sugar Grove Special Service Area No. 18 be and is hereby established for and with regard to the aforesaid territory.

**SECTION THREE: PURPOSE OF SSA AND MAXIMUM LEVY**

The purpose of the formation of Special Service Area No. 18 in general is to authorize the maintenance, repair and replacement of storm water detention basins, storm sewers and related areas and appurtenances, culverts, drains, ditches and tiles, landscape buffers, maintenance, common areas, subdivision monumentation, landscaping, plants, trees and bushes, private roads and parking areas, signage and any common areas of the Area of the Subdivision in the Special Service Area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. Annual taxes shall be assessed and levied for said special municipal services in said Area, on property in said Area in addition to all other municipal taxes; provided that the special annual tax shall be levied upon the equalized assessed value of the property in said Area in an amount not to exceed annual rate of one hundred and fifty one-hundredths percent (1.5%, being \$1.50 per \$100) of the equalized assessed valuation thereof. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance, as hereinafter provided. Said 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. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost for the said services, as said services become necessary and are provided for.

**SECTION FOUR:**

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

**SECTION FIVE:**

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

**SECTION SIX:**

That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 16th day of September, 2014.

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P. Sean Michels  
President of the Board of Trustees of the Village of Sugar Grove

ATTEST:

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Cynthia L. Galbreath,  
Clerk of the Village of Sugar Grove

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____

**EXHIBIT A**  
**SSA 18**  
**WIEDNER'S LEGACY RESUBDIVISION**  
**LEGAL DESCRIPTION**

Parcel Identification Number 14-16-153-010, 14-16-179-008, 14-16-300-010, and 14-16-300-011.

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.77 FEET TO THE NORTH LINE OF GALENA BOULEVARD; THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 540.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE, 1443.92 FEET; THENCE NORTH 45 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, 70.71 FEET TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, 164.77 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 800.00 FEET CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 02 MINUTES 31 SECONDS WEST, 184.70 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 193, 2059.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

**EXHIBIT A-1**  
**SSA 18**  
**WIEDNER'S LEGACY RESUBDIVISION**  
**LOCATION MAP**

**EXHIBIT B**

**WIEDNER'S LEGACY RESUBDIVISION SPECIAL SERVICE AREA  
NOTICE OF HEARING  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
SPECIAL SERVICE AREA NO. 18**

NOTICE IS HEREBY GIVEN that on the 16th day of September, 2014, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

**LEGAL DESCRIPTION:**

THAT PART OF THE WEST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT 193 OF WINDSOR WEST UNIT 2, THENCE SOUTH 00 DEGREES 15 MINUTES 31 SECONDS EAST, 221.77 FEET TO THE NORTH LINE OF GALENA BOULEVARD; THENCE SOUTH 88 DEGREES 31 MINUTES 39 SECONDS WEST ALONG SAID NORTH LINE, 540.00 FEET; THENCE SOUTH 89 DEGREES 35 MINUTES 19 SECONDS WEST ALONG SAID NORTH LINE, 1443.92 FEET; THENCE NORTH 45 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID NORTH LINE, 70.71 FEET TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTH 00 DEGREES 24 MINUTES 41 SECONDS WEST ALONG SAID EAST LINE, 164.77 FEET; THENCE NORTHWESTERLY ALONG SAID EAST LINE, BEING A CIRCULAR CURVE HAVING A RADIUS OF 800.00 FEET CONCAVE TO THE SOUTHWEST, THE CHORD OF WHICH BEARS NORTH 07 DEGREES 02 MINUTES 31 SECONDS WEST, 184.70 FEET; THENCE NORTH 89 DEGREES 07 MINUTES 22 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 193, 2059.67 FEET TO THE NORTHEAST CORNER OF SAID LOT 193; THENCE SOUTH 00 DEGREES 05 MINUTES 42 SECONDS EAST ALONG THE EAST LINE OF SAID LOT 193, 423.57 FEET TO THE POINT OF BEGINNING IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: The area bounded by Galena Boulevard at the south, Windsor West subdivision at the north, Municipal Drive at the west, and a line about 450 feet west of Division Drive at the east.

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 18 in general is to provide for the maintenance, preservation, and upkeep of certain wetlands located in Lot 2 of Wiedner's Legacy Resubdivision, in the event the applicable Owner's Association fails to do so, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the

proposed Special Service Area No. 18, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said 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. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The 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.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 18 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this 29<sup>th</sup> day of August, 2014.

