

<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> INCORPORATED 1972 10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Kevin Geary Sean Herron Mari Johnson Rick Montalto David Paluch</p>
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**May 05, 2015  
Board Meeting  
6:00 P.M.**

1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearing
  - a. Wiedner Annexation Agreement
5. Appointments and Presentations
  - a. Oaths of Office
6. Public Comment on Items Scheduled for Action
7. Consent Agenda
  - a. Approval: Minutes of the April 21, 2015 Meeting
  - b. Approval: Vouchers
  - c. Proclamation: Public Works Week
  - d. Proclamation: National Police Week & Peace Officer's Memorial Day
  - e. Resolution: Approving a Final Plat - Settlers Ridge Northwest & Commercial Subdivisions, \*STAR
  - f. Resolution: Approving a Final Plat - Settlers Ridge Northwest Subdivision – STAR
  - g. Resolution: Approving a Final Plat - Settlers Ridge Commercial Subdivision – STAR
  - h. Resolution: Approving an Agreement for Future Acquisition of Right-of-Way (Settlers Ridge Commercial Subdivision) - STAR
  - i. Ordinance: Amending the Village Code Concerning Commercial Window Signs - STAR
  - j. Ordinance: Amending the Prairie Glen Office Park PUD - STAR
  - k. Ordinance: Approving an Annexation Agreement - Wiedner - STAR
  - l. Ordinance: Annexing Property - Wiedner - STAR
8. General Business
  - a. Ordinance: Approving the Sugar Grove Northeast Airport Area Redevelopment Plan and Program
  - b. Ordinance: Designating the Sugar Grove Northeast Airport Area Tax Increment Finance #2
  - c. Ordinance: Adopting Tax Increment Financing for the Sugar Grove Northeast Airport Area Tax Increment Finance #2
  - d. Resolution: Authorizing a Pavement Marking Contract
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

**Committee of the Whole Meeting  
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  
MIKE FERENCAK, VILLAGE PLANNER  
**SUBJECT:** PUBLIC HEARING: WIEDNER WHEELER ROAD PROPERTY  
ANNEXATION AGREEMENT  
**AGENDA:** MAY 5, 2015 REGULAR VILLAGE BOARD MEETING  
**DATE:** MAY 1, 2015

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**ISSUE**

Shall the Village Board hold a public hearing to consider an annexation agreement for the Wiedner property located along the south side of Wheeler Road, west of Hillcrest and Windsor West subdivisions.

**DISCUSSION**

The annexation agreement describes the particular terms for the annexation of this property. With the property owner's cooperation, the Village is pursuing the annexation of this property to have all property within the proposed TIF District #2 included in the Village limits.

The annexation agreement will require that the property owner come back to the Village for any proposed development or non-agricultural use of the property. However, upon request of the property owner, the property shall be rezoned to BP Business Park District as designated on the current approved Land Use Plan.

The annexation agreement is undergoing final revision and will be provided next week.

**ATTACHMENTS**

1. Public hearing notice for Wiedner Wheeler Road Property annexation agreement.

**COSTS**

There are publication, attorney, and engineer costs associated with this project that the Village will pay.

**RECOMMENDATION**

That the Village Board takes public comment on the annexation agreement and the public hearing is then closed.

**NOTICE OF PUBLIC HEARING ON ANNEXATION AGREEMENT  
SUGAR GROVE VILLAGE BOARD  
SUGAR GROVE, ILLINOIS**

On May 5, 2015, at 6:00 p.m., a public hearing will be held by the President and Board of Trustees of the Village of Sugar Grove in the Sugar Grove Village Hall, 10 Municipal Drive, Sugar Grove, Illinois, for the purpose of considering and hearing testimony as to an ordinance authorizing the execution of an Annexation Agreement in regard to a tract of property comprising approximately 68.07 acres of land (Wiedner Property) located south of Wheeler Road, west of the Windsor West and Hillside Country Subdivisions, north of the Aurora Airport, and east of properties located within the current Village limits and consisting of the following parcel identification numbers:

14-17-200-046

It is proposed that the subject property be zoned E-1 Estate Residential District in accordance with the Annexation Agreement, after annexation. A copy of the proposed Annexation Agreement is on file with the Village.

You are further notified that the proposed Annexation Agreement may be changed, altered, modified, amended, or redrafted in its entirety after the public hearing.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard.

If you have questions regarding this petition, you may direct them to the Community Development Department office at (630) 466-8954 x36. This petition will be on file in the Community Development Department office:

601 N. Heartland Drive  
Sugar Grove, Illinois 60554

By order of the Corporate Authorities of the Village of Sugar Grove, Kane County, Illinois.

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Cindy Welsch, Village Clerk

**April 21, 2015**  
**Village of Sugar Grove**  
**6:00 PM**

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

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

**Absent:** Trustee Bohler.

Quorum Established.

**Also Present:**

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Community Development Director Magdziarz, Public Works Director Speciale, and Chief of Police Rollins.

**PUBLIC HEARINGS**

**TIF 2 Public Hearing**

President Michels opened the public hearing for the purposes of obtain public comment on the proposed TIF2. He stated that this is a public hearing and is for person to give comments. There will be no debate at this forum. Staff will by Friday at 4:30 place a Q&A on the website covering any questions that are not answered by the redevelopment plan.

He then called for any member of the public to step forward to provide comments. The following persons then gave comment. All those who spoke, asked that the TIF not be formed. Therefore the comments are truncated to include non-redundant items.

Louise Coffman. Library is need of funding, a referendum is not able to pass that relief is needed now not down the road. Tax payers do not need to be burdened.

Bill Durrenberger. TIF will impact negatively the school system and funds are need to pay for programs, classes and technology. All agencies with the Village need their taxes to provide services and if not receive will have an impact on real estate taxes. Don't give away money to developers. Sugar Grove is a desirable place to be the only thing need is faith and patience.

Shannon Halikias, Library Director. The Board of Trustees of the Library oppose the TIF, the library building and parking lot need maintenance, staff needs salary adjustments. The tax cap severely hinders the library in its ability to stay open let alone grow. The Board also feels the legislation with this TIF is being manipulated.

Carol Jolley. The TIF will have negative implications on Windsor West by being encircled by TIF's and industry. A petition signed by residents has been circulated and will be given to the Village. Everyone spoken to is against TIF.

Bryan Angelotti. Is in Finance and understand how things work. However there are too many foreclosure that the tax payers are already paying for. It needs to end somewhere.

James McDonagh. Does any member of the Board own land in the TIF area. No industry by my house it is the only thing I have.

Melisa Flint. Moved to a small community, we need Library Park and fire to be able serve the residents.

Dennis Fitzpatrick. Read the report and the plan and is still strongly opposed. This was part of TIF1 and the Board took it out, why the change of mind.

Toby Koch. No industrial reports, no tax dollars to developers.

Renee Dee. Needs more information to be convinced. No factories. Appears would have a negative impact on the children's future.

Bill Perkins, Fire Chief. Fire District is opposed. 92% of funding is property tax. 30% increase in calls and adding buildings will add to the demand of the district. The district has been working with the village to find a solution to the impact on all entities however at this time the district remains opposed. Would like to see all entities involved discussions.

Jack Feltes. No need to push growth will come just let things naturally flow.

Diane Lynch. Maintain property taxes, no factories

Dave Decker. When this was decided on that a TIF was needed. What is the decline, what and how was it designated. Would like to see a list of costs.

Alfred Likeum. Would not like to see industry or manufacturing that does not have money for startup.

Ed Butterbaugh. Love living in the country put a golf course there.

Jeff Lynch. Taxes are too high now. TIF will push us out

Lee Pham. Keeps up property, raises his family but will have to move if taxes increase.

Anthony Oliver. Library opposed don't take money out of taxpayers' pockets. Sugar Grove is desirable place and word will get out.

Deborah Deboer. Love the wild life, life is already devalued and she can't afford to sell.

Scott Stalcup. Listen to the people, discouraged this is back again before the Board.

Russell Cerocke. Board has done a great job of building Sugar Grove, keep doing it however oppose TIF.

John Marek. Want to see corn, corn is not a blight.

President Michels thanked everyone for their comments and hearing no other comments, stated that the comments would be taken into consideration, TIF information is available on the Sugar Grove website. Trustee Montalto moved to close the public hearing, seconded by Trustee Johnson, all members in attendance voted AYE. Motion carried, public hearing closed at 6:55 pm.

No other member of the public stepped forward and the hearing was closed. Motion made by Trustee Montalto, second by Trustee Johnson. All in attendance voted Aye in a voice vote.

### **APPOINTMENTS AND PRESENTATIONS**

None.

### **PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION**

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

### **CONSENT AGENDA**

- a. Approval: Minutes of the April 7, 2015 Meeting
- b. Approval: Vouchers
- c. Approval: Treasurer's Report
- d. Proclamation: Arbor Day
- e. Proclamation: Building Safety Week
- f. Proclamation: Public Service Week
- g. Proclamation: Work Zone and Roadway Safety
- h. Proclamation: Motorcycle Awareness
- i. Approval: 2015-16 Liquor Licenses
- j. Ordinance: Updating Insurance Requirements for Tow Operators

Trustee Geary **moved to approve the Consent Agenda.** Trustee Johnson 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**

**Resolution Accepting a Proposal for MP/ROA Wetland Maintenance**

Trustee Montalto **moved to Approve a Resolution Accepting a Proposal for MP/ROA Wetland Maintenance.** Trustee Geary seconded the motion. The Board discussed the maintenance which includes both a burn and an herbicide application. The herbicide will be performed first. The burn will most likely be performed fall/winter. President Michels then called for a roll call vote.

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

Motion Carried.

**NEW BUSINESS**

None.

**REPORTS**

Trustee Montalto inquired about the light pole on Gordon and Galena. Director Speciale stated that it is on order. This item has been out of stock and a few have been ordered to keep in stock. President Michels asked about the street lights in Strafford Woods. Director Speciale stated he would check and let the Board know. It was asked why there is no light at this intersection. Administrator Eichelberger stated that is in the initial annexation agreement for Settlers Ridge and will be dealt with by IDOT as it is an IDOT roadway.

Trustee Geary stated that the VET park work has been delayed as they are waiting for the final plan.

President Michels stated he had the honor of speaking with the 3<sup>rd</sup> Class at John Shields during Government week.

**PUBLIC COMMENTS**

President Michels called for any public comments. Hearing none he closed this portion of the agenda.

**AIRPORT REPORT**

None.

Meeting was adjourned at 7:30 p.m. by motion made by Trustee Johnson seconded by Trustee Montalto, all in attendance voted Aye in a Voice Vote.

Respectfully submitted, Cynthia L Galbreath, Clerk

April 21, 2015

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**Committee of the Whole**

**April 7, 2015**

**Village of Sugar Grove**

**7:55 PM**

President Michels opened the meeting.

**Present:** President Michels, Trustee Paluch, Trustee Montalto (left at 6:30 p.m.), Trustee Geary, Trustee Herron, Trustee Bohler, and Trustee Johnson.

**Absent:**

Quorum Established.

**Also Present:**

Administrator Eichelberger, Clerk Galbreath, Finance Director Chamberlin, Community Development Director Magdziarz, Public Works Director Speciale, and Chief of Police Rollins.

**Discussion Settlers Ridge Preliminary & Final Plat**

Representatives of LCP SLJV, for a portion of the Settlers Ridge area briefly explained what area it is they are looking to subdivide and that they look forward to moving forward. The Board read the report and the proposal and were in agreement that it should move forward.

**Discussion Commercial Window Signs**

The Board reviewed the information supplied by staff regarding the use of window signage and agreed that the code should be amended to allow the usage as presented.

**Discussion Monument Sign - 160 S. Municipal Dr.**

The Board review the various signage possibility for the Village buildings at 140- 160 S. Municipal. The agreed with staff however also would like to see a statement that the Board reserves the right to keep the original layout as well. They felt the signage would add good visibility without being obtrusive.

**Adjournment**

Meeting was adjourned at 8:30 p.m. as there was no further business.

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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:** MAY 5, 2015 BOARD MEETING  
**DATE:** MAY 1, 2015

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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 \$127,872.11 and manual checks total \$0.00

**RECOMMENDATION**

Approval of vouchers totalling \$127,872.11 and ratification of manual checks totaling \$0.00.

DATE: 05/01/15  
TIME: 15:41:51  
ID: AP441000.WOW

VILLAGE OF SUGAR GROVE  
DETAIL BOARD REPORT

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INVOICES DUE ON/BEFORE 05/05/2015

INVOICE # VENDOR #	INVOICE DATE	ITEM #	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
A0003	ARCO MECHANICAL EQUIP. SALES						
14451	04/22/15	01	BM/TOXALERT CALIBRATION	01546406		05/05/15	480.00
		02	W&S/TOXALERT CALIBRATION	50596406			480.00
						INVOICE TOTAL:	960.00
						VENDOR TOTAL:	960.00
A0038	AMERICAN FIRST AID SERV, INC						
21841	04/13/15	01	BM/FIRST AID SUPPLIES VH	01546604		05/05/15	9.00
						INVOICE TOTAL:	9.00
21842	04/13/15	01	POL/FIRST AID SUPPLIES PD	01516604		05/05/15	46.25
						INVOICE TOTAL:	46.25
21843	04/13/15	01	W&S/FIRST AID SUPPLIES PW	50596604		05/05/15	9.15
		02	BM/FIRST AID SUPPLIES	01546604			9.15
						INVOICE TOTAL:	18.30
						VENDOR TOTAL:	73.55
A0133	AURORA PARCEL SERVICE						
0407150817	04/07/15	01	W&S/SHIPPING PARTS TO ALL INDU	50596501		05/05/15	79.00
						INVOICE TOTAL:	79.00
0427150838	04/27/15	01	W&S/POSTAGE FOR EPA SAMPLES	50596501		05/05/15	29.90
						INVOICE TOTAL:	29.90
						VENDOR TOTAL:	108.90
A8037	AIRGAS NORTH CENTRAL						
9038104625	05/07/15	01	W&S/CHEMICALS	50656607		05/05/15	45.38
						INVOICE TOTAL:	45.38
						VENDOR TOTAL:	45.38
B0230	BLUE CROSS & BLUE SHIELD OF IL						

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VILLAGE OF SUGAR GROVE  
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B0230	BLUE CROSS & BLUE SHIELD OF IL						
MAY-15	04/14/15	01	ADM/HEALTH INSURANCE MAY 2015	01506201		05/05/15	2,164.97
		02	POL/HEALTH INSURANCE MAY 2015	01516201			15,358.25
		03	S&P/HEALTH INSURANCE MAY 2015	01536201			3,890.36
		04	BM/HEALTH INSURANCE MAY 2015	01546201			1,156.44
		05	CD/HEALTH INSURANCE MAY 2015	01556201			3,986.60
		06	FIN/HEALTH INSURANCE MAY 2015	01566201			1,291.89
		07	W&S/HEALTH INSURANCE MAY 2015	50506201			1,933.09
		08	PW/HEALTH INSURANCE MAY 2015	50596201			5,108.77
		09	EMP/EMPLOYEE SHARE MAY 2015	50596201			8,775.11
						INVOICE TOTAL:	43,665.48
						VENDOR TOTAL:	43,665.48
B0301	CITY OF BATAVIA						
MISC000186	04/09/15	01	POL/NEW WORLD ANNUAL MAINT	01516307		05/05/15	4,381.87
						INVOICE TOTAL:	4,381.87
						VENDOR TOTAL:	4,381.87
C0024	CONNOR CO.						
S593030.001	04/20/15	01	W&S/PLUMBING SUPPLIES FOR WH	50606611		05/05/15	12.64
						INVOICE TOTAL:	12.64
						VENDOR TOTAL:	12.64
C0031	CINTAS FIRE PROTECTION CORP						
F9400105586	04/15/15	01	BM/10 S MUNICIPAL 04-06 2015	01546406		05/05/15	285.00
						INVOICE TOTAL:	285.00
F9400105587	04/15/15	01	BM/601 HEARTLAND DR 4-6 2015	01546406		05/05/15	142.50
		02	W&S/601 HEARTLAND DR 4-6 2015	50596406			142.50
						INVOICE TOTAL:	285.00
						VENDOR TOTAL:	570.00
C0034	CALL ONE						

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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
-----							
C0034	CALL ONE						
10108662000515	04/15/15	01	ADM/1010-8662-0000 4/15-5/14	01506502		05/05/15	59.30
		02	POL/1010-8662-0000 4/15-5/14	01516502			224.92
		03	S&P/1010-8662-0000 4/15-5/14	01536502			33.46
		04	BM/1010-8662-0000 4/15-5/14	01546502			100.29
		05	CD/1010-8662-0000 4/15-5/14	01556502			116.65
		06	FIN/1010-8662-0000 4/15-5/14	01566502			59.30
		07	W&S/1010-8662-0000 4/15-5/14	50506502			89.20
		08	PW/1010-8662-0000 4/15-5/14	50596502			215.78
		09	S&P/TI 9392 4/15-5/14	01536502			113.23
		10	PW/TI 9392 4/15-5/14	50596502			113.22
						INVOICE TOTAL:	1,125.35
						VENDOR TOTAL:	1,125.35
C0036	CONSTELLATION						
234258310001	04/09/15	01	W&S/5222138020 3/10-4/6	50606511		05/05/15	6,748.89
						INVOICE TOTAL:	6,748.89
235591620001	04/15/15	01	W&S/0022092002 3/10-4/6	50606511		05/05/15	1,948.18
						INVOICE TOTAL:	1,948.18
238458340001	04/24/15	01	W&S/0135162168 3/26-4/22	50606511		05/05/15	1,895.38
						INVOICE TOTAL:	1,895.38
						VENDOR TOTAL:	10,592.45
C0361	COM ED						
041315	04/13/15	01	S&P/2082154034 DUGAN 3/13-4/13	01536511		05/05/15	767.71
						INVOICE TOTAL:	767.71
042415N	04/24/15	01	S&P/7090127000 3/26-4/23	01536511		05/05/15	49.45
						INVOICE TOTAL:	49.45
						VENDOR TOTAL:	817.16
C0362	COMMONWEALTH EDISON						

