

SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]

FY 2014

Name of Redevelopment Project Area:	Industrial TIF District #1
Primary Use of Redevelopment Project Area*:	Industrial TIF District #1
If "Combination/Mixed" List Component Types:	
Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):	
Tax Increment Allocation Redevelopment Act <input checked="" type="checkbox"/>	Industrial Jobs Recovery Law <input type="checkbox"/>

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment labeled Attachment A	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification labeled Attachment B		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion labeled Attachment C		X
Were there any activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented in the preceding fiscal year and a description of the activities undertaken? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement labeled Attachment D		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) labeled Attachment E		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information labeled Attachment F	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report labeled Attachment H		X
Were any obligations issued by municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose the Official Statement labeled Attachment I	X	
Was analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If yes, please enclose the Analysis labeled Attachment J	X	
Cumulatively, have deposits equal or greater than \$100,000 been made into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K	X	
Cumulatively, have deposits of incremental revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, please enclose a certified letter statement reviewing compliance with the Act labeled Attachment L	X	
A list of all intergovernmental agreements in effect in FY 2010, to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose list only of the intergovernmental agreements labeled Attachment M	X	

* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

SECTION 3.1 - (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

Provide an analysis of the special tax allocation fund.

FY 2014

TIF NAME: Industrial Tax Increment Financing District #1

Fund Balance at Beginning of Reporting Period

\$ (31,636)

Revenue/Cash Receipts Deposited in Fund During Reporting FY:	Reporting Year	Cumulative*	% of Total
Property Tax Increment	\$ 1,463	\$ 1,463	100%
State Sales Tax Increment	\$ -		0%
Local Sales Tax Increment	\$ -		0%
State Utility Tax Increment	\$ -		0%
Local Utility Tax Increment	\$ -		0%
Interest	\$ -		0%
Land/Building Sale Proceeds	\$ -		0%
Bond Proceeds	\$ -		0%
Transfers from Municipal Sources	\$ -		0%
Private Sources	\$ -		0%
Other (identify source _____; if multiple other sources, attach schedule)	\$ -	\$ -	0%

*must be completed where 'Reporting Year' is populated

Total Amount Deposited in Special Tax Allocation Fund During Reporting Period

\$ 1,463

Cumulative Total Revenues/Cash Receipts

\$ 1,463 100%

Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)

\$ 49,261

Distribution of Surplus

\$ -

Total Expenditures/Disbursements

\$ 49,261

NET INCOME/CASH RECEIPTS OVER/(UNDER) CASH DISBURSEMENTS

\$ (47,798)

FUND BALANCE, END OF REPORTING PERIOD*

\$ (79,433)

* if there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Total Amount Designated (Carried forward from Section 3.3)

\$ (79,433)

SECTION 3.2 A- (65 ILCS 5/11-74.4-5 (d) (5) and 65 ILCS 5/11-74.6-22 (d) (5))

FY 2014

TIF NAME: Industrial Tax Increment Financing District #1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND
(by category of permissible redevelopment cost, amounts expended during reporting period)

FOR AMOUNTS >\$10,000 SECTION 3.2 B MUST BE COMPLETED

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Costs of studies, administration and professional services—Subsections (q)(1) and (o) (1)		
Legal Services	75	
Audit Services	2,000	
Engineering Services	46,922	
Other Professional Services	256	
Postage and Delivery	8	
2. Cost of marketing sites—Subsections (q)(1.6) and (o)(1.6)		
3. Property assembly, demolition, site preparation and environmental site improvement costs. Subsection (q)(2), (o)(2) and (o)(3)		
4. Costs of rehabilitation, reconstruction, repair or remodeling of existing public or private buildings. Subsection (q)(3) and (o)(4)		
5. Costs of construction of public works and improvements. Subsection (q)(4) and (o)(5)		