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Steven A. Andersson, Village Attorney  
for the Village of Sugar Grove

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** APPROVAL: AN ORDINANCE ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 18 FOR WIEDNER'S LEGACY RESUBDIVISION  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village establish a back-up Special Service Area (No. 18) for Wiedner's Legacy Resubdivision.

**DISCUSSION**

Wiedner's Legacy Resubdivision (this is the PIRHL senior apartment project) was approved with storm water management facilities located thereon and it is a requirement of the Kane County Storm Water Ordinance to establish a back-up SSA for future maintenance and repair of storm water management facilities located on the premises. In order to assure that the storm water management areas in the office park are maintained it is suggested that a back-up Special Service Area be established. The SSA No. 18 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the operation storm water management areas specifically on Lot 2 in the subdivision.

A public hearing for establishing the SSA No. 18 was duly noticed and held.

**COSTS**

The cost to establish the SSA are limited to publication and Village Attorney fees.

**ATTACHMENTS**

1. Ordinance establishing a back-up SSA No. 18 for Wiedner's Legacy Resubdivision.

**RECOMMENDATION**

The Village Board should approve the Ordinance establishing a back-up SSA No. 18 for Wiedner's Legacy Resubdivision.

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESOLUTION: APPROVING A PLAT OF EASEMENT GRANT FOR PRAIRIE GLEN LOTS 48, 49 AND 50  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village Board approve a plat of easement grant for a water main easement on Prairie Glen Lots 48, 49 and 50

**DISCUSSION**

Unbeknownst to all parties involved, when the water main in Ridgewest subdivision was looped from Yolane to Maple Street that subdivider constructed the water main well outside the easement along the west line of the Ridgewest Subdivision. The mis-located watermain was discovered during excavation of the foundation for a home on Yolane (Lot 48). The location of the water main does not affect the siting of a house on the affected lots but we must have the existing public water main in a public utility easement.

**COSTS**

The costs associated with preparing and recording the easement are the responsibility of Orleans Homes.

**ATTACHMENTS**

1. Plat of Easement Grant for Prairie Glen Subdivision Unit 1.

**RECOMMENDATION**

The Board should approve the Resolution approving the plat of easement grant and direct the Mayor to execute the document and cause it to be recorded.



**Resolution # 2014-0916B**

**RESOLUTION AUTHORIZING ACCEPTANCE AND EXECUTION OF A GRANT OF EASEMENT ON LOTS 48, 49 AND 50 IN PRAIRIE GLEN SUBDIVISION UNIT 1, VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

**WHEREAS**, the Village is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution; and

**WHEREAS**, a Grant of Easement has been prepared for Lots 48, 49 and 50 in Prairie Glen Subdivision Unit 1, and is attached as Exhibit A and made a part hereof by this reference; and

**WHEREAS**, it is in the Village’s best interest to dedicate a water main easement at this location; and

**WHEREAS**, the easement would be consistent with standard practice for residential properties;

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees that the Village Board hereby authorizes acceptance and execution of a Grant of Easement, and that the Village President and Village Clerk are hereby authorized to execute and to record said document on behalf of the Village.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 16th day of September, 2014.

\_\_\_\_\_  
P. Sean Michels, President of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois

ATTEST: \_\_\_\_\_  
Cynthia Galbreath, Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____

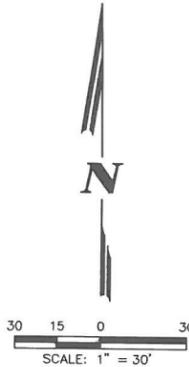
# PLAT OF EASEMENT GRANT

FOR

## PRAIRIE GLEN SUBDIVISION - UNIT 1

LOTS 48, 49 & 50 IN PRAIRIE GLEN SUBDIVISION UNIT 1, BEING A SUBDIVISION IN THE PART OF THE NORTH HALF OF SECTION 20, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 7, 2007, AS DOCUMENT NUMBER 2007K007202, IN KANE COUNTY, ILLINOIS.

SHEET 1 OF 1



### LEGEND

- LOT LINE/PROPERTY LINE (Solid Line)
- - - EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Line)
- - - - EXCLUSIVE WATERMAIN EASEMENT LINE TO BE GRANTED (Dashed Dotted Line)
- D.U.E. - EXISTING DRAINAGE AND UTILITY EASEMENT

### WATER MAIN EASEMENT PROVISIONS

THE VILLAGE OF SUGAR GROVE IS HEREBY GIVEN EXCLUSIVE EASEMENT RIGHTS TO ALL PLATTED EASEMENTS DESIGNATED "WATER MAIN EASEMENT" OR "W.E.", TOGETHER WITH THE RIGHT OF ACCESS THERETO. SAID EASEMENTS SHALL BE USED SOLELY TO INSTALL, OPERATE, REPAIR, MAINTAIN AND REMOVE FROM TIME TO TIME, ABOVE GROUND AND UNDERGROUND FACILITIES AND APPURTENANCES USED IN CONNECTION WITH THE WATER SYSTEM OF THE VILLAGE OF SUGAR GROVE. NO PERMANENT BUILDING OR STRUCTURE, FENCE, GARDENS, SHRUBS, TREES, LANDSCAPING AND OTHER PURPOSES THAT MAY THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS HEREIN GRANTED, SHALL BE PLACED ON SAID EASEMENT.