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C0362	COMMONWEALTH EDISON						
041015B	04/10/15	01	S/1035032066 3/11-4/9	50656511		05/05/15	134.11
						INVOICE TOTAL:	134.11
041315K	04/13/15	01	S/9390162025 3/13-4/10	50656511		05/05/15	240.03
						INVOICE TOTAL:	240.03
						VENDOR TOTAL:	374.14
C0379	CDW GOVERNMENT, INC.						
TS44353	04/10/15	01	IT/REMOTE ACCESS LICENSES	01496307		05/05/15	152.62
		02	ITPW/REMOTE ACCESS LICENSES	50496307			152.62
						INVOICE TOTAL:	305.24
						VENDOR TOTAL:	305.24
C0384	COMPUTER NETWORK MGMT. LLC						
150318	03/31/15	01	IT/UPDATESMAINTDESKTOPS & SERV	01496307		05/05/15	1,011.72
		02	IT/UPDATESMAINTDESKTOPS & SERV	50496307			1,011.72
		03	IT/FOIA-TRIB/METERSEMAILSEARCH	01496307			187.00
		04	PWIT/FOIA-TRIB/METEREMAILSRCH	50496307			187.00
						INVOICE TOTAL:	2,397.44
						VENDOR TOTAL:	2,397.44
C8038	COMPASS MINERALS AMERICA						
71328998	04/15/15	01	W&S/SALT WELL 10	50606607		05/05/15	2,696.80
						INVOICE TOTAL:	2,696.80
71329440	04/16/15	01	W&S/SALT WELL 10	50606607		05/05/15	2,712.54
						INVOICE TOTAL:	2,712.54
						VENDOR TOTAL:	5,409.34
D0409	DE KANE EQUIPMENT CORP						
IA34477	04/14/15	01	S&P/EQUIPMENT REPAIR PARTS	01536612		05/05/15	12.06
						INVOICE TOTAL:	12.06
						VENDOR TOTAL:	12.06

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INVOICE #	INVOICE	ITEM					
VENDOR #	DATE	#	DESCRIPTION	ACCOUNT #	P.O. #	DUE DATE	ITEM AMT
-----							
E0012	RANDALL ERICKSON						
2015 427	04/22/15	01	CD/31 @\$15 4/13-4/26 R&S	01556309		05/05/15	465.00
		02	CD/28 @\$40 4/13-4/26 OTHERS	01556309			1,120.00
						INVOICE TOTAL:	1,585.00
						VENDOR TOTAL:	1,585.00
E0503	EASTERN ILLINOIS UNIVERSITY						
2015-2016	03/20/15	01	FIN/MEMBERSHIP DUES 15/16	01566208		05/05/15	35.00
		02	W&S/MEMBERSHIP DUES 15/16	50506208			35.00
						INVOICE TOTAL:	70.00
						VENDOR TOTAL:	70.00
F0624	FLOW-TECHNICS						
4433	04/23/15	01	W&S/LIFT STATION REPAIRS	50656612		05/05/15	3,310.07
						INVOICE TOTAL:	3,310.07
						VENDOR TOTAL:	3,310.07
G8009	GUARDIAN						
503669-0515	04/15/15	01	ADM/DENTAL INSURANCE-MAY 2015	01506201		05/05/15	132.37
		02	POL/DENTAL INSURANCE-MAY 2015	01516201			1,036.16
		03	S&P/DENTAL INSURANCE-MAY 2015	01536201			268.14
		04	BM/DENTAL INSURANCE-MAY 2015	01546201			78.89
		05	CD/DENTAL INSURANCE -MAY 2015	01556201			274.62
		06	FIN/DENTAL INSURANCE-MAY2015	01566201			77.34
		07	W&S/DENTAL INSURANCE-MAY 2015	50506201			99.68
		08	PW/DENTAL INSURANCE-MAY 2015	50596201			516.10
		09	EMP/EMPLOYEE SHARE MAY 2015	01002180			575.75
						INVOICE TOTAL:	3,059.05
						VENDOR TOTAL:	3,059.05
H0006	HARRIS COMPUTER SYSTEMS						
MN00002698	02/20/15	01	FIN/ANNUALMAINT.5/1/15-4/30/16	01566307		05/05/15	6,489.05

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H0006	HARRIS COMPUTER SYSTEMS						
MN00002698	02/20/15	02	W&S/ANNUALMAINT.5/1/15-4/30/16	50506307		05/05/15	6,489.05
		03	SFOTWARE-	** COMMENT **			
						INVOICE TOTAL:	12,978.10
						VENDOR TOTAL:	12,978.10
H0803	HACH COMPANY						
9327082	04/13/15	01	W&S/LAB SUPPLIES & CHLORINE	50606607		05/05/15	240.27
						INVOICE TOTAL:	240.27
						VENDOR TOTAL:	240.27
H8025	HOMEFIELD ENERGY						
103905815041	04/14/15	01	S&P/0309004108 3/10-4/5	01536511		05/05/15	73.10
		02	S&P/0840058004 3/9-4/6	01536511			2,358.93
						INVOICE TOTAL:	2,432.03
						VENDOR TOTAL:	2,432.03
I0147	ILLINOIS SECTION AWWA						
200016932	04/09/15	01	W&S/WATER MAIN LOCATION -TG	50596208		05/05/15	48.00
		02	W&S/WATER MAIN LOCATION - DR	50596208			48.00
						INVOICE TOTAL:	96.00
						VENDOR TOTAL:	96.00
I0914	ILLINOIS DEPARTMENT OF						
2015-2689	04/07/15	01	S&P/PEST CONTROL LIC-JR	01536208		05/05/15	20.00
						INVOICE TOTAL:	20.00
2015-6699	04/07/15	01	S&P/PEST CONTROL LIC-CM	01536208		05/05/15	20.00
						INVOICE TOTAL:	20.00
						VENDOR TOTAL:	40.00
I0959	INTERGOVERNMENTAL RISK						

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-----							
I0959	INTERGOVERNMENTAL RISK						
IVC0009302	04/14/15	01	PW/TRAINING TRENCH EXCAVATION	50596208		05/05/15	221.00
						INVOICE TOTAL:	221.00
						VENDOR TOTAL:	221.00
J1012	JANCO SUPPLY INC						
264763	04/10/15	01	BM/CUSTODIAL SUPPLIES	01546602		05/05/15	151.35
		02	W&S/CUSTODIAL SUPPLIES	50596602			151.35
						INVOICE TOTAL:	302.70
						VENDOR TOTAL:	302.70
J1021	MARI JOHNSON						
417933180	04/23/15	01	BD/15 KANE COUNTY LEADER SUMT	01576208		05/05/15	30.00
						INVOICE TOTAL:	30.00
						VENDOR TOTAL:	30.00
J1030	JIMS TRUCK INSPECTION & REPAIR						
155942	04/14/15	01	W&S/INPSECTION TRK 07	50596407		05/05/15	26.00
						INVOICE TOTAL:	26.00
						VENDOR TOTAL:	26.00
K0017	KONICA MINOLTA PREMIER FINANCE						
277434726	04/26/15	01	ADM/COPIER LEASE MAY 15	01506402		05/05/15	127.02
		02	UB/COPIER LEASE MAY 15	50506402			42.43
		03	POL/COPIER LEASE MAY 15	01516402			95.73
		04	S&P/COPIER LEASE MAY 15	01536402			39.78
		05	BM/COPIER LEASE MAY 15	01546402			5.30
		06	CD/COPIER LEASE MAY 15	01556402			185.62
		07	W&S/COPIER LEASE MAY 15	50596402			34.47
						INVOICE TOTAL:	530.35
						VENDOR TOTAL:	530.35

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-----							
K1321	KONICA MINOLTA BUSINESS						
9001327911	04/14/15	01	S&P/COPIES THRU 12/14/14	01536403		05/05/15	28.46
		02	BM/COPIES THRU 12/14/14	01546403			0.02
		03	CD/COPIES THRU 12/14/14	01556403			78.41
		04	W&S/COPIES THRU 12/14/14	50596403			13.22
		05	UB/COPIES THRU 12/14/14	50506403			1.51
		06	EDC/COPIES THRU 12/14/14	01556403			0.79
						INVOICE TOTAL:	122.41
9001327914	04/14/15	01	S&P/COPIES THRU 1/14/15	01536403		05/05/15	3.34
		02	BM/COPIES THRU 1/14/15	01546403			0.02
		03	CD/COPIES THRU 1/14/15	01556403			22.74
		04	W&S/COPIES THRU 1/14/15	50596403			12.69
		05	UB/COPIES THRU 1/14/15	50506403			5.16
		06	PC/COPIES THRU 1/14/15	01576403			13.63
		07	EDC/COPIES THRU 1/14/15	01556403			0.17
						INVOICE TOTAL:	57.75
9001327916	04/14/15	01	S&P/COPIES THRU 2/14/15	01536403		05/05/15	6.72
		02	BM/COPIES THRU 2/14/15	01546403			0.02
		03	CD/COPIES THRU 2/14/15	01556403			46.84
		04	W&S/COPIES THRU 2/14/15	50596403			25.57
		05	UB/COPIES THRU 2/14/15	50506403			4.75
		06	POL/COPIES THRU 2/14/15	01516403			1.71
		07	EDC/COPIES THRU 2/14/15	01556403			3.19
						INVOICE TOTAL:	88.80
9001327918	04/14/15	01	S&P/COPIES THRU 3/14/15	01536403		05/05/15	6.76
		02	BM/COPIES THRU 3/14/15	01546403			0.02
		03	CD/COPIES THRU 3/14/15	01556403			52.65
		04	W&S/COPIES THRU 3/14/15	50596403			16.18
		05	UB/COPIES THRU 3/14/15	50506403			3.13
		06	TIF/COPIES THRU 3/14/15	32556403			39.32
						INVOICE TOTAL:	118.06
						VENDOR TOTAL:	387.02

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-----							
L1274	LOCAL GOV NEWS						
5102015	05/01/15	01	ADM/MEMBERSHIP 2015-2016	01506208		05/05/15	780.00
		02	LOCAL GOV NEWS-	** COMMENT **			
						INVOICE TOTAL:	780.00
						VENDOR TOTAL:	780.00
M0009	METRO WEST COG						
2105	05/01/15	01	BOARD/2015 ANNUAL DUES	01576208		05/05/15	3,500.00
						INVOICE TOTAL:	3,500.00
						VENDOR TOTAL:	3,500.00
M0024	MCHENRY ANALYTICAL WATER						
317361	04/23/15	01	W&S/WATER SAMPLE NITRATE	50606311		05/05/15	60.00
						INVOICE TOTAL:	60.00
						VENDOR TOTAL:	60.00
M0025	MUTUAL OF OMAHA						
374372939	04/21/15	01	ADM/LIFE INSURANCE MAY 2015	01506202		05/05/15	13.20
		02	POL/LIFE INSURANCE MAY 2015	01516202			96.00
		03	S&P//LIFE INSURANCE MAY 2015	01536202			37.60
		04	BM/LIFE INSURANCE MAY 2015	01546202			10.40
		05	CD//LIFE INSURANCE MAY 2015	01556202			32.00
		06	FIN/LIFE INSURANCE MAY 2015	01566202			8.00
		07	W&S//LIFE INSURANCE MAY 2015	50506202			10.80
		08	[W/LIFE INSURANCE MAY 2015	50596202			56.00
						INVOICE TOTAL:	264.00
						VENDOR TOTAL:	264.00
M0028	MEADE ELECTRIC CO, INC.						
0041000005-02	04/10/15	01	W&S/HYDRANT DEP REFUND	50003610		05/05/15	1,025.00
		02	SN19290654	** COMMENT **			
						INVOICE TOTAL:	1,025.00
						VENDOR TOTAL:	1,025.00

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-----							
M8016	MUNICIPAL WIRELESS SOLUTIONS						
042015	04/20/15	01	CD/REVIEW OF SPRINT ADDITION	01556309		05/05/15	2,500.00
		02	75 RAILROAD ST	** COMMENT **			
						INVOICE TOTAL:	2,500.00
						VENDOR TOTAL:	2,500.00
N0280	NCPERS GROUP LIFE INSURANCE						
41660515	04/23/15	01	SUPPLEMENTAL LIFE INS - MAY 15	01002180		05/05/15	112.00
						INVOICE TOTAL:	112.00
77040515	04/23/15	01	SUPPLEMENTAL LIFE INS - MAY 15	01002180		05/05/15	16.00
						INVOICE TOTAL:	16.00
						VENDOR TOTAL:	128.00
N1415	NICOR GAS						
042315	04/23/15	01	W/06187900003 3/25-4/23	50606510		05/05/15	49.88
						INVOICE TOTAL:	49.88
042415	04/24/15	01	W/27737210008 3/24-4/24	50606510		05/05/15	23.19
						INVOICE TOTAL:	23.19
042415A	04/24/15	01	S/94500482487 3/24-4/23	50656510		05/05/15	79.33
						INVOICE TOTAL:	79.33
042415B	04/24/15	01	S/06772635188 3/26-4/24	50656510		05/05/15	24.95
						INVOICE TOTAL:	24.95
						VENDOR TOTAL:	177.35
O1535	ORLEANS RHIL						
20150409	04/09/15	01	CD/REF ESCRO FOR 20130274	01002359		05/05/15	3,880.00
						INVOICE TOTAL:	3,880.00
						VENDOR TOTAL:	3,880.00

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-----							
P0006	PADDOCK PUBLICATIONS INC						
T4402456	04/11/15	01	ADM/TIF2PUBLICHEARING NOTICE	33556503		05/05/15	793.50
						INVOICE TOTAL:	793.50
T4404825	04/18/15	01	CD/WIEDNER PROPERT AA PUBLIC	01556503		05/05/15	82.80
						INVOICE TOTAL:	82.80
						VENDOR TOTAL:	876.30
P0031	PROSHRED SECURITY						
100057153	04/25/15	01	ADM/SHREDDING SRVC MAY 2015	01506309		05/05/15	12.50
		02	POL/SHREDDING SRVC MAY 2015	01516309			12.50
		03	BRD/SHREDDING SRVC MAY 2015	01576309			12.50
		04	FIN/SHREDDING SRVC MAY 2015	01566309			12.50
		05	CD//SHREDDING SRVC MAY 2015	01556309			5.00
		06	CD//SHREDDING SRVC MAY 2015	01556309			12.50
		07	STR/SHREDDING SRVC MAY 2015	01536309			12.50
		08	WS/SHREDDING SRVC MAY 2015	50506309			12.50
		09	PW/SHREDDING SRVC MAY 2015	50596309			7.50
						INVOICE TOTAL:	100.00
						VENDOR TOTAL:	100.00
P0500	VICTOR E. PUSCAS, JR.						
123	04/14/15	01	POL/VEHICLE SEIZURE/IMPOUND	01516301		05/05/15	350.00
						INVOICE TOTAL:	350.00
						VENDOR TOTAL:	350.00
R0001	RADCO COMMUNICATIONS, INC.						
80687	04/24/15	01	POL/RADIO BASE STATION-TORNADO	30517007		05/05/15	2,337.71
		02	SIREN	** COMMENT **			
						INVOICE TOTAL:	2,337.71
						VENDOR TOTAL:	2,337.71
R1844	RIVER VIEW FORD, INC.						

