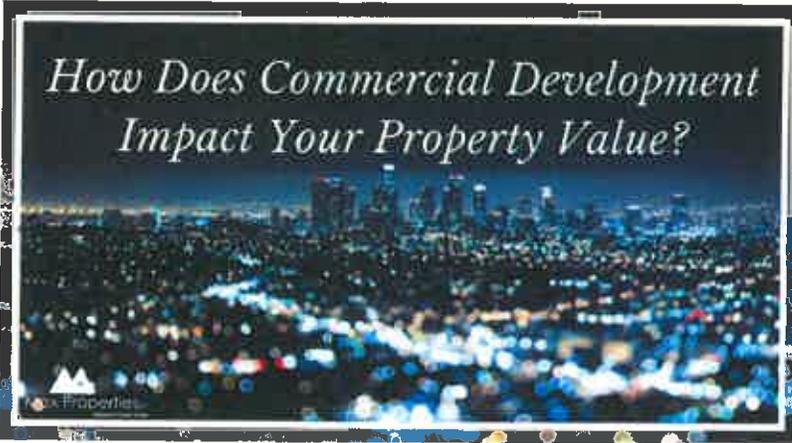




### How Does Commercial Development Impact Your Property Value?

Turnkey Properties (<https://www.maxpropertiesllc.com/turnkey-properties/>)

Posted by Max Properties LLC on 1/22/2019 at 10:00 AM  
status=How+Does+Commercial+Development+Impact+Your+Property+Value%3F  
url=https://www.maxpropertiesllc.com/how-does-commercial-development-impact-your-property-value/&media=https://www.maxpropertiesllc.com/wp-content/uploads/2017/04/MAX-Properties-Images.png&description=How+Does+Commercial+Development+Impact+Your+Property+Value%3F



(<https://www.maxpropertiesllc.com/wp-content/uploads/2017/04/MAX-Properties-Images.png>)

While a homeowner's own actions can do wonders for their home's value, often times what is happening around the property is really what could have just as much of an impact, if not more, on the value of the property. Think about it...

Perhaps a street not too far away is being widened so the surrounding city blocks can be zoned for commercial development. Maybe those old, brick cornerstone buildings down at the spotlight are finally having the boards ripped off and being revamped. This way the ground floors can be used for things such as boutique stores and coffee shops while the upper levels may be turned into chic condos or trendy rental units, if not office space and God forbid that big open field on the nearest major street suddenly has construction crews and equipment. A new Costco or Meijer could be on the way, which brings its own sets of pros and cons. Whatever commercial development might be on the way to some open space near your property, all commercial development doesn't have a negative impact on your property value, per se.

Any conscious, concerned homeowner is definitely going to want to know the impact of new or existing commercial property nearby on their property values. And much of the impact depends on the proximity to your property (<http://homeguides.sfgate.com/effects-commercial-property-residential-value-7923.html>), according to a Homebase/The Center for Common Concerns report. Those larger commercial developments and projects as well as fog-spewing industrial complexes tend to have a much greater impact - a negative one ([https://www.researchgate.net/publication/227360465\\_The\\_Impact\\_of\\_Industrial\\_Sites\\_on\\_Residential\\_Property\\_Values\\_A\\_Hedonic\\_Pricing\\_Analysis\\_from\\_the\\_Netherlands](https://www.researchgate.net/publication/227360465_The_Impact_of_Industrial_Sites_on_Residential_Property_Values_A_Hedonic_Pricing_Analysis_from_the_Netherlands)) - on your home values. Let's face it...people don't want to live near factories or warehouses. However, the story changes up when the development or project offers upscale amenities or businesses and services that are actually desirable to surrounding residents.

A couple of prime examples of commercial property that impacts property values of a neighborhood positively would be lively nightlife venues, art galleries, or coffee shops. Reports have shown that a smaller, neighborhood movie theater, just as an example, can increase a home's property value by as much as 14 to 30 percent (<http://homeguides.sfgate.com/effects-commercial-property-residential-value-7923.html>). Smaller movie theaters are very much welcomed in residential areas, especially if they are in an inner-city, trending neighborhood. Much the same impact can be seen with grocery stores, especially in cities known to be food deserts (<http://americannutritionassociation.org/newsletter/usda-defines-food-deserts>) - where small percentages of the population live within walking distance of a grocery store.

Public transportation, which is a form of commercial development (believe it or not), typically will also have a considerable impact (<https://www.thoughtco.com/rail-transit-and-property-values-2798802>) on your home's property value. Think about it: in cities with high population density (and therefore high congestion), public transportation is the very reason certain neighborhoods' rents and home values are nearly twice those of areas far away from a transit network. Cities like New York, Chicago, and San Francisco are prime examples where apartments close to transit lines go for top dollar. These are cities where people may prefer to live close(er) to downtown, or other major office areas, to be close(er) to work, therefore a mass transit system nearby is a must before even considering looking at an apartment, much less renting it. A 2011 Center for Housing Policy (<http://www.reconnectingamerica.org/index.php/resource-center/browse-research/2011/public-transit-s-impact-on-housing-costs-a-review-of-the-literature/>) report found that homes within a five-to-ten-minute walk from a transit line or network can see a 20 to 25 percent increase in value (<http://www.indymidtownmagazine.com/transit-oriented-development-boosts-real-estate-values/>)... And this is even if the neighborhood is considered to be undesirable overall.

Should construction cranes start looming in the skies nearby, clam down... don't fret just yet. The first and most important thing to do, before frying your brain over whether your property value will go down, is to find out exactly what is being built. Some commercial development can indeed have a negative impact on your property values, giving you all the more incentive to purchase a property in a more tightly-woven, dense neighborhood where perhaps the kinds of developments that hurt values might be less likely to pop up. When it's all said and done, though, if theaters, coffee shops, bookstores, or grocery stores, just to name a few, are coming to your neighborhood, kiss the heavens above because your home values are probably about to increase.

### Leave a Reply

Your email address will not be published.

Comment

Name

Email

Website

**To: The Sugar Grove Planning Commission & Village President and Board of Trustees**

## **WHY WE LIVE IN SUGAR GROVE**

---

My wife and I chose to start our life together in Sugar Grove in 2001. We chose Sugar Grove for its quiet, country feel and proximity to almost everything we need or want to do, without having it in our backyard. In 2012, instead of moving out of Sugar Grove, we chose to make our family's roots here by building a new home, because we loved our slow-paced community, school district and church family.

Our Village's website prominently says "*How Sweet it Is.*" Then continues, "*We invite you to our community. On your visit you are sure to fall in love with our community and our small town charm.*" I will not suggest that we will lose ALL that we love about our community if this zoning, development and TIF are approved, but ALL the residents will be impacted in undesirable ways and my family and the multiple neighborhoods that literally border this enormous project will be severely impacted in ALL ways possible! Village President and Board, what do we get in exchange for losing our small town feel and charm? I believe the Village will certainly be going against our Mission Statement as they determine what is best for all citizens in terms of this proposal: "*the mission of the Village of Sugar Grove is to provide a safe, comfortable environment for all of its citizens. The Village of Sugar Grove shall provide efficient and effective government services in a fiscally responsible and courteous manner. While committed to this professional level of service, the Village must weigh each individual's needs against community standards and resources, to determine what is in the best interest of all citizens.*" This proposed zoning and project does not fit our mission statement based on the many residents' testimony and interest in signing a petition against this proposal.

All along, my family expected and wanted future development, as many of us here do, but this proposed project with a developer required TIF has obviously awoken a quiet, calm, slow-paced community that cares A LOT about their families, neighbors, properties, schools and much more.

## **PDD ZONING**

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Mr. Olsem met with residents of my neighborhood prior to the public hearing. He made it clear that this proposed project will not move forward if the land is not rezoned PDD, and if they don't receive TIF. It shocks me that our Board would consider 760 acres being zoned PDD, knowing how they carefully select what businesses come into the Village. Crown also says they need the ability to change plans quickly based on market demands? Sounds like too much control to me and we may be very surprised by what they allow on this land years down the road. Do we really want to let people OUTSIDE of Sugar Grove dictate the types of businesses that are brought into OUR town? Mr. Olsem also stated that this enormous warehouse project is what the market is demanding and there's already some interest with two companies. He disclosed that at the Hannaford meeting, but not the public hearing. **Has Crown disclosed the names of the companies with anyone at the Village? If so, we deserve to know these facts as well.** I find it hard to believe that with the proposed zoning changes to a PDD that our Village officials would FORFEIT their say in what Crown Development does with this land. Based on the Planning Commissions statements at the first public hearing, the Village will only have a say in what these future developments will LOOK like, but will lose their say in the TYPE of businesses that Crown Development brings into our village and where they will be located on the 760 acres. Based on Crown's presentation to the public and to Hannaford farm residents, it appears they are really only interested in warehouses and not what our residents really want, commercial, community centers just to name a couple.

One example of a ridiculous part of the proposal: If PDD, how undesirable is their intent to pave miles of walkways. Who would want to use their walkways in our Village? What residents would want to walk with speeding semi's, trucks, cars, motorcycles, inhaling the diesel fumes, while also walking next to the three rows of towering utility lines?

---

Exhibit K-1

**TAX INCREMENT FINANCE DISTRICT (TIF) & NOT IN PUBLIC HEARING PROPOSAL = MISLEADING THE RESIDENTS**

---

During Mr. Olsem's proposal last week, he did not include the fact their development will require a TIF district for them to move forward as he told our neighborhood. By not disclosing this fact, it was very misleading, because Crown's estimated \$18.3MM in tax revenues will not be seen for decades. This is a very important fact because some may support this proposal because of the expected, or perceived tax revenues.

According to Sugar Grove's website "*Tax Increment Financing has become an effective tool for local economic development. Its basic purpose is to assist stimulating investment in areas which have difficulty attracting development or redevelopment interest, or jumpstarting economically sluggish parts of the community. With this tool municipalities can make improvements to areas in need and provide incentives to attract business or help existing businesses expand without tapping into general funds or raising taxes.*"

Based on my research, Crown is wrong

1. Based on Mr. Olsem's presentation, this description does not at all align with what's being proposed. He also stated at the first hearing "We have to build to what the market wants and what the market wants right now is e-commerce. It's absolutely the hot market right now. For e-commerce to work you need distribution facilities, and you need access to a highway or an interstate system to move products quickly. This is perfect for that." If this is what he believes, why again do they need a TIF district? It does not need our help to attract business or development and they certainly need no assistance with stimulating investment or interest. Listen to Crown speak about how amazing they think their proposal is. MOST IMPORTANTLY, the residents do not want Crown's proposed use for this land for MANY reasons, thus the rezoning should not be approved and the TIF then becomes irrelevant.
2. I researched Crown's existing and completed Illinois developments. In all instances, they invested their own funds and did not require or need a TIF to finance their large scale developments and from what we've been told by Mr. Olsem, these completed developments have been successful. An example is Thornwood in South Elgin which is comprised of 750 acres, similar in size of this proposal. Why then do "we" residents need to partially fund their development with a TIF district? While we residents will very likely pay higher taxes due to their development's foreseen and unforeseen impacts on our Village?
3. If Crown can't fund this on their own, or think they can't make a profit without a TIF, why would Sugar Grove want this? How do other developers complete distribution parks without TIFs?
4. The large distribution park in DeKalb that is NOT surrounded by residential communities off I88 and Peace Road, is NOT in a TIF district.
5. The large commercial and distribution parks along I88 through North Aurora and Naperville are NOT in TIF districts.
6. Water System Modeling Study – Meeting dated July 20, 2018 states that it is "anticipated that the study would be funded through the expected TIF district with the backing by Crown Development." What expected TIF district?
7. TIF Study - Then in a TIF eligibility study dated, December 4, 2018 it states that Crown will pay the cost of the TIF study, but If this is true, I ask if this is a conflict of interest. They want a TIF district and they are paying for the study. Are these two parties independent? Are there any related parties?
8. I also ask about related parties because I understand there is a Village official who has a personal vested interest in property bordering this re-zoning area.

9. MOST IMPORTANTLY, the residents do not want Crowns' proposed use for this land for MANY reasons, thus the rezoning should not be approved and the TIF then becomes irrelevant.

### **CROWN'S PAST DEVELOPMENTS, TRANSPARENCY, ZONING & LAND USE CHANGE TO THEIR BENEFIT**

---

Mr. Olsem stated that this proposal is "within the Village's land use plan." It only is in the plan because Crown and Village Leadership agreed to change it months before this rezoning was proposed, on June 8, 2018.

While I respect Crown's past "residential" developments and Mr. Olsem, who met with residents of my neighborhood in advance of the first public hearing, this PDD zoning and planned development is obviously not in our community's best interest, at least where the rezoning is being proposed. Crown's homepage states "*Crown looks at land as a blank canvas, then transforms the opportunity into a breathtaking portrait of neighborhoods, parks and rolling landscapes. With a few signature touches such as a clubhouse, water park and sports core, a Crown master-planned community is brought to life by the area's finest builders.*"

This sounds great and exactly what Crown does well! I understand the market has not been in Crown's favor as of yet, but the fact that this land was purchased specifically to build a residential community and has been zoned estate residential when my family built our home in 2012, we personally feel let down by our Village President and Board for aligning our community with Crown's needs and best interests.

1. The truth is, we residents were in the dark, we were blind-sided by this proposal. I personally feel misled now that I know the Village has been working on this project for a very long time and the transparency and lack of providing information to its residents is saddening. The Village has been working very closely behind the scenes with Crown for years, but they have not been working closely with whom they represent, who have only been given days to prepare for this hearing.
2. Mr. Olsem stated "this development fits nicely with the Village's planned use for this land." Whose land use plan? A tight knit groups', not the communities'. But here we are and this is our opportunity to tell you we disagree with YOUR plan and rezoning for OUR community. A resident who spoke last week reminded the Planning Commission that the past Land Use Plans was open to public comment and involvement. Did you inform the public of the desire to reopen the land use plan for additions and changes? If you did, I wasn't made aware.
3. Also, a comment made at the beginning of the public hearing on January 16, 2019 was as follows: "We didn't realize there would be so much interest" commission Chairman Irv Ochenschlager stated. This is proof beyond a reasonable doubt that the Village is grossly disconnected with the residents. Another fact that aligns with this comment is that the first hearing was held in a small room, rather than a venue that could accommodate all that would, or could turn out.
4. I don't know if our elected officials should have, or could have published a summary of details and facts for its residents, but we've all been having to research this on our own and most of us have full-time jobs. We are not receiving a fair and equitable due process due to the unfair timing and deadlines.

### **MY HOME OVERLOOKS THIS ENTIRE PROJECT & WILL IMPACT THE VALUE OF MY HOME & OVERALL QUALITY OF LIFE**

---

Sugar Grove's landscape is beautiful and views from one's property do matter. My family will literally be able to see almost ALL of this development and the fact that this land may be zoned PDD, that will lower the value of my property, yet again.

1. I have provided elevations and pictures to prove that we and others will literally OVERLOOK this entire development, an eye-sore for miles, both south and north of I88, because we sit at a higher elevation.

2. My family's home is at an elevation of 748 feet, or about 768 feet from our second floor.
3. The development south of I88 is in a low area at about 710 feet.
4. The development north of I88 is in a high area at 767 feet. We will see the lower elevation buildings and the higher elevation buildings. That's not the Sugar Grove I know and love.
5. There's no doubt our entire Northwest view will be enormous concrete buildings with 10's of thousands of truck movements that we can see on the proposed Denny Road extension.
6. Crown's presentation showed the "nice looking, very small percentage or section" of these enormous buildings. They weren't even their buildings because they've never developed a distribution park before. I don't care how much Crown talks about how nice looking they are, they are not something we residents will get enjoyment out of in any way and certainly no enjoyment looking at them in the entirety.
7. I request a 3D rendering be prepared by Crown, of the entire project that can be viewed from any and all directions, so everyone can see how horrendous this will look in our community and for our entrance to Sugar Grove off I88.
8. We do have one of the most beautiful landscaped communities in the suburbs and we are so grateful for our views. It will also cause much noise pollution all day long and light pollution all night. Every time I drive east at night, I'm so thankful we don't have the constant glow from all of the distribution parks. I'd absolutely hate to live near North Aurora's I88 corridor on east. But, if this rezoning and proposed land use is passed, Sugar Grove is likely the next North Aurora, or some other community, something I strongly know and believe most Sugar Grove residents don't want if they are well-informed of the proposed development.

#### **IMPACT ON LOCAL BUSINESSES, TAXES & HOME VALUES**

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I am a Regional Vice President of Finance and Controller for a multi-billion dollar Corporation and an unlicensed CPA. I want to add that our plant located in Elburn, employs about 80 people and will be competing for these 4,500 to 5,500 people Crown projects, most of which are lower pay positions, similar to my company's positions in production and warehousing. Based on my experience, my company has an EXTREMELY VERY difficult time recruiting employees to fill open positions. Candidates just aren't readily available. So where will they come from?

This development absolutely will lower the value of my home and all of my neighbors' homes. We all know that most people would not choose to live by a 760 acre distribution park, let alone have an entire view of it. Evidence and calculations are included to support the reality (with a home sold on January 15, 2019) that our already depressed property values will decline further if this development comes.

1. For the past 5 years, our taxes have increased 10%
2. A home was just purchased near us. The home was originally bought in 2008 and sold in January 2019 at a 19% decline from the original purchase price 11 years ago.
3. In fact, if this home was built today, the cost to build versus what it was sold for represents a 65% decline in value!
4. Taxes on this property have increased 25% over the past 8 years
5. We are in an economic death spiral as taxes continue to rise and our home values will continue to decline if this development becomes a reality? With or without a TIF?
6. I will gladly continue to pay the extremely high taxes in order to keep this development out of my backyard, TIF or no TIF. Granted as residents, we don't get many resources, or benefits with our tax dollars, but we do get peace and quiet. When we built in Hannaford, we did expect and want future development in the Village, including Northwest of Hannaford. It is zoned residential, so there was never a vision of an enormous distribution center in our backyard. That was very comforting that the Village's plan was to keep the land south of I88 without any manufacturing or distribution. The significant amount of proposed distribution space is disheartening and certainly not a well-balanced "mixed use" by any means.

## TRAFFIC & ACCIDENTS

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1. I reviewed the Traffic Impact Study. While I have no expertise about the future traffic patterns, I will say that their baseline study of existing peak travel data is grossly skewed. As they state, the study was conducted in June 2018.
2. I commute on route 47 north every morning. Their study was completed during the lowest traffic period of the year (June to mid-August) while school is out of session. I did not see them document anything about known seasonal traffic patterns.
3. There is no traffic back up on 47 going north during the month of June, because Kaneland and Waubonsee schools are out of session, so all of the faculty, employees, students and buses are off the roads.
4. However, during the school year, it is always backed up during the commute times. Driving north, it is backed up by as much as 0.3 miles from Main Street south to Willow Creek Drive.
5. The starting point of the study is grossly inaccurate going north and it likely is inaccurate going south as well, in addition to all of the missing turns on and off of 47 from mid-August to May 31st.
6. I cannot believe they are proposing all truck traffic use Denny Road extension and not an I88 frontage road. Having all the moving trucks in our backyard, in our sight is unimaginable considering the destruction this development will have on our community.
7. I've witnessed the aftermath of a slow speed semi-tractor trailer vs. motorcycle accident just northwest of Sugar Grove last year. Semis versus anything else is nothing like car vs car accidents. This slow speed accident was a left hand turn, into the path of a motorcycle because the semi driver didn't see the motorcyclist. The semi driver was a very good, defensive driver who made a mistake. Think again about our mission statement. Accidents happen, but how much more, or higher risk is our Village President and Board of Trustees willing to take for a development that returns no revenues for decades and residents' lives could be lost in exchange due to the much higher risk of semi-truck traffic?

I request that a new study be complete sometime between August and May because this one is grossly inaccurate.

## CLOSING

---

Let me leave you with this regarding the permanent effect you will have on many people's lives and future of our Village as many people have been thinking, "this just doesn't make sense."

"When the plain sense makes good sense, seek no other sense, lest it result in nonsense." This proposal as a whole is nonsense for our Village at this location.