THE VILLAGE OF SUGAR GROVE AND ITS REPRESENTATIVES SHALL, AT THEIR SOLE DISCRETION, REQUIRE ANY FENCE, STRUCTURE OR OTHER OBSTRUCTION THAT IS ERRECTED WITHIN A WATER MAIN EASEMENT, BE REMOVED AT NO COST TO THE VILLAGE. THE COST OF REMOVAL AND REPLACEMENT OF ANY OBSTRUCTION AND ANY OTHER VILLAGE EXPENSES ASSOCIATED THEREWITH, SHALL BE THE SOLE RESPONSIBILITY OF THE OWNER OF THE PROPERTY UPON WHICH THE EASEMENT OBSTRUCTION IS LOCATED.

THE VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE LAWN OR SHRUBBERY; PROVIDED, HOWEVER, THAT THE VILLAGE SHALL BE OBLIGATED FOLLOWING WATER MAIN REPAIR OR MAINTENANCE WORK TO 1) STABILIZE ALL SURFACES (IN ANY MANNER SUITABLE TO THE VILLAGE) SO AS TO RETAIN SUITABLE DRAINAGE, 2) TO REMOVE ALL EXCESS DEBRIS AND SPOIL AND 3) TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

### CERTIFICATE OF OWNERSHIP

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

I, ORLEANS RHIL LP DO HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE PROPERTY DESCRIBED IN THE ABOVE CAPTIONED AND THAT AS SUCH OWNER WE HAVE CAUSED THE SAID ABOVE DESCRIBED PROPERTY TO BE SURVEYED AND PLATTED SHOWN ON THE HEREON DRAWN PLAT, AS OUR OWN FREE AND VOLUNTARY ACT AND DEED.

PRINT NAME SIGNATURE

### NOTARY'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, DO HEREBY CERTIFY THAT \_\_\_\_\_ IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE ABOVE CERTIFICATE APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED THE ABOVE CERTIFICATE AS THEIR OWN FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014.

### VILLAGE COUNCIL CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 2014.

PRESIDENT

### KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

THIS INSTRUMENT \_\_\_\_\_ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2014 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M, AND WAS RECORDED IN BOOK \_\_\_\_\_ OF PLATS ON PAGE \_\_\_\_\_.

RECORDER OF DEEDS

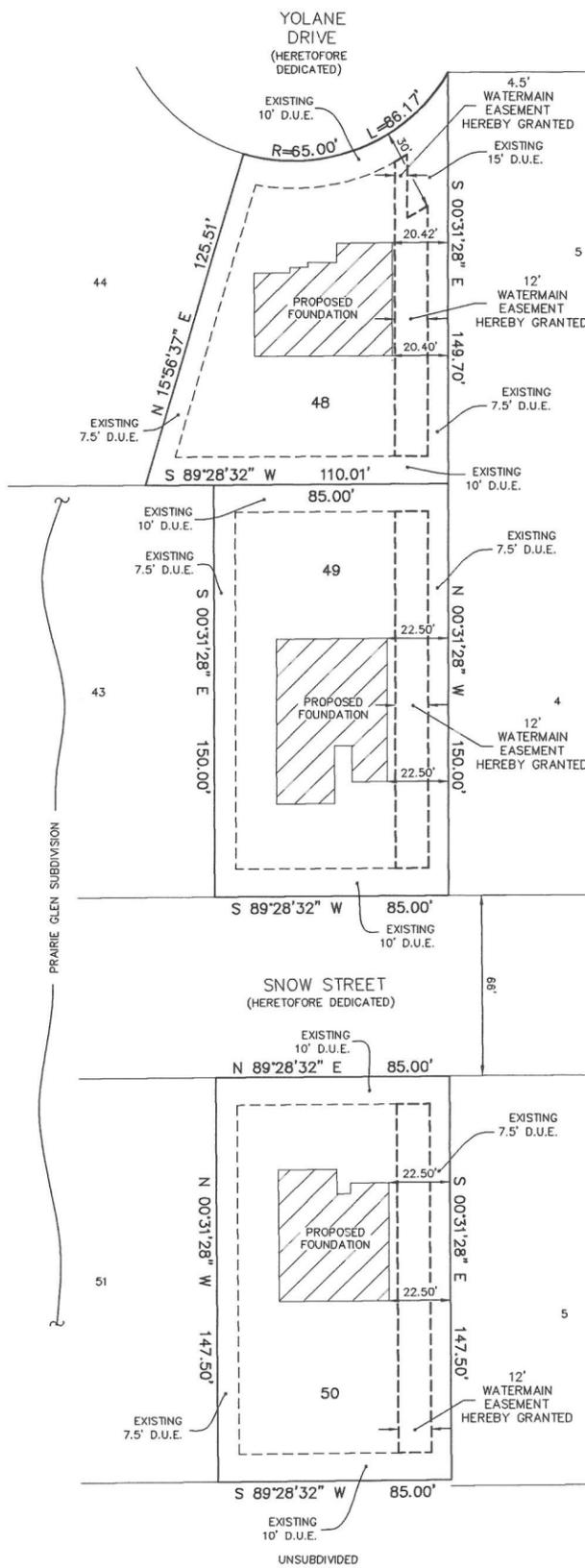
### SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS )  
 ) SS  
 COUNTY OF KANE )