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-----							
R1844	RIVER VIEW FORD, INC.						
FOCS354915	04/14/15	01	POL/REPAIRS 06 FORD EXPEDITION	01516407		05/05/15	963.70
						INVOICE TOTAL:	963.70
						VENDOR TOTAL:	963.70
R8121	RUSH TRUCK CENTER OF ILLINOIS						
97448254	04/07/15	01	W&S/VACTOR REPAIR PARTS	50596617		05/05/15	81.81
						INVOICE TOTAL:	81.81
						VENDOR TOTAL:	81.81
S0006	SUPERIOR ASPHALT MATERIALS LLC						
20150083	03/31/15	01	S&P/COLD PATCH	01536609		05/05/15	1,238.44
						INVOICE TOTAL:	1,238.44
						VENDOR TOTAL:	1,238.44
S0047	SMITH AMUNDSEN LLC						
465475	04/13/15	01	POL/LEGAL SERVICES MARCH 2015	01516301		05/05/15	338.89
						INVOICE TOTAL:	338.89
						VENDOR TOTAL:	338.89
S1909	SAM'S CLUB						
6227-2015	04/21/15	01	S&P/MBRSHP DUES 3410454835976	01536208		05/05/15	22.50
		02	W&S/MBRSHP DUES 3410454835976	50596208			22.50
						INVOICE TOTAL:	45.00
						VENDOR TOTAL:	45.00
S2016	STATE TREASURER						
42613	04/16/15	01	S&P/30/MUNICIPAL 15 04-06	01536405		05/05/15	609.90
		02	S&P/47/GALENA 15 04-06	01536405			304.95
		03	S&P/47/BLISS 15 04-06	01536405			304.95

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-----							
S2016	STATE TREASURER						
42613	04/16/15	04	S&P/30/DUGAN TEMP 15 04-06	01536405		05/05/15	609.90
						INVOICE TOTAL:	1,829.70
						VENDOR TOTAL:	1,829.70
S8043	SUGAR GROVE ACE						
03032015	03/03/15	01	POL/BATTERIES	01516613		05/05/15	27.98
						INVOICE TOTAL:	27.98
429/1	03/31/15	01	S&P/OPEN REEL, LEVEL LINE	01536612		05/05/15	27.97
						INVOICE TOTAL:	27.97
487/1	04/14/15	01	W&S/LIQUID BLEACH	50606607		05/05/15	17.94
						INVOICE TOTAL:	17.94
492/1	04/15/15	01	S&P/SHOP SUPPLIES	01536612		05/05/15	11.37
		02	W&S/SHOP SUPPLIES	50596612			11.37
						INVOICE TOTAL:	22.74
494/1	04/15/15	01	POL/LYSOL SPRAY/DISINFECTANT	01516613		05/05/15	20.45
						INVOICE TOTAL:	20.45
						VENDOR TOTAL:	117.08
T0001559	CLERK OF THE CIRCUIT COURT						
04292015	04/29/15	01	FIN/ESCROW ACCT FOR REPORT 111	01566309		05/05/15	100.00
		02	W&S/ESCROW ACCT FOR REPORT 111	50506309			100.00
						INVOICE TOTAL:	200.00
						VENDOR TOTAL:	200.00
T0001560	KATHY CUNZ						
025300031706	04/29/15	01	W&S/FNL REF 133 W PARK AVE #A	50001210		05/05/15	71.13
						INVOICE TOTAL:	71.13
						VENDOR TOTAL:	71.13

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-----							
T0001561 MIKE HEALY							
023100005504	04/29/15	01	W&S/FNL REF 1369 CORNELL CIR	50001210		05/05/15	22.87
						INVOICE TOTAL:	22.87
						VENDOR TOTAL:	22.87
T0001562 AREA WIDE REALTY							
027400017802	04/29/15	01	W&S/FNL 1334 MCDOLE DR	50001210		05/05/15	198.50
						INVOICE TOTAL:	198.50
						VENDOR TOTAL:	198.50
T0001563 JEFFREY OLLENDICK							
027200026501	04/29/15	01	W&S/FNL 240 BELLE VUE LN	50001210		05/05/15	69.17
						INVOICE TOTAL:	69.17
						VENDOR TOTAL:	69.17
T0001564 MARCIA DE TAMBLE							
041615	04/16/15	01	S&P/MAIL BOX REPLACEMENT	01536606		05/05/15	36.66
						INVOICE TOTAL:	36.66
						VENDOR TOTAL:	36.66
T0001565 MIKE SCHINDEL							
041615	04/16/15	01	S&P/MAIL BOX REPLACEMENT	01536606		05/05/15	50.00
		02	253 CHATSWORTH	** COMMENT **			
						INVOICE TOTAL:	50.00
						VENDOR TOTAL:	50.00
T0001566 URBAN LAND INSTITUTE							
1863439	04/17/15	01	CD/MEMBERSHIP RENEWAL	01556208		05/05/15	215.00
						INVOICE TOTAL:	215.00
						VENDOR TOTAL:	215.00

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-----							
T0013	TRAFFIC ANALYSIS & DESIGN INC						
10829	03/31/15	01	S&P/ENGR SERVICES THRU 3/3/15	35536303		05/05/15	5,162.57
						INVOICE TOTAL:	5,162.57
						VENDOR TOTAL:	5,162.57
T2014	TRAFFIC CONTROL & PROTECTION						
82950	04/13/15	01	S&P/STEET SIGNS & SUPPLIES	01536610		05/05/15	1,443.25
						INVOICE TOTAL:	1,443.25
						VENDOR TOTAL:	1,443.25
T2023	TESKA ASSOCIATES, INC.						
5740	04/16/15	01	CD/TIF#2 SUG 14-154	33556309		05/05/15	1,115.50
						INVOICE TOTAL:	1,115.50
						VENDOR TOTAL:	1,115.50
W0005	WILLIAMS ARCHITECTS						
0016377	04/21/15	01	ADM/140 MUNICPAL DR	30507002		05/05/15	510.22
						INVOICE TOTAL:	510.22
						VENDOR TOTAL:	510.22
W0011	WASCO LAWN & POWER INC						
189404	04/16/15	01	S&P/MOWER TIRES	01536612		05/05/15	249.95
		02	W&S/MOWER TIRES	50596612			249.95
						INVOICE TOTAL:	499.90
						VENDOR TOTAL:	499.90
W2325	WEST						
831606541	04/04/15	01	POL/IL CRIMINAL LAW SUBSCRIPT	01516608		05/05/15	113.00
						INVOICE TOTAL:	113.00
						VENDOR TOTAL:	113.00

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-----							
W2330	WHOLESALE TIRE CO						
150698	04/13/15	01	W&S/ TIRES FOR BRAD'S TRUCK	50596407		05/05/15	1,079.94
						INVOICE TOTAL:	1,079.94
						VENDOR TOTAL:	1,079.94
W8034	WAREHOUSE DIRECT						
2674372-0	04/21/15	01	POL/FLASH DRIVES	01516613		05/05/15	35.25
						INVOICE TOTAL:	35.25
						VENDOR TOTAL:	35.25
Y2515	YORKVILLE NAPA AUTO PARTS						
101242	03/20/15	01	W&S/VEHICLE MAINT SUPPLIES	50596617		05/05/15	29.01
		02	S&P/VEHICLE MAINT SUPPLIES	01536617			29.01
						INVOICE TOTAL:	58.02
103529	04/15/15	01	W&S/VHICLE MAINT SUPPLIES	50596617		05/05/15	71.55
		02	S&P/VEHICLE MAINT SUPPLIES	01536617			38.53
						INVOICE TOTAL:	110.08
103971	04/20/15	01	S&P/VEHICLE MAINT SUPPLIES	01536617		05/05/15	129.48
		02	PATCH TRAILER -	** COMMENT **			
						INVOICE TOTAL:	129.48
						VENDOR TOTAL:	297.58
						TOTAL ALL INVOICES:	127,872.11



# PROCLAMATION NATIONAL PUBLIC WORKS WEEK

*WHEREAS, public works services provided in our community are an integral part of our citizens' everyday lives; and*

*WHEREAS, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as water, sewers, streets and highways and public buildings; and*

*WHEREAS, the health, safety and comfort of this community greatly depends on these facilities and services; and*

*WHEREAS, the quality and effectiveness of these facilities, as well as their planning, design and construction, is vitally dependent upon the efforts and skill of public works officials; and*

*WHEREAS, the efficiency of the qualified and dedicated personnel who staff public works departments is materially influenced by the people's attitude and understanding of the importance of the work they perform, and*

*WHEREAS, 2015 marks the 55<sup>th</sup> annual National Public Works Week.*

*THEREFORE, I, P. Sean Michels, President of the Village of Sugar Grove, do hereby proclaim the week of **May 17, 2015 through May 23, 2015** as*

## NATIONAL PUBLIC WORKS WEEK

*in the Village of Sugar Grove, and I call upon all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials make every day to our health, safety, comfort, and quality of life.*

*Passed 5th day of May, 2015*

*President, P. Sean Michels*

*Trustee, Kevin M. Geary*

*Trustee Sean Herron*

*Trustee, Rick Montalto*

*Trustee, David Paluch*

*Trustee, Mari Johnson*

*Attest: \_\_\_\_\_  
Village Clerk, Cynthia L. Galbreath*



## *Proclamation*

### *May 10 through May 16, 2015 National Police Week*

*WHEREAS, the members of the law enforcement agency of the Village of Sugar Grove play an important role in safeguarding the rights and freedoms of the citizens of our community; and*

*WHEREAS, it is important that all citizens know and understand the problems, duties and responsibilities of their police department, and that members of our department recognize their duty to serve the people by safeguarding life and property, protecting them against violence or disorder, and protecting the innocent against deception and the weak against oppression or intimidation; and*

*WHEREAS, our police department has grown to be a modern and scientific law enforcement agency which unceasingly provides a vital public service;*

*THEREFORE, I, President P. Sean Michels and the Trustees of the Village of Sugar Grove urge our citizens to join in commemorating law enforcement officers, past and present, who by their faithful and loyal devotion to their communities, have established for themselves the rights and security of all citizens.*

*NOW, THEREFORE, I, P. Sean Michels, President of the Board of the Trustees of the Village of Sugar Grove, Kane County, Illinois, do hereby proclaim the week of **May 10 through May 16, 2015** as **National Police Week** in the Village of Sugar Grove Sugar Grove.*

*Passed this 5th day of May, 2015*

*President, P. Sean Michels*

*Trustee, Kevin M. Geary*

*Trustee Sean Herron*

*Trustee, Rick Montalto*

*Trustee, David Paluch*

*Trustee, Mari Johnson*

*Village Clerk, Cynthia L. Galbreath*

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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 AN AGREEMENT BETWEEN THE VILLAGE AND COAST OAK GROUP FOR FUTURE ACQUISITION AND DEDICATION OF RIGHT-OF-WAY (SETTLERS RIDGE COMMERCIAL SUBDIVISION) STAR  
**AGENDA:** MAY 5, 2015 VILLAGE BOARD MEETING CONSENT AGENDA  
**DATE:** APRIL 23, 2015

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**ISSUE**

Shall the Village Board approve an agreement between the Village and Coast Oak Group concerning the acquisition of right-of-way for future Galena Boulevard and Gordon Road intersection improvements.

**DISCUSSION**

During the review of the Settlers Ridge Commercial Subdivision it became known that the current right-of-way for the Galena Boulevard and Gordon Road intersection is insufficient for future intersection improvements. It also became known that the intersection may need to be improved prior to development of the commercial property at the southwest corner of Galena Boulevard and Gordon Road. There are issues with dedicating the right-of-way in advance of need relative to IDOT's jurisdiction of Galena Boulevard. Village staff and Coast Oak Group agreed that an agreement giving the Village the right to acquire the necessary right-of-way prior to development of the commercial property would suffice. This agreement was a condition of approval of the Settlers Ridge Commercial Subdivision.

The agreement provides that Coast Oak Group will convey the necessary right-of-way when the Village determines it is needed relative to specific intersection improvements. The Agreement will be exercised only if the Gordon Road/Galena Boulevard intersection requires improvements prior to development of the Settlers Ridge commercial property.

At this time, the agreement and map that will be attached to the Resolution as Exhibit A are being finalized as to the exact territory being included for future right-of-way.

**ATTACHMENTS**

- Resolution

**COSTS**

The cost to prepare the agreement is the responsibility of the Village.

**RECOMMENDATION**

That the Village Board approve the Resolution authorizing execution of the right-of-way agreement, subject to attorney review.



RESOLUTION NO. 2015-0505a

RESOLUTION OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF SUGAR GROVE SETTLERS RIDGE NORTHWEST SUBDIVISION

WHEREAS, the petitioner for the subdivision known as Settlers Ridge Northwest Subdivision has presented for approval the Preliminary / Final Plat of said subdivision, petitioner having agreed to certain conditions imposed by the Village Code of Ordinances Section and 12-4-5-1, said conditions authorized by 65 ILCS 5/11-12-12,

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

That the Final Plat for Settlers Ridge Northwest Subdivision is hereby approved subject to the conditions and limitations attached as Exhibit A.

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 5th day of May, 2015.

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

Cynthia Galbreath
Village Clerk of the
Village of Sugar Grove, Kane County, Illinois

Table with 4 columns: Name, AYES, NAYS, ABSENT. Rows include Geary, Herron, Johnson, Montalto, Paluch, Michels.

**EXHIBIT A**

**Conditions of Approval**

1. The approval of Settlers Ridge Northwest subdivision shall substantially conform to the Final Plat titled, "Final Plat of Subdivision Settlers Ridge Northwest", sheets 1-6, by Mackie Consultants, LLC, dated December 12, 2011, last revised April 28, 2015, except as such plans may be revised to conform to Village codes and ordinances.



RESOLUTION NO. 2015-0505b

RESOLUTION OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF SUGAR GROVE SETTLERS RIDGE COMMERCIAL SUBDIVISION

WHEREAS, the petitioner for the subdivision known as Settlers Ridge Commercial Subdivision has presented for approval the Preliminary / Final Plat of said subdivision, petitioner having agreed to certain conditions imposed by the Village Code of Ordinances Section 12-4-5-1, said conditions authorized by 65 ILCS 5/11-12-12,

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

That the Final Plat for Settlers Ridge Commercial Subdivision is hereby approved subject to the conditions and limitations attached as Exhibit A.

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 5th day of May, 2015.

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

Cynthia Galbreath
Village Clerk of the
Village of Sugar Grove, Kane County, Illinois

Table with 4 columns: Name, AYES, NAYS, ABSENT. Rows include Geary, Herron, Johnson, Montalto, Paluch, and Michels.

**EXHIBIT A**

**Conditions of Approval**

1. The approval of Settlers Ridge Commercial subdivision shall substantially conform to the Final Plat titled, "Final Plat of Subdivision Settlers Ridge Commercial", sheets 1-2, by Mackie Consultants, LLC, dated December 12, 2011, last revised April 28, 2015, except as such plans may be revised to conform to Village codes and ordinances.



**Resolution # 2015-0505c**

**RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR FUTURE ACQUISITION AND DEDICATION OF REAL PROPERTY FOR USE AS A PUBLIC RIGHT-OF-WAY (SETTLERS RIDGE COMMERCIAL SUBDIVISION) IN THE 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**, an Agreement for Future Acquisition and Dedication of Real Property for Use as a Public Right-of-Way in the Settlers Ridge Commercial Subdivision is attached as Exhibit A and made a part hereof by this reference; and

**WHEREAS**, it is in the Village’s best interest to enter into said Agreement to accommodate future intersection improvements at Galena Boulevard and Gordon Road.

**NOW, THEREFORE, BE IT RESOLVED** by the President and Board of Trustees that the Village Board hereby authorizes execution of an Agreement for Future Acquisition and Dedication of Real Property for Use as a Public Right-of-Way, 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 5th day of May, 2015.

\_\_\_\_\_  
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 Kevin M. Geary	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____

**EXHIBIT A**

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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:** ORDINANCE: ZONING ORDINANCE AMENDMENT (WINDOW SIGNS)  
**AGENDA:** MAY 5, 2015 VILLAGE BOARD MEETING CONSENT AGENDA  
**DATE:** MAY 1, 2015

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**ISSUE**

Shall the Village Board consider amending the Zoning Ordinance Section 11-14 as it relates to window signs.

**DISCUSSION**

The Committee of the Whole discussed this matter at its April 21, 2015 meeting and agreed to place this item on the Consent Agenda.

The Zoning Ordinance includes provisions for the use of window signs in commercial zoning districts in the Village. A local business proposes to use window signs in a manner that is not contemplated by the Zoning Ordinance.

Community Development Department collaborated with the local business on developing revised regulations that accommodate the proposed window sign. The proposed amendment considers window signs as both a temporary and permanent sign, and provides further clarity on determining the maximum area and how signs may be displayed in windows.

The Plan Commission held a public hearing and considered the proposed Zoning Ordinance amendment and recommended approval.

**ATTACHMENTS**

- Ordinance amending the Village Zoning Ordinance Section 11-14 (Window Signs)

**COSTS**

There are costs associated with publication of the hearing that are borne by the Village.

**RECOMMENDATION**

That the Village Board approve an Ordinance amending the Village Zoning Ordinance Section 11-14 (Window Signs).



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

**ORDINANCE NO. 2015-0505I**

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**An Ordinance Amending Title 11 of the Village Code  
Concerning the Zoning Laws of the  
Village of Sugar Grove, Kane County, Illinois  
(Window Signs)**

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Adopted by the  
Board of Trustees and President of the  
Village of Sugar Grove this  
5<sup>th</sup> day of May, 2015

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois  
this 5<sup>th</sup> day of May, 2015

**ORDINANCE NO. 2015-0505I**

**An Ordinance Amending Title 11, of the Village Code  
Concerning the Zoning Laws of the  
Village of Sugar Grove, Kane County, Illinois  
(Window Signs)**

**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 Village of Sugar Grove currently maintains zoning restrictions on the use of land within the Village; and,

**WHEREAS**, the Village finds that such restrictions provide for the safety and well-being of Village inhabitants and benefit the public welfare, safety and morals; and,

**WHEREAS**, the Village seeks to continue to promote these interests, and seeks to amend the Village Code to more fully protect and preserve the safety and well being of such inhabitants; and,

**WHEREAS**, after due notice the Plan Commission held a public hearing concerning the proposed amendment and no objectors were present and recommended to the Village Board of Trustees approval of the Zoning Ordinance amendment 6-0.

**WHEREAS**, the President and Board of Trustees of the Village of Sugar Grove have determined that it is in the best interests of the Village and its citizens to amend the Code of Ordinances for 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: Ordinance Sections Amended**

That the following Sub-sections of Title 11 of the Village Code of Ordinances are hereby amended as follows:

**Section 11-14-2: Definitions, the following terms are hereby amended to be and to read as follows:**

**EXPOSED / REFLECTIVE LIGHTING:** Bare, unshielded light, including neon, incandescent, and LED bulbs, lamps, or tubes.

**WALL MOUNTED SIGN OR WALL SIGN:** Any sign mounted to, attached to, part of, or painted on the exterior wall of a building or structure, including canopies and awnings, projecting signs, and window signs.