**PLEASE OPPOSE the Rezoning of Property at IL 47 and I-88.**

**Thank you for your time and consideration,**



**Ryan R. Walter**  
1800 Hunters Ridge Lane  
Sugar Grove

**630-803-4530**

## Acknowledgments

The taking of an acknowledgment consists of positively identifying the signer of a document. The signer need not sign in the notary's presence but must personally appear before the notary and state that the signature on the document is his or hers. Acknowledgments may be taken in an individual capacity or in a representative capacity (as an authorized representative of another -- for example, as officer of a corporation for and on behalf of the corporation or as an attorney in fact for another person). These short form certificates are sufficient to meet the requirements of the law.

### Acknowledgment (in an individual capacity):

State of Illinois,  
County of Lane.

This instrument was acknowledged before me on 1/23/19  
(date) by PAUL J. FRESKE (name of person).

(seal)

*Paul J Freske*  
signature of notary public



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## Elected Officials



### Village Board

Back Row L-R: President Sean Michels, Trustee Rick Montalto, Trustee David Paluch, Trustee Ted Koch, Trustee Sean Herron

Front Row L-R: Trustee Mari Johnson, Trustee Heidi Lendi

#### Village President

[P. Sean Michels](#)

#### Village Trustees

[Rick Montalto](#)

[David Paluch](#)

[Ted Koch](#)

[Mari Johnson](#)

[Heidi Lendi](#)

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## Sugar Grove – How Sweet It Is

The Village of Sugar Grove is located in southern Kane County, approximately 42 miles west of Chicago. Sugar Grove was incorporated in 1957 and at that time the population was 125. Sugar Grove remained predominantly a small farming community until the early 1960's when residential development began. The 2010 census placed the population 8,997.

We invite you to visit our community. On your visit you are sure to fall in love with our community and our small town charm. Sugar Grove is easily accessible as State Routes 47, 30 and 56 run through our community, and Interstate 88 is on our northern border. Sugar Grove offers many amenities, including the Bliss Woods and Hannaford Woods/Nickels farm forest preserves; bike trails and the Historic Bliss House.

A note to our residents, if you need to report a problem with any of your services, parkway trees, sidewalks, plowing, water quality, water pressure or notice that a streetlight is out please feel free to send an email to the [Village Clerk](#). Your concerns are important to us.

*760 acre & future acres of enormous distribution parks does not suggest or support "small town charm"*

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BUSINESS INFO

Founded in 1957

Mission

The mission of the Village of Sugar Grove is to provide a safe, comfortable environment for all of its citizens. The Village of Sugar Grove shall provide efficient and effective government services in a fiscally responsible and courteous manner. While committed to this professional level of service, the Village must weigh each individual's needs against community standards and resources, to determine what is in the best interest of all its citizens.

NOT: Best interest of Crown Community Development.

CONTACT INFO

- Call 630-391-7200 m.me/SugarGroveIL vclerk@sugargroveil.gov http://www.sugargroveil.gov

ALL

best interest is being made clear at these hearings

MORE INFO

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## Transparency

Citizens' access to information is important to the Village of Sugar Grove. The Village works to provide information in a convenient and timely manner. This page is intended to improve resident access to important information to better facilitate the decision making process that helps shape our community.

Please use the following links to access information:

[Village Board](#)

Agendas, Minutes, Financials (see below)

*I have not received adequate time to review all of Crown's & the Village's evidence*

### Financial

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Business »

# Crown Development developers: 'This site is perfect'; Sugar Grove residents object

 Susan Sarkauskas  
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Posted 1/17/2019 5:33 AM



An estimated 300 people attended a public hearing Wednesday for a 760-acre development proposed in Sugar Grove at I-88 and Route 47. It would be mostly business use, such as warehouses, with some stores, apartments and houses. (Susan Sarkauskas | Staff Photographer)

Buy Photo

(<http://dailyherald.mycapture.com/mycapture/reviewpage.asp?image=111>)

Crown Development officials started making the case Wednesday night for why they should be allowed to build a \$645 million project

No public hearing news articles disclosed that the Developer will require a TIF.

Mr. Olsem did not present this fact, thus misleading the public. ~~That~~ The public could have left believing S.G. would bring in \$18MM in annual revenues per Mr. Olsem's proposal.



safety and our infrastructure," said Linda Gaska, drawing cheers from the audience. She said she worries about diesel-particulate pollution from trucks that would come and go, safety on roads and how tall buildings would be, among other matters.

Speakers said they were also concerned about possible contamination of an aquifer that feeds their drinking-water wells, increase in crime, the loss of mature trees on the site, and flooding. One lamented the loss of the high-quality farmland.

The hearing was suspended shortly after 9 p.m. because the library closed. It will continue the meeting Jan. 23 at a location to be determined. The village is looking for a larger space, perhaps at Waubensee Community College or a church, said Walter Magdiarz, the village's community development director.

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by Mazda

The Mazda3 is redefining the standard in compact cars, leapfrogging the competition without sacrifice or a corner cut.

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### Topics in this Article

Sugar Grove Plan Commission, Henry Crown, Dan Olsem, Walter Magdiarz, Irv Ochenschlager, Linda Gaska

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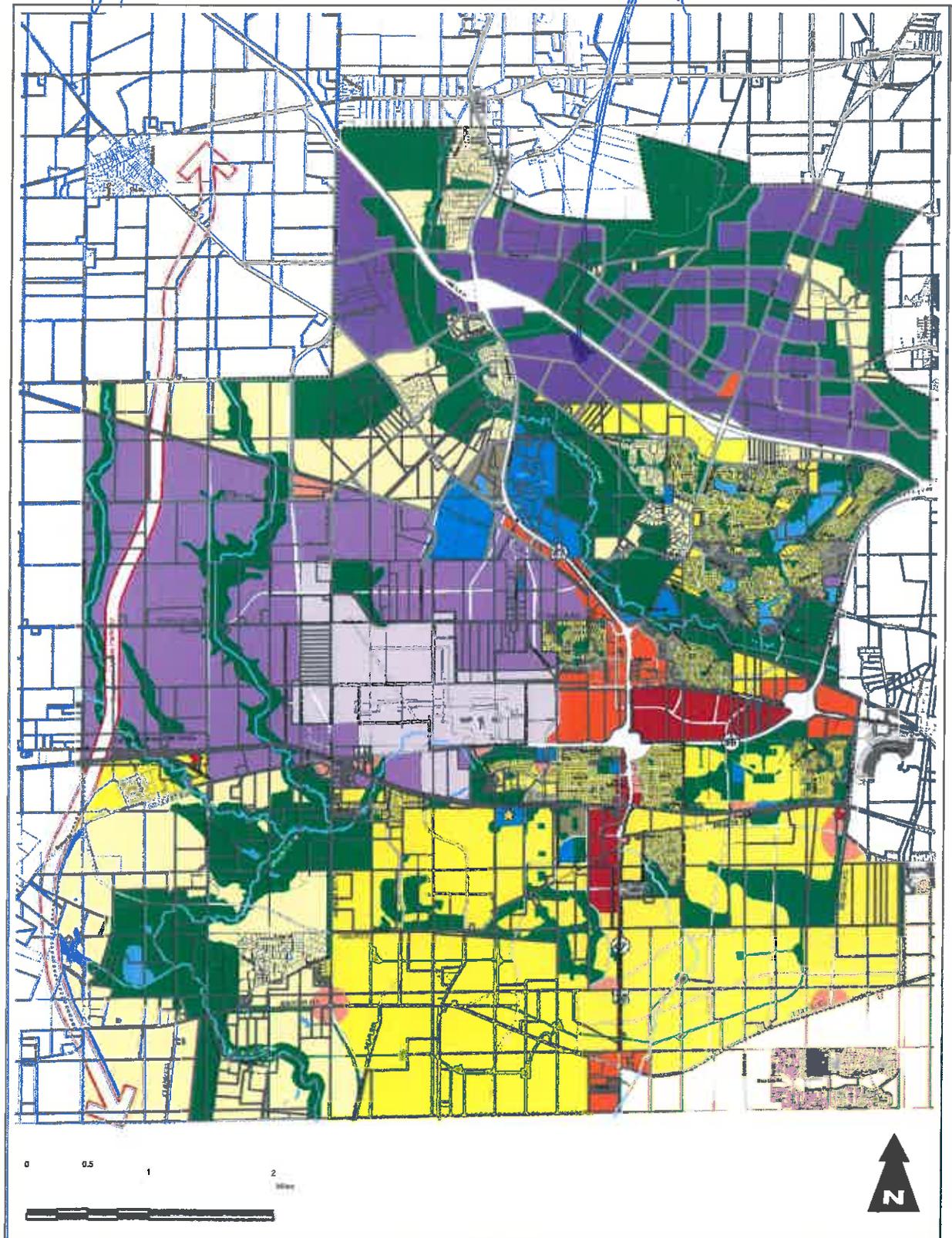
### Island Lake police sergeant fired for violating departmental rules

An Island Lake cop with a checkered past and political connections to village hall has been fired. Dickerson has 30 days to appeal his firing to the mayor, ...

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Residents have opportunity for input? Timing?

Changed from Residential  
**Land Use Plan**



- Planning Area Boundary
- Village Limits
- Estate Residential
- Open Space
- Single Family Residential
- Business Park
- Corridor Commercial
- Town Center Commercial
- Neighborhood Commercial
- Public/Semi-Public
- Airport
- Multi-Family Residential

### Village of Sugar Grove Comprehensive Plan

Prepared for Village of Sugar Grove  
Community Development Dept.  
Revised June 8, 2018

6/8/2018

**CROWN'S PAST DEVELOPMENTS, TRANSPARENCY, ZONING & LAND USE CHANGE TO THEIR BENEFIT**

**TIF & NOT IN PUBLIC HEARING PROPOSAL = MISLEADING**

## By the Numbers

- \$645M Investment in Sugar Grove
  - \$87M in Site Work and Infrastructure Costs
  - \$558M in Building Construction Costs
- Employment Projections
  - 7,600 Construction Jobs
  - 4,500 - 5,500 Full-Time Jobs
- Annual Tax Revenue Projections
  - \$16.0M in Property Taxes
    - \$13.3M from Commercial and Industrial
    - \$2.7M from Residential
  - \$1.0M in Sales Taxes
  - \$1.3M in Utility Taxes

Crown  
Mistled  
the public  
by not  
disclosing  
critically  
evidence  
that people  
can make an  
informed  
decision

From Crown's Public Hearing Presentation on 1/16/19

No disclosure of TIF Acquisition

On 1/14/19 → Hammersford Farm residents were told by Daniel Olson a TIF wld be required.

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## General TIF Information

- No Crown developments in IL are in TIF districts (completed)  
 - Crown & Village officials are talking about all the growth that will come. Not eligible for TIF

### What's TIF?

TIF is an acronym for Tax Increment Financing and it is an economic development tool authorized by the TIF Act allowing municipalities to reallocate property tax dollars in a specific geographic area for specific purposes and for a specified period of time.

Tax Increment Financing has become an effective tool for local economic development. Its basic purpose is to assist stimulating investment in areas which have difficulty attracting development or redevelopment interest, or jumpstarting economically sluggish parts of the community. With this tool municipalities can make improvements to areas in need and provide incentives to attract business or help existing businesses expand without tapping into general funds or raising taxes.

It is important to understand that TIF is not a new tax. While boundaries are established for the TIF District, it is not a new taxing body being added to the property tax bill. A TIF District does not have the authority to levy its own property tax request.

Tax Increment Financing can be one of the most effective local economic development tools available to Illinois communities. Tax Increment Financing enables municipalities to self-finance redevelopment programs. TIF funds can pay for public improvements and provide economic development incentives using the property tax revenues generated by improvements within the TIF. In other words, the redevelopment itself supports related financing for the projects and programs, not the general taxpayers of the community.

### Interested Parties Registry

As part of the TIF process, the Village Board adopted an Ordinance authorizing the establishment of a tax increment financing Interested Parties Registry and adopting the rules for the Registry. This Ordinance provides the opportunity for those interested individuals who are not located in the TIF district boundaries to register with the Village to receive information and documents related to the TIF district. Interested persons may complete the [TIF Interested Parties Registry Form](#). The form must be returned to the Village Clerk, 10 S. Municipal Drive, Sugar Grove, IL 60554.

### Why use TIF?

Sound like Crown & the Village's belief that this area will take off

Illinois communities are constantly working to maintain an environment conducive to maintaining, stabilizing and hopefully encouraging growth of the local economy and workforce in both retaining existing businesses and attracting new businesses. Municipalities need to maintain or enhance their competitive positions in the market place by rebuilding aging infrastructure and upgrading older commercial centers, industrial properties and residential neighborhoods. With limited assistance available from federal and Illinois governments and other grants, Tax Increment Financing is a significant economic development tool. And it is locally controlled.

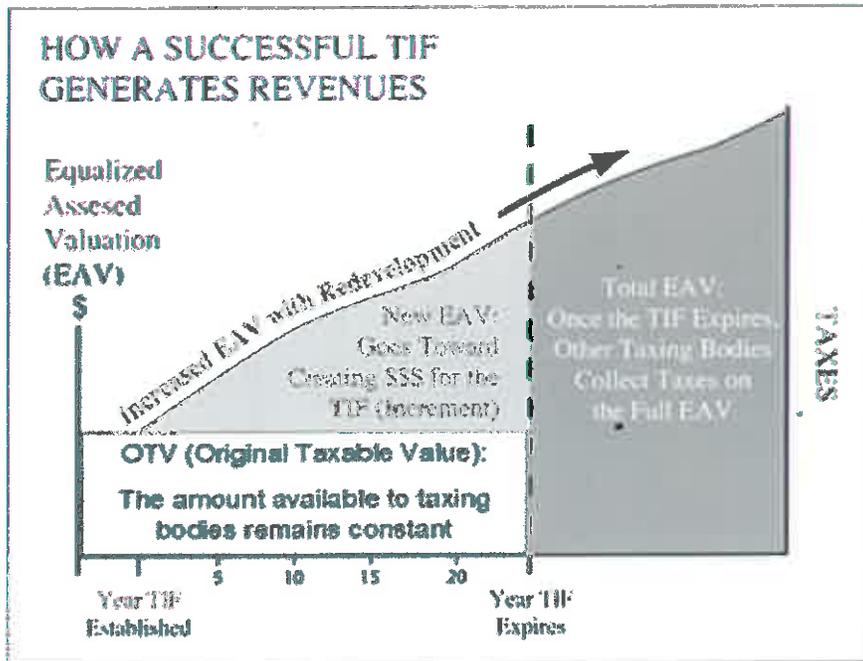
Unlike home rule communities which are given broader powers with respect to tax collection and the power to regulate and financial incentives they may offer, Sugar Grove has limited resources with which to stimulate and assist economic development in the community. The TIF technique is particularly helpful to non-home rule communities like Sugar Grove.

The underlying purpose of using the TIF technique is to accomplish the goals and objectives of the Sugar Grove Comprehensive Plan, namely to broaden the tax base, attract and retain local shopping and employment opportunities, and improve the transportation network system.

In 1977, the Illinois General Assembly adopted the Tax Increment Allocation Redevelopment Act (the "TIF Act") which provided municipalities the powers and authority to address local blight conditions and conservation areas within the community by undertaking redevelopment projects that aid in improving the economic wellbeing of the community. Tax Increment Financing (TIF) can help a community achieve improvements and economic development that would not likely occur on its own or without financial assistance.

### **How do TIF's work?**

When a municipality establishes a TIF district, the existing property values for properties within the district are recorded; this is the original taxable value (OTV). These properties already generate a certain amount of property tax revenue for the municipality and other taxing bodies. Property tax revenue generated by the OTV will continue to go to the taxing districts throughout the life of the TIF district. However, as the property values in the TIF district increase due to TIF-financed improvements, so does property tax generated by the TIF district. The increase over and above the OTV is the increment. The increment is distributed to the municipality to support economic development activities within the TIF District as authorized in the TIF Act. The use of the TIF funds are restricted and separate accounting of the TIF funds for each TIF district must be maintained.



Property owners within a TIF district do not pay an additional tax and are not taxed at a higher rate.

#### How are TIF funds used?

TIF funds can be used to support a number of public improvements and other investments that support the Redevelopment Plan and Project including, but not limited to:

- Public infrastructure improvements including roads, sidewalks, utilities, water, sanitary sewer, storm sewer, detention/retention, parking, street lighting, etc.
- Acquisition of property, land assembly, demolition, site preparation, etc.
- Rehabilitation of older buildings
- Correction and mitigation of environmental issues Job training, workforce readiness and other related educational and training programs
- Incentives to retain or attract private development

#### Reporting and disclosure

An annual TIF Report is required to be prepared for each TIF district reflecting both the financial and development activities for the year. These reports are provided to each of the taxing bodies that are found within the TIF District. A Joint Review Board consisting of representatives of the taxing bodies also meets annually to review the TIF Report. A copy of the annual TIF Report is filed with the Illinois Comptroller's Office following completion of the annual audit.

#### Want More Information?

More information about tax increment financing can be found at: [Illinois Tax Increment Association](#)

Annual TIF District Financial Reports are also available at: Illinois Comptroller’s Office Division of Local Governments.

[Permit Center](#)

[Business Information](#)

[Zoning Ordinance](#)

[Subdivision Control Ordinance](#)

[Comprehensive Land Use Plan](#) ▶

[Public Hearings](#)

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[General TIF Information](#) ▶

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### Frequently Requested Info



Home Communities The Clubhouse VIP Residences Community Development Contact Us

*They purchased the property & zoned it E-1 for their "core-purposed or business". They don't construct or develop distribution parks, very misleading.*

Thoughtful land planning

## Developing memorable communities masterfully.

Crown looks at land as a blank canvas, then transforms the opportunity into a breathtaking portrait of neighborhoods, parks and rolling landscapes. With a few signature touches such as a clubhouse, water park and sports core, a Crown master-planned community is brought to life by the area's finest builders.





Our Communities

- ▶ Highland Woods | Elgin, Illinois
- ▶ WaterGrass | Wesley Chapel, Florida
- ▶ Prairie Ridge | Hampshire, Illinois

- ▶ Sereno Canyon | Scottsdale, Arizona
- ▶ Seven Oaks | Wesley Chapel, Florida
- ▶ Terrace & South Elgin, Illinois
- ▶ Oakhurst North | Aurora, Illinois
- ▶ The Villages at Meadow Lakes | Aurora, Illinois
- ▶ The Bayou Club | Largo, Florida
- ▶ Stonebridge Country Club | Aurora, Illinois
- ▶ Oakhurst | Aurora, Illinois
- ▶ Meadow Lakes Corporate Park | Aurora, Illinois





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**TIF Districts**

TIF districts are created to assist in the redevelopment of distressed and blighted areas. As improvements are made to an area and the value of that area increases, the incremental property tax can be used for public improvements or rebated to developers to incentivize additional development. Aurora currently has seven active TIF districts:

**TIF #1** is commonly known as the Downtown TIF. It was created in 1986 and received a twelve year extension in 2009. TIF #1 will expire in 2022.

**TIF #2** expired in 2012.

**TIF#3** is commonly known as the River City TIF. It was created in 2000 and will expire in 2023.

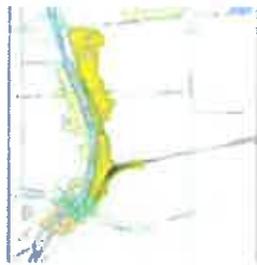
**TIF #4** is commonly known as the Bell-Gale, an industrial park. It was created in 2005 and will expire in 2028.

**TIF #5** is commonly known as the West River TIF which encompasses Lake Street retail corridor. It was created in 2007 and will expire in 2030.

**TIF #6** is commonly known as the East River TIF which encompasses the Route 25 corridor. It was also created in 2007 and will expire in 2030.