12. Payments in lieu of taxes. Subsection (q)(9) and (o)(11)		
		\$ -
13. Costs of job training, retraining advanced vocational or career education provided by other taxing bodies. Subsection (q)(10) and (o)(12)		
		\$ -
SECTION 3.2 A		
PAGE 3		
14. Costs of reimbursing private developers for interest expenses incurred on approved redevelopment projects. Subsection (q)(11)(A-E) and (o)(13)(A-E)		
		\$ -
15. Costs of construction of new housing units for low income and very low-income households. Subsection (q)(11)(F) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
16. Cost of day care services and operational costs of day care centers. Subsection (q) (11.5) - Tax Increment Allocation Redevelopment TIFs ONLY		
		\$ -
TOTAL ITEMIZED EXPENDITURES		\$ 49,261

SECTION 3.3 - (65 ILCS 5/11-74.4-5 (d) (5) 65 ILCS 11-74.6-22 (d) (5))

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period

FY 2014

TIF NAME: Industrial Tax Increment Financing Financing District #1

FUND BALANCE, END OF REPORTING PERIOD \$ (79,433)

	Amount of Original Issuance	Amount Designated
1. Description of Debt Obligations		

Total Amount Designated for Obligations \$ - \$ -

2. Description of Project Costs to be Paid		

Total Amount Designated for Project Costs \$ -

TOTAL AMOUNT DESIGNATED \$ -

SURPLUS*/(DEFICIT) \$ (79,433)

* NOTE: If a surplus is calculated, the municipality may be required to repay the amount to overlapping taxing

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2014

TIF NAME: Industrial Tax Increment Financing District #1

Provide a description of all property purchased by the municipality during the reporting fiscal year within the

X No property was acquired by the Municipality Within the Redevelopment Project Area

Property Acquired by the Municipality Within the Redevelopment Project Area

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 - 65 ILCS 5/11-74.4-5 (d) (7) (G) and 65 ILCS 5/11-74.6-22 (d) (7) (G)
PAGE 1

FY 2014

TIF NAME: Industrial Tax Increment Financing District #1

REPORT. PAGES 2-3 SHOULD BE INCLUDED ONLY IF PROJECTS ARE LISTED ON THESE PAGES

Check here if **NO** projects were undertaken by the Municipality Within the Redevelopment Project Area: X
list them in detail below*.

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ -	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 1: *IF PROJECTS ARE LISTED NUMBER MUST BE ENTERED ABOVE

Private Investment Undertaken (See Instructions)			\$ -
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 2:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 3:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 4:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 5:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 7:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 16:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

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

ATTACHMENT B

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2013 – 2014 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

I, Brent M. Eichelberger, the duly appointed Chief Executive Officer of the Village of Sugar Grove, County of Kane, State of Illinois, do hereby certify that to the best of my knowledge the Village of Sugar Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2013 – April 30, 2014).

Brent M. Eichelberger
Village Administrator

Date

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

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

ATTACHMENT C

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2013 – 2014 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

An opinion of legal counsel that the municipality is in compliance with this Act.

I, Steven A. Andersson, am the Village Attorney for the Village of Sugar Grove, County of Kane, State of Illinois. I have reviewed all information provided to me by the Village Administration and staff and I find that the Village of Sugar Grove has conformed to all applicable requirements of the Illinois Tax Increment Allocation Act set forth thereunder to the best of my knowledge and belief. This opinion only relates to the time period of May 1, 2013 – April 30, 2014, and is based upon all information available to me at the end of said fiscal year.

Steven A. Andersson
Village Attorney

10-16-14

Date

ATTACHMENT D

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2013 – 2014 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Activities undertaken in redevelopment project area:

The Village of Sugar Grove will work in partnership with the State of Illinois, Department of Transportation on the US Route 30 and Dugan Road project. The project consists of patching and resurfacing from US Route 30 to the south of Village Limits and pavement rehabilitation of Dugan Road from US Route 30 to the north of Village Limits.