**WINDOW MOUNTED SIGN OR WINDOW SIGN:** Any sign mounted or attached to, placed next to or within three (3) feet of, part of, or painted on an exterior glass door or window and which is located on the exterior or located on the interior in such a manner that it is visible from the exterior, but excludes merchandise in a window display.

**Section 11-14-4-I: Excluded Signs, is hereby amended to be and to read as follows:**

I. Temporary, wall mounted, advertising or informational:

Nonresidential window signs. Signs may not exceed forty percent (40%) of an individual window and may not frame the window. These signs are limited to first floor windows and may not be internally illuminated but may utilize exposed / reflective non-flashing lighting. If they involved the use of electricity including prewired / cord with plug, they require an electrical permit.

**Section 11-14-9: Permanent Nonresidential Permitted Signs, is hereby amended to be and to read as follows:**

E. Permanent, Wall Mounted, Advertising: There are four (4) primary types and one secondary type permitted:

Nonresidential: The following types of wall signs are permitted: flush, individual letter or channel letter signs (no box or cabinet signs except for logos only), awnings or canopies, projecting signs, or windows signs. Only one of these four (4) types of signs are permitted on any one building with the exception that window signs can be used in addition to one of the other types of signs. These wall signs are limited to up to two (2) sides of the building, both of which must face a public right-of-way. These wall signs may advertise up to two (2) of the following: business name, logo, type of business, with the exception that window signs do not have this limitation. There is no limit on the number of wall signs. There is a limit on total area as specified by subsection 11-14-7-B of this chapter. These wall signs are further limited as follows:

1. Awnings or canopies:
  - a. Shall not project more than four (4) feet out from the wall surface on which it is mounted.
  - b. Shall be placed at least nine (9) feet above the grade below.
  - c. Shall not be internally illuminated.
  - d. Shall be opaque.
  - e. The entire canopy is counted toward the allowable wall sign area calculation.

- f. The business name, logo, and/or type of business information shall not exceed twenty percent (20%) of the awning or canopy area (as measured by the vertical height of the awning or canopy).
  - g. Shall be placed such that the majority of the awning or canopy is above windows and doors.
2. Projecting signs:
- a. Shall not project less than eighteen (18) inches nor more than three (3) feet out from the wall surface on which it is mounted.
  - b. Shall be placed at least nine (9) feet above the grade below.
  - c. Shall not be internally illuminated.
  - d. Shall be constructed of wood.
  - e. Shall be limited to nine (9) square feet.
3. Window signs:
- a. Shall only be placed on first floor windows.
  - b. Shall not be internally illuminated.
  - c. May utilize exposed / reflective non-flashing lighting.
4. Gasoline Station Canopies: Gasoline station canopies are permitted to have signage mounted to the side of the canopy. These special accessory structure mounted signs are not counted with the principal structure for wall area calculation purposes. They are limited to eight percent (8%) of the surface area of each canopy side. These signs must be flush, individual letter or channel letter signs (no box or cabinet signs except for logos only). These signs are limited to up to two (2) sides of a canopy facing public rights of way. These signs may either advertise the business name or the logo. There is a limit of two (2) signs. Each gasoline station pump is also permitted one sign at a maximum of four (4) square feet. Like other ground mounted signs, these signs may be double faced and still count as one sign. These signs do not count toward the wall area calculation and they may either advertise the business name or the logo and may include a video screen.

## **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 5<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
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

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

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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:** ORDINANCE: PRAIRIE GLEN OFFICE PARK 2<sup>ND</sup> MINOR PUD AMENDMENT  
**AGENDA:** MAY 5, 2015 VILLAGE BOARD MEETING CONSENT AGENDA  
**DATE:** MAY 1, 2015

---

**ISSUE**

Shall the Village Board amend the Prairie Glen Office Park PUD as it relates to signs, including for the Village's buildings at 140 & 160 S. Municipal Drive.

**DISCUSSION**

The Committee of the Whole discussed this matter at its April 21, 2015 meeting and with a few minor changes agreed to place this item on the Consent Agenda.

The approved PUD development plan for Prairie Glen Office Park included certain freestanding development signs. The property owner has determined that the approved signs are no longer applicable or appropriate for the development and is seeking approval of a revised sign plan for the PUD. Due to the nature of the proposed amendment, it is classified as a minor amendment which does not require a public hearing.

The Plan Commission considered the proposed minor PUD amendment and *failed to recommend approval*. The Commissioners were of the opinion that the Village should comply with its regulations and set the standard, not depart from the standards it applies to other property owners. Commissioners also felt the proposed Village Professional Center signs were a significant departure from the quality of appearance presented in the previous PUD plan. The previous plan provided individual letters affixed to masonry walls while the proposed amendment presents metal sign box cabinets.

The Ordinance amending the Prairie Glen Office Park PUD includes the revisions requested by the Committee of the Whole.

**ATTACHMENTS**

- Ordinance amending Prairie Glen Office Park PUD
- Plan Commission Recommendation PC15-03
- Sign plan for Prairie Glen Office Park

**COSTS**

The costs associated with publication of the hearing are borne by the applicant (Village).

**RECOMMENDATION**

That the Village Board approve the Ordinance granting a 2<sup>nd</sup> Minor PUD Amendment to the Prairie Glen Office Park PUD.



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

**ORDINANCE NO. 2015-0505J**

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**AN ORDINANCE GRANTING A 2<sup>ND</sup> AMENDMENT TO THE  
PRAIRIE GLEN OFFICE PARK PUD  
ORDINANCE 2007-0320C  
IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois,  
this 5<sup>th</sup> day of May, 2015

**ORDINANCE NO. 2015-0505J**

**AN ORDINANCE GRANTING A 2<sup>ND</sup> AMENDMENT TO THE  
PRAIRIE GLEN OFFICE PARK PUD  
ORDINANCE 2007-0320C**

---

**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 Village of Sugar Grove as owner of property legally described in SECTION ONE of this ordinance, has petitioned for a minor amendment to the Prairie Glen Office Park PUD Ordinance 2007-0320C; and

**WHEREAS**, the amendment requested is a revision to the Signage Plan for the site; and,

**WHEREAS**, the Plan Commission has reviewed this minor amendment at their meeting on April 15, 2015, and the Commission failed to recommend approval by a vote of 2-3; and,

**WHEREAS**, the Village Board has determined that it is necessary to modify certain requirements in the Prairie Glen Office Park planned unit development.

**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: PLANNED UNIT DEVELOPMENT AMENDMENT**

- A. Planned Unit Development on the subject property legally described in **Exhibit A** hereof and previously approved on March 20, 2007 (Ordinance 2007-0320C) and subsequently amended on November 3, 2009 is hereby amended by replacing the approved sign plan with the sign plan as provided in **Exhibit B**, attached hereto and made a part hereof by this reference.
- B. The sign plan in Exhibit B is six sheets including the three sheets from the prior amendment and an additional three new sheets, by Aurora Sign, dated December 9, 2014. The additional three new sheets are intended to show that the Sugar Grove Medical Associates sign would be replaced by the Village Hall sign and that the two Prairie Glen Office Park signs would be replaced by two Village Professional Center signs. The directional signs from the prior amendment would continue to be the plan for directional signs. Also, the proposed locations of signs would not change, with the exception that the directional sign for addresses 160 and 180 may be split into two directional signs, each placed in front of each building.

- C. The Owner reserves the right to construct the two Prairie Glen Office Park signs, as originally incorporated in the approved planned unit development plan, as if not amended with the exception that a name other than the subdivision name may be utilized for the text.
- D. The new proposed signs shall be opaque.
- E. The Owner may display real estate information on the two Village Professional Center signs from time to time without a sign face change permit.

**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 5<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
 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 Kevin M. Geary	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Mari Johnson	___	___	___	___
Trustee David Paluch	___	___	___	___
Trustee Ron Montalto	___	___	___	___
President P. Sean Michels	___	___	___	___

**EXHIBIT A**

*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.

**EXHIBIT B**

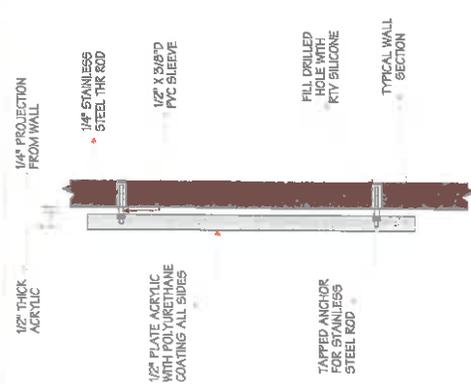
*(Sign Plan)*



**SINGLE-FACED NON-ILLUMINATED SIGN - 2 REQUIRED**

PROVIDE AND INSTALL LETTERS OF CNC-CUT PLATE COPY.  
 ALL COPY TO HAVE SATIN BRASS FINISH.  
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.  
 ALL COPY TO BE STUD MOUNTED TO CURVED MASONRY TO BE PROVIDED BY OTHERS.  
 SCALE - 3/8" = 1'

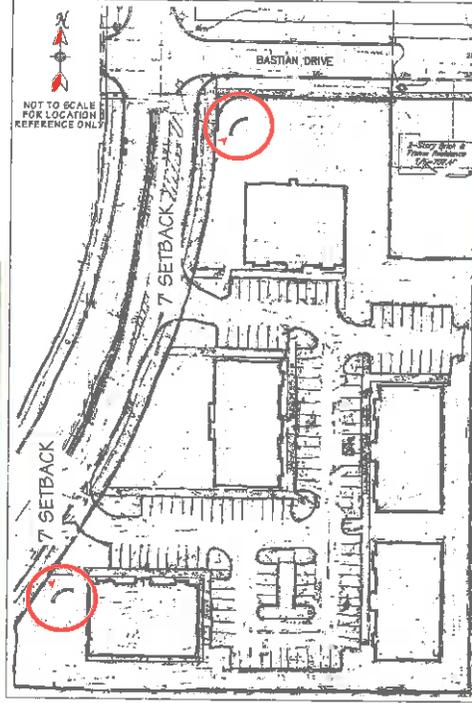
RECEIVED  
 OCT 14 2009



NON-ILLUMINATED CNC-CUT PLATE LETTERS

**INSTALLATION INSTRUCTIONS**

COPY TO BE STUD MOUNTED TO CURVED MASONRY WALLS WHICH ARE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL SIGN SETBACK TO BE 7'.



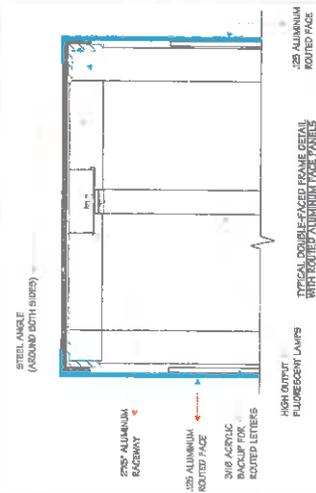
Project No:	208179	Project Date:	6/17/09
Address:	MUNICIPAL DR SUGAR GROVE, IL		
Client:			
Designer:			
Manufacturer:			

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000.00 WILL BE ASSESSED FOR ANY MISUSE OF THESE DRAWINGS.

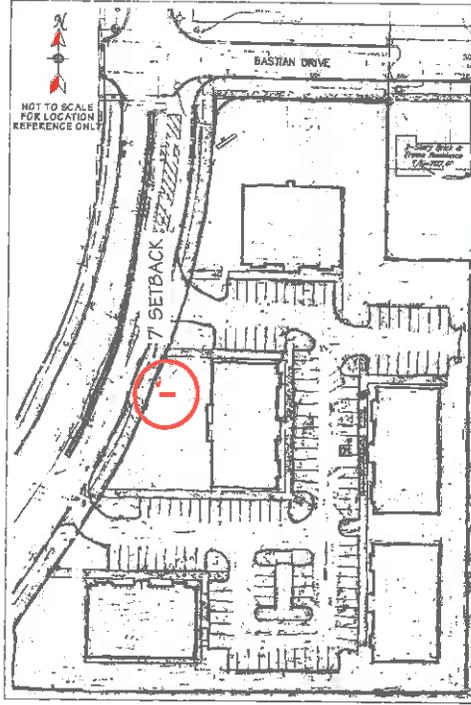


**DOUBLE-FACED ILLUMINATED SIGN**

PROVIDE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE.  
 FACES TO BE ALUMINUM ROUTED FOR COPY AND  
 BACKED WITH WHITE ACRYLIC.  
 ALL EXPOSED METAL SURFACES TO BE COATED WITH  
 ACRYLIC POLYURETHANE.  
 INTERNAL ILLUMINATION TO BE  
 HIGH OUTPUT FLUORESCENT LAMPS  
 SCALE - 3/8" = 1'



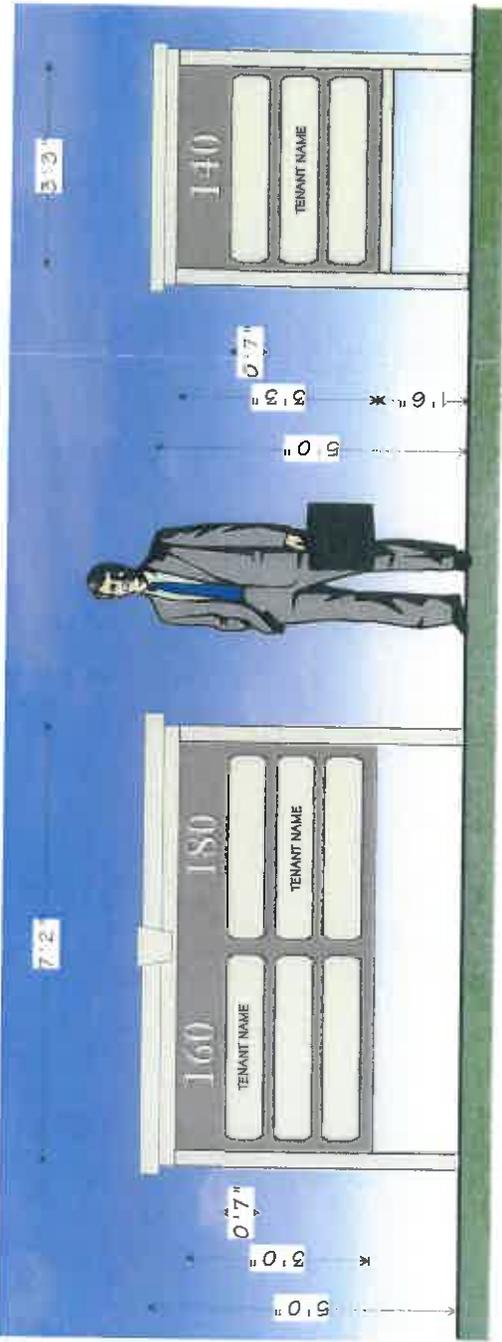
**INSTALLATION INSTRUCTIONS**  
 SIGN TO BE INSTALLED BETWEEN MASONRY  
 PILLARS TO BE PROVIDED BY OTHERS.  
 SIGN TO BE PERPENDICULAR TO ROADWAY  
 WITH A 7' SETBACK.  
 CONNECT TO ELECTRICAL SERVICE  
 TO BE PROVIDED BY OTHERS  
 PRIOR TO INSTALL.



RECEIVED  
 OCT 14 2009

1190 Route 34 Aurora, Illinois 60904 630 898 5900 office 630 898 6091 fax	Project for PRAIRIE GLEN OFFICE PARK	Address MUNICIPAL DR	City/State SUGAR GROVE, IL	City 209179	Sheet No. 2	Design Date 6/17/09
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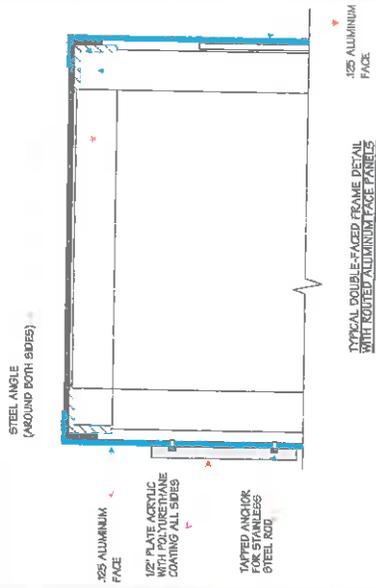
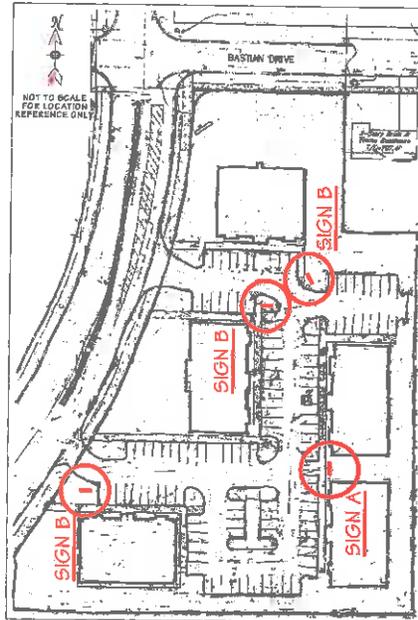
NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$2000 WILL BE ASSESSED FOR ANY VIOLATION OF THESE DRAWINGS.