**TIF #7** is commonly known as the West Farnsworth TIF. It was created in 2011 and will expire in 2034.

**TIF #8** is commonly known as the East Farnsworth TIF. It was created in 2011 and will expire in 2034.



[Click Here to Enlarge](#)

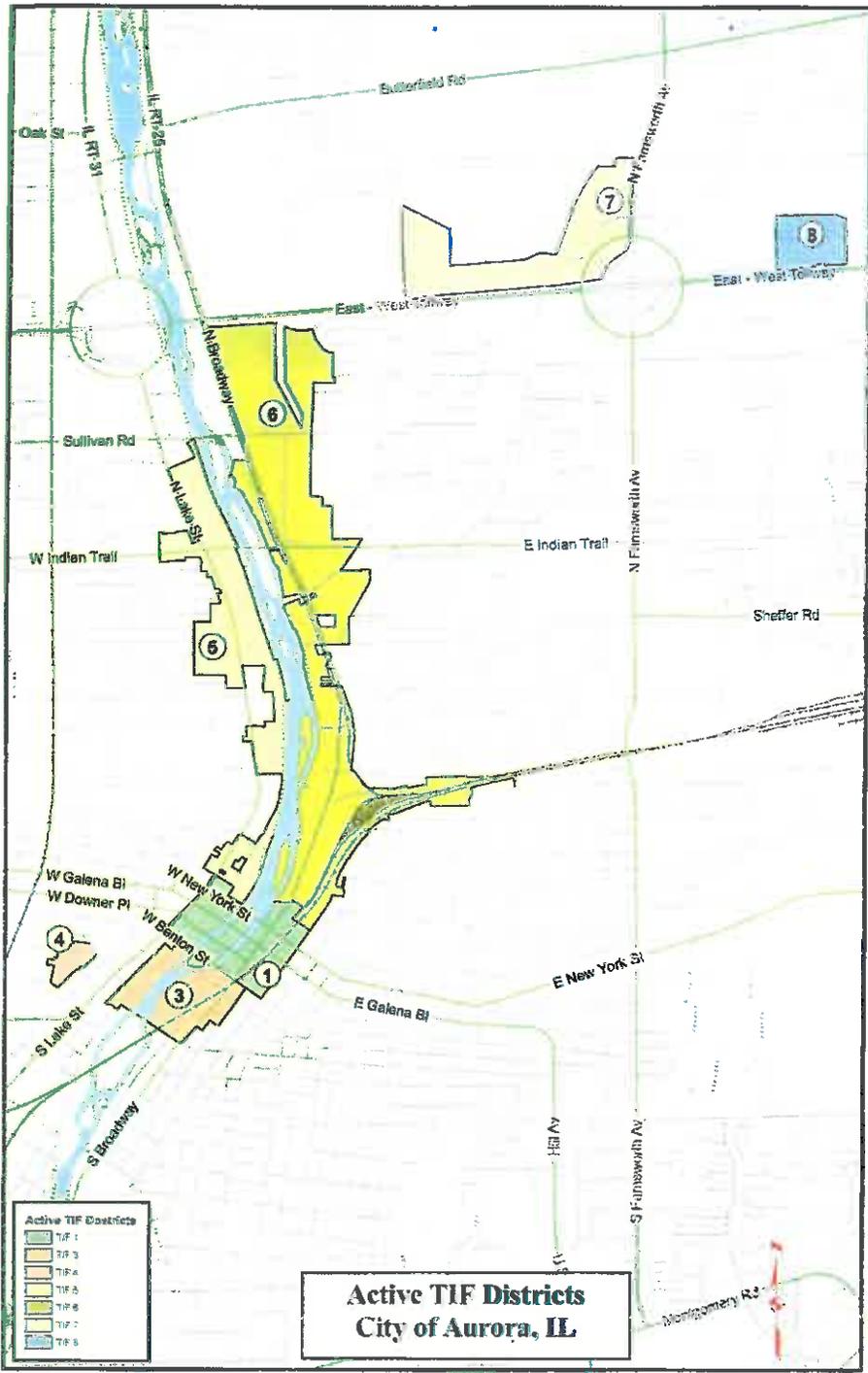
[News](#)

[Events](#)

Got any questions? I'm happy to help. ✕

Invest Aurora

Aurora's Economic Development Public/Private Partnership  
43 W. Galena Blvd.



*No Crown  
Developments*

WIKIPEDIA

# Thornwood, South Elgin

**Thornwood** is a master planned community of single-family homes and townhomes located in South Elgin, Illinois at the intersection of Silver Glen and Randall Roads on over 750 acres (3.0 km<sup>2</sup>) of land and centered on a \$3.8 million clubhouse that is situated on 6 acres (24,000 m<sup>2</sup>) of land. Construction started in 1998 and finished in 2005, three years ahead of schedule.<sup>[1]</sup>

## References

- Thornwood Homes - The Community (<http://www.cciland.com/cmmnty.htm>)

Retrieved from "https://en.wikipedia.org/w/index.php?title=Thornwood,\_South\_Elgin&oldid=875140726"

This page was last edited on 24 December 2018, at 02:30 (UTC).

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*This is their business & what I as a resident expected in my backyard.*

*Thornwood is of almost identical size, 750 acres*

*No TIF & they developed what was expected.*

[← back to Maps Explorer](#)

# South Elgin 2 TIF District



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## My Lists

Sign in to be able to add this Place to one of your lists

### Place map tools

Show properties & parcels

Sign in to download map:

[as GeoJSON](#) [as KML](#) [as GML](#)

## More info about South Elgin 2 TIF District

About the South Elgin 2 TIF district

Expiration date is unknown. The reference number is 2.

*No Crown Developments*

## Spring start set for work on I-88 interchange at Route 47

Project bids lower than estimated \$25 million

By **MARTHA QUETSCH** [Email](#)

Nov. 30, 2018

An intergovernmental agreement is paving the way for a long-awaited transportation project that will provide access to and from the east at Route 47 and Interstate 88 in Sugar Grove as soon as next fall.

The Sugar Grove Village Board on Nov. 20 authorized the agreement with the Illinois Tollway Authority, IDOT and Kane County, which must approve it before the project can proceed.

Good news for all four entities was that construction bids recently came in lower than expected, so the project cost will be significantly lower than the original estimate of \$25 million, village officials announced at the board meeting.

"Due to timing, [the village, IDOT, the tollway authority and the county] were able to save \$5 million on the project – \$250,000 for the village," Sugar Grove Village President Sean Michels said.

The board approved village funding for up to \$1.25 million of the interchange project cost.

Michels said construction will begin in April, and the new ramps will be open in November 2019.

The interchange project also will rehabilitate the bridge over the tollway in Sugar Grove and realign the existing ramps constructed in the early 1970s, which only provide for travel to and from the west at Route 47.

**The interchange improvements are expected to be a boon for the local economy and a huge benefit for drivers who currently must use interchanges in Aurora on Orchard Road, Route 31 and Eola Road to access I-88.**

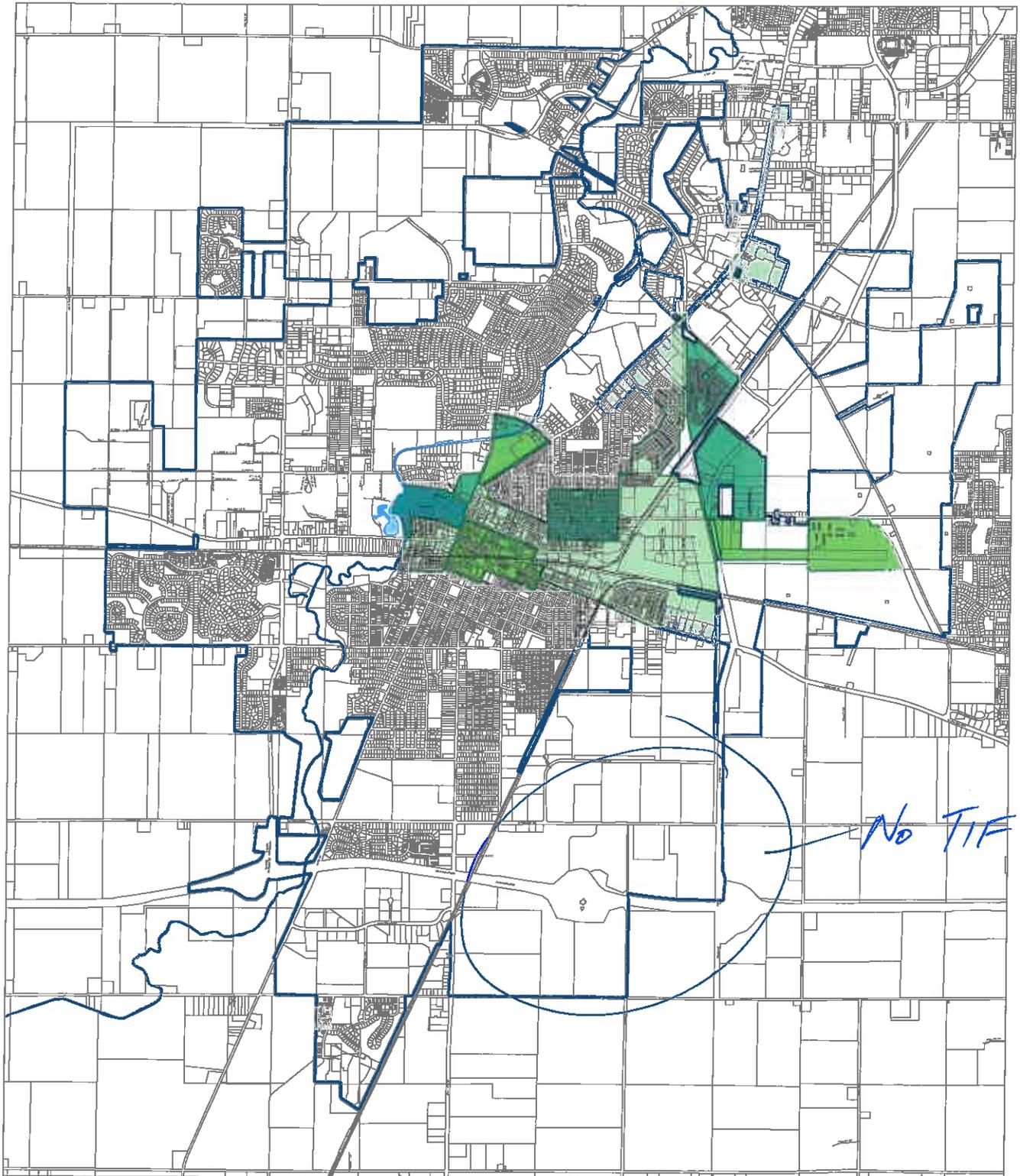
Of the total cost of the project, the tollway will provide 60 percent, and IDOT will contribute up to 25 percent, with the county paying 10 percent and Sugar Grove covering 5 percent.

Sugar Grove village officials are working with a local property developer to fund 50 percent of the village's share and plan to fund the remaining half through the municipal roadway maintenance fee.

The village already has funded the cost of preliminary design and engineering studies for the interchange improvements, as required by the tollway authority.

**DAILY CHRONICLE**

# Tax Increment Finance (TIF) Districts



## District

- Central Area TIF - 1985 Base Year - Property & Sales Tax
- Central Area TIF - 1985 Base Year - Property Tax Only
- Central Area TIF Amended - 1994 Base Year - Property Tax Only
- Central Area TIF 5 - 2008 Base Year - Property Tax Only

©Community Development/Planning or Addressing, 2014 and  
 Updated 10/20/14 DJS  
 Last Updated: 10/20/14 DJS



DeKalb, IL Distribution Park Area on 188 - NO TIF. Stagnant growth as all the property East is undeveloped. Family owns the farms east of Peace and have not yet sold after decades.



[← back to Maps Explorer](#)

# North Aurora 2 TIF District



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## My Lists

Sign in to be able to add this Place to one of your lists

Place map tools

Show properties & parcels

Sign in to download map:

as GeoJSON as KML as SVG

## More info about North Aurora 2 TIF District

About the North Aurora 2 TIF district

Expiration date is unknown. The reference number is 2.

[← back to Maps Explorer](#)

# Naperville 1 TIF District



## My Lists

Sign in to be able to add this Place to one of your lists

Place map tools

Show properties & parcels

Sign in to download map:

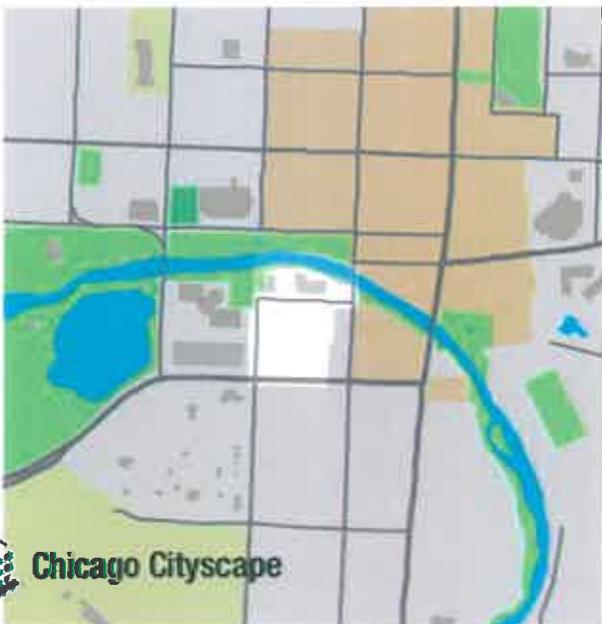
as GeoJSON as KML as SVG

## More info about Naperville 1 TIF District

About the Naperville 1 TIF district

Expiration date is unknown. The reference number is 1.

## Naperville 1



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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  
BRAD MERKEL, PUBLIC UTILITIES SUPERVISOR  
**SUBJECT:** RESOLUTION: AUTHORIZING AN ENGINEERING AGREEMENT FOR  
WATER SYSTEM MODELING STUDY  
**AGENDA:** JULY 24, 2018 BOARD MEETING  
**DATE:** JULY 20, 2018

---

**ISSUE**

Should the Village Board approve a resolution authorizing an engineering agreement for a Water system modeling study.

**DISCUSSION**

Throughout the last several years, Crown Development has been evaluating the feasibility of developing approximately 760 acres in the areas of the I-88 / Route 47 interchange. As Crown continues to their study, it has become apparent that beneficial development of the area is not currently possible due to the extraordinary costs. For this reason the Village has determined that a TIF District is likely. Additional studies of the area are warranted to determine the potential Water System Improvements necessary to make the site development viable.

The goal of the study is to determine the necessary water supply, treatment, storage and distribution system improvements to be constructed for the development to take place.

The total cost for the project is estimated at \$56,460.00. It is anticipated that the study would be funded through the expected new TIF district with backing by Crown Development.

**COST**

The total estimated cost of the project is \$56,460.00. The costs associated with this project were not budgeted for FYE 19. The costs will be funded through the new TIF district.

**RECOMMENDATION**

The Village Board approve **Resolution # 20180724PW1** authorizing an engineering agreement for a Water system modeling study.



RESOLUTION NO. 20180724PW1

VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

**RESOLUTION AUTHORIZING EXECUTION OF AN ENGINEERING AGREEMENT WITH ENGINEERING ENTERPRISES, INC. FOR A WATER SYSTEM EVALUATION**

**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 Engineering Enterprises, Inc. to provide professional engineering services for a Water System Evaluation, and to execute the attached agreement;

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

The Director of Public Works and/or his assigned are hereby authorized to execute a contract for a Water System Evaluation on behalf of the Village and to take such further actions as are necessary to fulfill the terms of said contract with Engineering Enterprises, Inc.

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 24th day of July, 2018.

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

ATTEST:

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

|                           | Aye   | Nay   | Absent | Abstain |
|---------------------------|-------|-------|--------|---------|
| Trustee Sean Herron       | _____ | _____ | _____  | _____   |
| Trustee Mari Johnson      | _____ | _____ | _____  | _____   |
| Trustee Ted Koch          | _____ | _____ | _____  | _____   |
| Trustee Heidi Lendi       | _____ | _____ | _____  | _____   |
| Trustee Rick Montalto     | _____ | _____ | _____  | _____   |
| Trustee David Paluch      | _____ | _____ | _____  | _____   |
| President P. Sean Michels | _____ | _____ | _____  | _____   |



June 18, 2018

Mr. Walter Magdziarz  
Community Development Director  
Village of Sugar Grove  
601 Heartland Drive  
Sugar Grove, IL 60554

**Re: Water Service Evaluation for Crown Property  
Sugar Grove, Illinois**

Dear Mr. Magdziarz:

We have reviewed the letter regarding Water System Consulting for The Crossings Development for the Crossings Developed prepared by RHMG Engineers, Inc. and dated March 13, 2018. We offer the following comments:

**A. Water Demands**

**1. Existing Sugar Grove Water Demands**

- a. The Maximum Day Demand versus Average Day Demand ratio presented for 2016 appears to be lower than what the Village has historically experienced at times. The Village has observed Maximum Day Demand versus Average Day Demand ratios in excess of 2.7 during drought years in the past. The water use during a dry/drought year should particularly be analyzed before projecting future water use. Per the *Recommended Standards of Water Works*, adequate water shall be provided by calculations based on one in a fifty-year drought or the extreme drought of record, and should include consideration of multiple year droughts. Therefore, a minimum of five years of historic water use data shall be compiled and analyzed, but should also include 2012 given it was a dry year.

**2. Projected Water Demands for The Crossing:**

- a. In the type of development presented to date, fire flow requirements often govern the design of the Water Works System Improvements. Therefore, Crown Development shall provide anticipated maximum fire flow needs for any of the possible types of development/buildings that could be constructed within their property.
- b. Additional research and review is warranted on the anticipated demands for the Crown Property. It is our understanding that irrigation demand will be limited. However, in terms of the projected domestic demands, further consideration should be given to all potential land uses within the Crown Property. For example, data processing uses typically have a high water demand along with any restaurants. Once the water main and any other

improvements are constructed, we may otherwise be limited in terms of uses within the Crown Property. This is particularly concerning given the proposed flex zoning.

c. Back-up/source information for the proposed water demand assumptions shall be provided.

3. The proposed Flex Zoning can result in significantly different water use demands depending on the ultimate water use. Therefore, the recommended improvements need to be able to accommodate any of the potential land uses that would reasonably be foreseen at this site.

**B. Capacity of Existing Water System to Accommodate The Crossings**

4. Wells – Both Ultimate Source (Firm) Capacity and Reliable Source Capacity shall be reviewed upon further analysis of the Village demands. Ultimate Source Capacity was the only parameter that was analyzed by RHMG. Additional calculations are required.
5. Storage – Peak Hour Storage, Fire Flow, and Emergency Supply are three parameters which should be reviewed with respect to storage. The report analyzes Peak Hour Storage and Emergency Supply. However, an important distinction which needs to be made regarding Elevated Water Storage versus the Ground Water Storage is that the available ground storage is limited by the distribution pump capacities. This limit shall be taken into consideration when performing the analysis. Furthermore, the general proposed pressures may be adequate for the Crown Property, but additional study is warranted to understand how this conceptual change to the Village's overall Water Works System will impact other areas within the Village's planning area.

**C. Water Transmission Mains**

6. Additional evaluation is required to confirm there is adequate storage, supply and treatment. Furthermore, a hydraulic analysis is necessary to determine the following:
  - a. Is there adequate distribution system flow and pressure at the anticipated point of connection for both domestic and fire flow requirements?
  - b. Are any negative impacts anticipated on the existing distribution system as a result of the proposed development?
  - c. Will the proposed water main within this development adequately distribute water and transfer water between wells, water treatment plants and storage tanks both under existing conditions, as well as the ultimate Village build-out. The water mains have a 50 to 100 year life, and the sizing of such water mains should be designed to adequately serve areas as they are built-out. Furthermore, consideration shall be given to redundancy within the system such that water service is maintained in the event of major water main breaks and regular maintenance of their municipal facilities (storage tanks, wells, and water treatment plants).
7. The Illinois Environmental Protection Agency promotes looped water mains not only for Hydraulic reasons, but also for water quality reasons. A proposed significantly long dead-end water main is not recommended. At a minimum, the Crown plan shall show how this water main will be looped within a reasonable timeframe.

Mr. Walter Magdziarz  
June 18, 2018  
Page 3 of 3

D. Capacity of Existing Water System to Accommodate The Crossings

8. Locations within the Crown Property were identified as a potential location for shallow groundwater supply. We recommend the Village continue to investigate the feasibility of shallow groundwater. At a minimum, one or two sites should be identified as potential locations of future shallow well(s). It shall be understood that field work, including resistivity testing and possible test well, would need to be performed prior to confirming the viability of any site that is selected.