THIS IS TO CERTIFY THAT THIS PLAT OF EASEMENT GRANT WAS PREPARED UNDER MY DIRECTION.

GIVEN UNDER MY HAND AND SEAL THIS 29TH DAY OF AUGUST, 2014.

PETER A. BLAESER  
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3072  
 MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014  
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937  
 EXPIRATION DATE IS APRIL 30, 2015



PREPARED FOR:  
 ORLEANS RHIL LP  
 1834 WALKEDN OFFICE SQ STE 300  
 SCHAUMBURG, IL 60173-4299

PREPARED BY:  
**CEMCON, Ltd.**  
 Consulting Engineers, Land Surveyors & Planners  
 2280 White Oak Circle, Suite 100  
 Aurora, Illinois 60502-9675  
 PH: 630.862.2100 FAX: 630.862.2199  
 E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 705009 FILE NAME: EASEMENT GRANT  
 DRAWN BY: MSD FLD. BK. / PG. NO.: N/A  
 COMPLETION DATE: 8-29-14 JOB NO.: 705009  
 XREF: PROJECT MANAGER :MAM

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** APPROVAL: AN ORDINANCE ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 19 FOR PRAIRIE GLEN OFFICE PARK  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village establish a back-up Special Service Area (No. 19) for Prairie Glen Office Park Subdivision.

**DISCUSSION**

The Prairie Glen Office Park was approved as a unified development under common ownership but certain property owner association documents were not established. ("Prairie Glen Office Park Subdivision" is the recorded name of the property the Village recently purchased at 140-160 S. Municipal Drive). In order to assure that the common areas in the office park are maintained it is suggested that a back-up Special Service Area be established. Common area maintenance would include cutting and trimming landscaping and lawn areas and patching or resurfacing the parking lot, among other things. The SSA No. 19 would essentially remain dormant until such time the property owners association failed to perform its function maintaining the common areas in the subdivision.

A public hearing for establishing the SSA No. 19 was duly noticed and held.

**COSTS**

The cost to establish the SSA are limited to publication and Village Attorney fees.

**ATTACHMENTS**

1. Ordinance establishing a back-up SSA No. 19 for Prairie Glen Office Park.

**RECOMMENDATION**

The Board should approve the Ordinance establishing a back-up SSA No. 19 for Prairie Glen Office Park.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2014-0916C**

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**An Ordinance Establishing a  
Backup Special Service Area No. 19 for  
Prairie Glen Office Park  
in the Village of Sugar Grove, Illinois**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 16<sup>th</sup> day of September, 2014.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County, Illinois  
this 16<sup>th</sup> day of September, 2014.

