



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

Ordinance No. 20191119A

**An Ordinance to Set the Date for a Public Hearing in Connection with Proposed
Amendment to the Redevelopment Plan for, and the Proposed Addition of Additional
Properties to, the Village of Sugar Grove Northeast Airport TIF #2 Redevelopment
Project Area**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 19th day of November, 2019.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 19th day of November, 2019.

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WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 2015-05-05-A, 2015-0505-B, and 2015-0505-C), adopted May 5, 2015 (the **"TIF Ordinances"**) in connection with the Sugar Grove Northeast Airport TIF #2 Redevelopment Project Area (the **"Redevelopment Project Area"**), the Mayor and Village Council (the **"Corporate Authorities"**) of the Village of Sugar Grove, Kane County, Illinois (the **"Municipality"**) adopted the Tax Increment Financing Redevelopment Plan (the **"Redevelopment Plan"**) and related projects (the **"Redevelopment Projects"**), designated the Redevelopment Project Area and authorized tax increment finance (**"TIF"**) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the **"Act"**); and

WHEREAS, the Corporate Authorities of the Municipality have determined that it is advisable for the Municipality to amend the Redevelopment Plan, which such amendment (the **"Amendment"**) includes, adding additional parcels of property to the Redevelopment Project Area, (the **"Amended Redevelopment Plan"**), in accordance with the applicable provisions of Section 11-74.4-5(c) of the TIF Act; and

WHEREAS, the Act requires the Municipality to conduct a public hearing prior to the adoption of an ordinance or ordinances approving the proposed Amendment, at which public hearing any interested person or any affected taxing district may file written objections with the Village Clerk of the Municipality and may be heard orally with respect to the proposed approval of the proposed approval of the proposed Amendment; and

WHEREAS, the Act requires that certain notices of the availability of the proposed Redevelopment Plan and of such public hearing be given by publication and by mailing; and

WHEREAS, the Act further requires that the Municipality convene a joint review board consisting of a representative designated by each community college district, local elementary school district and high school district, park district, library district, township, fire protection district, and county that will have the authority to directly levy taxes on the property within the proposed Redevelopment Project Area at the time the Amendment is to be approved, including a representative designated by the Municipality and a public member, for the purpose of reviewing the public record, planning documents and proposed ordinances approving the Amendment proposed to be adopted by the Municipality.

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, as follows:

Section 1. Findings. The Corporate Authorities hereby find, determine and declare as follows:

A. that the matters hereinabove set forth in the preambles and recitals to this Ordinance are true, correct and complete and are hereby incorporated herein by this reference thereto;

B. that the proposed Amendment is necessary and proper public purposes in order to promote and protect the health, safety, morals and welfare of the public and thereby eradicate blighted conditions, institute conservation measures, undertake the further redevelopment of the proposed Redevelopment Project Area, remove and alleviate adverse conditions and encourage private investment and enhance the tax base of the various taxing districts; and

C. that the addition of the additional parcels of property to the Redevelopment Project Area, as proposed and identified in Exhibit A of this Ordinance below, meets the requirements of a "redevelopment project area" as defined in the Act, except for the subsequent approval and certification thereof by an ordinance or ordinances adopted by the Corporate Authorities of the Municipality under and pursuant to the Act.

Section 2. Proposed Establishment of Redevelopment Project Area. The amended boundaries of the proposed Redevelopment Project Area, including the addition of the additional properties thereto, shall be substantially as more particularly described in the attached Boundary Description (Exhibit A).

Section 3. Public Hearing. Under and pursuant to the requirements of the Act, the Corporate Authorities of the Municipality shall hold a public hearing on the proposed Amendment. The time, date and place of such public hearing is hereby fixed to be at **5:30 p.m. on Tuesday, January 7, 2020**, at the Village Hall, 10 S. Municipal Drive, Sugar Grove, Illinois.

Section 4. Notices of Public Hearing. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to give or cause to be given notice of such public hearing by publication at least twice and by certified mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract or parcel of land lying within the proposed Amended Redevelopment Project Area, to all taxing districts that have taxable property included within the proposed Amended Redevelopment Project Area and to the Illinois Department of Commerce and Economic Opportunity ("DCEO"), each such notice to include such information and be given at such times and in such manner as may be specified under and pursuant to the applicable provisions of the Act.

Section 5. Public Inspection of Eligibility Study and Proposed Redevelopment Plan. The proposed Amended Redevelopment Plan was placed on file with the Village Clerk on November 6, 2019, and such document has been and shall continue to be made available for public inspection since at least ten (10) days prior to the adoption of this Ordinance. The appropriate officers, employees and agents of the Municipality are hereby ordered and directed to: (i) publish notice in a newspaper of general circulation within the Municipality that interested persons may register with the Municipality in order to receive information on the proposed approval of the proposed Amendment; (ii) send by certified mail within a reasonable time after the adoption of this Ordinance a copy of the proposed Amendment, along with the name of the person to contact for further information, to each affected taxing district and DCEO; and (iii) give or cause to be given notice of the availability of the proposed Amendment, including how to obtain this information, by mail within a reasonable time after the adoption of this Ordinance to all

residential addresses that, after a good faith effort, are determined to be located within 750 feet of the boundaries of the proposed Amended Boundaries of the Redevelopment Project Area.

Section 6. Joint Review Board. A joint review board as specified in the Act shall be convened by the Municipality and such joint review board shall meet, review the public record, planning documents and proposed ordinance approving the Amendment and submit any recommendation or report on the proposed approval of the Amendment within thirty (30) days after the convening of such joint review board. The first meeting of such joint review board shall be held at least 14 but not more than 28 days after the mailing of notice by the Municipality to each of the taxing districts as specified under and pursuant to the Act at the Village Hall, 10 S. Municipal Drive, Sugar Grove, Illinois. The Mayor of the Municipality, or his designee, shall be the representative of the Municipality on such joint review board.