As presented above, we feel it is in the Village's best interest to further analyze the proposed plan. We feel it is essential to understand the full impact of this development on the existing Village's Water Works System (both existing and master plan). Please find attached a proposal for the Village's consideration.

Please let us know if you have any questions or require additional information.

Respectfully Submitted,

ENGINEERING ENTERPRISES, INC.



Michele L. Piotrowski, P.E., LEED AP  
Senior Project Manager

Pc: Mr. Brent Eichelberger, Village Administrator  
Mr. Anthony Speciale, Director of Public Works  
PGW, JWF, DRB, TNP, EEI

**AGREEMENT FOR CONSULTING ENGINEERING SERVICES FOR A  
WATER WORKS SYSTEM EVALUATION – CROWN PROPERTY**

This Agreement, made this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ by and between the Village of Sugar Grove, Kane County, Illinois, a municipal corporation of the State of Illinois (hereinafter referred to as the "VILLAGE") and Engineering Enterprises, Inc. of 52 Wheeler Road, Sugar Grove, Illinois, 60554 (hereinafter referred to as the "ENGINEER").

In consideration of the mutual covenants and agreements contained in this Agreement, the VILLAGE and the ENGINEER agree, covenant and bind themselves as follows:

1. **Services:** ENGINEER agrees to perform for the VILLAGE the work associated with the Water Works System Evaluation for the Crown Property as outlined in Attachment A.
2. **Direction:** The Director of Public Works, or his written designee, shall act as the VILLAGE'S representative with respect to the Services to be provided by the ENGINEER under this Agreement and shall transmit instructions and receive information with respect to the Consulting Engineering Services.
3. **Compensation:** The work items, estimated staff time, and projected fees for each work item are summarized within Attachment B. Based on this computation, the VILLAGE agrees to pay the ENGINEER for providing the Services set forth herein a fixed fee amount of \$56,460.

The defined work items and proposed fee structure does not include provisions for evaluating Waubensee Community College's connection to the VILLAGE Water Works System, or any interconnections with adjacent communities. If, at any time during the study period, the VILLAGE wishes to amend the contract to add any of these items, or any other items, then the contract may be amended in accordance with Section 10 of this agreement.

4. **Term:** The term of this Agreement shall be active through December 31, 2018, unless otherwise extended through written confirmation by both parties. The draft report shall be completed within 150 days of authorization to proceed and the final report shall be completed within 30 days of the receipt of the Village's draft report review comments. A general schedule is outlined in Attachment C.
5. **Payment:** Engineer shall invoice the VILLAGE on a monthly basis for Services performed and any costs and expenses incurred during the previous thirty (30) day period. The VILLAGE shall pay the ENGINEER within thirty (30) days of receipt of said invoice.
6. **Termination:** This Agreement may be terminated upon fourteen (14) days written notice of either party. In the event of termination, the ENGINEER shall prepare a final invoice and be due compensation calculated as described in paragraph 3 for all costs incurred through the date of termination.
7. **Documents:** All related writings, notes, documents, information, files, etc., created, compiled, prepared and/or obtained by the ENGINEER on behalf of the VILLAGE for the Services provided herein shall be used solely for the intended project.
8. **Notices:** All notices given pursuant to this Agreement shall be sent Certified Mail, postage prepaid, to the parties at the following addresses:

The VILLAGE:

The ENGINEER:

Village of Sugar Grove  
10 Municipal Drive  
Sugar Grove, IL 60554  
Attn: Tony Speciale, Village Dept. of PW

Engineering Enterprises, Inc.  
52 Wheeler Road  
Sugar Grove, IL 60554  
Attn: David R. Burroughs, P.E.

- 9. Waiver: The failure of either party hereto, at any time, to insist upon performance or observation of any term, covenant, agreement or condition contained herein shall not in any manner be constructed as a waiver of any right to enforce any term, covenant, agreement or condition hereto contained.
- 10. Amendment: No purported oral amendment, change or alteration hereto shall be allowed. Any amendment hereto shall be in writing by the governing body of the VILLAGE and signed by the ENGINEER.
- 11. Succession: This Agreement shall ensure to the benefit of the parties hereto, their heirs, successors and assigns.

IN WITNESS WHEREOF, we have hereunto signed our names the day and year first above written.

VILLAGE OF SUGAR GROVE:

ENGINEERING ENTERPRISES, INC.:

\_\_\_\_\_  
Village President

\_\_\_\_\_  
Senior Project Manager

ATTEST:

ATTEST:

\_\_\_\_\_  
Village Clerk

\_\_\_\_\_  
Secretary

**ATTACHMENT A – SCOPE OF SERVICES**  
**WATER WORKS SYSTEM EVALUATION - CROWN PROPERTY**  
Village of Sugar Grove, Kane County, IL

**Introduction**

Throughout the last several years, Crown Development has been monitoring and evaluating the feasibility of developing 760+ acres in the general vicinity of the proposed Route 88 and Route 47 interchange. As Crown continues to explore such opportunities and begin potential annexation negotiations with the Village, additional study is warranted to determine the potential Water Works System Improvements necessary to make the development viable.

The goal of this study is to determine the necessary water supply, treatment, storage, and distribution system improvements to be constructed for the development such that it will not negatively impact the Village's existing Water Works System or their existing customers. Furthermore, given the Village of Sugar Grove plans for growth beyond the limits of the Crown Development property, a wholistic approach to the recommended improvements should also consider and understand the potential impacts of future development. Much of the water infrastructure has a 50-year to 100-year life; therefore, the intent is to confirm that such infrastructure will meet the needs during that time as well. Supply, treatment, and storage can be phased in throughout that period, but the water main shall be designed to meet the ultimate build-out to the extents of the Village's planning area. This study will evaluate the quantity of supply, treatment, and storage as well as perform a hydraulic analysis using a Bentley's Watercad modeling software. Furthermore, at a minimum, land should be reserved for future municipal water sites at key locations that are optimal for their system to operate efficiently as well as having access to groundwater for future supply.

As part of this study, we will revise the Village's Water Works System Master Plan, and work with both the Village and Crown to obtain the optimal solutions for the development. Cost estimates will be prepared, and final recommendations will be presented to the Village Board.

The proposed work items for this project are as follows:

**PROJECT FACILITATION & MEETINGS:**

- 1-1 Project Administration
- 1-2 Project Initiation & Progress Meetings (Prep. & Attendance)
- 1-2a Project Initiation & Progress Meeting No. 1 - Population, Demands, & Needs Assessment
- 1-2b Progress Meeting No. 2 - Model Verification, System Deficiencies & Improvements
- 1-2c Progress Meeting No. 3 - Final Recommendations and Presentation Review Meeting
- 1-2d Presentation to Village Board

**WATER WORKS SYSTEM EVALUATION:**

- 2-1 Review Land Use & Project Population
- 2-2 Obtain Concurrence with Crown & Community Development
- 2-3 Review Overall Water Works System Map (Connection Points and Larger Diameter Network)
- 2-4 Coordinate Flow Testing with Village Staff and Summarize and Review Flow Test Results
- 2-5 Evaluate Contours/Pressure Zones - Redefining Pressure Zones for Proposed North PZ

- 2-6 Summarize Historical Water Use Data (2012 - 2017)
- 2-7 Develop/Review Water Use Projections (Village & Crown Property)
- 2-8 Conduct Needs Assessment Calculations (Confirm Water Supply and Storage Needs)
- 2-9 Define Water Storage Facility Locations Within Planning Area
- 2-10 Review Potential Municipal Water Facility Sites on the Crown Property
- 2-11 Update & Verify Water Model (Including Field Verification of Fire Hydrant Flow Testing)
- 2-12 Confirm Large Diameter Water Distribution Network Within Planning Area Within the Crown Property Vicinity
- 2-13 Prepare/Update Water Works System Exhibits (Existing System and Proposed)
- 2-14 Prepare Cost Estimates for Water Works System Imp. (Maximum of 4 Estimates)

#### **IMPLEMENTATION PLAN AND REPORT OF FINDINGS:**

- 3-1 Develop and Prepare Water Distribution System Master Plan
- 3-2 Develop Draft Report & Submit To Village Staff For Review
- 3-3 Prepare Draft Village Board Presentation
- 3-4 Finalize Report & Presentation & Submit To Village

#### **Clarifications:**

1. Shallow groundwater potential has been identified previously in the vicinity of the Crown Property. This proposal excludes any further office or field investigation. However, at a minimum, we recommend land be reserved and the Village continue explore this sustainable supply resource as was identified in the 2005 Water Works System Master Plan.
2. Water modeling updates and verification will be focused on the major changes to the Water Works System that could impact the Crown Development. This will not be a full model update for the entire system.
3. Coordination with the Aurora Municipal Airport regarding specific tank locations is not included in this scope.
4. The defined work items and proposed fee structure do not include provisions for evaluating Waubensee Community College's connection to the VILLAGE Water Works System, or any interconnections with adjacent communities. If, at any time during the study period, the VILLAGE wishes to amend the contract to add any of these items, or any other items, then the contract may be amended in accordance with Section 10 of this agreement.

#### **Additional Services**

The above scope summarizes the work items that will be completed for this contract. Additional work items, including additional meetings beyond the project initiation meeting defined in the above scope, shall be considered outside the scope of the base contract and will be billed in accordance with the Standard Schedule of Charges.

DATE: 6/18/2018  
 ENTERED BY: MLP



**ATTACHMENT B**  
**LEVEL OF EFFORT AND ASSOCIATED COST**  
**Water Works System Evaluation - Crown Property**  
 Village of Sugar Grove, Illinois



| WORK ITEM NO.                                       | WORK ITEM   | ENTITY:       |                     | EEI            |                        |                  |             |           |        | WORK ITEM HOUR | COST PER ITEM |           |
|---|---|---------------|---------------------|----------------|------------------------|------------------|-------------|-----------|--------|----------------|---------------|-----------|
|   |   | PROJECT ROLE: | PRINCIPAL IN CHARGE | QC/QA ENGINEER | SENIOR PROJECT MANAGER | PROJECT ENGINEER | CAD MANAGER | GIS TECH. | ADMIN. |                |               |           |
|   |   | HOURLY RATE:  | \$197               | \$191          | \$191                  | \$149            | \$149       | \$72      | \$76   |                |               |           |
|   | RESOURCE:   | JWF           | STD                 | MLP            | CW                     | KKP              | MLT         | DRM       |        |                |               |           |
| <b>PROJECT FACILITATION</b>                         |   |               |                     |                |                        |                  |             |           |        |                |               |           |
| 1-1   | Project Administration  |               |                     |                | 8                      |                  |             |           |        |                | 8             | \$ 1,528  |
| 1-2   | Project Initiation & Progress Meetings (Prep. & Attendance)                             |               |                     |                |                        |                  |             |           |        |                |               |           |
| 1-2a  | Project Initiation & Progress Meeting No. 1 - Population, Demands, & Needs Assessment   |               | 2                   |                | 4                      | 3                |             |           |        |                | 9             | \$ 1,605  |
| 1-2b  | Progress Meeting No. 2 - Model Verification, System Deficiencies & Improvements         |               | 2                   |                | 4                      | 3                |             |           |        |                | 9             | \$ 1,605  |
| 1-2c  | Progress Meeting No. 3 - Final Recommendations and Presentation Review Meeting          |               | 2                   |                | 4                      | 3                |             |           |        |                | 9             | \$ 1,605  |
| 1-2d  | Presentation to Village Board   |               | 2                   |                | 4                      | 3                |             |           |        |                | 9             | \$ 1,605  |
|   | <b>Project Facilitation Subtotal:</b>   |               | 8                   | 0              | 24                     | 12               | 0           | 0         | 0      |                | 44            | \$ 7,348  |
| <b>WATER WORKS SYSTEM EVALUATION</b>                |   |               |                     |                |                        |                  |             |           |        |                |               |           |
| 2-1   | Review Land Use & Project Population  |               |                     |                | 4                      | 4                |             |           |        |                | 8             | \$ 1,360  |
| 2-2   | Obtain Concurrence with Crown & Community Development                                   |               | 1                   |                | 1                      | 1                |             |           |        |                | 3             | \$ 537    |
| 2-3   | Review Overall Water Works System Map (Connection Points and Larger Diameter Network)   |               |                     |                | 4                      | 2                |             |           |        |                | 6             | \$ 1,062  |
| 2-4   | Coordinate Flow Testing with Village Staff and Summarize and Review Flow Test Results   |               |                     |                | 2                      | 8                |             | 4         |        |                | 14            | \$ 1,862  |
| 2-5   | Evaluate Contours/Pressure Zones - Redefining Pressure Zones for Proposed North PZ      |               |                     |                | 1                      | 4                |             |           |        |                | 5             | \$ 787    |
| 2-6   | Summarize Historical Water Use Data (2012 - 2017)                                       |               | 1                   |                | 2                      | 6                |             |           |        |                | 8             | \$ 1,473  |
| 2-7   | Develop/Review Water Use Projections (Village & Crown Property)                         |               |                     |                | 2                      |                  |             |           |        |                | 2             | \$ 362    |
| 2-8   | Conduct Needs Assessment Calculations (Confirm Water Supply and Storage Needs)          |               |                     |                | 2                      | 4                |             |           |        |                | 6             | \$ 978    |
| 2-9   | Define Water Storage Facility Locations Within Planning Area                            |               |                     |                | 1                      | 1                |             |           |        |                | 2             | \$ 340    |
| 2-10  | Review Potential Municipal Water Facility Sites on the Crown Property                   |               | 1                   |                | 4                      | 4                |             |           |        |                | 9             | \$ 1,557  |
| 2-11  | Update & Verify Water Model (Including Field Verification of Fire Hydrant Flow Testing) |               |                     |                | 12                     | 80               |             |           |        |                | 92            | \$ 14,212 |
| 2-12  | Confirm Large Diameter Water Distribution Network Within Planning Area Within the Crown |               | 1                   |                | 1                      | 2                |             |           |        |                | 4             | \$ 688    |
| 2-13  | Prepare/Update Water Works System Exhibits (Existing System and Proposed)               |               | 1                   |                | 4                      | 12               |             | 20        |        |                | 37            | \$ 4,189  |
| 2-14  | Prepare Cost Estimates for Water Works System Imp. (Maximum of 4 Estimates)             |               | 1                   |                | 2                      | 16               |             |           |        |                | 19            | \$ 2,883  |
|   | <b>Water Works System Evaluation Subtotal:</b>  |               | 5                   | 0              | 42                     | 144              | 0           | 24        | 0      |                | 216           | \$ 32,368 |
| <b>IMPLEMENTATION PLAN &amp; REPORT OF FINDINGS</b> |   |               |                     |                |                        |                  |             |           |        |                |               |           |
| 3-1   | Develop and Prepare Water Distribution System Master Plan                               |               | 1                   |                | 1                      | 4                |             | 6         |        |                | 12            | \$ 1,418  |
| 3-2   | Develop Draft Report & Submit To Village Staff For Review                               |               | 1                   |                | 12                     | 32               |             | 4         | 2      |                | 51            | \$ 7,685  |
| 3-3   | Prepare Draft Village Board Presentation  |               | 1                   |                | 8                      |                  |             | 2         |        |                | 11            | \$ 1,859  |
| 3-4   | Finalize Report & Presentation & Submit To Village                                      |               | 1                   |                | 4                      | 8                | 1           | 1         | 4      |                | 19            | \$ 2,654  |
|   | <b>Implementation Plan &amp; Reporting Subtotal:</b>                                    |               | 4                   | 0              | 25                     | 44               | 1           | 13        | 6      |                | 93            | \$ 13,824 |
|   | <b>PROJECT TOTAL:</b>   |               | 18                  | 0              | 91                     | 200              | 1           | 37        | 6      |                | 353           | \$ 53,960 |

- Note:**
- Shallow groundwater potential has been identified previously. This proposal excludes any further office or field investigation. However, we recommend land be reserved and the Village continue explore this sustainable supply resource as was identified in the 2005 Water Works System Master Plan.
  - Water modeling updates and verification will be focused on the major changes to the Water Works System that could impact the Crown Development. This will not be a full model update for the entire system.
  - Coordination with the Aurora Municipal Airport regarding specific tank locations is not included in this scope.
  - The defined work items and proposed fee structure do not include provisions for evaluating Waubesa Community College's connection to the VILLAGE Water Works System, or any interconnections with adjacent communities.

| DIRECT EXPENSES                      |                  |
|--------------------------------------|------------------|
| Printing =                           | \$ 400           |
| Supplies & Misc. =                   | \$ 100           |
| Fire Hydrant Flow Test (1 day) =     | \$ 2,000         |
|                                      | \$ -             |
| <b>DIRECT EXPENSES =</b>             | <b>\$ 2,900</b>  |
| Engineering Expenses =               | \$ 50,727        |
| Drafting & GIS Technician Expenses = | \$ 2,813         |
| Administrative Expenses =            | \$ 420           |
| <b>TOTAL LABOR EXPENSES =</b>        | <b>\$ 53,960</b> |

**TOTAL COSTS = \$ 64,400**

G:\PLAN\59\GROW\02\04690007A Crown Property - Water Study Update\PM\Attachment B Level of Effort\2018\2018 - Water System (per MLP)



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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: ACCEPTING A PROPOSAL FROM S. B. FRIEDMAN OF CHICAGO, IL TO PROVIDE AN ELIGIBILITY STUDY OF CERTAIN REAL PROPERTY  
**AGENDA:** DECEMBER 4, 2018 VILLAGE BOARD MEETING  
**DATE:** DECEMBER 4, 2018

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**ISSUE**

Shall the Village Board consider a Resolution accepting a proposal from S.B. Friedman of Chicago, IL to provide an eligibility study of certain real property.

**DISCUSSION**

Upon the advice of the Village's TIF attorney, Village staff procured a proposal from S. B. Friedman Development Advisors to provide an eligibility study for the Crown property. The purpose of this work is to augment the work previously completed on this property in connection with the possibility of establishing a tax increment finance district.

The property owner has been briefed on the need for the additional work and is in full support.

S. B. Friedman is a consulting firm providing analytical, strategic and financial consulting services to help their clients conceive and implement high-impact development and redevelopment projects. The firm has more than 28 years of experience development financial services, including TIF financing.

**COSTS**

The cost of the professional services is **\$30,700.00**. Crown Community Development will pay the cost of the study.

*Conflict of interest*



**ATTACHMENTS**

- Resolution accepting a proposal from S.B. Friedman of Chicago, IL to provide an eligibility study of certain real property
- Professional services agreement with S.B. Friedman, Inc.

**RECOMMENDATION**

That Village Board approve the Resolution accepting a proposal from S.B. Friedman of Chicago, IL to provide an eligibility study of certain real property.