**ORDINANCE NO. 2014-0916C**

**AN ORDINANCE ESTABLISHING A  
BACKUP SPECIAL SERVICE AREA NO. 19 FOR  
PRAIRIE GLEN OFFICE PARK  
IN THE VILLAGE OF SUGAR GROVE, ILLINOIS**

**BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows;

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the “Constitution”), the Village of Sugar Grove, Kane County, Illinois (the “Village”), is authorized to create special service areas in and for the Village; and

**WHEREAS**, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that—

[M]unicipalities . . . which are not home rule units shall have...powers...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 “in the manner provided by law” 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,” approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

**WHEREAS**, it is in the public interest that the area hereinafter described as a special service area for the purposes set forth herein and to be designated as the Landings Special Service Area No. 15 of the Village (the “Area”), be established; and

**WHEREAS**, the Area is compact and contiguous, totally within the corporate limits of the Village; and

**WHEREAS**, the Area will benefit specially from the municipal services to be provided by the Village (the “Services”), and the Services are unique and in addition to the services provided to the Village as a whole, and it is, therefore, in the best interests of the Village that the establishment of the area be considered; and

**WHEREAS**, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services and described in Exhibit “A” attached hereto and made a part hereof by this reference; and

**WHEREAS**, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by

the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

**WHEREAS**, a public hearing was held at 6:00 p.m., on the 16th day of September, 2014 in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois (the "Hearing"), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing attached hereto as Exhibit "B" (the "Notice"); and

**WHEREAS**, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than fifteen (15) days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States 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 Area. The Notice was mailed not less than ten (10) days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE: INCORPORATION OF PREAMBLES**

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

**SECTION TWO: ESTABLISHMENT OF SSA**

- (a) That it is in the public interest that the territory hereinafter described in the Notice referred to in Section One hereof be established as Prairie Glen Office Park Special Service Area No. 19 for the purposes set forth herein. An accurate map of said territory is attached hereto as Exhibit "A-1".
- (b) That said Area is compact and contiguous.
- (c) That said Area is zoned for commercial purposes and will benefit specially from the municipal services which may be provided and that said proposed municipal services are unique and in addition to municipal services provided by the Village of Sugar Grove as a whole; and it is, therefore, in the best interest of said Area and the Village of Sugar Grove as a whole that special taxes be levied against said Area for the services to be provided.
- (d) That the Village of Sugar Grove Special Service Area No. 19 be and is hereby established for and with regard to the aforesaid territory.

**SECTION THREE: PURPOSE OF SSA AND MAXIMUM LEVY**

The purpose of the formation of Special Service Area No. 19 in general is to authorize the maintenance, repair and replacement of storm water detention basins, storm sewers and related areas and appurtenances, culverts, drains, ditches and tiles, landscape buffers, maintenance, common areas, subdivision monumentation, landscaping, plants, trees and bushes, private roads and parking areas, signage and any common areas of the Area of the Subdivision in the Special Service Area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area all in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. Annual taxes shall be assessed and levied for said special municipal services in said Area, on property in said Area in addition to all other municipal taxes; provided that the special annual tax shall be levied upon the equalized assessed value of the property in said Area in an amount not to exceed annual rate of one hundred and fifty one-hundredths percent (1.5%, being \$1.50 per \$100) of the equalized assessed valuation thereof. This tax shall be levied for an indefinite period of time commencing during and in the years subsequent to the date of this Ordinance, as hereinafter provided. Said 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. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The Village may annually levy hereunder up to the maximum rate specified herein for the cost for the said services, as said services become necessary and are provided for.

**SECTION FOUR:**

That this ordinance shall be in full force and effect, and shall be controlling, upon its passage and approval.

**SECTION FIVE:**

That all ordinances or parts of ordinances thereof in conflict therewith are hereby repealed to the extent of any such conflict.

**SECTION SIX:**

That any section or provision of this ordinance that is construed to be invalid or void shall not affect the remaining sections or provisions which shall remain in full force and effect thereafter.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 16th day of September, 2014.

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P. Sean Michels  
President of the Board of Trustees of the Village of Sugar Grove

ATTEST:

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Cynthia L. Galbreath,  
Clerk of the Village of Sugar Grove

	<b>Aye</b>	<b>Nay</b>	<b>Absent</b>	<b>Abstain</b>
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____

**EXHIBIT A**  
**SSA 19**  
**PRAIRIE GLEN OFFICE PARK**  
**LEGAL DESCRIPTION**

Parcel Identification Number 14-20-248-001, 14-20-248-002, 14-20-248-003, 14-20-248-004, 14-20-248-005, and 14-20-248-006

LOTS 1, 2, 3, 4, 5, AND 6 OF PRAIRIE GLEN OFFICE PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

**EXHIBIT A-1  
SSA 19  
PRAIRIE GLEN OFFICE PARK  
LOCATION MAP**

**EXHIBIT B**

**PRAIRIE GLEN OFFICE PARK SUBDIVISION SPECIAL SERVICE AREA  
NOTICE OF HEARING  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
SPECIAL SERVICE AREA NO. 19**

NOTICE IS HEREBY GIVEN that on the 16th day of September, 2014, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

**LEGAL DESCRIPTION:**

LOTS 1, 2, 3, 4, 5, AND 6 OF PRAIRIE GLEN OFFICE PARK, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: 130-170 S. Municipal Drive, Sugar Grove, Illinois.