SIGN A

**SINGLE-FACED NON-ILLUMINATED DIRECTORY**  
 FABRICATE AND INSTALL SIGNS OF ALUMINUM AND STEEL ANGLE.

ALL COPY TO BE APPLIED FIRST SURFACE.  
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.  
 COPY TO BE APPLIED FIRST SURFACE TO PANELS.  
 POSTS TO BE 3" SQUARE ALUMINUM TUBES.  
 SCALE - 1/2" = 1'



SIGN B

**TWO (2) SINGLE-FACED AND ONE (1) DOUBLE-FACED**

**NON-ILLUMINATED DIRECTORIES - 3 REQUIRED**  
 FABRICATE AND INSTALL SIGNS OF ALUMINUM AND STEEL ANGLE.  
 ALL COPY TO BE APPLIED FIRST SURFACE.  
 ALL EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE.  
 COPY TO BE APPLIED FIRST SURFACE TO PANELS.  
 POSTS TO BE 2" SQUARE ALUMINUM TUBES.  
 SCALE - 1/2" = 1'

**INSTALLATION INSTRUCTIONS**  
 SET POSTS IN CONCRETE FOOTINGS TO DEPTH OF 42"  
 SPECIFIC LOCATION AND ORIENTATION TBD.

RECEIVED  
 OCT 14 2009

1100 Route 34 Aurora, Illinois 60504 630 898 3900 office 630 898 6091 fax	Project for PRAIRIE GLEN OFFICE PARK	Address MUNICIPAL DR SUGAR GROVE, IL	Drawn 209179	Scale 3	Project Date 6/17/09
			Rev 1	Rev 2	Rev 3
			Rev 4	Rev 5	Rev 6

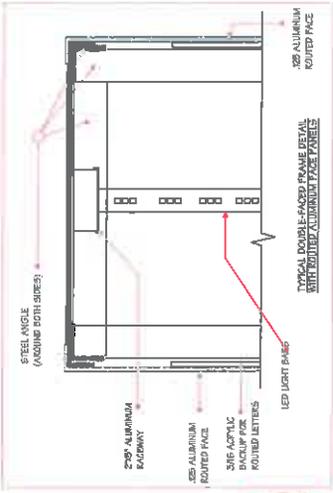
NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHANGES UP TO \$100.00 WILL BE ASSESSED FOR ANY MISUSE OF THESE DRAWINGS.

ELECTRICAL DISCONNECT



**DOUBLE-FACED ILLUMINATED SIGN**

FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE. FACES TO BE ROUTED FOR COPY AND LOGO AND BACKED WITH WHITE ACRYLIC WITH LOGO APPLIED FIRST SURFACE. ADDRESS TO BE APPLIED FIRST SURFACE. EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION TO BE COATED WITH ACRYLIC POLYURETHANE. SCALE - 1/2" = 1'



SIGN TO BE UL LISTED

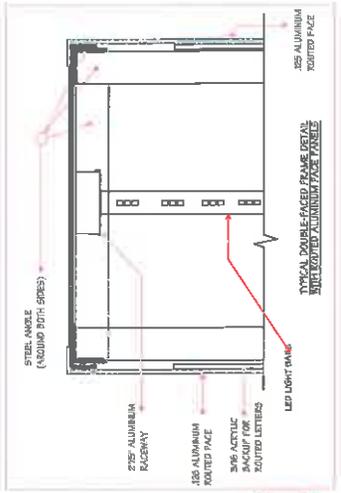
**INSTALLATION INSTRUCTIONS**

REMOVE EXISTING SIGN FROM MASONRY AND DISPOSE. INSTALL NEW SIGN IN SAME AREA. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Project No: 214542	Project Date: 12/9/14	Job No: 214542
Client Name: SUGAR GROVE	Address: 140 AND 160 S MUNICIPAL DR	City/State: SUGAR GROVE, IL	Job No: 214542
NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXAMINED IN ANY FASHION WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHANGES OF UP TO ZERO (0) IN. WILL BE ASSURED FOR ANY MEASURE OF THESE DIMENSIONS.			

ELECTRICAL DISCONNECT



SIGN TO BE UL LISTED

**DOUBLE-FACED ILLUMINATED SIGN**

FABRICATE AND INSTALL SIGN OF ALUMINUM AND STEEL ANGLE. FACES TO BE ROUTED FOR COPY AND LOGO AND BACKED WITH WHITE ACRYLIC WITH LOGO APPLIED FIRST SURFACE. ADDRESS TO BE APPLIED FIRST SURFACE. EXPOSED METAL SURFACES TO BE COATED WITH ACRYLIC POLYURETHANE. INTERNAL ILLUMINATION TO BE COATED WITH ACRYLIC POLYURETHANE. SCALE - 1/2" = 1'

**INSTALLATION INSTRUCTIONS**

SET 4" STEEL PIPE IN CONCRETE FOOTING TO DEPTH OF 4'. SIGN TO BISECT CORNER. CONNECT TO ELECTRICAL SERVICE TO BE PROVIDED BY OTHERS PRIOR TO INSTALL.



1100 Route 34 Aurora, Illinois 60504 630 898 5900 office 630 898 6091 fax	Prepared For SUGAR GROVE	Address 140 AND 160 S MUNICIPAL DR SUGAR GROVE, IL	Permit No. 214542	Issue Date 12/9/14	Submitted Calden Name
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NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHANGES OF UP TO \$1000.00 WILL BE ASSESSED FROM ANY VIOLATION OF THESE PROVISIONS.



**160**  
**SOUTH MUNICIPAL DRIVE**  
*Leasing Information 630.466.4507*

C-1

This image shows a rectangular sign with a dark grey background and white text. The sign is enclosed in a thin black border. The text is centered and reads "160" in a large, bold, serif font. Below it, "SOUTH MUNICIPAL DRIVE" is written in a smaller, bold, serif font. At the bottom, the phone number "630.466.4507" is written in an italicized serif font. The label "C-1" is located in the bottom-left corner of the sign's frame.



**160**  
**SOUTH MUNICIPAL DRIVE**

C-2

This image shows a rectangular sign with a dark grey background and white text. The sign is enclosed in a thin black border. The text is centered and reads "160" in a large, bold, serif font. Below it, "SOUTH MUNICIPAL DRIVE" is written in a smaller, bold, serif font. The label "C-2" is located in the bottom-left corner of the sign's frame.

**VILLAGE PRESIDENT**

P. Sean Michels

**VILLAGE ADMINISTRATOR**

Brent M. Eichelberger

**VILLAGE CLERK**

Cynthia Galbreath



**COMMUNITY DEVELOPMENT DEPARTMENT**

**VILLAGE TRUSTEES**

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

# R E C O M M E N D A T I O N

## **PC15-03**

**TO:** Village President and Board of Trustees  
**FROM:** Plan Commission  
**DATE:** Meeting of April 15, 2015  
**CASE FILE:** **15-004 Prairie Glen Office Park 2<sup>nd</sup> Minor PUD Amendment  
130-170 S. Municipal Drive**

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**PROPOSAL**

The property owner is requesting an amendment of an approved PUD development plan (Ordinance 2007-0320C, and Ordinance 2009-1103CDA) specifically as it relates to signs, in order to substitute different signs in the approved plan.

**GENERAL INFORMATION**

**PETITIONER:** Village of Sugar Grove  
**PARCEL NUMBER(S):** 14-20-248-001 thru 14-20-248-006, inclusive  
**CURRENT ZONING:** B-2 General Business District PUD  
**CONTIGUOUS ZONING:** NORTH: (across Bastian Drive) R-2 Single-Family Detached Residential District  
SOUTH: R-2 Single-Family Detached Residential District PUD  
EAST: R-2 Single-Family Detached Residential District PUD and non-PUD  
WEST: (across Municipal Drive) B-2 General Business District PUD  
**CURRENT LAND USE:** Office Park  
**CONTIGUOUS LAND USE:** NORTH: (across Bastian Drive) Village Well  
SOUTH: Existing and future single-family  
EAST: Existing and future single-family  
WEST: (across Municipal Drive) Library  
**LAND USE PLAN DESIGNATION:** Neighborhood Commercial

## **CHARACTER OF AREA**

Prairie Glen is a mostly residential subdivision with some undeveloped commercial areas and includes open space throughout. It is located in an area that transitions from residential on the south and east to business park and airport on the north and west and includes the Sugar Grove Public Library at the southwest corner of Municipal Drive and Bastian Drive.

The property in question is an incomplete master planned office development in which two of the five planned buildings have been constructed.

## **BACKGROUND & HISTORY**

The Prairie Glen Office Park development is part of the Prairie Glen development. The Prairie Glen Office Park was granted a Major PUD Amendment and Final PUD on March 20, 2007 (Ordinance 2007-0320C). It was also granted Preliminary and Final Plat approval on March 20, 2007 (Resolution 2007-0320D). A Minor PUD Amendment for a different sign plan was approved on November, 3, 2009.

Buildings located at Lot 2 (140 S. Municipal Drive) and Lot 4 (160 S. Municipal Drive) are constructed. The other three building lots (Lot 1, 130 S.; Lot 5, 150 S.; and, Lot 3, 170 S.) remain open / vacant. The Village purchased the entire office park last year. Several businesses have since moved into the 160 S. Municipal Drive buildings. The Village plans to move some of its offices into the 140 S. Municipal Drive building at a future date.

## **DESCRIPTION & EVALUATION**

Originally, Prairie Glen Office Park was approved with one ground sign measuring 5 feet in height by 10.5 feet in width for a sign face area of 52.5 square feet. The sign would have included tenant advertising sign panels. There was no plan for directional signage near each building door, but such a plan was going to be reviewed and approved at a later date. The primary sign was never constructed, nor were any directional signs.

The second owner of the office park presented a new sign plan for approval in 2009. The plan was approved as part of a Minor PUD Amendment, but was not in compliance with the Zoning Ordinance. It varied significantly. In 2009, as is the case today, the Sign Ordinance allowed for two primary signs for the office park when each sign is located along a separate frontage. The Sign Ordinance also did not allow for any additional primary signs. However, the plan approved included three primary signs (two reading "Prairie Glen Office Park" along one frontage plus an additional sign for a specific user in the office park also located along the same frontage). The plan also included generally compliant directional signage. However, the only sign constructed was the one for the specific user, Sugar Grove Medical Associates. Sugar Grove Medical Associates and the other tenants left the building sometime prior to 2014.

The Village purchased the office park in late 2014 and now proposes a new sign plan in response to the new use of the property. Specifically, the applicant requests to make the following changes to the approved sign plan: (1) the present Sugar Grove Medical Associates sign will be re-purposed as the new Village Hall sign; (2) the development signs on the approved PUD plan will be replaced by freestanding

sings similar in appearance to the Sugar Grove Medical Associates sign (less the masonry piers) and in generally the same locations as originally proposed; and, (3) directory signs will be positioned near the front entrance of the existing and future buildings.

#### PROPOSED PRAIRIE GLEN OFFICE PARK SIGNAGE PLAN

##### *Permanent, Ground Mounted, Advertising, Nonresidential Lot*

The Sign Ordinance specifically allows the following for lots with multiple buildings:

- a. Lot with multiple buildings: Monument signs only advertising the subdivision name and subject to the maximum height, width, and area for the structure and face specified in subsection G of this section. One sign is permitted, unless the lot abuts two (2) or more public rights of way. In that case, up to two (2) signs are permitted. If two (2) signs are utilized, they each must be placed along a separate right of way.

In the proposed plan, a new sign face reading "Village Hall, 140 S. Municipal Drive" with the Village logo (see sheet 1) would be installed in place of the existing sign face reading "Sugar Grove Medical Associates". The Village also proposes two signs as shown on sheet 2 but with the design shown on sheet 3.

From a sign count and content perspective, the proposed signs are not in compliance with the Sign Ordinance. There would be three signs along Municipal Drive, when only one is permitted. One sign advertises a user and the other two are permanent signs containing real estate information at times or only the address at other times. Only the subdivision name is permitted. However, the plan is not any more non-compliant than the current plan as to sign count and about the same as to sign content.

From a size perspective, the Village Hall sign would be the same size as the existing Sugar Grove Medical Associates sign. The two other proposed signs are smaller (32 square feet) than the approved Prairie Glen Office Park signs (51.42 square feet). Individually, these meet the size requirements of the Sign Ordinance.

From a materials perspective, the proposed signs conflict with the existing sign. The Sign Ordinance requires that all signs on a lot utilize uniform scale, materials, and colors to create a unified appearance for the total property. The proposed signs would not utilize brick columns like the existing sign. The existing sign is also non-compliant since it does not have a continuous base and is therefore technically a pole sign. The plan will need to specify that the sign faces are opaque.

From a location perspective, not enough information is provided. The plans will need to be revised to include a site plan with dimensioned setbacks. The signs will need to meet all setback and sight triangle requirements.

##### *Permanent, Ground Mounted, Directional, Nonresidential*

The Sign Ordinance specifically allows the following:

- Nonresidential: Monument or two-pole signs only that state directions within the lot

such as "Entrance" or "Exit" or list address/suite numbers and the respective business name for directional purposes and subject to the maximum height, width, and area for the structure and face specified in subsection G of this section. Three (3) signs are allowed per lot, with the exception of lots with multiple buildings which are allowed one per building. Advertising matter is not allowed on these signs. These signs may not be illuminated. These are permitted in addition to those permitted by subsection F of this section.

The applicant proposes to utilize very similar directory signs to those already approved for the site. The one combined directory sign (for two buildings) would be split into two single directory signs with new locations. An elevation and site plan will need to be provided to show this.

From a sign count perspective, the proposed signs would be in compliance with the Sign Ordinance.

From a size perspective, the proposed signs would be slightly larger than those permitted by the Sign Ordinance, but the same as those in the approved Prairie Glen Office Park PUD.

Staff recommended approval of the Minor PUD Amendment, subject to the following conditions:

1. That the Minor PUD Amendment shall conform to the Signage Plan, prepared for Prairie Glen Office Park, by Aurora Sign Co., Sheets 1-3, dated June 17, 2009 and April 9, 2015, except as such plans may be revised to conform to Village codes and ordinances and the conditions below.
2. That real estate information may be displayed on two of the advertising signs along Municipal Drive from time to time without requiring sign face change permit.
3. That the plans are revised to show the sign faces are opaque.
4. That a site plan is provided showing the locations of the advertising signs with dimensioned setbacks.
5. That an elevation and site plan is provided showing the appearance and locations of the directional signs with dimensioned setbacks.

The Plan Commission took exception to the applicant further departing from an approved sign plan which itself departed from the Village's sign regulations. Commissioners felt the variances incorporated in the approved sign plan for the Prairie Glen PUD were adequate and the applicant should adapt their needs to conform to the approved plan.

### **PUBLIC RESPONSE**

This is not an application which requires public notice and staff did not received any public inquiries about this proposal. No public comment was provided.

**RECOMMENDATION**

After careful consideration of the facts and information provided, the Plan Commission failed to approve a motion to recommend approval of the requested minor PUD amendment.



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

**ORDINANCE NO. 2015-0505K**

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**AN ORDINANCE AUTHORIZING EXECUTION OF THE ANNEXATION AGREEMENT FOR THE  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER WHEELER ROAD PROPERTY)**

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Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this 5<sup>th</sup> day of May, 2015.

**VILLAGE OF SUGAR GROVE**

**ORDINANCE NO. 2015-0505K**

**AN ORDINANCE AUTHORIZING EXECUTION OF AN ANNEXATION AGREEMENT FOR THE  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER WHEELER ROAD PROPERTY)**

**BE IT ORDAINED** by the 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 5/1-8 *et seq.*; and,

**WHEREAS**, the corporate authorities of the Village has held a public hearing on the proposed amended agreement, similar in form and substance to the Agreement attached hereto, pursuant to notice by publication in a newspaper of general circulation in the Village being not less than 15 days nor more than 30 days prior to said public hearing; and,

**WHEREAS**, the corporate authorities have approved this Agreement; and,

**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: ANNEXATION AGREEMENT**

That the Annexation Agreement entered into by and between the VILLAGE OF SUGAR GROVE, an Illinois municipal corporation (the "VILLAGE"); and National Bank & Trust Company of Sycamore Trust #1280647408, an Illinois Limited Liability Company, (the "Owner"); setting forth terms and conditions relating to the territory described in **Exhibit "A"** is hereby incorporated by reference in this ordinance as if fully set forth in the body hereof, a copy of which is attached hereto as **Exhibit "B"**. Said **Exhibit "B"** is hereby approved and the Village President and Clerk are hereby authorized to execute said amended agreement on behalf of the Village of Sugar Grove.

**SECTION TWO: RECORDING AND NOTICE**

The Village Clerk is hereby authorized to record this ordinance along with all exhibits in the Office of the Recorder of Kane County.