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

**RESOLUTION NO. 2018-1204\_\_**

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**A RESOLUTION OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS,  
ACCEPTING A PROPOSAL FROM SB FRIEDMAN OF CHICAGO, ILLINOIS  
TO PROVIDE AN ELIGIBILITY STUDY OF CERTAIN PROPERTY**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 4<sup>th</sup> day of December 2018

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois  
this 4<sup>th</sup> day of December 2018

**A RESOLUTION OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS,  
ACCEPTING A PROPOSAL FROM SB FRIEDMAN OF CHICAGO, ILLINOIS  
TO PROVIDE AN ELIGIBILITY STUDY OF CERTAIN PROPERTY**

---

**WHEREAS**, the President and Board of Trustees (the "*Corporate Authorities*") of the Village of Sugar Grove, Kane County, Illinois (the "*Village*"), recognize that the economic development of the community is endangered by the presence of blighting factors, as manifested by progressive and advanced deterioration of structures, lack of physical maintenance of such structures, inadequate infrastructure, obsolete platting, and deleterious land use and layout; and,

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1, *et seq.*, as from time to time amended ("*TIF Act*"), the Corporate Authorities are empowered to undertake the development of a designated area within the municipal boundaries of the City in which such blighting conditions permit such area to be classified as a "blighted area" or a "conservation area" as defined in Sections 11.74.4-3(a) and 11.74.4-3(b) of the TIF Act, respectively; and,

**WHEREAS**, the legislative purpose of the TIF Act is to encourage development through the use of incremental tax revenues derived from an increase in assessed values in the eligible area by assisting with development or redevelopment project costs, thereby eliminating adverse and detrimental conditions that erode the tax base both within an eligible area and adjacent to such area; and,

**WHEREAS**, the Corporate Authorities desire to conduct a feasibility study of certain properties within the corporate boundaries of the Village in order to determine the eligibility of said properties as a "redevelopment project area" pursuant to the provisions of the TIF Act, the boundaries of which properties are depicted on the map attached hereto and made a part hereof as *Exhibit A* (the "*Proposed Redevelopment Project Area*"); and,

**WHEREAS**, the Village received a proposal from SB Friedman of Chicago, Illinois to provide such professional services as are necessary to determine the eligibility of the Proposed Redevelopment Project Area as a redevelopment project area under the TIF Act, and, if eligible, to prepare such reports, studies, and plans as required to adopt the TIF Act as applicable to said Proposed Redevelopment Project Area; and,

WHEREAS, the Corporate Authorities have determined that SB Friedman possesses the necessary skills and experience to (i) determine if the Proposed Redevelopment Project Area qualifies as “redevelopment project area” under the TIF Act; (ii) to prepare an eligibility report, which eligibility report would set for the factors within the Proposed Redevelopment Project Area that qualify it as a “redevelopment project area” under the TIF Act; and, (iii) to prepare the redevelopment plan to be implemented to develop and redevelop the Proposed Redevelopment Project Area in order to eliminate those factors; and,

WHEREAS, the Corporate Authorities desire to authorize SB Friedman to undertake a feasibility study and to prepare such report and redevelopment plan as required with respect to the designation of the Proposed Redevelopment Project Area as a tax increment financing redevelopment project area under the TIF Act.

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

**SECTION 1.** The foregoing recitals are hereby incorporated and made a part of this Resolution as if fully restated in this Section.

*Section 2.* The Corporate Authorities hereby authorize SB Friedman to undertake a feasibility study to determine the eligibility of the Proposed Redevelopment Project Area as a “redevelopment project area” as required by the TIF Act; and, thereafter, to present a plan for development and redevelopment of the Proposed Redevelopment Project Area incorporating all of the matters required by the TIF Act.

**SECTION 3.** The purpose of the report and plan is to allow the Village to consider adoption of the TIF Act in order to enhance its tax base as well as the tax base of any other taxing district that has jurisdiction, eradicate blight, provide new job opportunities for its residents, attract sound and stable growth, and improve the general welfare and prosperity of the community. Pursuant to the TIF Act, once the Village adopts tax increment financing, all real estate tax revenue attributable to any increase in the assessment of property included in the redevelopment project area is distributed to the Village for reinvestment within the Proposed Redevelopment Project Area for certain purposes permitted by the TIF Act.

**SECTION 4.** The Village hereby agrees to reimburse itself for the costs incurred in connection with all studies and reports for the Proposed Redevelopment Project Area and for any other costs incurred in connection with proposed future development of the Proposed Redevelopment Project Area in the event the TIF Act is adopted by the Corporate Authorities and incremental real estate taxes are available for payment of such costs pursuant to the TIF Act.

**SECTION 5.** The Corporate Authorities may consider paying for certain redevelopment project costs, as defined by the TIF Act, from incremental real estate taxes in the Special Tax Allocation Fund, as defined by the TIF Act, established for the Proposed Redevelopment Project Area through the issuance of bonds or other financing methods, in the event the TIF Act is adopted. Such redevelopment project costs may include costs of studies, surveys, plans architectural and engineering services, acquisition of land, rehabilitation of existing buildings, construction of public works, bond issuance costs, and such other items as permitted by the TIF Act.

**SECTION 6.** The Village Clerk shall cause copies of this Resolution to be mailed to all taxing districts that would be affected by such designation in accordance with the provisions of Section 11-74.4-4.1 of the TIF Act, and the municipal officer who may be contacted for any and all questions, comments, suggestions, or requests for information is Brent Eichelberger, Village Administrator, 10 South Municipal Drive, Sugar Grove, Illinois 60554 (630.391.7200).

**PASSED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this \_\_\_\_ day of \_\_\_\_\_ 2018, pursuant to a roll call vote as follows:

**APPROVED:**

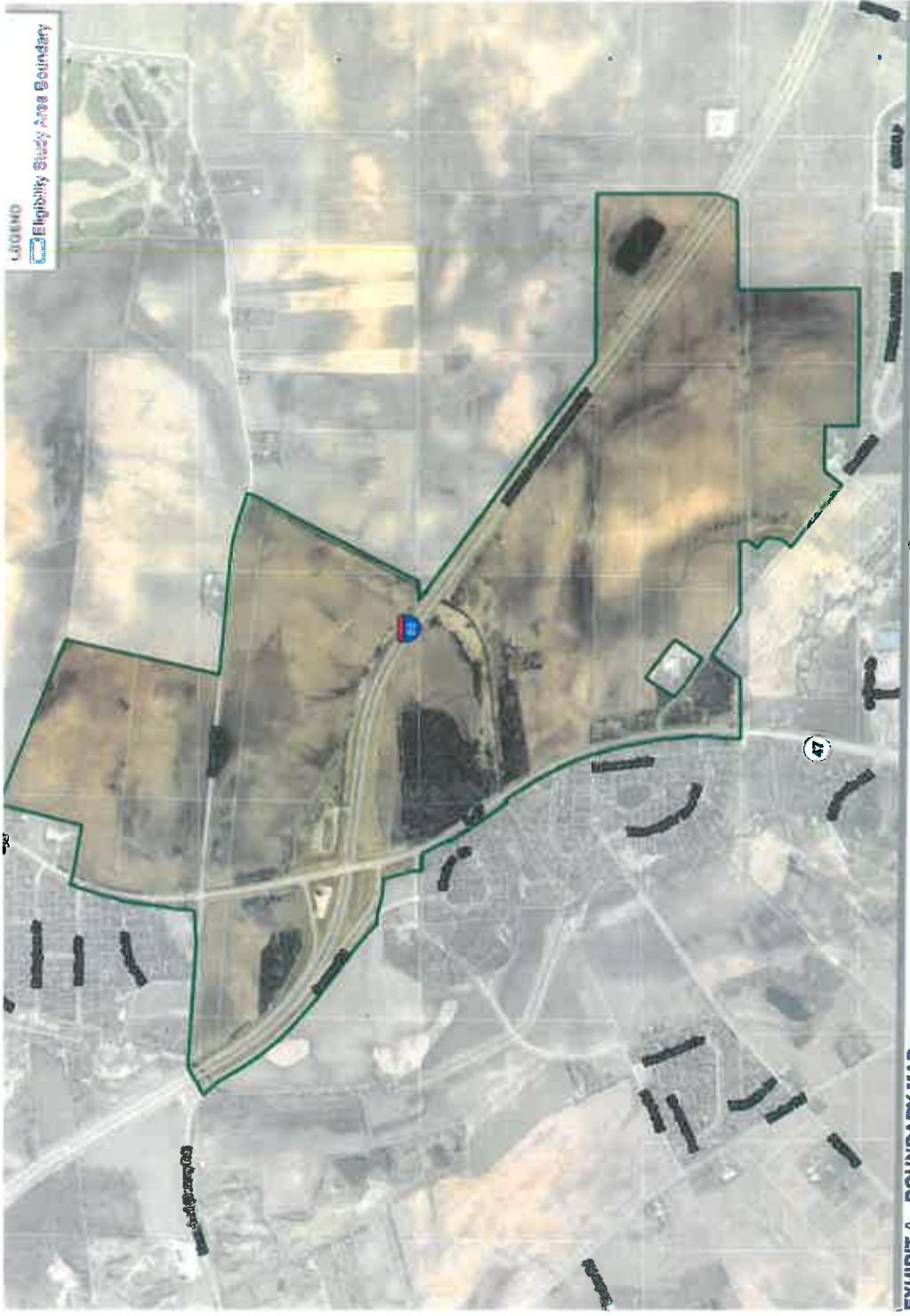
\_\_\_\_\_  
P. Sean Michels,  
Village President

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

|                       | Aye   | Nay   | Absent | Abstain |
|-----------------------|-------|-------|--------|---------|
| Trustee Sean Herron   | _____ | _____ | _____  | _____   |
| Trustee Mari Johnson  | _____ | _____ | _____  | _____   |
| Trustee Ted Koch      | _____ | _____ | _____  | _____   |
| Trustee Heidi Lendi   | _____ | _____ | _____  | _____   |
| Trustee Rick Montalto | _____ | _____ | _____  | _____   |
| Trustee David Paluch  | _____ | _____ | _____  | _____   |

Exhibit A

*(Map of Proposed Redevelopment Project Area)*



**EXHIBIT A - BOUNDARY MAP**  
**TIF DISTRICT IV ELIGIBILITY STUDY**  
Sugar Grove, IL

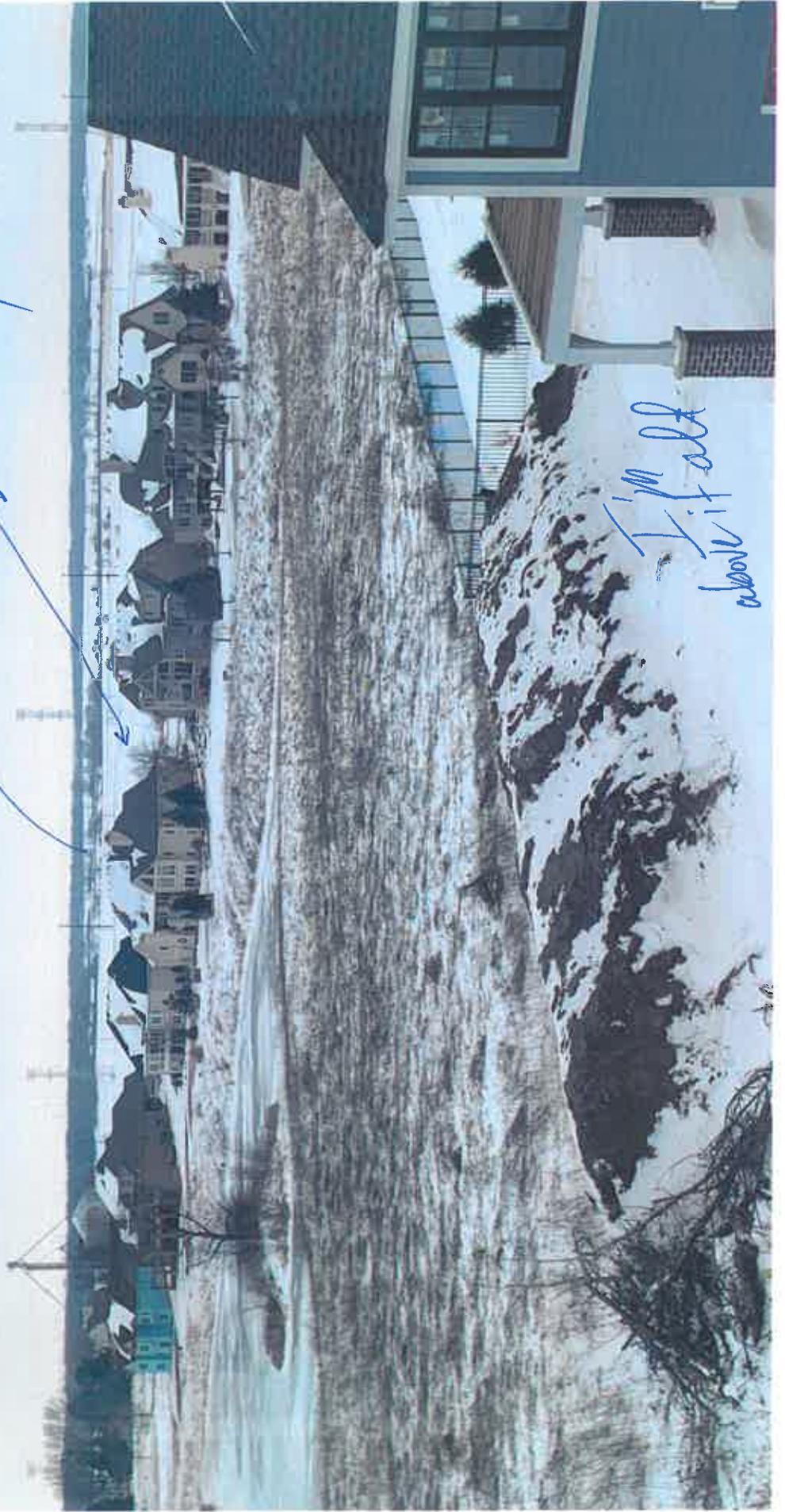


NEIGHBORHOOD OVERLOOKS  
ENTIRE PROJECT FROM HIGH  
ELEVATION

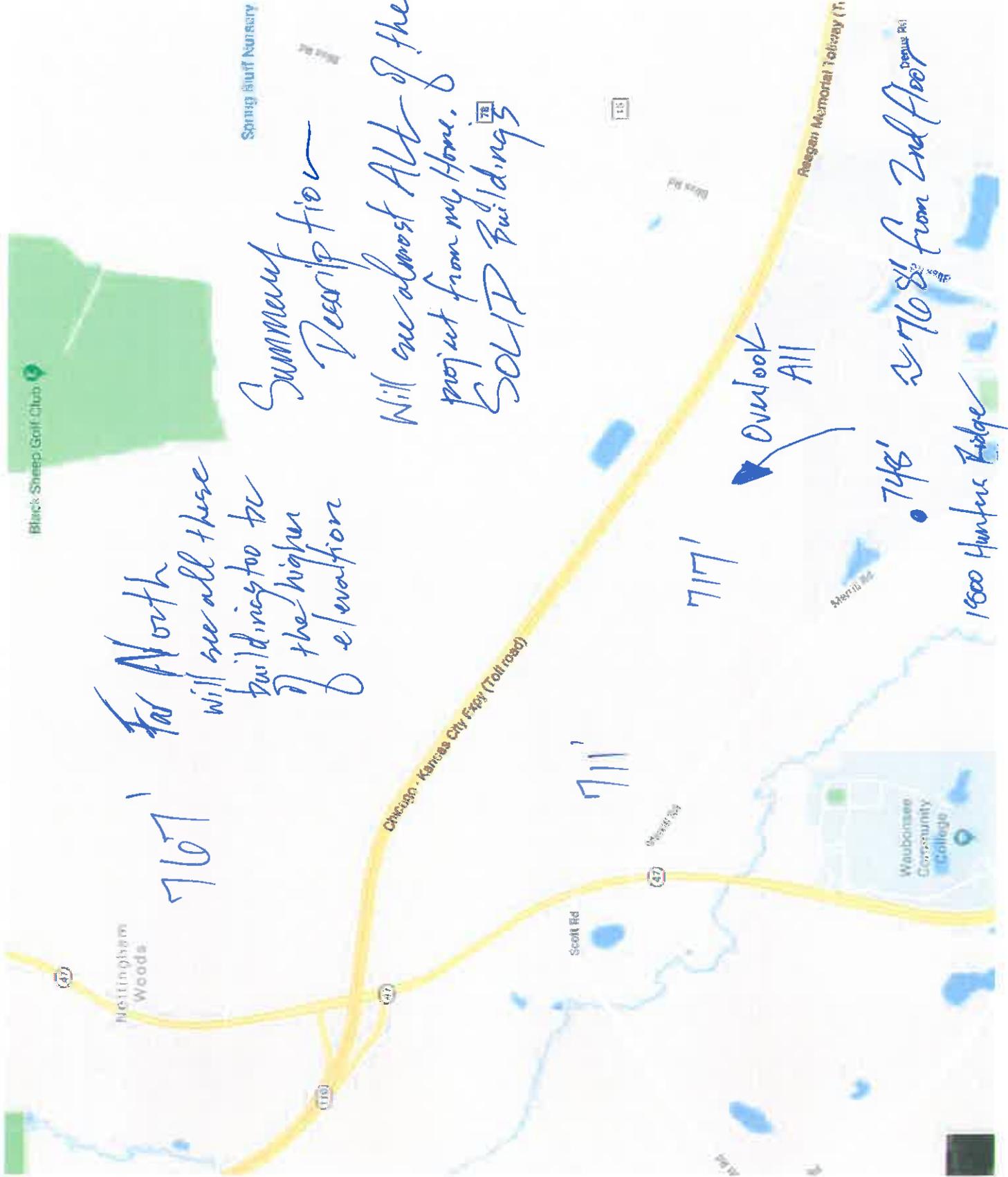
Isn't Sugar Grove's landscape beautiful? This is not the right development.

Will be able to see All of the development from my home except for the part being blocked by my neighbors to the North

much than south of 686  
North elevation  
686 across highway  
Low Valley



about 1/2 mile old



767' Far North

Will see all these buildings too bc of the higher elevation

Summer Description

Will see almost Alt of the project from my Home. SOLID Buildings

711'

717'

Overlook All

748' ~ 768' from 2nd floor  
1800 Hunters Ridge

Black Sheep Golf Club

Spring Hill Nursery

Chicago - Kansas City Expy (Toll road)

Reagan Memorial Tollway (I-24)

Waubesa Community College

Nottingham Woods

Scott Rd

Missouri

Maple Rd

Deer Run

Wheatfield Ave  
Hunters Ridge Ln  
740 R  
Merritt Rd  
Chestnut Hill Ln  
Hannaford Dr  
Willow St  
Rendall Ln

Home

esri

Illinois State Geological Survey | County of Kane ...