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 19 in general is to provide for the maintenance, preservation, and upkeep of common area located in Lot 6 of Prairie Glen Office Park Subdivision, in the event the applicable Owner's Association fails to do so, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 19, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said 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. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be "dormant", and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The 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.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 19 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no

such Area may be established or enlarged, or tax levied or imposed.

Dated: this 29<sup>th</sup> day of August, 2014.

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Steven A. Andersson, Village Attorney  
for the Village of Sugar Grove

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** RESIDENTIAL STIMULUS PROGRAM CAP FEE  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR VILLAGE BOARD MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village approve the Residential Stimulus Program Cap Fee for the next twelve months.

**DISCUSSION**

On October 15, 2013 the Village Board adopted a Resolution for a Residential Stimulus Program that capped building permit fees at \$16,500.00 for the following twelve months. That Program is due to expire on October 31, 2014.

**COSTS**

There is no direct cost associated with the program.

**ATTACHMENTS**

1. Resolution Instituting an Impact Fee/Transition Fee Rebate Program.

**RECOMMENDATION**

That the Village Board approve Resolution 2014-0916\_, Instituting an Impact Fee/Transition Fee Rebate Program.

## RESOLUTION NO. 2014-0916C

### **A Resolution Instituting an Impact Fee/Transition Fee Rebate Program in the Village of Sugar Grove, Kane County, Illinois**

**WHEREAS**, the Village of Sugar Grove, has for many years, been imposing impact fees through its annexation agreements and development agreements, special uses and Planned Unit Developments where appropriate; and

**WHEREAS**, due to the difficult economic conditions, development in the Village has been substantially reduced or halted; and,

**WHEREAS**, the Village finds that attempts to stimulate development are in the best interests of the citizens of the Village of Sugar Grove.

**NOW, THEREFORE, BE IT RESOLVED** by the Village President and the Board of Trustees of the Village of Sugar Grove as follows:

1. That, pursuant to various annexation agreements, development agreements, Planned Unit Development Ordinances, and similar documents granting entitlements to property and developers of property, the Village imposes permit, impact and transition fees on units in the Village of Sugar Grove.
2. That, certain units pay no such impact fees or transition fees, due to their not being subject to any such entitlement documents as outlined in Paragraph 1 above.
3. That, only to the extent that a given unit would be assessed fees in an amount greater than \$16,500 shall the provisions of this program applies.
4. Staff is hereby delegated the power to determine the appropriate fees due to the Village.
5. As certain fees are currently due at building permit and certain applicable fees are due at issuance of the certificate of occupancy. Staff is further hereby delegated the power to defer payment of fees from building permit application to issuance of the certificate of occupancy in their discretion.
6. All applicable fees shall be paid at issuance of building permit by the individual/entity wishing to participate in this program.
7. This resolution shall expire on October, 31, 2015 at 4:30 P.M. In order to be entitled to participate in this program, the individual/entity must apply for and receive a building permit by the above date/time along with payment of any fees due at building permit.
8. Any permit applications/payments not actually received (regardless of delays in mailing or other delays) by Village staff by said date/time shall not qualify for these rebates.

9. However, some of the fees that may be assessed are not due until the certificate of occupancy is applied for. If the individual/entity wishing to participate has timely applied for its building permit as required above, fees due at certificate of occupancy shall be considered timely, if the certificate of occupancy is issued and paid for by October 31, 2016 at 4:30 P.M. Additionally, the certificate of occupancy must be issued and paid for by October 31, 2016 at 4:30 P.M. or said participation in the program shall be automatically revoked and the amount previously credited shall be due prior to issuance of the certificate of occupancy for said unit.
  
10. Regardless of the above expiration date, the maximum number of single family or multi-family units (i.e. a single family house is one unit and one residence of a multi-family structure is one unit) that shall be entitled to participate in this program shall be 35 (on a first come first served basis).

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 16th day of September, 2014.

\_\_\_\_\_  
P. Sean Michels  
President, Village of Sugar Grove

ATTEST: \_\_\_\_\_  
Cynthia L. Galbreath  
Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Mari Johnson	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Robert E. Bohler	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Kevin M. Geary	___	___	___	___

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** PAT CHAMBERLIN, FINANCE DIRECTOR  
**SUBJECT:** APPROVAL OF A RESOLUTION OF AUTHORIZATION TO SIGN A COPIER LEASE  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR BOARD MEETING  
**DATE:** SEPTEMBER 14, 2014

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**ISSUE**

Should the Board approve the lease of four (4) copiers.