The \$46,922 identified as expenses in this TIF report are for the Phase I and Phase II engineering costs for this project. The project will be completed and shown in next year's TIF report.



Illinois Department of Transportation

2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 19, 2012

ATTACHMENT E

Village of Sugar Grove
Project: State
Section 12-00025-00-RS
Job No. C-91-478-12 and
D-91-478-12

Cynthia L. Welsch
Village Clerk
10 Municipal Drive
Sugar Grove, IL. 60554

Dear Ms. Welsch:

The agreement between village of Sugar Grove and the state of Illinois for the above project was executed by the department on July 03, 2012.

Your copy of the executed agreement is attached.

Sincerely,

James K. Klein, P. E. S. E.
Acting Engineer of Local Roads and Streets

Gregory S. Lupton

By: Gregory S. Lupton
Acting Local Projects Implementation Engineer

Enclosure

Cc: John A. Fortmann, Acting Attn: Chris Holt
Anthony Speciale, Director of Public Works
Joanne Woodworth, Project Control
Jeff South

Local Agency Village of Sugar Grove	 Illinois Department of Transportation Local Agency/State Agreement	Job Number - Construction C-91-478-12
Location 2-00025-00-RS		Job Number - Engineering/ROW D-91-478-12

This Agreement is made and entered into between the above local agency hereinafter referred to as "LA", and the State of Illinois, acting by and through its Department of Transportation, hereinafter referred to as "STATE". The STATE and LA jointly propose to improve the designated location as shown below.

Location

Local Name Dugan Road Route FAU-2312 Length 2.20 miles

Termini South Village limit (approx. 2,490 ft. south of US Rte 30) to North Village limit (approx. 9,150 ft. north of US Rte 30)

Current Jurisdiction LA

Project Description

Pavement patching and resurfacing from US 30 south to south Village limit, limited patching from US 30 north to the north Village limit. Additionally included are aggregate wedge shoulders, pavement striping, traffic control, restoration and other appurtenant work to complete the project.

Division of Cost

Type of Work	STATE	LA	Total
Participating Construction	156,000	BAL	156,000
Non-Participating Construction			0
Preliminary Engineering	20,000	BAL	20,000
Construction Engineering	24,000	BAL	24,000
Right-of-Way			0
			0
			0
TOTAL	\$200,000	\$ 0	\$200,000

Note: *Maximum State (SRF) Participation 100% not to Exceed \$200,000

Payment Method (check one):

- Upon award of the project and request of payment from the LA, the STATE will pay the LA 100% its share of the project costs.
- Upon execution of the construction contract and request of payment from the LA, the STATE will pay the LA 95% of its share of the project costs. The remaining 5% will be paid to the LA upon receipt of the final invoice.
- The STATE will reimburse the LA for the STATE share of the project on the basis of periodic billings, provided said billings contain sufficient cost information and show evidence of payment by the LA

Agreement Provisions

1. It is mutually agreed that the PROJECT will be processed, let and constructed in accordance with Motor Fuel Tax standards, policies and procedures.
 2. Construction of the PROJECT will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction.
 3. The LA will certify to the STATE that all necessary right-of-way, temporary and permanent easements, and temporary use permits have been obtained or are not required, prior to the LA advertising for bids for the PROJECT.
 4. The PROJECT will be let and awarded by the LA upon approval of the plans and specifications by the STATE.
 5. The LA agrees to retain jurisdiction and to maintain or cause to be maintained the completed PROJECT in a manner satisfactory to the STATE unless otherwise specified by addendum.
 6. Upon approval of the final plans and specifications by the STATE and the LA, the LA agrees to accept bids and award the contract to the lowest responsible bidder after receipt of a satisfactory bid and concurrence in the award has been received from the STATE. If necessary the LA agrees to provide, or cause to be provided, all of the initial funding necessary to complete the project subject to reimbursement by the STATE.
 7. The LA shall maintain, for a minimum of 3 years after the completion of the project, adequate books, records, and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with this Agreement. All books, records, and supporting documents related to the project shall be available for review and audit by the Auditor General and the Department. The LA agrees to cooperate fully with any audit conducted by the Auditor General and the Department and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract of which adequate books, records, and supporting documentation are not available to support their purported disbursement.