**SECTION THREE: GENERAL PROVISIONS**

REPEALER: All ordinances or portions thereof in conflict with this annexation 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 from and after its passage, approval 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 5<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
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

	Aye	Nay	Absent
Trustee Montalto	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Paluch	_____	_____	_____
Trustee Geary	_____	_____	_____
Trustee Herron	_____	_____	_____
President Michels	_____	_____	_____

**EXHIBIT A**

*(Legal Description)*

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 80.00 FEET TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE NORTHERLY ALONG SAID WEST LINE, 617.55 FEET TO THE NORTH LINE OF THE SOUTH 550.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2339.36 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 12 SECONDS WEST, ALONG SAID WEST LINE, 774.03 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE, 1329.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER AS OCCUPIED AND MONUMENTED; THENCE NORTH 00 DEGREES 44 MINUTES 01 SECOND WEST, ALONG SAID WEST LINE, 1125.61 FEET TO A LINE 100 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 06 MINUTES 42 SECONDS EAST, ALONG SAID PARALLEL LINE, 663.95 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF COUNTRY HILLS SUBDIVISION WEST UNIT 3; THENCE SOUTH 00 DEGREES 46 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 1226.39 FEET TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST UNIT 3; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 665.13 FEET TO THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 1, SAID LINE ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 2, 1327.18 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

*(Annexation Agreement – following pages)*

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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  
MIKE FERENCAK, VILLAGE PLANNER  
**SUBJECT:** ORDINANCE: AUTHORIZING ANNEXATION AGREEMENT FOR  
WIEDNER WHEELER ROAD PROPERTY AND ANNEXATION  
**AGENDA:** MAY 5, 2015 REGULAR VILLAGE BOARD MEETING  
**DATE:** MAY 1, 2015

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**ISSUE**

Shall the Village Board consider approval of an Ordinance Authorizing Execution of an Annexation Agreement and an Ordinance Annexing Territory for property owned by National Bank & Trust Company of Sycamore Trust #1280647408 (aka Wiedner Wheeler Road Property) along the south side of Wheeler Road, west of Hillcrest and Windsor West subdivisions.

**DISCUSSION**

A public hearing for the annexation agreement is being held at tonight's meeting.

With the ongoing effort to establish TIF District #2, all properties within the TIF District need to be included in the Village limits. The subject property is the only one not currently within the Village limits.

The annexation would include 60.975 acres owned by the Trust as well as 7.096 acres that were previously dedicated as Municipal Drive right-of-way for a total of 68.071 acres. The current use of the property is agricultural (plants, not animal husbandry). There are no buildings on the property. The agricultural use would be allowed to continue upon and after annexation.

The property would be automatically zoned E-1 Estate Residential District upon annexation per the Sugar Grove Zoning Ordinance. The annexation agreement will include a provision that upon request of the owner the property may be rezoned to BP Business Park District, as designated on the current approved Land Use Plan.

In addition, no new uses would be allowed nor would development be allowed to commence until such time that an annexation agreement amendment and development requests (PUD, plat, etc.) are approved.

The annexation agreement is undergoing final revision and will be provided next week.

## **ATTACHMENTS**

1. Ordinance Authorizing Execution of an Annexation Agreement
2. Ordinance Annexing Territory
3. Plat of Annexation

## **COSTS**

There are publication, attorney, and engineer costs associated with this project that the Village will pay.

## **RECOMMENDATION**

That the Village Board approve of an Ordinance Authorizing Execution of an Annexation Agreement and an Ordinance Annexing Territory for the Wiedner Wheeler Road Property.



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

**ORDINANCE NO. 2015-0505L**

---

**AN ORDINANCE ANNEXING TERRITORY TO THE  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER WHEELER ROAD PROPERTY)**

---

Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this 5<sup>th</sup> day of May, 2015.

**VILLAGE OF SUGAR GROVE**

**ORDINANCE NO. 2015-0505L**

**AN ORDINANCE ANNEXING TERRITORY TO THE  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
(WIEDNER WHEELER ROAD PROPERTY)**

**BE IT ORDAINED** by the 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 5/1-8 *et seq.*; and,

**WHEREAS**, the territory being annexed is legally described in **Exhibit A** attached hereto and incorporated herein by reference (hereinafter referred to as the Property) which is contiguous to the corporate limits of the Village of Sugar Grove (hereinafter referred to as the Village) and is not presently contained within the corporate limits of any municipality and the statutory number of electors (if any) residing thereon join in the annexation petition; and,

**WHEREAS**, there has been filed with the Clerk of the Village a Petition for Annexation (hereinafter referred to as the Petition) pursuant to 65 ILCS 5/7-1-8 *et seq.*, signed by all of the then owners of record of the property(if any), and by not less than 51% of the electors then residing on the property; and,

**WHEREAS**, the owner desires that the property be annexed to the Village, zoned pursuant to the terms and conditions set forth in the Annexation Agreement for said property; and,

**WHEREAS**, the Village acknowledges that the uses as permitted under the Zoning Ordinance of the Village and in accordance with the terms and conditions of the above referenced annexation agreement, will be compatible with and will further the planning objectives of the Village, will be of substantial benefit to the Village, will extend the corporate limits and jurisdiction of the Village, will permit orderly growth, planning and development of the Village, will increase the tax base of the Village, will inure to the benefit and improvement of the Village and its residents, and will otherwise enhance and promote the general welfare of the Village and its residents:

**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: ANNEXATION**

That the territory legally described in **Exhibit A** is hereby annexed to the Village of Sugar Grove, Kane County, Illinois. That such annexation shall extend to the far side of any territory contiguous to the territory described in **Exhibit A** which is dedicated or used for street or highway purposes under the jurisdiction of county or township highway department if no part of such contiguous territory is not within any other municipality.

That an accurate Map of Annexation of said territory is attached hereto and made part of this Ordinance as **Exhibit B**.

That the Corporate Limits of the Village of Sugar Grove are hereby amended and extended to include the territory hereby annexed and the Village Clerk is hereby authorized and directed to make such changes on Village maps.

## **SECTION TWO: RECORDING AND NOTICE**

The Village Clerk is hereby authorized to record this ordinance along with all exhibits and a map of the territory being annexed in the Office of the Recorder of Kane County and to file copies with the Clerk of Kane County, the County Election Authority and to the Branch of the United of the United States Post Office servicing the territory hereby annexed.

## **SECTION THREE: GENERAL PROVISIONS**

**REPEALER**: All ordinances or portions thereof in conflict with this annexation 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 from and after its passage, approval 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 5<sup>th</sup> day of May, 2015.

\_\_\_\_\_  
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

	Aye	Nay	Absent
Trustee Geary	_____	_____	_____
Trustee Herron	_____	_____	_____
Trustee Johnson	_____	_____	_____
Trustee Montalto	_____	_____	_____
Trustee Paluch	_____	_____	_____
President Michels	_____	_____	_____

**EXHIBIT A**

*(Legal Description)*

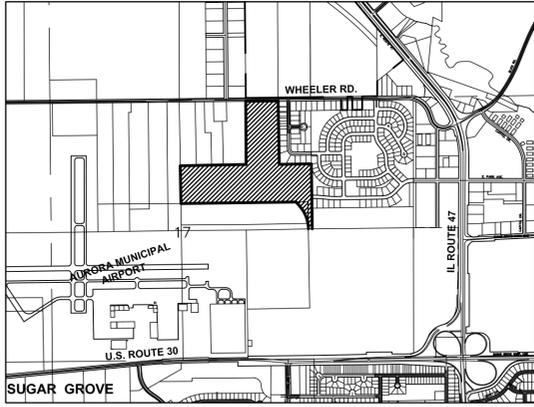
THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 80.00 FEET TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE NORTHERLY ALONG SAID WEST LINE, 617.55 FEET TO THE NORTH LINE OF THE SOUTH 550.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2339.36 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 12 SECONDS WEST, ALONG SAID WEST LINE, 774.03 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE, 1329.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER AS OCCUPIED AND MONUMENTED; THENCE NORTH 00 DEGREES 44 MINUTES 01 SECOND WEST, ALONG SAID WEST LINE, 1125.61 FEET TO A LINE 100 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 06 MINUTES 42 SECONDS EAST, ALONG SAID PARALLEL LINE, 663.95 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF COUNTRY HILLS SUBDIVISION WEST UNIT 3; THENCE SOUTH 00 DEGREES 46 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 1226.39 FEET TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST UNIT 3; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 665.13 FEET TO THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 1, SAID LINE ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 2, 1327.18 FEET TO THE POINT OF BEGINNING.

**EXHIBIT B**

*(Map of Annexation – following page)*

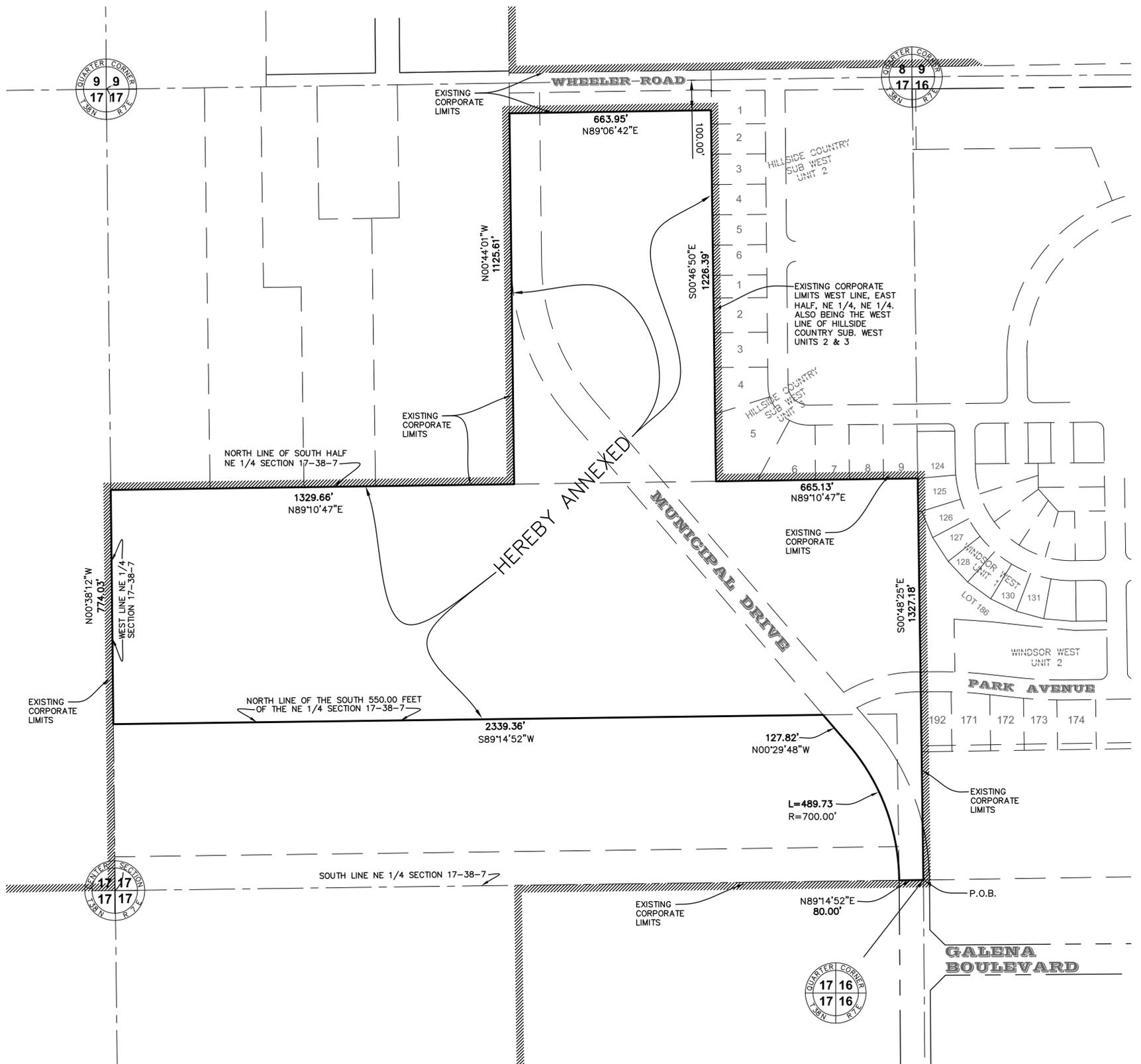
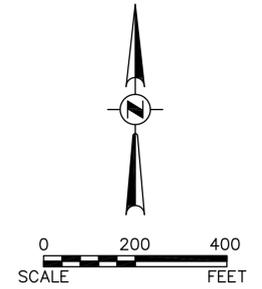
# PLAT OF ANNEXATION TO THE VILLAGE OF SUGAR GROVE KANE COUNTY, ILLINOIS

LOCATION MAP  
 N.T.S.



LEGAL DESCRIPTION:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, 80.00 FEET TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE NORTHERLY ALONG SAID WEST LINE, 617.55 FEET TO THE NORTH LINE OF THE SOUTH 550.00 FEET OF SAID NORTHEAST QUARTER; THENCE SOUTH 89 DEGREES 14 MINUTES 52 SECONDS WEST, PARALLEL WITH THE SOUTH LINE OF SAID NORTHEAST QUARTER, 2339.36 FEET TO THE WEST LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 00 DEGREES 38 MINUTES 12 SECONDS WEST, ALONG SAID WEST LINE, 774.03 FEET TO THE NORTH LINE OF THE SOUTH HALF OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID NORTH LINE, 1329.66 FEET TO THE WEST LINE OF THE EAST HALF OF SAID NORTHEAST QUARTER AS OCCUPIED AND MONUMENTED; THENCE NORTH 00 DEGREES 44 MINUTES 01 SECOND WEST, ALONG SAID WEST LINE, 1125.61 FEET TO A LINE 100 SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID NORTHEAST QUARTER; THENCE NORTH 89 DEGREES 06 MINUTES 42 SECONDS EAST, ALONG SAID PARALLEL LINE, 663.95 FEET TO THE WEST LINE OF THE EAST HALF OF THE NORTHEAST QUARTER OF SAID NORTHEAST QUARTER, SAID LINE ALSO BEING THE WEST LINE OF COUNTRY HILLS SUBDIVISION WEST UNIT 3; THENCE SOUTH 00 DEGREES 46 MINUTES 50 SECONDS EAST, ALONG SAID WEST LINE, 1226.39 FEET TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST UNIT 3; THENCE NORTH 89 DEGREES 10 MINUTES 47 SECONDS EAST, ALONG SAID SOUTH LINE, 665.13 FEET TO THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 1, SAID LINE ALSO BEING THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00 DEGREES 48 MINUTES 25 SECONDS EAST, ALONG SAID WEST LINE AND ALONG THE WEST LINE OF WINDSOR WEST SUBDIVISION UNIT 2, 1327.18 FEET TO THE POINT OF BEGINNING



STATE OF ILLINOIS )  
 )S.S.  
 COUNTY OF KANE )  
 THIS IS TO CERTIFY THAT THIS PLAT IS AN ACCURATE MAP OF TERRITORY ANNEXED AND INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF SUGAR GROVE,  
 ILLINOIS BY ORDINANCE No. \_\_\_\_\_ ADOPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,  
 THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2015.  
 BY: \_\_\_\_\_ PRESIDENT  
 ATTEST: \_\_\_\_\_ VILLAGE CLERK

STATE OF ILLINOIS )  
 )S.S.  
 COUNTY OF KANE )  
 THIS IS TO CERTIFY THAT WE, ENGINEERING ENTERPRISES, INC. HAVE PLATTED THE PROPERTY DESCRIBED HEREON, AS SHOWN BY THE ATTACHED PLAT FOR THE PURPOSE OF ANNEXATION TO THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AND THAT THE ANNEXED PLAT IS A TRUE AND CORRECT REPRESENTATION OF SAID PROPERTY. ALL DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF.  
 DATED AT SUGAR GROVE, ILLINOIS, THIS 16TH DAY OF APRIL 2015.

BY: \_\_\_\_\_ ILLINOIS PROFESSIONAL LAND SURVEYOR NO 3581 (EXP. 11/30/16)



<b>Engineering Enterprises, Inc.</b> CONSULTING ENGINEERS 52 Wheeler Road Sugar Grove, Illinois 60554 630.466.6700 / www.eeiweb.com	<b>VILLAGE OF SUGAR GROVE</b> <b>KANE COUNTY, ILLINOIS</b>	<b>PLAT OF ANNEXATION</b> PART OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS	DATE: APRIL 16, 2015
			PROJECT NO. SG1507
NO. DATE REVISIONS			FILE NO SG1507-ANNEX <b>PAGE 1 OF 1</b>

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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:** ORDINANCES: APPROVING THE SUGAR GROVE NORTHEAST AIRPORT AREA REDEVELOPMENT PLAN AND PROGRAM #2; DESIGNATING THE SUGAR GROVE NORTHEAST AIRPORT AREA TAX INCREMENT FINANCE DISTRICT #2; AND, ADOPTING TAX INCREMENT FINANCING FOR THE SUGAR GROVE NORTHEAST AIRPORT AREA TAX INCREMENT FINANCE DISTRICT #2  
**AGENDA:** MAY 5, 2015 VILLAGE BOARD MEETING  
**DATE:** APRIL 30, 2015

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**ISSUE**

Shall the Village Board approve (1) an Ordinance Approving the Sugar Grove Northeast Airport Area Redevelopment Plan and Program #2; (2) an Ordinance Designating the Sugar Grove Northeast Airport Area Tax Increment Finance District #2; and (3) an Ordinance Adopting Tax Increment Financing for the Sugar Grove Northeast Airport Area Tax Increment Finance District #2.

**DISCUSSION**

The Village Board held the requisite public hearing concerning the proposed TIF District #2 on April 21, 2015 to accept public comment.

As a result of developer interest, the Village initiated the process to establish a tax increment finance (TIF) district over certain territory within the Village, generally in an area north of the Aurora Municipal Airport along Wheeler Road and along Municipal Drive east of the airport. The Village engaged Teska Associates, Inc. a planning consulting firm with a depth and breadth of experience in evaluating proposed TIF districts and preparing redevelopment plans to prepare an eligibility report and then a redevelopment plan for the project area.

The consultant verified the project area satisfied the criteria for establishing a TIF district. After due notice, the TIF eligibility report and redevelopment plan have been made available to the public on the Village's website since February 9, 2015.

