



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

**FY 2017**

**Name of Redevelopment Project Area (below):** **Industrial TIF District #1**

**Primary Use of Redevelopment Project Area\*:** **Industrial**  
 \* Types include: Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

**If "Combination/Mixed" List Component Types:**

**Under which section of the Illinois Municipal Code was Redevelopment Project Area designated? (check one):**  
Tax Increment Allocation Redevelopment Act **X**  
Industrial Jobs Recovery Law \_\_\_\_\_

	No	Yes
Were there any amendments to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] <b>If yes, please enclose the amendment labeled Attachment A</b>	X	
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] <b>Please enclose the CEO Certification labeled Attachment B</b>		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] <b>Please enclose the Legal Counsel Opinion labeled Attachment C</b>		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan including any project implemented and a description of the redevelopment activities.? [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] <b>If yes, please enclose the Activities Statement labeled Attachment D</b>		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] <b>If yes, please enclose the Agreement(s) labeled Attachment E</b>		X
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] <b>If yes, please enclose the Additional Information labeled Attachment F</b>	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] <b>If yes, please enclose the contract(s) or description of the contract(s) labeled Attachment G</b>	X	
Were there any reports or meeting minutes submitted to the municipality by the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] <b>If yes, please enclose the Joint Review Board Report labeled Attachment H</b>		X
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] <b>If yes, please enclose any Official Statement labeled Attachment I and Attachment J MUST be Yes</b>	X	
An analysis prepared by a financial advisor or underwriter setting forth the nature and term of obligation and projected debt service including required reserves and debt coverage? [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] <b>If attachment I is yes, Analysis MUST be attached and labeled Attachment J</b>	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) <b>If yes, please enclose Audited financial statements of the special tax allocation fund labeled Attachment K</b>		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] <b>If yes, The audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 labeled Attachment L</b>		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] <b>If yes, please enclose list only, not actual agreements labeled Attachment M</b>	X	

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

Provide an analysis of the special tax allocation fund.

FY 2017

TIF NAME:

Industrial TIF District #1

Special Tax Allocation Fund Balance at Beginning of Reporting Period \$ (102,387)

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 81,545	\$ 184,105	100%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest			0%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation by source

\$ 81,545

Cumulative Total Revenues/Cash Receipts

\$ 184,105 | 100%

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

\$ 27,265

Distribution of Surplus

Total Expenditures/Disbursements

\$ 27,265

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 54,280

**FUND BALANCE, END OF REPORTING PERIOD\***

\$ (48,107)

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

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

FY 2017

TIF NAME: Industrial TIF District #1

ITEMIZED LIST OF ALL EXPENDITURES FROM THE SPECIAL TAX ALLOCATION FUND  
(by category of permissible redevelopment project costs )

PAGE 1

Category of Permissible Redevelopment Cost [65 ILCS 5/11-74.4-3 (q) and 65 ILCS 5/11-74.6-10 (o)]	Amounts	Reporting Fiscal Year
1. Cost of studies, surveys, development of plans, and specifications. Implementation and administration of the redevelopment plan, staff and professional service cost.		
Audit Services	275	
Planning Services	840	
Miscellaneous	1,276	
2. Annual administrative cost.		\$ 2,391
3. Cost of marketing sites.		\$ -
4. Property assembly cost and site preparation costs.		\$ -
5. Costs of renovation, rehabilitation, reconstruction, relocation, repair or remodeling of existing public or private building, leasehold improvements, and fixtures within a redevelopment project area.		\$ -
6. Costs of construction.		\$ -
Dugan Road North - IDOT Project	24,172	
		\$ 24,172









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

**FY 2017**

**TIF NAME:** Industrial TIF District #1

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

**Check here if no property was acquired by the Municipality within the  
X Redevelopment Project Area.**

**Property Acquired by the Municipality Within the Redevelopment Project Area.**

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

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

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

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

**SECTION 5 - 20 ILCS 620/4.7 (7)(F)**  
**PAGE 1**

FY 2017

TIF Name:

Industrial TIF District #1

Page 1 is to be included with TIF report. Pages 2 and 3 are to be included **ONLY** if projects are listed.