To complete this phase of the project within three years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
 9. Upon completion of this phase of the project, the LA will submit to the STATE a complete and detailed final invoice with all applicable supporting documentation of all incurred costs, less previous payments, no later than one year from the date of completion of this phase of the project. If a final invoice is not received within one year of completion of this phase of the project, the most recent invoice may be considered the final invoice and the obligation of funds closed.
 10. Obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for the work contemplated herein.
 11. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.
 12. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.
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Local Agency
Village of Sugar Grove

Section
12-00025-00-RS

EXHIBITS

Additional information and/or stipulations are hereby attached and identified below as being a part of this Agreement.
Exhibit A - Location Map

The LA further agrees, as a condition of payment, that it accepts and will comply with the applicable provisions set forth in this Agreement and all exhibits indicated above.

APPROVED

Local Agency

P. Sean Michels

Name of Official (Print or Type Name)

Village President

Title (County Board Chairperson/Mayor/Village President/etc.)

P. Sean Michels 5/31/12
(Signature) Date

The above signature certifies the agency's TIN number is
36-6009121 conducting business as a Governmental
Entity.

NOTE: If signature is by an APPOINTED official, a resolution authorizing said appointed official to execute this agreement is required.

APPROVED

State of Illinois, Department of Transportation

Ann L. Schneider
Ann L. Schneider, Secretary of Transportation

BY: Aaron A. Weatherholt Deputy Director of Highways Date 7/3/12

William R. Frey 6-28-12
William R. Frey, Interim Director of Highways/Chief Engineer Date

N/A
Ellen J. Schanzle-Haskins, Chief Counsel Date

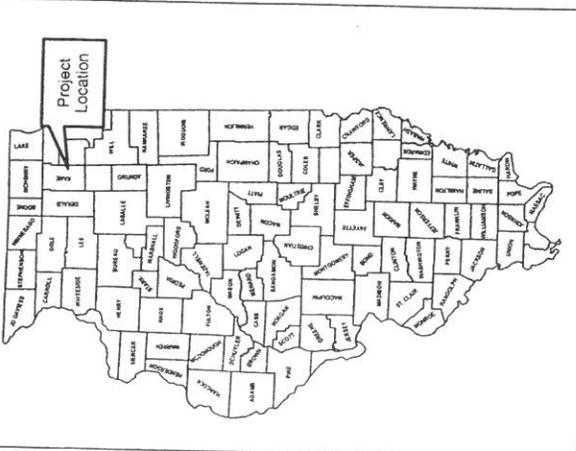
N/A
Matthew R. Hughes, Director of Finance and Administration Date

Local Agency Village of Sugar Grove	Section 12-00025-00-RS
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LEGAL DESCRIPTION

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 18 AND 19 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AERO CORPORATE PARK SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 18; THENCE CONTINUING EASTERLY 1169.64 FEET, MORE OR LESS TO A POINT; THENCE CONTINUING EASTERLY 1830.30 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND, HAVING A P.I.N. OF 14-18-400-009, SAID LINE BEING 285.80 FEET, MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT 170.30 FEET WEST OF THE EAST LINE OF SAID SECTION 18; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF U.S. HIGHWAY 30; THENCE WESTERLY ALONG SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF FARRAR-HEGERMAN SUBDIVISION EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SUGAR GROVE INDUSTRIAL PARK UNIT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK AND THE SOUTH LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 1 TO THE EAST LINE OF DUGAN ROAD; THENCE CONTINUING WESTERLY ON AN EXTENSION OF SAID SOUTH LINE 66.00 FEET TO THE WEST LINE SAID DUGAN ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF GRANART ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE INTERSECTION THE WEST LINE OF MARQUETTE INDUSTRIAL PARK EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID WEST LINE SAID LINE ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID WEST HALF, THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF SAID AERO CORPORATE PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID AERO CORPORATE PARK SUBDIVISION TO THE POINT OF BEGINNING.