**DISCUSSION**

The current copier lease for the Administration, Police, and Public Works/CD building expired in August and September 2014. The lease terms have been extended on a month to month basis as a new lease is negotiated.

Currently there is one copier each for Admin, PD, and PW/CD. With the pending move of Admin and CD to the 140 building, in addition to a centrally located large job copier, staff is planning for a smaller copier near the counter for customer service.

All copiers will continue to be networked so they can be used as printers from all desktops. The copiers will be setup so that in order to print or copy, an identifying code must be entered. This gives the Village additional control over printing/copying costs. This decision was reached based on the review of toner and printer replacement costs and cost.

Staff received quotes from three (3) companies for three color copiers with the ability to copy, print, email, three-hole punch, sort, and scan, and one black and white copier with monthly rates. Costs are broken down by Department to reflect how they are budgeted and charged.

The costs include all maintenance (based on a per copy charge), toner (both color and black and white), and staples. Costs include a set amount of copies for each copier based on historical use. In Administration, a monthly amount of 15,000 black and white copies and 2,000 color; Police 2,000 black and white and 1,500 color; and Public Works/CD 4,000 black and white and 2,700 color.

	Konica Minolta*	RK Dixon	Xerox*
<b>Administration</b>	<b>413</b>	<b>576</b>	<b>427</b>
<b>CD</b>	<b>172</b>	<b>210</b>	<b>143</b>
<b>Police</b>	<b>243</b>	<b>229</b>	<b>216</b>
<b>Public Works</b>	<b>172</b>	<b>210</b>	<b>222</b>
<b>60 month contract</b>	<b>1,000</b>	<b>1,224</b>	<b>1,007</b>

Overage Charges

Black & white	0.0005	0.006	0.0068
Color	0.0500	0.055	0.0496

\*Overage charges locked in for 5 years

Staff recommends a 60 month copier lease with Konica Minolta. The recommendation is made subject to attorney review of the lease.

### **COST**

The \$1,000 per month cost is \$395 per month above budget or approximately \$3,160 for the balance of the fiscal year. It is anticipated that this shortfall will be made up in other areas of the respective budgets.

### **RECOMMENDATION**

That the Board approve Resolution # \_\_\_\_\_ authorizing entering into a copier lease with Konica Minolta for four copiers: Bizhub C554, C364, C3350, and C454 with a monthly lease amount of \$585.35 and a total estimated monthly cost (including maintenance & use charges) of \$1,000, Subject To Attorney Review.



RESOLUTION NO. 20140916

**VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

**RESOLUTION AUTHORIZING EXECUTION OF COPIER LEASE  
AGREEMENT WITH KONICA MINOLTA**

**WHEREAS**, the Village of Sugar Grove Board of Trustees find that it is in the best interest of the Village to lease one copier; and

**WHEREAS**, the Village of Sugar Grove Board of Trustees find that it is in the best interest of the Village to enter into a lease agreement with Konica Minolta; and

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

That attached hereto and incorporated herein by reference as Exhibit A is a lease agreement between Konica Minolta and the Village of Sugar Grove for the provision of four copiers for a lease period of 60 months. And that the Finance Director or the Village Administrator are hereby authorized to execute said agreement on behalf of the Village and to take such further actions as are necessary to fulfill the terms of said agreement.

Passed by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, at a regular meeting thereof held on the 16th day of September, 2014.

\_\_\_\_\_  
P. Sean Michels, President of the Board  
of Trustees of the Village of Sugar Grove,  
Kane County, Illinois

ATTEST: \_\_\_\_\_  
Cynthia Galbreath, Village Clerk,  
Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Robert E. Bohler	_____	_____	_____	_____
Trustee Kevin M. Geary	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** DISCUSSION: FEES FOR ASSISTED LIVING FACILITIES  
**AGENDA:** SEPTEMBER 16, 2014 REGULAR MEETING  
**DATE:** SEPTEMBER 12, 2014

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**ISSUE**

Should the Village treat assisted living facilities as commercial projects or residential projects when applying fees.

**DISCUSSION**

When the Village adopted its development fee schedule and impact fees it was intended to apply to all residential development. The application is clear in traditional residential projects such as single-family homes, townhomes and apartments. The standard impact fees are reduced for age-restricted projects such as the recent PIRHL's senior apartment building.