The Joint Review Board met on March 11, 2015 to consider the eligibility report and determined that the proposed TIF district met the eligibility requirements set forth in the TIF Act.

Property owners within the proposed TIF district boundaries, as well as residential property owners within 750 feet of the proposed TIF district were notified as required by law. Notification of the public hearing was published on two separate occasions as required by law. A public hearing was held on April 21, 2015 at which a number of residents, Tax Districts and other interested parties presented their comments concerning the proposed TIF district.

In order to establish the TIF district, the Village Board will need to act on three separate but required adoption ordinances in the order presented. Each Ordinance should be approved subject to Attorney review.

### **ATTACHMENTS**

- Joint Review Board meeting minutes (draft)
- Ordinance Approving the Sugar Grove Northeast Airport Area Redevelopment Plan and Program #2
- Ordinance Designating the Sugar Grove Northeast Airport Area Tax Increment Finance District #2
- Ordinance Adopting Tax Increment Financing for the Sugar Grove Northeast Airport Area Tax Increment Finance District #2

### **COSTS**

The costs associated with preparing the TIF Eligibility Report and development plan, public hearing notification and publication are the responsibility of the Village and can be reimbursed from future TIF funds if approved.

### **RECOMMENDATION**

That the Village Board approve:

- (A) the Ordinance Approving the Sugar Grove Northeast Airport Area Redevelopment Plan and Program #2 STAR;
- (B) the Ordinance Designating the Sugar Grove Northeast Airport Area Tax Increment Finance District #2 STAR; and,
- (C) the Ordinance Adopting Tax Increment Financing for the Sugar Grove Northeast Airport Area Tax Increment Finance District #2 STAR



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

**ORDINANCE NO. 2015-0505C**

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**ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE SUGAR GROVE NORTHEAST AIRPORT AREA  
TAX INCREMENT FINANCE DISTRICT #2**

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Adopted by the  
Board of Trustees and President of the  
Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois  
this 5<sup>th</sup> day of May, 2015

**ORDINANCE NO. 2015-0505C**

**ORDINANCE ADOPTING TAX INCREMENT FINANCING  
FOR THE SUGAR GROVE NORTHEAST AIRPORT AREA  
TAX INCREMENT FINANCE DISTRICT #2**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of Sugar Grove, Kane County, Illinois (the “Village”), for the Village to adopt tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal code, as amended (the “Act”); and

**WHEREAS**, the President and Board of Trustees of the Village (the “Board”) have heretofore approved a redevelopment plan and project (the “Plan” and “Project”) as required by the Act by passage of an ordinance and have heretofore designated a redevelopment project area known as the Sugar Grove Northeast Airport Area Tax Increment Finance #2 (the “Project Area”) as required by the Act by the passage of an ordinance, and the Village has otherwise complied with all other conditions precedent to the establishment of a tax increment financing area as required by the Act.

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

**Section 1. Tax Increment Financing Adopted.** Tax increment allocation financing is hereby adopted to pay redevelopment project costs as defined in the Act and as set forth in the Plan and Project within the Project Area legally described in the document attached hereto and incorporated herein as Exhibit “A” and identified on the map attached hereto and incorporated herein as Exhibit “B” as the Project Area.

**Section 2. Allocation of Ad Valorem Taxes.** Pursuant to the Act, the ad valorem taxes, if any, arising from the levies upon taxable real property in the Area by taxing districts and tax rates determined in the manner provided in Section 11-74.4-9(c) of the Act each year after the effective date of this ordinance until the Project costs and obligations issued in respect thereto have been paid shall be divided as follows:

(a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.

(b) That portion, if any, of such taxes, which is attributable to the increase in the current equalized assessed valuation of each lot, block, tract or parcel of real property in the Project Area over and above the initial equalized assessed value of each property in the Project Area shall be allocated to and when collected shall be paid to the municipal treasurer or to his designee pursuant to Section 207A of the Revenue Act of 1939 of the State of Illinois, as amended, who shall deposit said taxes into a special fund, hereby created, and designated the “Sugar Grove Northeast Airport Area TIF #2 Special Tax Allocation Fund” of the Village, and such taxes shall be used for the purpose of paying Project costs and obligations incurred in the payment thereof.

**Section 3. Invalidity of Any Section.** If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Board and approval as provided by law.

Presented to the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5<sup>th</sup> day of May, 2015, A.D.

Passed by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5<sup>th</sup> day of May, 2015, A.D.:

Kevin M. Geary	_____	Mari Johnson	_____
Rick Montalto	_____	Dave Paluch	_____
Sean Herron	_____	P. Sean Michels	_____

Approved and signed by me as the President of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5<sup>th</sup> day of May, 2015, A.D.

\_\_\_\_\_  
P. Sean Michels,  
Village President

ATTEST:

\_\_\_\_\_  
Cynthia L. Galbreath,  
Village Clerk

Exhibit A

*(Legal Description)*

THAT PART OF SECTIONS 7, 8, 16, 17, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

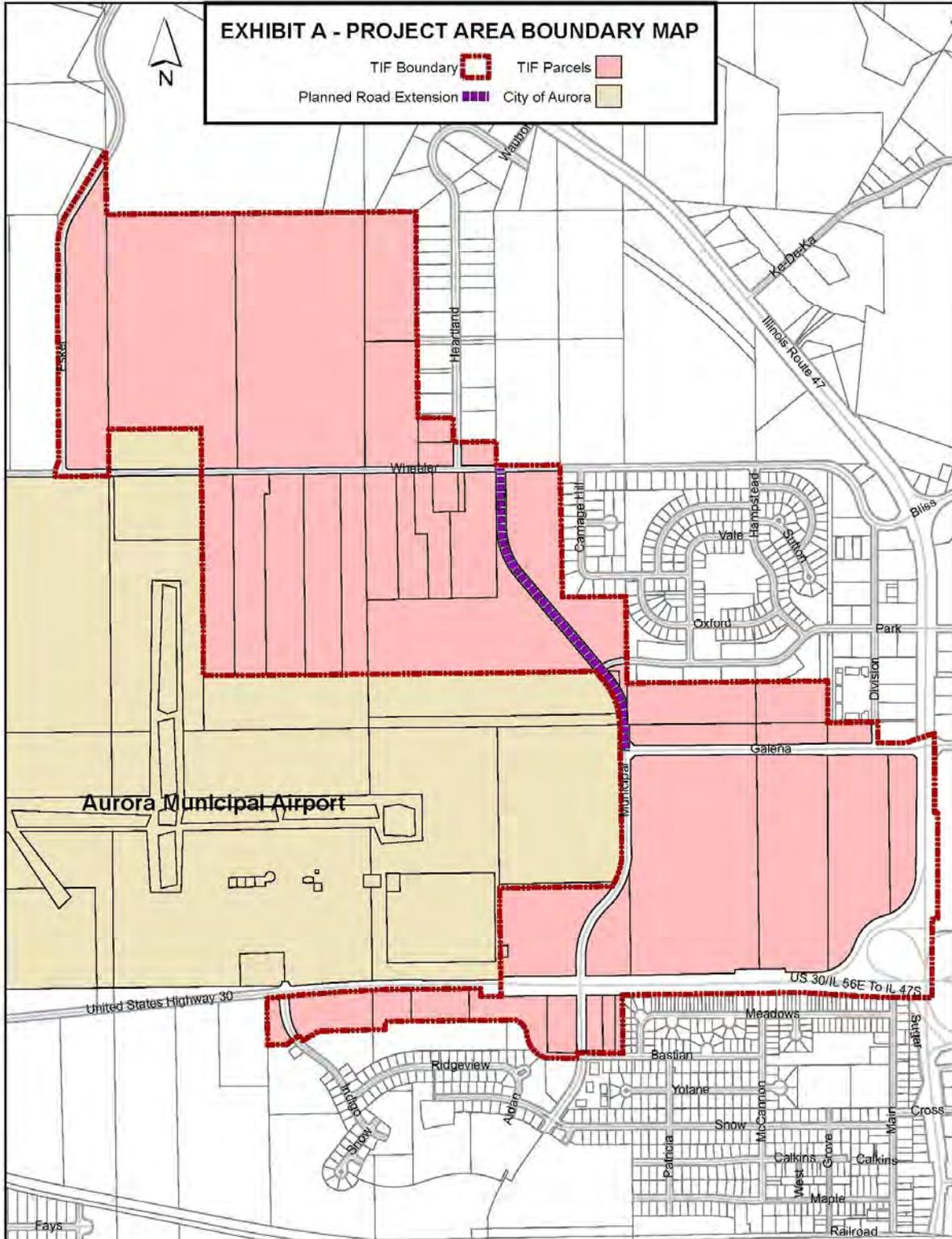
BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 35 IN HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21 AND THE WEST LINE OF SUGAR GROVE RESEARCH PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 29 TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF WHEELER ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HILLSIDE COUNTY SUBDIVISION WEST, UNIT 2 EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF WINDSOR WEST, UNIT 1; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF WINDSOR WEST UNIT 2 TO THE NORTH LINE OF WIEDNER'S LEGACY SUBDIVISION; THENCE EAST, ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST, TO THE WEST LINE OF THE RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED TO THE EAST LINE OF DIVISION DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF GALENA BOULEVARD; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF STATE ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED, TO THE SOUTH LINE OF U.S. ROUTE 30 EXTENDED EAST; THENCE WEST ALONG SAID SOUTH LINE EXTENDED AND THE SOUTH LINE OF SAID U.S. ROUTE 30 TO THE EAST LINE OF LOT 235 IN SUGAR CREEK SUBDIVISION, UNIT 1, PHASE 2; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST, TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTH LINE OF PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 1 IN PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 1576.10 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF U.S. ROUTE 30; THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE

Exhibit A

OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 1608.36 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF MUNICIPAL DRIVE. THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHERLY 550.00 FEET OF THE NORTH HALF OF SAID SECTION 17; THENCE WESTERLY ALONG SAID NORTH LINE TO A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, THAT IS 950.00 FEET, EASTERLY OF (MEASURED ALONG THE NORTH LINE OF SAID SECTION 17) THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF THE WEST 950.00 FEET OF SAID SECTION 8, TO THE NORTH LINE OF THE SOUTH 370.00 FEET OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF SAID SECTION 17 TO THE SOUTH LINE OF WHEELER ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID WHEELER ROAD TO THE WEST LINE OF ESKER DRIVE EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED SOUTH AND THE WEST LINE OF SAID ESKER DRIVE TO A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID ESKER DRIVE, THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE, TO THE POINT WHERE THE EAST LINE OF ESKER DRIVE INTERSECTS THE WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 8; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING.

Exhibit B

(Location Map)





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

**ORDINANCE NO. 2015-0505A**

---

**ORDINANCE APPROVING THE SUGAR GROVE NORTHEAST AIRPORT AREA  
REDEVELOPMENT PLAN AND PROGRAM #2**

---

Adopted by the  
Board of Trustees and President of the  
Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois  
this 5<sup>th</sup> day of May, 2015

**ORDINANCE NO. 2015-0505A**

**ORDINANCE APPROVING THE SUGAR GROVE NORTHEAST AIRPORT AREA  
REDEVELOPMENT PLAN AND PROGRAM #2**

**WHEREAS**, the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), permits municipalities to utilize tax increment financing to improve eligible “blighted” areas in accordance with an adopted redevelopment plan over a period not to exceed twenty-three (23) years; and

**WHEREAS**, the President and Board of Trustees (the “Board”) of the Village of Sugar Grove, Kane County, Illinois (the “Village”), has heretofore determined that the area within the Village, identified and legally described in the document attached hereto and incorporated herein (the “Project Area”), by reference as Exhibit “B”, meets the requirements of the Act; and

**WHEREAS**, the Board has heretofore determined that, in order to promote and protect the health, safety, morals and welfare of the public, redevelopment of the Village needs to be undertaken; and, to remove and alleviate adverse conditions in the Village, it is necessary to encourage private investment and restore and enhance the tax base of the Village and the Taxing Districts by such redevelopment; and

**WHEREAS**, the Village has heretofore caused to be conducted an eligibility study to determine whether the proposed Sugar Grove Northeast Airport Area TIF #2 (the “Project Area”) described in Exhibit A qualifies as a “redevelopment project area” pursuant to the TIF Act, which study was conducted by Teska and Associates, Inc., Plainfield, Illinois (“Teska”); and

**WHEREAS**, the Village has heretofore evaluated various lawfully available programs to provide such assistance and has determined that the use of tax increment allocation financing is necessary to achieve the redevelopment goals of the Village for the Project Area; and

**WHEREAS**, Teska is a community planning firm having expertise in tax increment allocation and redevelopment financing in the State of Illinois; and

**WHEREAS**, Teska has concluded and has advised the Village that the Project Area qualifies as a “redevelopment project area” under Section 11-74.4 of the TIF Act; and

**WHEREAS**, the Village has caused the preparation of and made available for public inspection a redevelopment plan and project for the Project Area (the “Plan and Project”); and

**WHEREAS**, the Plan and Project set forth in writing the program to be undertaken to accomplish the objectives of the Village and includes estimated redevelopment project costs proposed for the Project Area, evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise, an assessment of the financial impact of the Project Area due to increased demand for services from taxing districts affected by the plan and programs available to address such financial impact or increased demand, the most recent equalized assessed valuation of the Project Area, an estimate as to the equalized assessed valuation after redevelopment and the general land uses to apply in the Project Area, and the Plan and Project accordingly complies in all respects with the requirements of the TIF Act; and

**WHEREAS**, pursuant to Section 11-74.4-5 of the Act, the Board has heretofore called a public hearing (the “Hearing”) relative to the Plan and Project and the designation of the Project Area as a redevelopment project area under the TIF Act and fixed the time and place for such Hearing, being the 21st day of April, 2015, at the Village Hall, Village of Sugar Grove, 10 S. Municipal Drive, Sugar Grove, Illinois; and

**WHEREAS**, due notice in respect to such Hearing was given pursuant to Section 11-74.4-5 of the TIF Act, said notice, together with a copy of the Plan and the name of a person to contact for further information, including notice by publication on March 31, 2015, and April 1, 2015, and by certified mail to the Taxing Districts and to the Department of Commerce and Community Affairs of the State of Illinois on February 19, 2015, and to the taxpayers within the Proposed Amended Area on March 24, 2015; and

**WHEREAS**, the Village has heretofore convened a joint review board as required by and in all respects in compliance with the provisions of the TIF Act; and

**WHEREAS**, on March 11, 2015 the Joint Review Board approved (5 Yes, 2 No, 1 Abstention vote) a motion to approve the redevelopment plan and eligibility study.

**WHEREAS**, the Village held the Hearing on the 21st day of April, 2015, at the Village Hall in the Village of Sugar Grove, 10 S. Municipal Drive, Sugar Grove, Illinois; and

**WHEREAS**, at the Hearing any interested person or affected Taxing District was permitted to file with the Village Clerk written objections and was heard orally in respect to any issues embodied in the notice of said Hearing, and the Village heard and determined all protests and objections at the Hearing; and

**WHEREAS**, the Hearing was adjourned on the 21st day of April, 2015; and

**WHEREAS**, the Plan and Project set forth the factors which cause the Project Area to be blighted, and the Board has reviewed the information concerning such factors presented at the Hearing and have reviewed other studies and are generally informed of the conditions in the Project Area which could cause the area to be an area in need of tax increment financing as defined in the TIF Act; and

**WHEREAS**, the Board has reviewed evidence indicating that the Project Area on the whole has not been subject to growth and development through investment by private enterprise and has reviewed the conditions pertaining to lack of private investment in the Project Area to determine whether private development would take place in the Project Area as a whole without the adoption of the proposed Plan; and

**WHEREAS**, the Board has reviewed the conditions pertaining to real property in the Project Area to determine whether contiguous parcels of real property and improvements thereon in the Project Area would be substantially benefited by the Project improvements; and

**WHEREAS**, the Board has made an assessment of the financial impact of the Project Area on, or any increased demand for, services from the taxing districts affected by the Plan and Project and have considered available programs to address such financial impact or increased demand; and

**WHEREAS**, the Board has reviewed the Plan and Project and also the existing Comprehensive Plan for development of the Village as a whole to determine whether the Plan and Project conform to such Comprehensive Plan of the Village.

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

**Section 1. Findings.** The Board hereby makes the following findings:

(a) The Project Area, as described in Exhibit A, is hereby designated as a redevelopment project area pursuant to Section 11-74.4 of the Act. The Project Area is legally described in the document attached hereto and incorporated herein as Exhibit “A” and identified on the map attached hereto and incorporated herein as Exhibit “B” as the Project Area.

(b) There exist conditions that cause the Project Area to qualify as a redevelopment project area under the TIF Act.

(c) The Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not be reasonably anticipated to be developed without the adoption of the Plan.

(d) As set forth in the Plan, the estimated date of completion of the Project is December 31, 2038, and the estimated date of the retirement of all obligations incurred to finance redevelopment project costs as defined in the Plan is December 31, 2038.

(e) The parcels of real property in the Project Area are contiguous with each other, and only those contiguous parcels of real property and improvements thereon that will be substantially benefited by the Project improvements are included in the Project Area.

**Section 2. Exhibit Incorporated by Reference.** The Plan and Project that were the subject matter of the Hearing are hereby adopted and approved. A copy of the Plan and Project is set forth in Exhibit “A” attached hereto and incorporated herein as if set out in full by this reference.