ISGS - PLSS Search    Latitude/Longitude Search

Search for an address or locate on map

Type Address Here

LEGEND

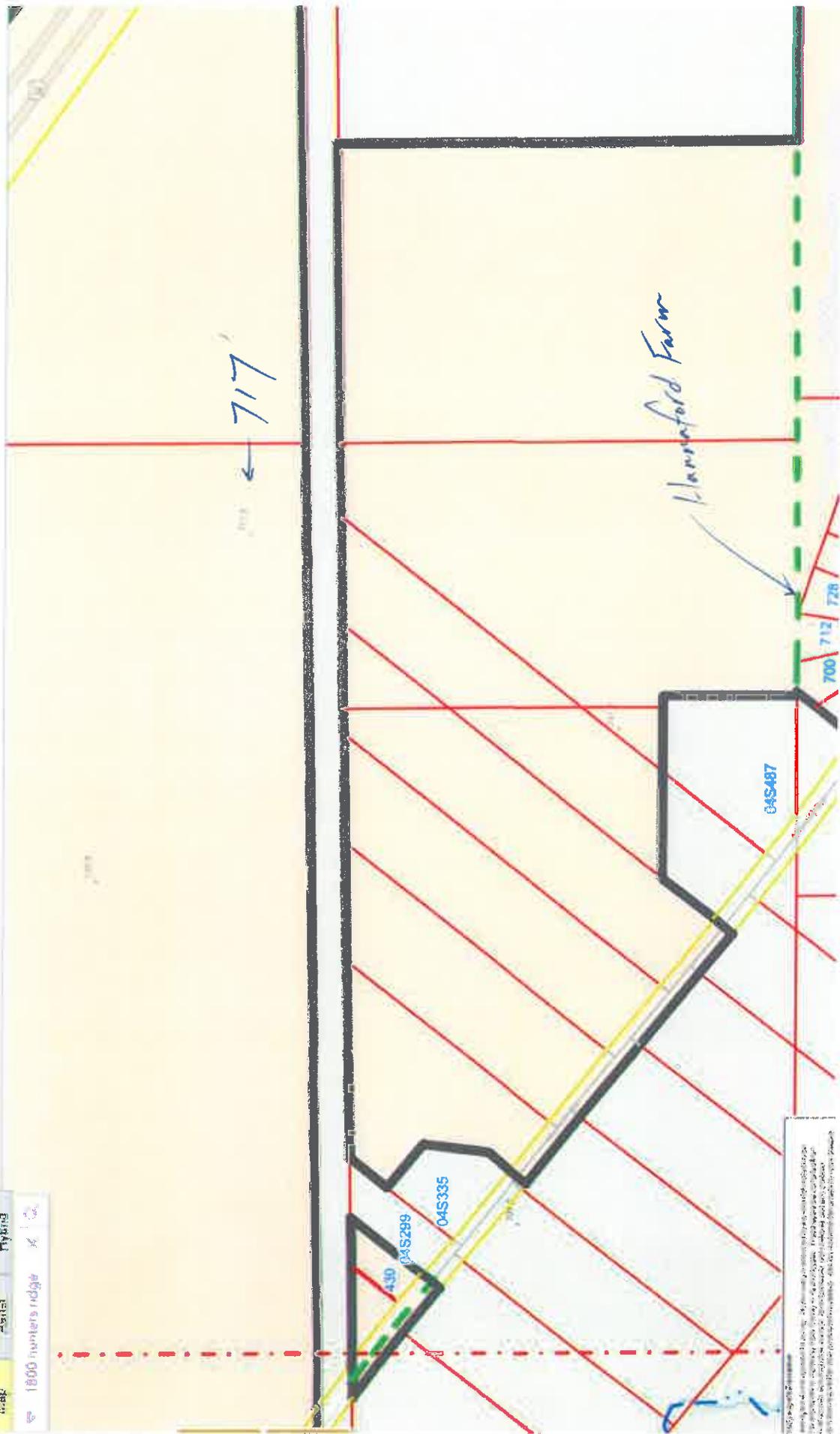
ISGS PLSS

Sections

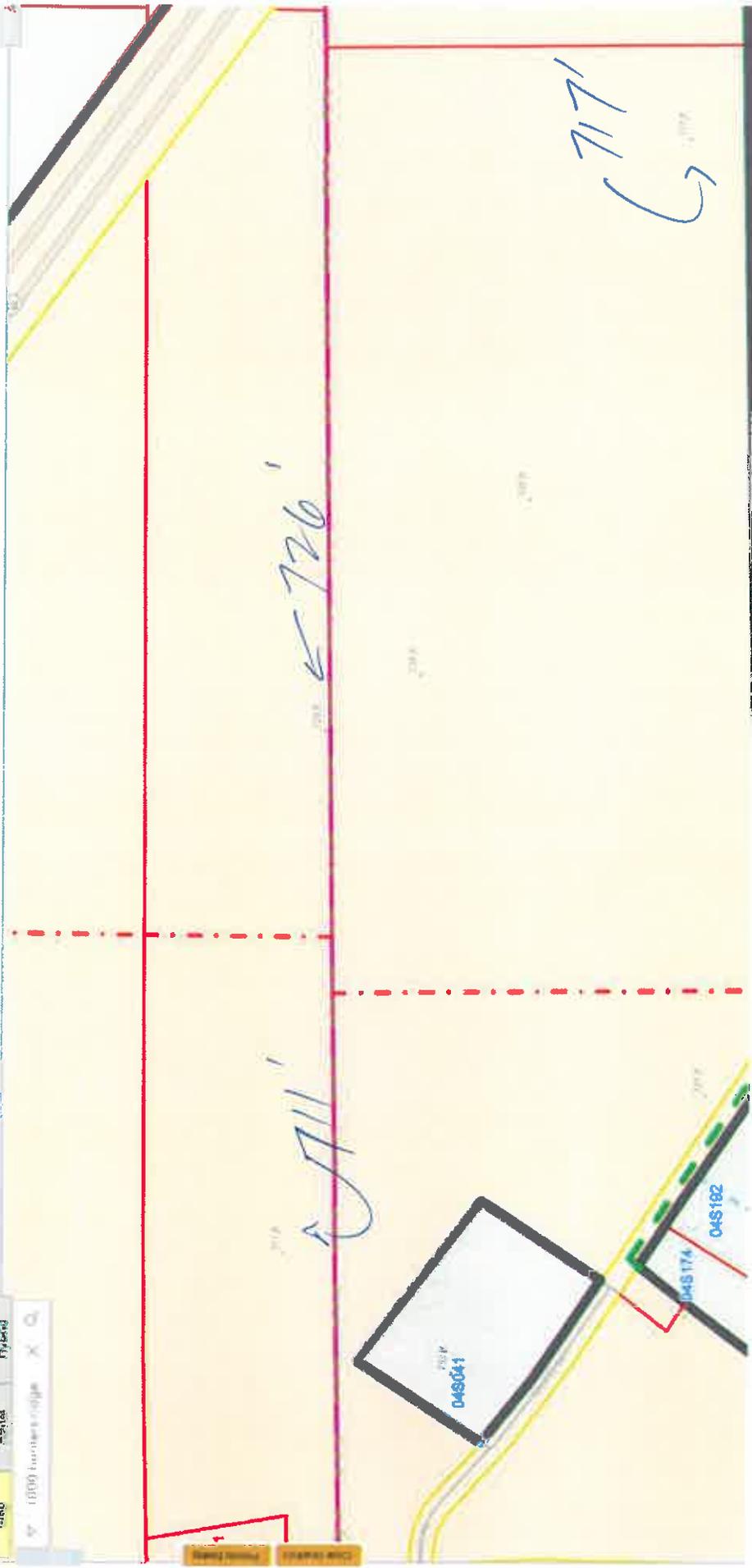
KaneGIS4 (4/10)

Map Aerial Hybrid  
1800 Hunters ridge X Q





© Crown Copyright and Gloucestershire Council. All rights reserved. This map is for information only and does not constitute a contract. Gloucestershire Council is not liable for any loss or damage arising from the use of this map.



726'

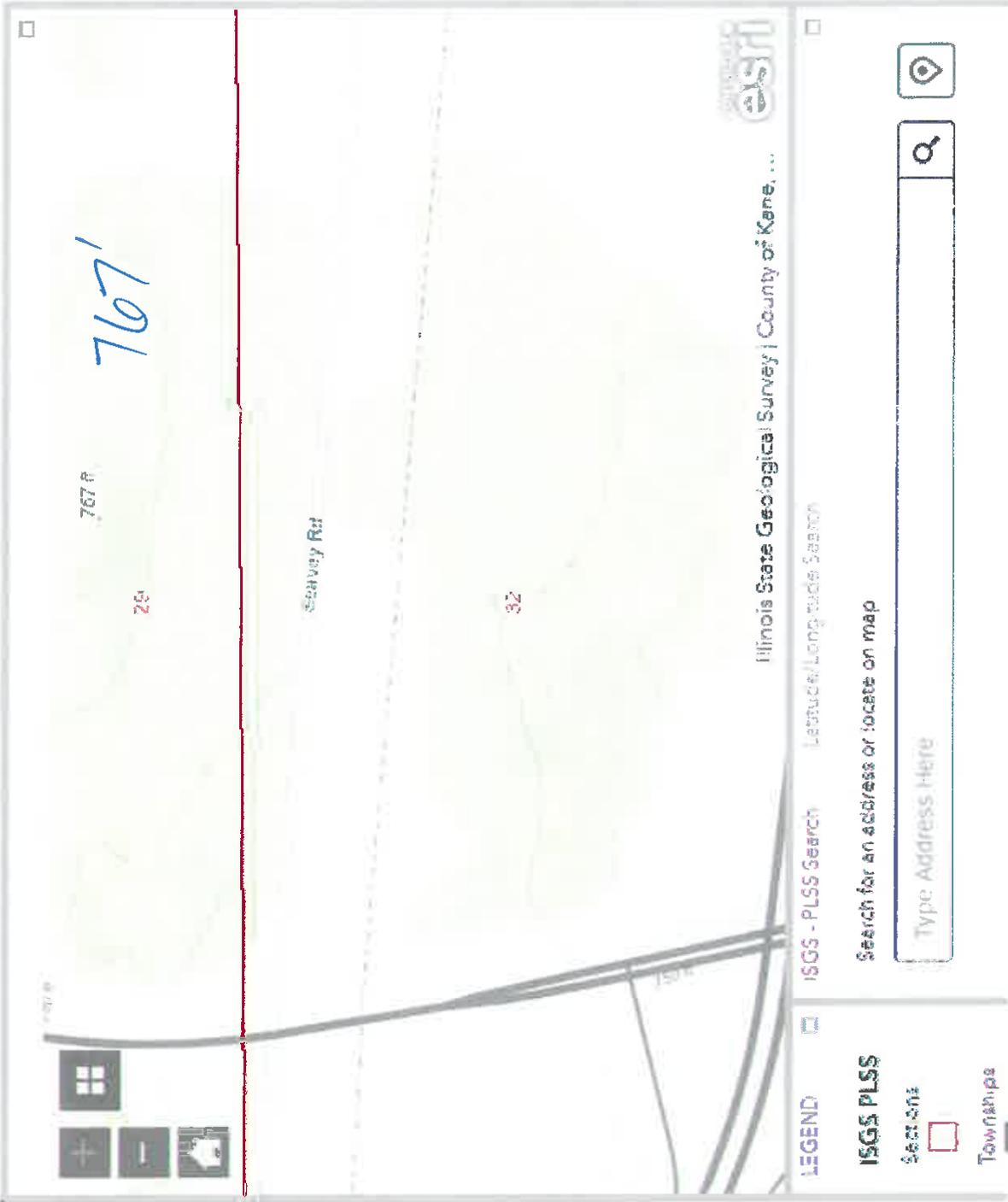
711'

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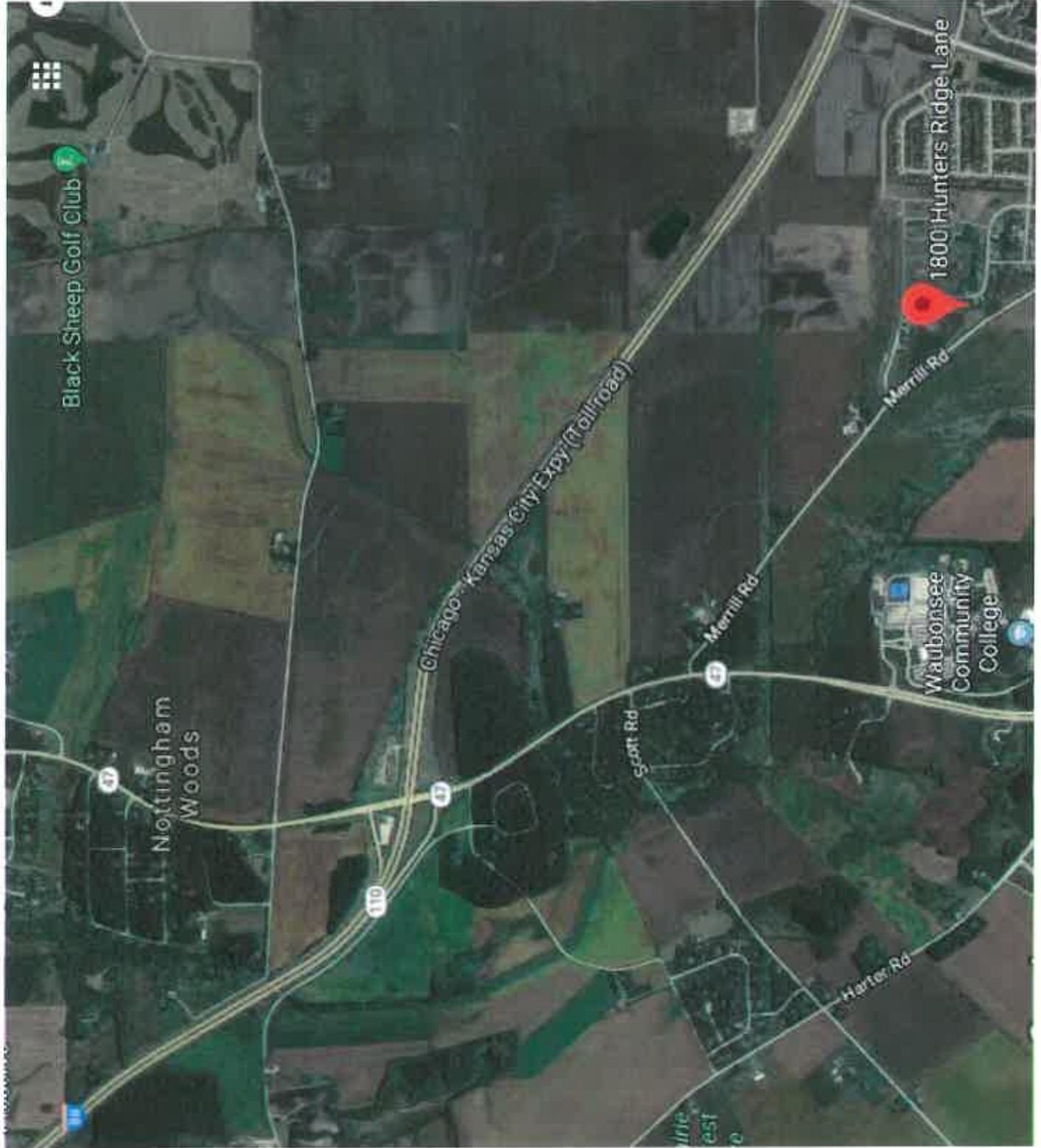
04S041

04S174

04S192



Will be able  
to see All  
of the development  
from my home  
except for  
the part being  
blocked by  
my neighbors  
to the North.



# TAXES & PROPERTY VALUES

Property taxes continue to rise as home values continue to decline or remain stagnant. Adding a 760 acre development under a TIF district will be undue, further burden on the Tax Payers of Sugar Grove and surrounding Kaneland School District Communities. There is NO DOUBT that a \$645MM investment in Sugar Grove will the Village's and School District's cost to rise in many ways. Without any new tax revenues from this TIF Project, the residents of Sugar Grove's taxes will increase beyond the norm, NO DOUBT.

---

**My Home: 1800 Hunters Ridge Lane**

|                          | <u>Property tax</u> | <u>% Increase</u> |
|--------------------------|---------------------|-------------------|
| 2017                     | \$ 15,129.52        | 2.3%              |
| 2016                     | \$ 14,786.48        | 3.2%              |
| 2015                     | \$ 14,324.90        | 1.0%              |
| 2014                     | \$ 14,188.78        | 3.1%              |
| 2013                     | \$ 13,764.18        |                   |
| Built 2012               |                     |                   |
| 4 year increase          | \$ 1,365.34         |                   |
| <b>4 year % increase</b> |                     | <b>10%</b>        |

**Neighbor: 481 Willow Street (JUST SOLD)**

|                          | <u>Property tax</u> | <u>% Increase</u> |
|--------------------------|---------------------|-------------------|
| 2017                     | \$ 23,023.62        | 2.1%              |
| 2016                     | \$ 22,543.90        | 2.9%              |
| 2015                     | \$ 21,910.00        | 2.3%              |
| 2014                     | \$ 21,411.32        | 1.5%              |
| 2013                     | \$ 21,086.46        | 4.2%              |
| 2012                     | \$ 20,240.32        | -10.8%            |
| 2011                     | \$ 22,691.50        | 20.2%             |
| 2010                     | \$ 18,884.64        | 2.7%              |
| 2009                     | \$ 18,385.22        |                   |
| 8 year increase          | \$ 4,638.40         |                   |
| <b>8 year % increase</b> |                     | <b>25%</b>        |

Value at:

|           |        |              |
|-----------|--------|--------------|
| 5/25/2007 | Listed | \$ 1,584,500 |
| 9/26/2008 | Sold   | \$ 900,000   |
| 1/15/2019 | Sold   | \$ 728,000   |

Value decline in 11 years \$ (172,000)  
**% decline -19%**

Cost to build today \$ 1,200,000

vs. Actual purchase price \$ (472,000)  
**Poor market impact -65%**

**How much will the home values decline if this development comes, with or without TIF?**



The national magazine of the Sierra Club



## Boxed In: Retail Warehouses Pave Over Pristine Farmland

An agrarian haven is being transformed into a global-supply-chain hub

PHOTO BY VALTRON84/ISTOCK

BY CONNOR MCGUIGAN (/SIERRA/AUTHORS/CONNOR-MCGUIGAN) | MAR 15 2018

Each spring, when the topsoil thaws and planting season kicks into gear, Larry Coldwater takes stock of the landscape he has called home for nearly 70 years. The house he shares with his wife, Julie Baum-Coldwater, sits on the edge of Coldwater Seed Farm's 540-acre property. From the front porch, he can see the original homestead his great-great-grandfather built in 1858, its copper-colored barn nestled among trees between soybean and wheat seedbeds. Across the road to the south is the largest tract of protected land in northeastern Illinois. To the east are more family-run farms, a patchwork of earth-colored plots unfolding for miles. In these moments of pause, Larry often remembers what his father would say when they shared the view: "So flat, and so perfect for farming."

The Coldwaters' slice of America's agricultural heartland sits on unincorporated land in Will County, Illinois, just 40 miles southwest of downtown Chicago. For the Coldwaters and other farming families in Will County, the region's fertile soil holds rich history. "We've nurtured and cared for this land for generations," Julie said. "Your heart and soul ends up being tied to the ground."

The Coldwaters hope to eventually pass the farm on to their son, as four generations have done before them. But Will County's agricultural heritage is in jeopardy. In the early 2000s, developers began buying up huge tracts of land in the area to make way for a different sort of industry. Big-box retail corporations like Walmart and The Home Depot were rapidly expanding at the time, relying on networks of warehouse facilities where products could be processed and packaged as they made their way from factories to shelves. The rush to build superstores in every corner of America generated an unprecedented demand for new transport centers and warehouses. Will County soon found itself in developers' eyesight—with its canal system, six class-1 railroads, four interstate highways, and expanses of undeveloped land, the Coldwaters' agricultural haven happened to be a warehouse magnet.



COLDWATER SEED FARM | PHOTO COURTESY OF DANIEL PETERS

Will County's new era began in 2002 with the opening of the CenterPoint Intermodal Center, a 6,400-acre rail terminal where shipping containers are transferred from trains to trucks. The success of that facility incited a spree of warehouse developments throughout the farmland nearby. A dizzying volume of retail products now passes through those warehouses—3 million shipping containers' worth of goods flowed through the county in 2017 alone. CenterPoint is now America's busiest inland port. Over the span of Larry Coldwater's lifetime, Will County has transformed from a collection of sparsely populated agrarian communities to a crossroads of global commerce.

Many long-time residents had figured that developers would eventually come en masse for Will County farmland. After all, the Chicago suburbs one county over were once rural outposts as well. "It was always gonna happen," said Larry Walsh, a local farmer who was recently elected as Will County Executive. "Our location and infrastructure was always going to be an invite for development."

But Will County wasn't facing typical urban sprawl when retailers first pinned it as the next "Global Transportation Center." This sort of development—the conversion of a rural inland area into a major freight hub—had little precedent at the time, and few could have predicted how quickly and dramatically it would impact Will County's landscape and the livelihoods of its residents.

Tens of thousands of semi-trucks pass through Will County daily. One local road in Elwood, a village of 2,200, sees an average of 8,000 trucks each day. Gridlock is now the norm along many of the county's thoroughfares. "You used to sit on Route 52 and be stuck behind a tractor and a wagon. Now it's semis," Walsh said.

In some areas, truck activity presents a serious public safety threat. Certain local roads serve as key access points to rail terminals and warehouses, and reports of trucks barreling through residential areas, crosswalks, school zones—even the national cemetery in Joliet—are common. In 2016, a passenger train collided with a semi on its way to CenterPoint, near Laraway Elementary in Joliet, leaving debris strewn on the school's property. The district eventually decided to build a new school to keep students safe from freight traffic.

Between 2014 and 2016, there were 20 truck-related deaths in Will County. "It's really a safety issue. It's a matter of life and death," said Gary VanderBent in a video for SafeRoads Illinois, a campaign started by county residents advocating for stricter regulation of semi traffic.

In the face of mounting opposition from residents, county officials continue to approve warehouse projects. Each plan for a new freight facility comes with a fresh set of assurances from developers and city managers alike. In the

beginning of Will County's transport boom, residents and local officials welcomed the industry, assured that warehouses and intermodal centers would be a boon to the region's rural communities. In the late 1990s, the firm behind CenterPoint won over residents in the small village of Elwood by promising a new way of life. The influx in tax revenue would fund improvements to the school and to local infrastructure. A bustling intermodal center nearby would bring the village its own grocery store and hotel. None of those promises have come to fruition yet, and the village will only receive tax increments from CenterPoint for two more years. "Twenty years later and we have none of those things," said Elwood native Delilah LeGrett. "There's no hotel, no grocery store. All we have is a lot of pollution and traffic."

