
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: COMMERCIAL SSA'S
AGENDA: AUGUST 2, 2016 COMMITTEE OF THE WHOLE MEETING
DATE: JULY 29, 2016

ISSUE

Shall the Village Board consider requiring dormant SSA's for the purpose of performing property maintenance on commercial properties.

DISCUSSION

Property maintenance on commercial property in the Village has become a challenge. Namely, the level of maintenance of commercial properties is not as high as it has been and commercial property maintenance issues now outnumber residential property.

Presently, the Village has created 20-some dormant SSA's for the purpose of maintaining storm water management facilities in subdivisions and new development. The proposal would expand the scope of this practice to include parking lot maintenance, landscaping, sidewalk repair, and other activities affecting the public realm not being maintained by the property owner(s).

As a case in point, Sugar Grove Center has multiple lot owners who perform property maintenance at different intervals and different levels of quality. In some instances, some property maintenance activities are not addressed at all. Without a mechanism for the Village to take action, we are forced to wait on the property owners take action.

The proposed dormant SSA would not be limited to mowing. Patching pavement or repaving, repairing concrete, and replacing dead or dying landscape material could also be eligible expenses.

COST

There is no cost to the Village to discuss the proposal. Projected costs can be obtained if the Board desires further action.

RECOMMENDATION

That the Village Board provide the Village staff with specific direction concerning the proposed commercial SSA, specifically the type of permits that would apply and the time period for the holiday.