**Section 3. Invalidity of Any Section.** If any section, paragraph, or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 4. Superseder and Effective Date.** All ordinances, resolutions, motions or orders in conflict herewith be, and the same hereby are, repealed to the extent of such conflict, and this ordinance shall be in full force and effect immediately upon its passage by the Board and approval as provided by law.

Presented to the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5th day of May, 2015, A.D.

Passed by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5th day of May, 2015, A.D.:

Kevin M. Geary	_____	Mari Johnson	_____
Rick Montalto	_____	Dave Paluch	_____
Sean Herron	_____		
P. Sean Michels	_____		

Approved and signed by me as President of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 5th day of May, 2015, A.D.

\_\_\_\_\_  
P. Sean Michels,  
Village President

ATTEST:

\_\_\_\_\_  
Cynthia L. Galbreath,  
Village Clerk

Exhibit A

*(Legal description)*

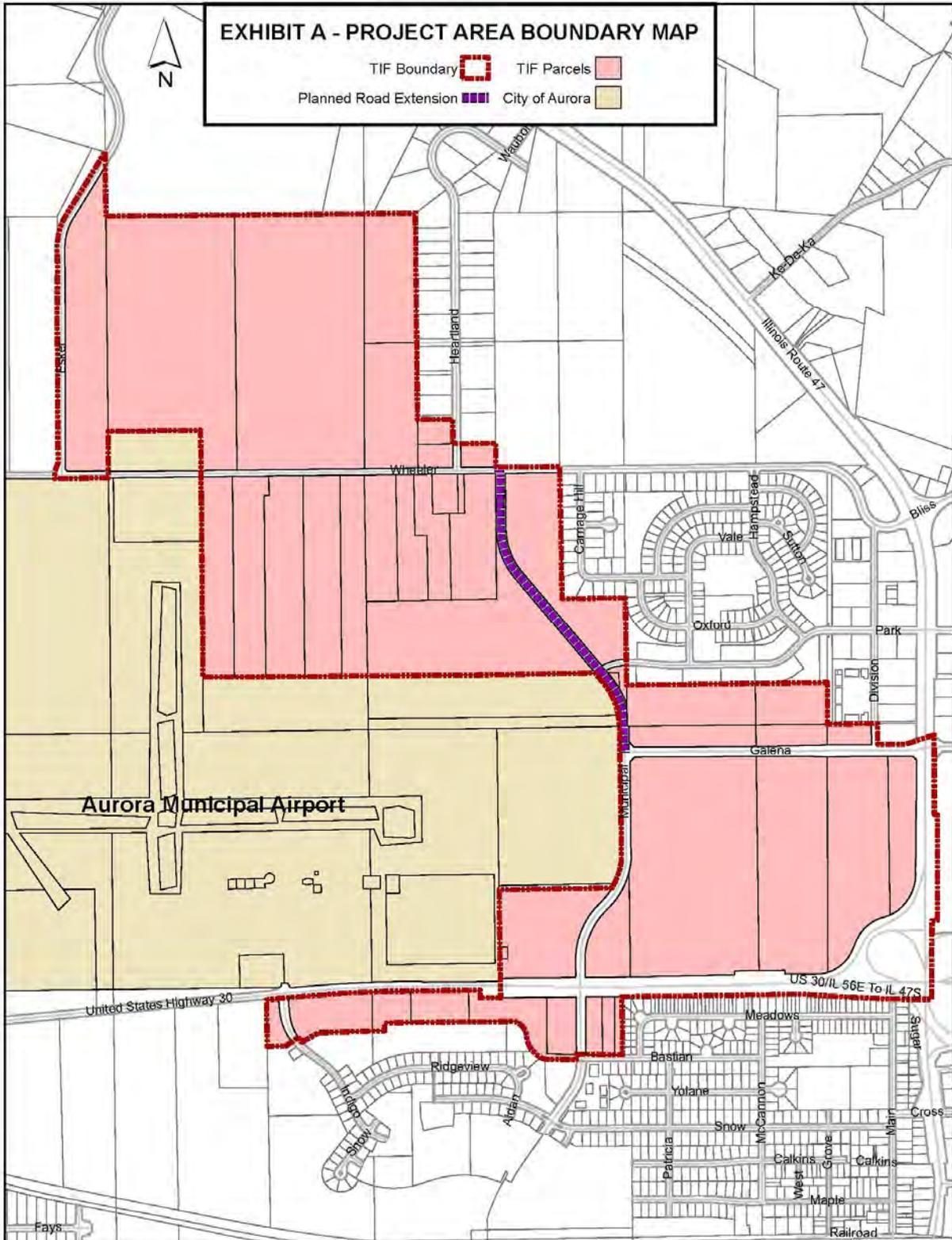
THAT PART OF SECTIONS 7, 8, 16, 17, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 35 IN HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21 AND THE WEST LINE OF SUGAR GROVE RESEARCH PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 29 TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF WHEELER ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HILLSIDE COUNTY SUBDIVISION WEST, UNIT 2 EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF WINDSOR WEST, UNIT 1; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF WINDSOR WEST UNIT 2 TO THE NORTH LINE OF WIEDNER'S LEGACY SUBDIVISION; THENCE EAST, ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST, TO THE WEST LINE OF THE RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED TO THE EAST LINE OF DIVISION DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF GALENA BOULEVARD; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF STATE ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED, TO THE SOUTH LINE OF U.S. ROUTE 30 EXTENDED EAST; THENCE WEST ALONG SAID SOUTH LINE EXTENDED AND THE SOUTH LINE OF SAID U.S. ROUTE 30 TO THE EAST LINE OF LOT 235 IN SUGAR CREEK SUBDIVISION, UNIT 1, PHASE 2; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST, TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTH LINE OF PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 1 IN PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 1576.10 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF U.S. ROUTE 30; THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE

Exhibit A

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Exhibit B  
(Location Map)





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

**ORDINANCE NO. 2015-0505B**

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**ORDINANCE DESIGNATING THE SUGAR GROVE NORTHEAST AIRPORT AREA  
TAX INCREMENT FINANCE DISTRICT #2**

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Adopted by the  
Board of Trustees and President of the  
Village of Sugar Grove  
this 5<sup>th</sup> day of May, 2015

Published in Pamphlet Form  
by authority of the Board of Trustees of the  
Village of Sugar Grove, Kane County, Illinois  
this 5<sup>th</sup> day of May, 2015

**ORDINANCE NO. 2015-0505B**

**ORDINANCE DESIGNATING THE SUGAR GROVE NORTHEAST AIRPORT AREA  
TAX INCREMENT FINANCE DISTRICT #2**

**WHEREAS**, it is desirable and in the best interests of the citizens of the Village of Sugar Grove, Kane County, Illinois (the “Village”), for the Village to implement tax increment allocation financing pursuant to the Tax Increment Allocation Redevelopment Act, Division 74.4 of Article 11 of the Illinois Municipal Code, as amended (the “Act”), for a redevelopment plan and redevelopment project (the “Plan and Project”) within the boundaries of the Village and within the redevelopment project area (the “Project Area”) described in Section 1 of this Ordinance; and

**WHEREAS**, the President and Board of Trustees of the Village (the “Board”) have heretofore by ordinance adopted and approved the Plan and Project, which Plan and Project were identified in such ordinance and were the subject, along with the Project Area designation hereinafter made, of a public hearing held on the 21st of April, 2015, and it is now necessary and desirable to designate the Project Area as a redevelopment project area pursuant to the Act.

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

**Section 1. Project Area Designated.** The Project Area is legally described in the document attached hereto and incorporated herein as Exhibit “A” and identified on the map attached hereto and incorporated herein as Exhibit “B” as the Project Area; and the Project Area is hereby designated as a redevelopment project area pursuant to Section 11-74.4-4 of the Act.

**Section 2. Invalidity of any Section.** If any section, paragraph or provision of this ordinance shall be held to be invalid or unenforceable for any reason, the invalidity or unenforceability of such section, paragraph or provision shall not affect any of the remaining provisions of this ordinance.

**Section 3. Effective Date.** This ordinance shall be in full force and effect immediately upon its passage by the Board and approval as provided by law.

Presented to the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5<sup>th</sup> day of May, 2015, A.D.

Passed by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 5<sup>th</sup> day of May, 2015, A.D.

Kevin M. Geary \_\_\_\_\_  
Rick Montalto \_\_\_\_\_  
Sean Herron \_\_\_\_\_  
P. Sean Michels \_\_\_\_\_

Mari Johnson \_\_\_\_\_  
Dave Paluch \_\_\_\_\_

Approved and signed by me as President of the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 5<sup>th</sup> day of May, 2015, A.D.

\_\_\_\_\_  
P. Sean Michels,  
Village President

ATTEST:

\_\_\_\_\_  
Cynthia L. Galbreath,  
Village Clerk

EXHIBIT A

(Legal Description)

THAT PART OF SECTIONS 7, 8, 16, 17, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 35 IN HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21 AND THE WEST LINE OF SUGAR GROVE RESEARCH PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 29 TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF WHEELER ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HILLSIDE COUNTY SUBDIVISION WEST, UNIT 2 EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF WINDSOR WEST, UNIT 1; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF WINDSOR WEST UNIT 2 TO THE NORTH LINE OF WIEDNER'S LEGACY SUBDIVISION; THENCE EAST, ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST, TO THE WEST LINE OF THE RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED TO THE EAST LINE OF DIVISION DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF GALENA BOULEVARD; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF STATE ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED, TO THE SOUTH LINE OF U.S. ROUTE 30 EXTENDED EAST; THENCE WEST ALONG SAID SOUTH LINE EXTENDED AND THE SOUTH LINE OF SAID U.S. ROUTE 30 TO THE EAST LINE OF LOT 235 IN SUGAR CREEK SUBDIVISION, UNIT 1, PHASE 2; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST, TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTH LINE OF PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 1 IN PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 1576.10 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF

EXHIBIT A

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**NORTHEAST AIRPORT TAX INCREMENT FINANCING DISTRICT NO. 2**  
**JOINT REVIEW BOARD**  
**MARCH 11, 2015 MEETING**  
**MINUTES**

**CALL TO ORDER:**

Mike Hoffman from Teska Associates, Inc., called the meeting to order at 3:00 pm.

**ATTENDANCE:**

Those present included:

Voting members present:

Sean Michels, President, Village of Sugar Grove  
Bill Perkins, Chief, Sugar Grove Fire Protection District  
Joe Wolfe, Sugar Grove Resident  
Renee Goier, Superintendent, Kaneland CUSD 302  
Tom Rowe, Sugar Grove Township  
Shannon Halikias, Sugar Grove Public Library  
Bruce Hartman, Waubensee Community College  
Greg Repede, Sugar Grove Township Park District

Non-voting members present:

Mike Hoffman from Teska Associates, Inc.  
Brent Eichelberger, Village Administrator, Village of Sugar Grove  
Walter Magdziarz, Community Development Director, Village of Sugar Grove  
Dave Linden, Sugar Grove Fire Protection District  
Mike Fagel, Sugar Grove Fire Protection District  
Tim Hoppe, Sugar Grove Fire Protection District

**APPOINTMENT OF SUGAR GROVE RESIDENT REPRESENTATIVE TO JRB:**

Mr. Joe Wolf was appointed as Resident Representative by a chorus of ayes. There were no dissenters.

**APPOINTMENT OF JRB CHAIRMAN:**

Joe Wolf moved, seconded by G. Repede, to appoint Sean Michels as Chairman of the JRB. A chorus of ayes followed; there were no dissenters.

**PRESENTATION OF TIF PLAN:**

M. Hoffman presented a Power Point presentation of the proposed TIF NO. 2 and Redevelopment Plan which identified the purpose and intent of the proposed TIF district, namely, to create local jobs and expand the tax base. He reviewed the meeting agenda; explained the role and duties of the Joint Review Board; provided a summary explanation of how tax increment financing works; provided a summary of the TIF adoption process; and reviewed a proposed timeline for adoption of the TIF district.

Mr. Hoffman's presentation included a description of the proposed TIF district boundaries and eligibility requirements. He reported that the proposed TIF No. 2 satisfied at least three of the required criteria. He also reviewed the proposed TIF budget. The line items in the budget can be adjusted higher or lower but the total redevelopment costs cannot exceed the proposed budget limit.

The floor was opened to the Joint Review Board for comments and questions.

Chief Perkins objected to the inclusion of the senior apartment building under construction (on W. Galena Boulevard) in the TIF district and the TIF district generally. The fire district would be forced to provide services to properties from which the district is receiving extremely little property tax revenue. He was of the opinion that the proposed TIF district would cause distinct damage to the fire district.

M. Fagel asked what the rationale was for including a new building under construction in the TIF. W. Magdziarz responded that the objective was capture the increment from the new construction to seed the TIF fund.

D. Linden expressed his concern that the proposed TIF district would be deleterious to the fire district since it's (the district) costs are labor which are not TIF-eligible expenditures. He maintained that the Village has other revenue sources to fund its services and to provide development assistance, unlike the fire district.

T. Hoppe, attorney representing the fire district, asked M. Hoffman for clarifications and explanations of the eligibility requirements and took issue with his responses. Lengthy discussion followed.

S. Halikias recognized that the redevelopment plan would have a negligible impact on services provided by the library district but pleaded with the Village to consider establishing a modified TIF where the other taxing districts would receive some amount or revenue from the tax increment in the TIF district.

G. Repede reminded the Joint Review Board members that the purpose of the JRB at this meeting is to determine whether the proposed TIF redevelopment plan satisfies the criteria for establishing a TIF district according to the TIF Act. The issues and concerns being expressed by the members relate to a decision that is reserved for another body to make and are not germane to the narrowly focused decision before the JRB. More discussion ensued.

**JOINT REVIEW BOARD RECOMMENDATION:**

Motion by G. Repede, seconded by J. Wolfe, that having reviewed the planning documents and proposed ordinances approving the redevelopment plan, we find that the Sugar Grove Northeast Airport Tax Increment Financing District No. 2 redevelopment project area and redevelopment plan satisfies the plan requirements, the eligibility criteria, and the objectives of the TIF Act; the minutes of the Joint Review Board meeting shall serve as the written report documenting this JRB recommendation.

AYES: Sugar Grove Park District, Sugar Grove Resident Representative, Kaneland Community Unit School District 3023, Village of Sugar Grove, and Waubensee Community College District.

NAYS: Sugar Grove Fire Protection District, and Sugar Grove Public Library

ABSTAIN: Sugar Grove Township

Motion passed

**ADJOURNMENT:**

There being no further items to review, Chairman Michels asked for a motion to adjourn. Motion by G. Repede, seconded by B. Hartman to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed at 4:36 pm.

DRAFT

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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: 2015 PAVEMENT MARKING PROGRAM  
**AGENDA:** MAY 5, 2015 REGULAR BOARD MEETING  
**DATE:** APRIL 29, 2015

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**ISSUE**

Should the Village Board approve the 2015 Pavement Marking Program.

**DISCUSSION**

The Kane County Division of Transportation offers a program where Kane County Townships and Municipalities can take advantage of County pricing for pavement markings. The Village participated in this program last fiscal year, completing approximately 54,500 linear feet of marking. The 2015-2016 Fiscal Year Budget includes funds to continue participation in this program.

On February 4, 2015, the Kane County Division of Transportation opened sealed bids for the 2015 Paint Pavement Marking Program. The contract was awarded to the lowest responsive, responsible bidder, Preform Traffic Control Systems, Ltd., 625 Richard Lane, Elk Grove Village, Illinois 60007. Preform Traffic Control Systems, Ltd. has agreed to honor all awarded contract unit prices to local government agencies. Staff feels this program is the most cost effective and efficient means to complete this project.

The focus of the 2015 Program will be remarking Capitol Drive (from Bliss Road to Galena Boulevard), E. Park Avenue (from Route 47 to Capitol Drive), W. Park Avenue (from Route 47 to Hampstead Drive), Merrill Road (from Windsor Road to Wheatfield Avenue) and Hanks Road (Winthrop New Road to Norris Road).

**COST**

The total cost of the 2015 Pavement Marking Program is \$9,000.00. The Fiscal Year 15-16 General Fund Streets Budget, account number 01-53-6405: Repair & Maintenance Services - ROW includes \$9,000.00 for this project.

## **RECOMMENDATION**

The Village Board approves Resolution# 20150505PW1 authorizing the Director of Public Works to execute an agreement in the not to exceed amount of \$9,000.00 with Preform Traffic Control Systems, Ltd., 625 Richard Lane, Elk Grove Village, Illinois 60007 for the 2015 Pavement Marking Program.



**RESOLUTION NO. 20150505PW1**

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

**RESOLUTION AUTHORIZING EXECUTION OF AGREEMENT WITH  
PREFORM TRAFFIC CONTROL SYSTEMS, LTD.**

**WHEREAS**, the Village of Sugar Grove Board of Trustees find that it is in the best interest of the Village to engage the services of Preform Traffic Control Systems, Ltd. to provide construction services for the 2015 Pavement Marking Program, and to execute an agreement;

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

An agreement between Preform Traffic Control Systems, Ltd. and the Village of Sugar Grove to provide construction services for the 2015 Pavement Marking Program. The Director of Public Works is 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 5th day of May, 2015.

\_\_\_\_\_  
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 Kevin M. Geary	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Mari Johnson	_____	_____	_____	_____
Trustee Rick Montalto	_____	_____	_____	_____
Trustee David Paluch	_____	_____	_____	_____
President P. Sean Michels	_____	_____	_____	_____