The freight industry has also failed to bring high-paying, long-term jobs to the region. Will County's unemployment rate recently fell to 5 percent—the lowest it has been since the recession—but that figure may be misleading. Mega-retailers keep prices low and shelves stocked by cutting costs along their supply chains, so it's always in their interest to provide as few full-time jobs as possible. A firm developing warehouses may promise to bring thousands of jobs to the community, but a large portion of those jobs will be outsourced to temp labor firms, who hire part-time work during periods of high demand. The retailers that have moved into Will County advertise benefits and a living wage for their warehouse staff, but nearly half of Will County's warehouse jobs go to temp workers, who rarely get hired on as full-time employees and are often paid below minimum wage. "It's sort of a Ponzi scheme," said Mark Meister, director of Warehouse Workers for Justice, an organization in Will County that advocates for better warehouse jobs. "City managers pretend like it's all gonna work out, but if none of these employers are providing good, stable jobs, and all are using your roads and services, it's going to eventually catch up to you."

Despite mounting opposition from residents, warehouse development in Will County shows no signs of slowing. Around 50 percent of the county's land remains undeveloped, and the freight industry is now looking to build away from population centers and farther into Will County's stretches of pristine farmland. Those farmers who chose not to sell their land have managed to thrive through Will County's freight explosion, but that way of life is growing harder and harder to maintain.

Cashing out was never an option for the Coldwaters—after all, selling to warehouse developers would mean paving over their family history. Still, they feared the wave of development would eventually reach their doorstep. "It was only a matter of time before they built here," Julie said.

Last year their fears were confirmed by a notice from the nearby village of Elwood. In 2007, the Coldwaters allowed the village to incorporate a small portion of their property to allow for residential developments. Last year they received notice that Elwood planned to use that agreement as a basis to annex their entire plot—not for housing but for more freight. If the annexation goes through, the Coldwater farm would eventually be hemmed in on two sides by Compass Business Park, a proposed trucking hub twice the size of Chicago-Midway Airport. A road they use daily to move farming equipment would become a dedicated corridor for semis. "If this thing goes through, it's going to destroy our operation," Julie said.

Their only recourse was to file a lawsuit against the village of Elwood. The Coldwaters are now embroiled in a legal battle against the town their ancestors helped found, to protect the land they have spent over a century cultivating.

The Coldwaters likely face an expensive and protracted fight. They have the backing of thousands of Will County residents who are fed up with freight, but it's unclear how much that will count. Earlier this year, Elwood's Planning and Zoning Commission held a public hearing about the plans for Compass Business Park. Around 800 residents—almost half of Elwood's total population—packed into the local elementary school's gymnasium. All but four of the meeting's nearly 100 speakers opposed the plan. Many mentioned the Coldwater family and other local farmers whose operations would be threatened by the project. At the meeting's close, without adjourning to deliberate, the commission voted 3-1 in favor of the park. Boos echoed through the gymnasium. Some people cried.

"Once again, local officials are siding with warehouse developers," Julie said. "But we're still holding out hope. People are still mad."

---

LIKE WHAT YOU READ? SIGN UP FOR DAILY UPDATES FROM SIERRA MAGAZINE.

email

By signing up, you are opting in to receive periodic communications from the Sierra Club.

Parcel number: **14-04-451-003**



|                         |                           |
|-------------------------|---------------------------|
| 1ST INSTALLMENT 2017    | 7,564.76                  |
| ADJUSTMENT              |                           |
| PENALTY                 |                           |
| INSTALLMENT AMOUNT PAID | \$7,564.76                |
| INSTALLMENT BALANCE DUE | Paid on 05/29/2018 \$0.00 |
| DUE BY 06/04/18         |                           |

140445100310000000000604184

**1st**  
2017  
**DUPLICATE**  
WALTER RYAN & KRISTINA  
1800 HUNTERS RIDGE LN  
SUGAR GROVE IL 60554-9369

David J. Rickert Kane County Treasurer  
Make Checks Payable to: KANE COUNTY TREASURER  
Please remit to: P.O. Box 4025, Geneva, IL 60134

Parcel Number: **14-04-451-003**



|                         |                           |
|-------------------------|---------------------------|
| 2ND INSTALLMENT 2017    | 7,564.76                  |
| ADJUSTMENT              |                           |
| PENALTY                 |                           |
| INSTALLMENT AMOUNT PAID | \$7,564.76                |
| INSTALLMENT BALANCE DUE | Paid on 08/15/2018 \$0.00 |
| DUE BY 09/04/18         |                           |

140445100320000000000904181

**2nd**  
2017

**\*\*DUPLICATE\*\***

WALTER RYAN & KRISTINA  
1800 HUNTERS RIDGE LN  
SUGAR GROVE IL 60554-9369

Remove stub and remit with payment

| to 2016 | Tax 2016   | Taxing District           | Rate 2017 | Tax 2017    |
|---------|------------|---------------------------|-----------|-------------|
| 340128  | \$477.75   | KANE COUNTY               | 0.327853  | \$482.84    |
| 079834  | \$112.27   | KANE COUNTY               | 0.074845  | \$109.89    |
| 219292  | \$308.02   | KANE FOREST PRESERVE      | 0.185893  | \$243.92    |
| 006030  | \$8.47     | KANE FOREST PRESERVE      | 0.000148  | \$0.22      |
| 106004  | \$148.89   | SUGAR GROVE TOWNSHIP      | 0.100403  | \$147.80    |
| 158870  | \$223.15   | SUGAR GROVE TWP ROAD DIST | 0.155080  | \$228.29    |
| 496320  | \$697.13   | SUGAR GROVE VILLAGE       | 0.491023  | \$722.84    |
| 082280  | \$115.58   | SUGAR GROVE VILLAGE       | 0.074497  | \$108.67    |
| 979091  | \$9,802.77 | KANELAND C.U.S.D. 302     | 8.979054  | \$10,273.93 |
| 227800  | \$319.96   | KANELAND C.U.S.D. 302     | 0.113000  | \$166.35    |
| 560691  | \$787.54   | WALUBONSEE COLLEGE 516    | 0.653304  | \$814.52    |
| 188273  | \$284.44   | SUGAR GROVE PARK DISTRICT | 0.180603  | \$265.86    |
| 016373  | \$23.00    | SUGAR GROVE PARK DISTRICT | 0.016971  | \$27.93     |
| 289411  | \$406.51   | SUGAR GROVE LIBRARY DIST  | 0.283148  | \$416.83    |
| 003383  | \$4.75     | SUGAR GROVE LIBRARY DIST  | 0.003452  | \$5.08      |
| 742874  | \$1,043.43 | SUGAR GROVE FIRE DISTRICT | 0.727552  | \$1,071.04  |
| 000000  | \$0.00     | FOX METRO WATER REC DIST  | 0.000000  | \$0.00      |
| 002870  | \$3.75     | SUGAR GROVE WATER AUTH    | 0.002810  | \$3.84      |
| 027816  | \$38.07    | SUGAR GROVE COMM BUILDING | 0.026401  | \$38.87     |

| Parcel Number  |  |  | TIF BASE                 |
|--|--|--|--------------------------|
| <b>14-04-451-003</b>   |  |  | N/A                      |
| <b>Late Payment Schedule</b>   |  |  | FAIR CASH VALUE          |
| 1st 2nd  |  |  | 459,679.00               |
| Jun 5 Thru Jul 4   |  |  | LAND VALUE               |
| Jul 5 Thru Aug 4   |  |  | 32,835.00                |
| Aug 5 Thru Sep 4   |  |  | + BUILDING VALUE         |
| Sep 5 Thru Oct 4   |  |  | 120,376.00               |
| Oct 5 Thru Oct 26  |  |  | - HOME IMPROVEMENT / VET |
| Payment on or after Oct 5, 2018; Please see Instructions on reverse side for LATE PAYMENTS |  |  | 0.00                     |
| Mail To:   |  |  | = ASSESSED VALUE         |
| WALTER RYAN & KRISTINA   |  |  | 153,211.00               |
| 1800 HUNTERS RIDGE LN  |  |  | X STATE MULTIPLIER       |
| SUGAR GROVE IL 60554-9369  |  |  | 1.0000                   |
| Property Location:   |  |  | = EQUALIZED VALUE        |
| 1800 HUNTERS RIDGE LN  |  |  | 153,211.00               |
| SUGAR GROVE, IL 60554  |  |  | - HOMESTEAD EXEMPTION    |
| Township   |  |  | 6,000.00                 |
| SG   |  |  | - SENIOR EXEMPTION       |
| Tax Code   |  |  | 0.00                     |
| SG035  |  |  | - OTHER EXEMPTIONS       |
| Acres  |  |  | 0.00                     |
| Tax Rates  |  |  | + FARM LAND              |
| Sold at Tax Sale   |  |  | 0.00                     |
| Forfeited Tax  |  |  | + FARM BUILDING          |
| 10.277437  |  |  | 0.00                     |
| First Installment Tax  |  |  | = NET TAXABLE VAL.       |
| 7,564.76   |  |  | 147,211.00               |
| Second Installment Tax   |  |  | X TAX RATE               |
| 7,564.76   |  |  | 10.277437                |
| Adjustment   |  |  | = CURRENT TAX            |
| Adjustment   |  |  | \$15,129.52              |
| Penalty  |  |  | + NON AD VALOREM TAX     |
| Penalty  |  |  | \$0.00                   |
| Other Fees   |  |  | + BACK TAX / FORF AMOUNT |
| Other Fees   |  |  | \$0.00                   |
| Paid on  |  |  | - ENTERPRISE ZONE        |
| 05/29/2018   |  |  | \$0.00                   |
| Paid on  |  |  | = TOTAL TAX DUE          |
| 08/15/2018   |  |  | \$15,129.52              |

2017 Kane County Real Estate Tax Bill  
David J. Rickert, County Treasurer  
719 S. Botanica Avenue, Suite A  
Geneva, IL 60134

|        |             |       |           |             |
|--------|-------------|-------|-----------|-------------|
| 527250 | \$14,786.48 | TOTAL | 10.277437 | \$15,129.52 |
|--------|-------------|-------|-----------|-------------|

Change of Mailing Address form. For Address change you must include Pin.

|                      |            |          |
|----------------------|------------|----------|
| Last Name            | First Name | M.I.     |
| In Care of:          |            |          |
| Street or P.O. Box   |            |          |
| City and State       |            | Zip Code |
| Signature Required   |            | Date     |
| Daytime Phone Number |            |          |

|          |        |       |        |
|----------|--------|-------|--------|
|          |        |       |        |
| Township | Sector | Block | Parcel |

Change of Mailing Address form. For Address change you must include Pin.

|                      |            |          |
|----------------------|------------|----------|
| Last Name            | First Name | M.I.     |
| In Care of:          |            |          |
| Street or P.O. Box   |            |          |
| City and State       |            | Zip Code |
| Signature Required   |            | Date     |
| Daytime Phone Number |            |          |

|          |        |       |        |
|----------|--------|-------|--------|
|          |        |       |        |
| Township | Sector | Block | Parcel |

**THIS IS YOUR TOTAL REAL ESTATE TAX BILL PAYABLE IN TWO INSTALLMENTS. THIS IS THE ONLY BILL YOU WILL RECEIVE.**

You may pay your taxes in person at any one of the designated banks in Kane County during their normal business hours on or before the due date of an installment. Bring the entire statement with you including the coupon. **FINANCIAL INSTITUTIONS CANNOT ACCEPT PAST DUE INSTALLMENTS.**

You may pay by mail. Keep the bottom portion of the statement for your records, but send the coupon and your check or money order payable to the KANE COUNTY TREASURER, P.O. Box 4025, Geneva, Illinois 60134-4025. Write your parcel number on the check. YOUR CANCELLED CHECK IS YOUR RECEIPT. Late payments without penalty will be returned.

Also, you may either pay in person at the County Treasurer's Office, Building (A), Room 200 Kane County Government Center, 719 S. Batavia Avenue, Geneva, Illinois, during normal business hours, 8:30 AM to 4:30 PM, Monday through Friday, except on Holidays, or you may place your payment in the drive-up Drop Box located behind Building (A) from May 4 - October 4. The drop box will be closed for one week following both installment due dates.

Installments equal to one-half the total tax are due on or before the due dates shown on the front of this statement, or the full tax may be paid by the first installment due date. Installments not paid by the due dates require 1.5% penalty to be added per month. We do not hold post dated checks nor can we accept partial payments. Parts of a month are computed as a whole month, until paid. Delinquent taxes will be published about 25 days after the second due date. Additional costs and interest are added after Tax Sale or forfeiture. A charge of \$30.00 will be added for all payments returned to us by a financial institution and payment will be voided.

LATE PAYMENTS - Payment of this bill after October 4, 2018 requires an additional \$10 publication fee. Payments after October 19 must be with cashiers check, money order, or cash (no business or personal checks). The last day to pay is by close of business 4:30 pm on October 26. Tax Sale will take place at 9 am on October 29, 2018.

Failure to receive a tax bill or receiving one late, for any reason, will not relieve the taxpayer from paying taxes or late penalties. The County Treasurer is not responsible if a taxpayer incorrectly pays the wrong bill. If you sold this property please forward the tax bill to the new owner.

**QUESTIONS ON YOUR ASSESSMENT?  
PLEASE CALL YOUR TOWNSHIP ASSESSOR.** →

**QUESTIONS ON YOUR EXEMPTIONS OR THE BOARD OF REVIEW?  
PLEASE CALL THE SUPERVISOR OF ASSESSMENTS AT (630) 208-3818.**

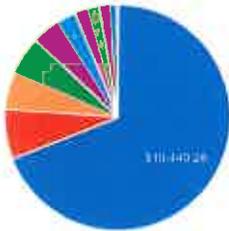
**QUESTIONS ON THE TAX RATES, LEVIES, BACK TAXES? PLEASE CALL  
THE COUNTY CLERK'S OFFICE AT (630) 232-5964.**

**THE COUNTY TREASURER'S PHONE NUMBER IS (630)232-3565.  
OUR WEB ADDRESS IS: [kanecountytreasurer.org](http://kanecountytreasurer.org)**

| FIND YOUR TOWNSHIP ASSESSOR |                |
|-----------------------------|----------------|
| Aurora Township             | (630) 896-7792 |
| Batavia Township            | (630) 879-1323 |
| Big Rock Township           | (630) 556-4340 |
| Blackberry Township         | (630) 365-9109 |
| Burlington Township         | (847) 683-2555 |
| Campton Township            | (630) 513-5430 |
| Dundas Township             | (847) 428-2634 |
| Elgin Township              | (847) 741-5110 |
| Geneva Township             | (630) 232-3600 |
| Hampshire Township          | (847) 683-4480 |
| Kaneville Township          | (630) 557-2858 |
| Plato Township              | (847) 464-4221 |
| Rutland Township            | (847) 428-5219 |
| St. Charles Township        | (630) 584-2040 |
| Sugar Grove Township        | (630) 466-5255 |
| Virgil Township             | (815) 827-3383 |

Taxing Bodies

| District                  | Tax Rate         | Extension          |
|---------------------------|------------------|--------------------|
| KANELAND C.U.S.D. 302     | 7.092054         | \$10,440.28        |
| SUGAR GROVE FIRE DISTRICT | 0.727552         | \$1,071.04         |
| SUGAR GROVE VILLAGE       | 0.565520         | \$832.51           |
| WAUBONSEE COLLEGE 516     | 0.553304         | \$814.52           |
| KANE COUNTY               | 0.402498         | \$592.53           |
| SUGAR GROVE LIBRARY DIST  | 0.286600         | \$421.91           |
| SUGAR GROVE PARK DISTRICT | 0.199574         | \$293.79           |
| KANE FOREST PRESERVE      | 0.165841         | \$244.14           |
| SUGAR GROVE TWP ROAD DIST | 0.155080         | \$228.29           |
| SUGAR GROVE TOWNSHIP      | 0.100403         | \$147.80           |
| SUGAR GROVE COMM BUILDING | 0.026401         | \$38.87            |
| SUGAR GROVE WATER AUTH    | 0.002610         | \$3.84             |
| FOX METRO WATER REC DIST  | 0.000000         | \$0.00             |
| <b>TOTAL</b>              | <b>10.277437</b> | <b>\$15,129.52</b> |



- KANELAND C.U.S.D. 302
- SUGAR GROVE FIRE DISTRICT
- SUGAR GROVE VILLAGE
- WAUBONSEE COLLEGE 516
- KANE COUNTY
- SUGAR GROVE LIBRARY DIST
- SUGAR GROVE PARK DISTRICT
- KANE FOREST PRESERVE
- SUGAR GROVE TWP ROAD DIST
- SUGAR GROVE TOWNSHIP
- SUGAR GROVE COMM BUILDING
- SUGAR GROVE WATER AUTH
- FOX METRO WATER REC DIST

1/2 ▼

Redemptions (For more information, call the Kane County Clerk at 630-232-5964)

| Year | Certificate | Type     | Date Sold  | Sale Status | Status Date | Penalty Date |
|------|-------------|----------|------------|-------------|-------------|--------------|
| 2007 | 2008-02637  | Tax Sale | 10/27/2008 | Redeemed    | 9/2/2009    |              |

No Forfeiture Information

No Farmland Information

| Property Information                                       |   |  |
|--|---|--|
| <b>Parcel Number</b><br>14-04-457-001                      | <b>Site Address</b><br>481 WILLOW ST<br>SUGAR GROVE, IL 60554 | <b>Owner Name &amp; Address</b><br>FITZPATRICK, KEVIN S<br>481 WILLOW ST<br>SUGAR GROVE, IL, 605549357 |
| <b>Tax Year</b><br>2017 (Payable 2018) ▼                   |   |  |
| <b>Property Class</b><br>0040 - Residential Improved Lot   | <b>Tax Code</b><br>SG035 -                                    | <b>Tax Status</b><br>Taxable   |
| <b>Net Taxable Value</b><br>224,021                        | <b>Tax Rate</b><br>10.277437                                  | <b>Total Tax</b><br>\$23,023.62  |
| <b>Township</b><br>SUGAR GROVE                             | <b>Acres</b><br>0.0000  | <b>Mailing Address</b>   |
| <b>Legal Description</b><br>HANNAFORD FARM UNIT 1 LOT # 14 |   |  |

[Print Tax Bill](#)

| Billing      |            |                    |                |               |                 |                    |                    |           |               |
|--------------|------------|--------------------|----------------|---------------|-----------------|--------------------|--------------------|-----------|---------------|
| Installment  | Date Due   | Tax Billed         | Penalty Billed | Cost Billed   | Drainage Billed | Total Billed       | Amount Paid        | Date Paid | Total Unpaid  |
| 1            | 06/04/2018 | \$11,511.81        | \$0.00         | \$0.00        | \$0.00          | \$11,511.81        | \$11,511.81        | 5/21/2018 | \$0.00        |
| 2            | 09/04/2018 | \$11,511.81        | \$0.00         | \$0.00        | \$0.00          | \$11,511.81        | \$11,511.81        | 8/16/2018 | \$0.00        |
| <b>Total</b> |            | <b>\$23,023.62</b> | <b>\$0.00</b>  | <b>\$0.00</b> | <b>\$0.00</b>   | <b>\$23,023.62</b> | <b>\$23,023.62</b> |           | <b>\$0.00</b> |

| Payment History              |              |             |               |  |
|------------------------------|--------------|-------------|---------------|--|
| Tax Year                     | Total Billed | Total Paid  | Amount Unpaid |  |
| 2017                         | \$23,023.62  | \$23,023.62 | \$0.00        |  |
| 2016                         | \$22,543.90  | \$22,543.90 | \$0.00        |  |
| 2015                         | \$21,910.00  | \$21,910.00 | \$0.00        |  |
| <a href="#">Show 10 More</a> |              |             |               |  |

| Assessments               |          |          |           |               |         |         |
|---------------------------|----------|----------|-----------|---------------|---------|---------|
| Level                     | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total   |
| DOR Equalized             | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Department of Revenue     | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Board of Review Equalized | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Board of Review           | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| S of A Equalized          | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Supervisor of Assessments | 34,049   | 180,099  | 0         | 0             | 0       | 214,148 |
| Township Assessor         | 34,049   | 180,099  | 0         | 0             | 0       | 214,148 |
| Prior Year Equalized      | 34,049   | 180,099  | 0         | 0             | 0       | 214,148 |