Section 7. Effective Date. This Ordinance shall become effective upon its passage and approval as required by law.

This ordinance is hereby passed by the affirmative vote of a majority of the members of the Corporate Authorities of the Village of Sugar Grove, Illinois, at a regular meeting of the Corporate Authorities on the 19th day of November, 2019, upon a roll call vote as follows:

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

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

	Aye	Nay	Absent	Abstain
Trustee Jen Konen	<u>/</u>	—	—	—
Trustee Sean Herron	<u>/</u>	—	—	—
Trustee Ted Koch	<u>/</u>	—	—	—
Trustee Heidi Lendi	<u>/</u>	—	—	—
Trustee Rick Montalto	<u>/</u>	—	—	—
Trustee Ryan Walter	<u>/</u>	—	—	—
Village President P. Sean Michels	—	—	—	—



Exhibit A

Boundary Description

THAT PART OF SECTIONS 7, 8, 16, 17, 19, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF THE KANELAND SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID KANELAND SUBDIVISION AND NORTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE NORTH LINE OF HARTER ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF ROUTE 47; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHWEST LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 14-08-200-016; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO SOUTHWEST LINE OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL TO THE WESTERLY LINE OF ROUTE 47; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHWEST LINE OF THE SUGAR GROVE RESEARCH PARK; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO THE NORTHEAST LINE OF LOT 18 IN SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE AND SAID LINE EXTENDED SOUTHEASTERLY TO THE EAST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18; THENCE WESTERLY, ON SAID EASTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 20 IN THE SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 TO THE NORTHWEST CORNER OF LOT 21 IN THE SUGAR GROVE RESEARCH PARK; THENCE SOUTH ALONG THE WEST LINE OF THE SUGAR GROVE RESEARCH PARK TO THE NORTH LINE OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE WEST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND ON THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTH LINE OF WHEELER ROAD; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF HILLSIDE COUNTY SUBDIVISION WEST, UNIT 2 EXTENDED NORTH; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID HILLSIDE COUNTRY SUBDIVISION WEST, UNIT 3; THENCE EAST ALONG SAID SOUTH LINE TO THE WEST LINE OF WINDSOR WEST, UNIT 1; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF WINDSOR WEST UNIT 2 TO THE NORTH LINE OF WIEDNER'S LEGACY SUBDIVISION; THENCE EAST, ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST, TO THE WEST LINE OF THE RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF SAID RESUBDIVISION OF LOT 8 OF THE LANDINGS RESUBDIVISION; THENCE EAST ALONG SAID SOUTH LINE AND SAID SOUTH LINE EXTENDED TO THE EAST LINE OF DIVISION DRIVE; THENCE SOUTH ALONG SAID EAST LINE TO THE NORTH LINE OF GALENA BOULEVARD; THENCE EAST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED EAST TO THE EAST LINE OF STATE ROUTE 47; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED, TO THE SOUTH LINE OF U.S. ROUTE 30 EXTENDED EAST; THENCE WEST ALONG SAID SOUTH LINE EXTENDED AND THE SOUTH LINE OF SAID U.S. ROUTE 30 TO THE EAST LINE OF LOT 235 IN SUGAR CREEK SUBDIVISION, UNIT 1, PHASE 2; THENCE SOUTH ALONG SAID EAST LINE AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID SOUTH LINE TO THE

NORTHEAST CORNER OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINES OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTHWESTERLY, PERPENDICULAR TO SAID EAST LINE, TO THE WEST LINE OF SAID MUNICIPAL DRIVE; THENCE NORTHERLY, ON SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 IN SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF LOT 27 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT 27 TO THE SOUTH LINE OF PARCEL 2 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE WESTERLY TO THE NORTH CORNER OF LOT 105 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF PARCEL 1 IN PRAIRIE GLEN SUBDIVISION UNIT 1 TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH LINE TO THE WEST LINE OF MUNICIPAL DRIVE. THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTHERLY 550.00 FEET OF THE NORTH HALF OF SAID SECTION 17; THENCE WESTERLY ALONG SAID NORTH LINE TO A LINE DRAWN PARALLEL WITH THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 17, THAT IS 950.00 FEET EASTERLY OF (MEASURED ALONG THE NORTH LINE OF SAID SECTION 17) THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID PARALLEL LINE TO THE NORTH LINE OF SAID SECTION 17; THENCE NORTH ALONG THE EAST LINE OF THE WEST 950.00 FEET OF SAID SECTION 8, TO THE NORTH LINE OF THE SOUTH 370.00 FEET OF SAID SECTION 8; THENCE WEST ALONG SAID NORTH LINE TO THE WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE AND THE WEST LINE OF SAID SECTION 17 TO THE SOUTH LINE OF WHEELER ROAD; THENCE WEST ALONG THE SOUTH LINE OF SAID WHEELER ROAD TO THE WEST LINE OF ESKER DRIVE EXTENDED SOUTH; THENCE NORTH ALONG SAID WEST LINE EXTENDED SOUTH AND THE WEST LINE OF SAID ESKER DRIVE TO WEST LINE OF SAID SECTION 8; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF THE SOUTH HALF OF SAID SECTION 8; THENCE EAST ALONG SAID NORTH LINE TO THE POINT OF BEGINNING, EXCEPTING THEREFROM PARCEL 109 IN PRAIRIE GLEN SUBDIVISION UNIT 1.