PROJECT ENDS

PROJECT BEGINS

Village Limits

Village Limits

Wheeler Rd (FAU 2305)

Dugan Road (FAU 2312)

U.S. Route 30 (FAP 573)

Granart Rd (FAU 3898)

Bastian Dr
Ridgeview Ln
Indigo Dr
Snow St
Patricia Ln

Bucktail Ln
Annettes Dr
Annettes Ln
Fays Ln

Airpark Dr

Duffy Ln

Whitton Rd

Mary Dr

Katie Dr

Granart Rd

United States Highway 30



DATE:	JANUARY 2014
PROJECT NO.:	SG1302
BY:	KKP
PATH:	H:\GIS\PUBLIC\SUGAR GROVE\013
FILE:	Dugan Road LAFO2.MXD

Village of Sugar Grove
10 South Municipal Drive
Sugar Grove, IL 60554
630-466-4507

Engineering Enterprises, Inc.
52 Wheeler Road
Sugar Grove, Illinois 60554
(630) 466-6700
www.eeiweb.com



DUGAN ROAD (FAU 2312) LAFO
SECTION 13-00027-00-RS
VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS
FUNCTIONAL CLASSIFICATION:
MAJOR COLLECTOR

ATTACHMENT H

INDUSTRIAL TIF DISTRICT #1 FISCAL YEAR 2013 – 2014 ANNUAL REPORT Village of Sugar Grove, Illinois Kane County

Sugar Grove Industrial Tax Increment Financing District
Joint Review Board
January 9, 2014 minutes

CALL TO ORDER:

Chairman Michels called the meeting to order at 3:30 p.m.

ROLL CALL:

Sean Michels, President, Village of Sugar Grove
Martin Kunkel, Chief, Sugar Grove Fire Protection District
Mark Armstrong, Supervisor of Assessments, Kane County
Joe Wolf, Sugar Grove Resident
Jeff Schuler, Superintendent, Kaneland CUSD 302
Travis McGuire, Hinckley-Big Rock CUSD 429
Tom Rowe, Sugar Grove Township
Sandy Carr, Supervisor, Big Rock Township
Carol Dolin, Sugar Grove Public Library
Carrie Bronkowski, Waubonsee Community College

Others Present:

Pat Chamberlin, Finance Director, Village of Sugar Grove
Walter Magdziarz, Interim Community Development Director, Village of Sugar Grove

APPROVAL OF MEETING MINUTES:

Motion by J. Schuler, seconded by M. Armstrong to approve the meeting minutes from the January 31, 2013, meeting. A chorus of ayes followed; there were no dissenters. Motion passed.

PRESENTATION:

W. Magdziarz reported that the TIF Fund incurred a small amount of expenses for professional services and saw the EAV for the TIF District fall below the base line EAV. There was no additional information to provide the Board.

ADJOURNMENT:

There being no further items to review, Chairman Michels called for a motion to adjourn. M. Kunkel moved and J. Wolf seconded to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed at 3:36 p.m.



REPORT OF INDEPENDENT ACCOUNTANTS

September 3, 2014

The Honorable Village President
Members of the Board of Trustees
Village of Sugar Grove, Illinois

We have examined management's assertion included in its representation report that the Village of Sugar Grove, Illinois, with respect to the Industrial Tax Increment Finance District #1, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2014. As discussed in that representation letter, management is responsible for the Village of Sugar Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Sugar Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Sugar Grove, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Sugar Grove, Illinois complied with the aforementioned requirements during the year ended April 30, 2014 and is fairly stated in all material respects.

This report is intended solely for the information and use of the President, Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Lauterbach + Amen LLP

LAUTERBACH & AMEN, LLP