**Select ONE of the following by indicating an 'X':**

1. <b>NO</b> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The Municipality <b>DID</b> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a.)	X
2a. The number of projects undertaken by the municipality within the Redevelopment Project Area:	1

**LIST the projects undertaken by the Municipality Within the Redevelopment Project Area:**

	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
<b>TOTAL:</b>			
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 24,172	\$ -	\$ 24,172
Ratio of Private/Public Investment	0		0

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*: Dugan Road North LAFO**

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 24,172	\$ -	\$ 24,172
Ratio of Private/Public Investment	0		0

**Project 2\*:**

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

**Project 3\*:**

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

**Project 4\*:**

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

**Project 5\*:**

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

**Project 6\*:**

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

Optional: Information in the following sections is not required by law, but would be helpful in evaluating the performance of TIF in Illinois. \*even though optional MUST be included as part of complete TIF report

**SECTION 6**  
**FY 2017**

**TIF NAME:** Industrial TIF District #1

Provide the base EAV (at the time of designation) and the EAV for the year reported for the redevelopment project area

Year redevelopment project area was designated	Base EAV	Reporting Fiscal Year EAV
1/17/2012   \$	9,112,648   \$	10,927,746   \$

List all overlapping tax districts in the redevelopment project area.  
 If overlapping taxing district received a surplus, list the surplus.

Check if the overlapping taxing districts did not receive a surplus.

Overlapping Taxing District	Surplus Distributed from redevelopment project area to overlapping districts
Kaneland School District	\$ -
Sugar Grove Fire Protection District	\$ -
Sugar Grove Park District	\$ -
Sugar Grove Library District	\$ -
Hinckley Big Rock School District	\$ -
Big Rock School District	\$ -
Sugar Grove Township	\$ -
Big Rock Township	\$ -
Village of Sugar Grove	\$ -
	\$ -
	\$ -
	\$ -
	\$ -
	\$ -

**SECTION 7**

Provide information about job creation and retention:

Number of Jobs Retained	Number of Jobs Created	Description and Type (Temporary or Permanent) of Jobs	Total Salaries Paid
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -
			\$ -

**SECTION 8**

Provide a general description of the redevelopment project area using only major boundaries:

--

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

ATTACHMENT B

INDUSTRIAL TIF DISTRICT #1  
FISCAL YEAR 2016 – 2017 ANNUAL REPORT  
Village of Sugar Grove, Illinois  
Kane County

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

I, Brent M. Eichelberger, the duly appointed Chief Executive Officer of the Village of Sugar Grove, County of Kane, State of Illinois, do hereby certify that to the best of my knowledge the Village of Sugar Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2016 – April 30, 2017).



\_\_\_\_\_  
Brent M. Eichelberger  
Village Administrator



\_\_\_\_\_  
Date

ATTACHMENT C

INDUSTRIAL TIF DISTRICT #1  
FISCAL YEAR 2016 – 2017 ANNUAL REPORT  
Village of Sugar Grove, Illinois  
Kane County

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

I, Steven A. Andersson, am the Village Attorney for the Village of Sugar Grove, County of Kane, State of Illinois. I have reviewed all information provided to me by the Village Administration and staff and I find that the Village of Sugar Grove has conformed to all applicable requirements of the Illinois Tax Increment Allocation Act set forth thereunder to the best of my knowledge and belief. This opinion only relates to the time period of May 1, 2016 – April 30, 2017, and is based upon all information available to me at the end of said fiscal year.



\_\_\_\_\_  
Steven A. Andersson  
Village Attorney

10/17/17  
Date

# ATTACHMENT D

INDUSTRIAL TIF DISTRICT #1  
FISCAL YEAR 2016 – 2017 ANNUAL REPORT  
Village of Sugar Grove, Illinois  
Kane County

Activities undertaken in redevelopment project area:

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

The \$24,172 identified as expenses in this TIF report are for the Phase III construction costs for this project. The project is completed and will not be shown in next year's TIF report.



Illinois Department of Transportation  
2300 South Dirksen Parkway / Springfield, Illinois / 62764

July 19, 2012

ATTACHMENT E

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

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

Dear Ms. Welsch:

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

Your copy of the executed agreement is attached.