No Exemptions

| Property Information                                       |   |  |
|--|---|--|
| <b>Parcel Number</b><br>14-04-457-001                      | <b>Site Address</b><br>481 WILLOW ST<br>SUGAR GROVE, IL 60554 | <b>Owner Name &amp; Address</b><br>FITZPATRICK, KEVIN S<br>481 WILLOW ST<br>SUGAR GROVE, IL, 605549357 |
| <b>Tax Year</b><br>2018 (Payable 2019) ▼                   |   |  |
| <b>Property Class</b><br>0040 - Residential Improved Lot   | <b>Tax Code</b><br>SG056 -                                    | <b>Tax Status</b><br>Taxable   |
| <b>Net Taxable Value</b><br>0                              | <b>Tax Rate</b><br>Unavailable                                | <b>Total Tax</b><br>Unavailable <a href="#">Print Tax Bill</a>   |
| <b>Township</b><br>SUGAR GROVE                             | <b>Acres</b><br>0.0000  | <b>Mailing Address</b>   |
| <b>Legal Description</b><br>HANNAFORD FARM UNIT 1 LOT # 14 |   |  |

No Billing Information

| Payment History |              |             |               |  |
|-----------------|--------------|-------------|---------------|--|
| Tax Year        | Total Billed | Total Paid  | Amount Unpaid |  |
| 2017            | \$23,023.62  | \$23,023.62 | \$0.00        |  |
| 2016            | \$22,543.90  | \$22,543.90 | \$0.00        |  |
| 2015            | \$21,910.00  | \$21,910.00 | \$0.00        |  |
| 2014            | \$21,411.32  | \$21,411.32 | \$0.00        |  |
| 2013            | \$21,086.46  | \$21,086.46 | \$0.00        |  |
| 2012            | \$20,240.32  | \$20,240.32 | \$0.00        |  |
| 2011            | \$22,691.50  | \$22,691.50 | \$0.00        |  |
| 2010            | \$18,884.64  | \$18,884.64 | \$0.00        |  |
| 2009            | \$18,385.22  | \$18,385.22 | \$0.00        |  |
| 2008            | \$27,248.80  | \$27,248.80 | \$0.00        |  |
| 2007            | \$3,365.32   | \$3,365.32  | \$0.00        |  |
| 2006            | \$530.18     | \$530.18    | \$0.00        |  |
| 2005            | \$497.40     | \$497.40    | \$0.00        |  |
| Collapse        |              |             |               |  |

| Assessments               |          |          |           |               |         |         |
|---------------------------|----------|----------|-----------|---------------|---------|---------|
| Level                     | Homesite | Dwelling | Farm Land | Farm Building | Mineral | Total   |
| Board of Review Equalized | 37,297   | 197,276  | 0         | 0             | 0       | 234,573 |
| Board of Review           | 37,297   | 197,276  | 0         | 0             | 0       | 234,573 |
| S of A Equalized          | 37,297   | 197,276  | 0         | 0             | 0       | 234,573 |
| Supervisor of Assessments | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Township Assessor         | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |
| Prior Year Equalized      | 35,619   | 188,402  | 0         | 0             | 0       | 224,021 |

No Exemptions

No Taxing Bodies Information

No Redemptions

**481 Willow St, Sugar Grove, IL 60554** • Last Sold for **\$728,000**  
 5 beds • 6 full, 2 half baths • 7,644 sq ft

Property Details Schools & Neighborhood Property History

## Property History for 481 Willow St

### Property Price

| Date       | Event         | Price     | Price/Sq Ft | Source  |
|------------|---------------|-----------|-------------|---------|
| 01/15/2019 | Sold          | \$728,000 | \$95        | Chicago |
| 12/09/2018 | Price Changed | \$749,000 | \$98        | Chicago |
| 10/21/2018 | Listed        | \$759,900 | \$101       | Chicago |
| 10/14/2018 | Price Changed | \$769,900 | \$101       | Chicago |
| 08/12/2018 | Price Changed | \$779,900 | \$103       | Chicago |
| 04/24/2018 | Listed        | \$799,900 | \$105       | Chicago |
| 01/18/2018 | Relisted      | \$839,000 | \$108       | Chicago |
| 01/09/2018 | Relisted      | \$839,000 | \$108       | Chicago |
| 01/04/2018 | Price Changed | \$859,000 | \$113       | Chicago |
| 01/04/2018 | Relisted      | \$855,000 | \$112       | Chicago |
| 11/25/2017 | Price Changed | \$855,000 | \$112       | Chicago |
| 10/17/2017 | Price Changed | \$870,000 | \$115       | Chicago |
| 09/26/2017 | Price Changed | \$895,000 | \$118       | Chicago |
| 09/19/2017 | Relisted      | \$899,000 | \$118       | Chicago |
| 09/07/2017 | Listed        | \$959,000 | \$125       | Chicago |
| 07/18/2017 | Relisted      | \$959,000 | \$125       | Chicago |

**481 Willow St, Sugar Grove IL 60554 • Last Sold for \$728,000**  
**5 beds • 6 full, 2 half baths • 7,644 sq ft**

**Property Details   Schools & Neighborhood   Property History**

|            |          |             |       |         |
|------------|----------|-------------|-------|---------|
| 07/19/2017 | Relisted | \$969,000   | \$143 | Chicago |
| 07/18/2017 | Relisted | \$969,000   | \$143 | Chicago |
| 07/16/2017 | Listed   | \$969,000   | \$143 | Chicago |
| 09/26/2008 | Sold     | \$900,000   | -     | -       |
| 05/28/2007 | Listed   | \$1,584,500 | -     | Chicago |
| 01/24/2007 | Listed   | \$1,584,500 | -     | Chicago |

[See Less](#)

**Property Tax**

| Year | Taxes    | Land     | Additions | Total Assessment |
|------|----------|----------|-----------|------------------|
| 2017 | \$29,024 | \$35,619 | \$195,492 | \$260,135        |
| 2016 | \$22,544 | \$34,049 | \$190,099 | \$246,692        |
| 2015 | \$21,910 | \$31,679 | \$167,565 | \$220,154        |

[About History & Taxes Data](#)

The price and tax history data displayed is obtained from public records and for MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

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< Sugar Grove, IL x 🔍



1 / 10

Last Sold for **\$728,000**

[Track Your Home Value](#)



**5** beds  
**6** full,  
**2** half baths  
**7,644** sq ft

[Commute Time](#) 481 Willow St, Sugar Grove, IL 60554

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Request a **FREE** Analysis

**Property Overview** - AN ENTERTAINER'S DREAM! THIS WOULD BE OVER 1.2 MILLION TO BUILD. MUST SEE IN PERSON! EXCEPTIONAL PROPERTY WITH WATER VIEWS! Designed with the finest of materials and best craftsmanship. The home features 5 bedrooms each with an en suite bath. Family Room with 12' coffered ceiling with four piece trim, built-in cabinets surround the fireplace. The kitchen has Crystal custom inset cabinets, Lecanche french range, Subzero

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144.34%

More expensive than nearby properties

92

Days on market until sold

2.80%

Sold lower than the listed price

## Property Details



Status  
**Sold**



Price/Sq Ft  
**\$95**



Type  
**Single Family Home**



Built  
**2006**

### Schools

- Elementary School: JOHN SHIELDS ELEMENTARY SCHOOL

[Read More](#) v

### Property Features

#### Bathrooms

- Total Bathrooms: 6.2
- Full Bathrooms: 6
- 1/2 Bathrooms: 2
- Bathrooms On Basement Level: Yes
- Bathroom-1 Features: Soaking Tub
- Bathroom-2 Description: 6.2

[See More](#) v

#### Bedrooms

- Bedrooms: 5
- Master Bedroom-1 Dimensions: 24X30
- Bedroom-4 Dimensions: 14X16
- Master Bedroom-1 Level: 2nd Level
- Bedroom-2 Level: 2nd Level
- Bedroom-3 Level: 2nd Level
- Bedroom-4 Level: 2nd Level
- Bedroom-2 Description: 16X15

### Public Records

- House size: sq ft
- Heating: Unknown
- Cooling: Unknown
- Property type: Single family
- Date updated: 09/20/2018

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## Nearby Schools

Rating\* School Name

7 [Kaneland John Shields Elementary School](#)

6 [Harter Middle School](#)

9 [Kaneland Senior High School](#)

[See More](#)

\* School data provided by National Center for Education Statistics, Pitney Bowes, and GreatSchools. Intended for reference only. GreatSchools Ratings compare a school's test performance to statewide results. To verify enrollment eligibility, contact the school or district directly.

## Neighborhood

481 Willow St is located in the city of [Sugar Grove, IL](#)

**\$297,950**

Median Listing Price

**\$243,000**

Median Sales Price

**72**

Median Days on Market

**\$123**

Price Per Sq Ft

[Request a FREE Analysis](#)

Explore The Neighborhood

Sponsored by  Statefarm



## Property History

### Property Price

| Date       | Event         | Price     |
|------------|---------------|-----------|
| 01/15/2019 | Sold          | \$728,000 |
| 12/09/2018 | Price Changed | \$749,000 |
| 10/21/2018 | Listed        | \$769,900 |
| 10/14/2018 | Price Changed | \$769,900 |

[See More](#) ▾

### Property Tax

| Year | Taxes    | Total Assessment |
|------|----------|------------------|
| 2017 | \$23,024 | \$224,021        |
| 2016 | \$22,544 | \$214,148        |
| 2015 | \$21,910 | \$199,244        |

#### About History & Taxes Data

The price and tax history data displayed is obtained from public records and/or MLS feeds from the local jurisdiction. Contact your REALTOR® directly in order to obtain the most up-to-date information available.

## \$\$\$ Nearby Home Values

| Address                       | Estimate                | Bed | Bath |
|-------------------------------|-------------------------|-----|------|
| Homes near 60554              | \$                      |     |      |
| This Home                     | Last Sold for \$728,000 | 5   | 6+   |
| <a href="#">515 Willow St</a> | \$690,492               | 5   | 7    |
| <a href="#">600 Willow St</a> | \$514,602               | 5   | 4    |
| <a href="#">607 Willow St</a> | \$327,657               | 5   | 4    |
| <a href="#">208 Snow St</a>   | \$175,339               | 5   | 2    |
| <a href="#">906 Spruce St</a> | \$363,557               | 5   | 3    |

[See More](#) ▾



### What is Your Home Worth?

Your Name

Email

Phone

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Seller represented by:

REALTOR® Jennifer Konen 

with Anton Llc

Buyer represented by:

Anton Llc

Broker Location: CEDAR LAKE, IN

Buyer Broker: Anton Llc

Data Source: Chicago

Source's Property ID: 10112275

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### Homes Around \$728,000

-  742 Wheatfield Ave, Sugar Grove, IL 60554  
~~\$699,000~~  
742 Wheatfield Ave  
5 bd • 3+ ba • 4,000 sq ft
-  43 W555 Old Oaks Rd, Sugar Grove, IL 60554  
\$640,000  
43W555 Old Oaks Rd  
5 bd • 4 ba • 4,256 sq ft
-  1690 Hannaford Dr, Sugar Grove, IL 60554  
~~\$799,000~~  
1690 Hannaford Dr  
4 bd • 3+ ba • 4,805 sq ft

Homes near 481 Willow St have a median list price of \$699,000 and a median price per square foot of \$166.

### Popular Homes Around 60554

-  4 S120 Harter Rd, Sugar Grove, IL 60554  
~~\$264,500~~  
4S120 Harter Rd  
3 bd • 1+ ba • 1,614 sq ft
-  1690 Hannaford Dr, Sugar Grove, IL 60554  
~~\$799,000~~  
1690 Hannaford Dr  
4 bd • 3+ ba • 4,805 sq ft
-  920 Abbey Ct, Sugar Grove, IL 60554  
~~\$289,500~~  
920 Abbey Ct  
4 bd • 2+ ba • 2,902 sq ft
-  73 Neil Rd, Sugar Gr   
~~\$204,900~~  
73 Neil Rd  
5 bd • 3 ba • 1,508 sq ft

Popular homes around 481 Willow St have a median home value of \$272,250, which is 12.04% higher than the Sugar Grove median home value of \$243,000.

## TRAFFIC & ACCIDENTS

travel lane in each direction. At its signalized intersection with IL Route 47, College Drive provides a dedicated left-turn lane and one shared through/right-turn lane. The posted speed limit on College Drive is 20 MPH; however, based on limitations of the capacity analysis, a 25 MPH speed limit was assumed.

**2.3. Traffic Count Data**

Turning movement count data was collected for the weekday peak periods in June 2018 at the intersections listed below. Counts were conducted on a typical weekday from 7:00 to 9:00AM and from 4:00 to 6:00PM in order to capture peak travel periods in the vicinity of the proposed development.

- IL Route 47 / Green Road
- IL Route 47 / Seavey Road
- IL Route 47 / I-88 WB On-Ramp
- IL Route 47 / I-88 EB Off-Ramp
- IL Route 47 / Finley Road
- IL Route 47 / Scott Road
- IL Route 47 / South Thomapple Tree Road
- IL Route 47 / Merrill Road
- IL Route 47 / Old Oaks Road / College Drive

The resulting count data reveals that peak traffic volumes occur within the study area on weekdays from 7:30 to 8:30AM and 5:00 to 6:00PM. The existing peak hour volumes were rounded to the nearest multiple of five and balanced between intersections. Existing peak hour vehicle traffic volumes are presented in Exhibit 2. A summary of the traffic count data is provided in the appendix.

Weekday count data reveals that volumes along IL Route 47 are generally evenly distributed during the morning and evening peak hours. Similarly, traffic volumes on Green Road, Finley Road, Merrill Road, Thomapple Tree Road, and Old Oaks Road are generally evenly distributed during the peak hours. Traffic volumes on Scott Road are generally higher in the eastbound direction during the morning peak hour as compared to the westbound direction. During the evening peak hour, traffic volumes on Scott Road are generally evenly distributed in the eastbound and westbound directions.

**2.4. Existing Levels of Service**

Traffic volume data was analyzed with Synchro capacity analysis software in order to determine the quality of operation in the existing network. Operation is characterized according to the amount of control delay at each intersection approach and quantified into a level of service (LOS). The LOS grades shown below, which are provided in the Transportation Research Board's Highway Capacity Manual (HCM), quantify and categorize a driver's discomfort, frustration, fuel consumption, and travel times experienced as a result of intersection control and the resulting traffic queuing. LOS D is typically the minimum acceptable LOS accepted by agencies in Northeastern Illinois (including IDOT), and a minimum LOS C is required for through movements on SRA routes such as IL Route 47. A detailed description of each LOS rating can be found in Table 2.

*Conflict of interest?  
Independent?  
Kimley Horn  
stated they  
provide traffic  
studies to  
Sugar Grove Inc.*

DRAFT

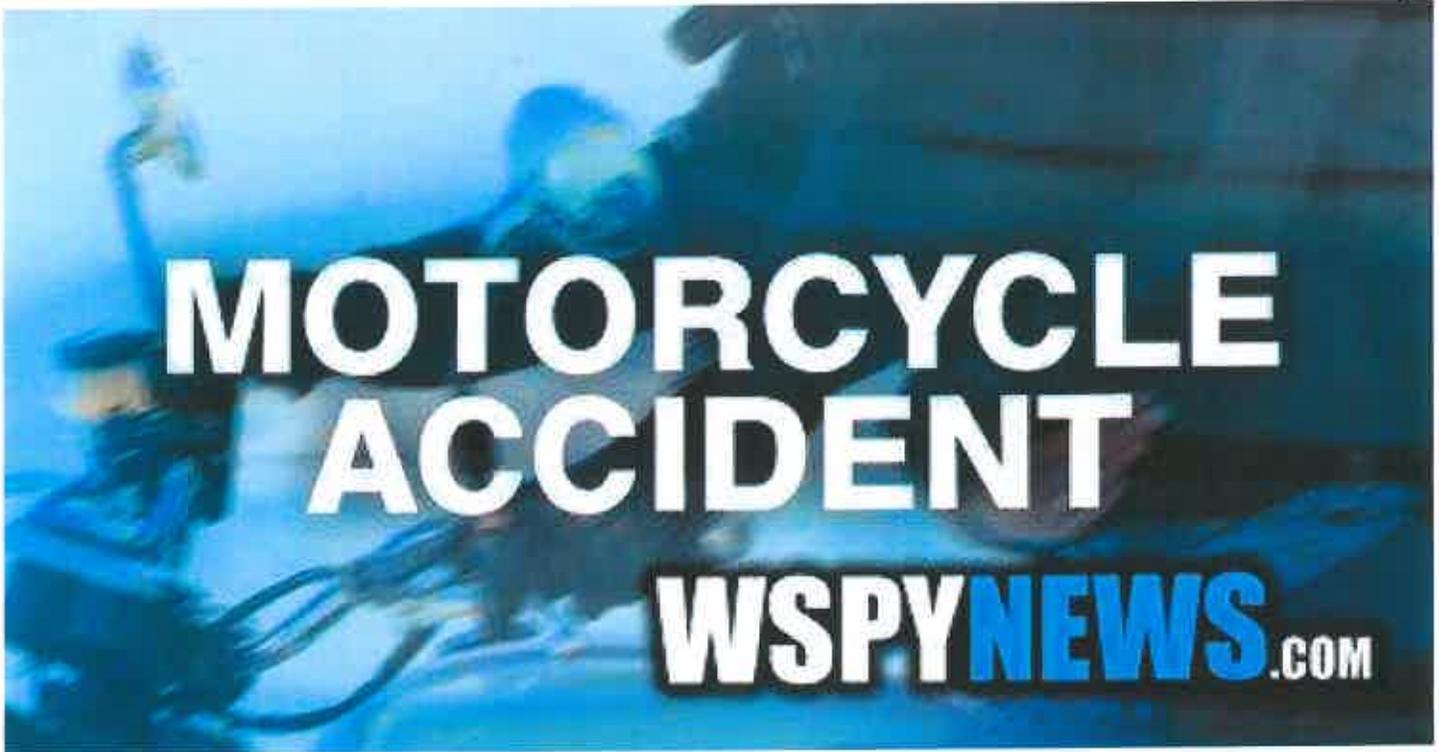
# Motorcycle & Truck/Car V. Semi-tractor Trailer

[http://www.wspynews.com/news/local/aurora-man-airlifted-in-motorcycle-vs-semi-crash-in-kaneville/article\\_ec054f3c-5d04-11e8-95b0-eb6ea2dc9907.html](http://www.wspynews.com/news/local/aurora-man-airlifted-in-motorcycle-vs-semi-crash-in-kaneville/article_ec054f3c-5d04-11e8-95b0-eb6ea2dc9907.html)

## Aurora Man Airlifted in Motorcycle vs. Semi Crash in Kaneville

*much greater chance of death or severe injury*

WSPYNEWS May 21, 2018 Click Here to submit a News Tip or Story



Kane County Sheriff's Office officials say that an Aurora man was airlifted from the scene of a crash that occurred on Friday after he apparently struck the passenger side of a semi-tractor in unincorporated Kaneville Twp.

*I was at the site of crash  
Semi driver turned left  
w/out seeing motorcycle*

Sheriff's deputies were called at 12:33 p.m. to the intersection of Main St. and South Lorang Rd.

The sheriff's office said initial investigation indicated that a 61 year-old Elgin man, driving a Freightliner semi-tractor was traveling west on Main St. and began to turn south onto South Lorang Rd.

Fifty-eight-year-old James Bailey of Aurora was driving his Harley Davidson motorcycle west on Main St. and struck the passenger side of the semi.

*This was a slow speed accident*

The sheriff's office says there are no traffic control devices at the intersection.

Bailey was flown from the scene to a Chicago-area hospital with apparent non-life threatening injuries.

*Very serious injuries*

He was not wearing a helmet at the time of the crash. The driver of the semi was not injured.

*Company of driver is being sued*

No tickets have been issued and the crash remains under investigation.

Information provided in this report has been obtained from area authorities, including but not limited to local police, fire and emergency dispatch officials. Information is sourced only from official sources of public information unless otherwise stated. Subjects listed who have been charged or cited for crimes have not been proven guilty in court and all acts are alleged.