Now, the Village is presented with a proposal for another type of project: an assisted living facility. While residential in nature, such facilities provide varying levels of care for their residents and they have commercial characteristics that are not normally associated with residential projects. Unlike a market rate apartment building, an assisted living facility exists to provide varying levels of care services for its residents, not just a place to live. The memory care aspect of the proposed facility is the most intense health care aspect.

Village staff surveyed communities (primarily in more rural areas of Illinois), where the developer has constructed similar facilities and found that not one charged more than the conventional building permit and utility (water and sewer) tap-on or connection fees.

Staff also surveyed Fox River communities and found all but one charged normal development fees for *age-targeted* development and no such fees for *age-restricted* developments. Only one charged all of their development and impact fees for assisted living facilities being developed there. An interesting fact is in nearly every community surveyed this use is permitted only in commercial or some type of mixed-use zoning districts and is often treated as a transition use between residential and some other land use.

The purpose of the Village's development fees was to establish a source of revenue to defray the cost of future capital improvements that would be required to serve the development. In this instance, the assisted living facility would have a negligible impact on municipal services and the property taxes generated by the facility would more than offset

the demand for municipal services. For example, it is estimated this particular facility will generate more than \$317,600 in property tax with approximately \$14,700 going to the Village and more than \$22,500 to the Fire Protection District.

The Fox Metro tap-on fees (estimated to be \$113,850) and Kane County road impact fees (estimated to be \$67,000) are not be affected by Village's development fees. Additionally, the Village's building permit fees (\$27,048, estimated) and water and sewer tap-on fees (\$24,233, estimated) are not affected by development fees.

By (zoning) definition, the "units" in the assisted living facility are not dwelling units because they lack cooking facilities.

Based upon current Village policy and research, staff believes that the proposed assisted living facility should be considered a commercial project for development fee purposes and not charged impact fees. The developer has begun the zoning process for his project and desires a consensus from the Board to confirm this position.

### **COSTS**

Insofar as the Village would not collect the development fees if they are not applied to this type of use, the development fees are not a cost but a source of revenue for future capital expenditures.

### **ATTACHMENTS**

1. Estimated development fees for proposed assisted living facility.

### **RECOMMENDATION**

A consensus from the Board that the Village's residential development fees will not be applied to assisted living facilities.

**Village of Sugar Grove**  
**Permit, Impact, and Transition Fees (Assisted Living / Memory Care)**  
**\$8,750,000, 69 unit, 72,982 sq ft building**

**FULL FEES**  
**rev. 7/16/14**

<b>Permit Fees</b>		
Building permit fee	\$ 19,705.14	(1) \$27/100 sq. ft.
Certificate of Occupancy fee	100.00	(1)
Plan review fee	1,980.51	(1) 10% of BP and CO fees
Engineering review fee	3,100.00	(1) Com/Ind 1 - 5 acres
Water meter	2,163.00	(2) 3 in compound
Total permit fees	<u>\$ 27,048.65</u>	
<b>Impact Fees</b>		
Village capital improvement fee		(1)
Village sewer connection fee	1,029.00	(1)
Village water connection fee	11,602.00	(2)
Village fire connection fee	11,602.00	(2)
Village road impact fee		(1)
	<u>24,233.00</u>	
School District land cash	-	
School District impact fee	-	
	<u>-</u>	
Park District land cash		(1)
Park District impact fee		(1)
	<u>-</u>	
Fire District impact fee		(1)
	<u>-</u>	
Library District impact fee		(1)
	<u>-</u>	
Total impact fees	<u>\$ 24,233.00</u>	
<b>Transition Fees</b>		
Village transition fee	\$ -	(1)
School District transition fee	-	
Park District transition fee	-	(1)
Fire District transition fee	-	(1)
Library District transition fee	-	(1)
Township transition fee	-	(1)
Total transition fees	<u>\$ -</u>	
Total fees collected by Village	<u>\$ 51,281.65</u>	

Note 1: Fees listed are based on permit application prior to 10/31/14 and CO application prior to 5/1/16. After that, fees shall be that amount as set from time to time by the Village as generally applicable throughout the Village.

Note 2: Shall be that amount as set from time to time by the Village as generally applicable throughout the Village depending on size of meter/tap.

Note 3: Fees are based on a 69 unit, 72,982 s.f. building. Actual fees may vary if the number of units and building size change.

The Parties further acknowledge and agree that the fees listed herein are being donated solely to the VILLAGE (notwithstanding titles and headings herein), and the use, method, manner, timing and distribution of any subsequent distributions by the VILLAGE to other governmental entities, if at all, shall be solely controlled by the VILLAGE.

Fees not included per current Village policy to waive school fees for housing having no students and all transition fees.