Sincerely,

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

*Gregory S. Lupton*

By: Gregory S. Lupton  
Acting Local Projects Implementation Engineer

Enclosure

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

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

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

**Location**

Local Name Dugan Road Route FAU-2312 Length 2.20 miles

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

Current Jurisdiction LA

**Project Description**

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

**Division of Cost**

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

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

**Payment Method (check one):**

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

## Agreement Provisions

1. It is mutually agreed that the PROJECT will be processed, let and constructed in accordance with Motor Fuel Tax standards, policies and procedures.
  2. Construction of the PROJECT will utilize domestic steel as required by Section 106.01 of the current edition of the Standard Specifications for Road and Bridge Construction.
  3. The LA will certify to the STATE that all necessary right-of-way, temporary and permanent easements, and temporary use permits have been obtained or are not required, prior to the LA advertising for bids for the PROJECT.
  4. The PROJECT will be let and awarded by the LA upon approval of the plans and specifications by the STATE.
  5. The LA agrees to retain jurisdiction and to maintain or cause to be maintained the completed PROJECT in a manner satisfactory to the STATE unless otherwise specified by addendum.
  6. Upon approval of the final plans and specifications by the STATE and the LA, the LA agrees to accept bids and award the contract to the lowest responsible bidder after receipt of a satisfactory bid and concurrence in the award has been received from the STATE. If necessary the LA agrees to provide, or cause to be provided, all of the initial funding necessary to complete the project subject to reimbursement by the STATE.
  7. The LA shall maintain, for a minimum of 3 years after the completion of the project, adequate books, records, and supporting documents to verify the amounts, recipients and uses of all disbursements of funds passing in conjunction with this Agreement. All books, records, and supporting documents related to the project shall be available for review and audit by the Auditor General and the Department. The LA agrees to cooperate fully with any audit conducted by the Auditor General and the Department and to provide full access to all relevant materials. Failure to maintain the books, records and supporting documents required by this section shall establish a presumption in favor of the STATE for the recovery of any funds paid by the STATE under the contract of which adequate books, records, and supporting documentation are not available to support their purported disbursement.  
  
To complete this phase of the project within three years from the date this agreement is approved by the STATE if this portion of the project described in the Project Description does not exceed \$1,000,000 (five years if the project costs exceed \$1,000,000).
  9. Upon completion of this phase of the project, the LA will submit to the STATE a complete and detailed final invoice with all applicable supporting documentation of all incurred costs, less previous payments, no later than one year from the date of completion of this phase of the project. If a final invoice is not received within one year of completion of this phase of the project, the most recent invoice may be considered the final invoice and the obligation of funds closed.
  10. Obligations of the STATE shall cease immediately without penalty or further payment being required if, in any fiscal year, the Illinois General Assembly fails to appropriate or otherwise make available funds for the work contemplated herein.
  11. All projects for the construction of fixed works which are financed in whole or in part with funds provided by this Agreement shall be subject to the Prevailing Wage Act (820 ILCS 130/0.01 et seq.) unless the provisions of that Act exempt its application.
  12. This Agreement shall be binding upon and inure to the benefit of the parties hereto, their successors and assigns.
- 

Local Agency  
Village of Sugar Grove

Section  
12-00025-00-RS

EXHIBITS

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

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

APPROVED

Local Agency

P. Sean Michels

Name of Official (Print or Type Name)

Village President

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

*P. Sean Michels* 5/31/12

(Signature)

Date

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

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

APPROVED

State of Illinois, Department of Transportation

*Ann L. Schneider*

Ann L. Schneider, Secretary of Transportation

*[Signature]*

BY: Aaron A. Weatherholt,

Deputy Director of Highways

7/3/12

Date

*William R. Frey* 6-28-12

William R. Frey, Interim Director of Highways/Chief Engineer

Date

N/A

Ellen J. Schanzle-Haskins, Chief Counsel

Date

N/A

Matthew R. Hughes, Director of Finance and Administration

Date

Local Agency Village of Sugar Grove	Section 12-00025-00-RS
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**SUGAR GROVE TAX INCREMENT FINANCE DISTRICT NO. 1**

**JOINT REVIEW BOARD**

**ANNUAL MEETING**

**November 30, 2016**

**3:30 PM**

**Board Room**

**Sugar Grove Village Hall**

**10 S. Municipal Drive, Sugar Grove, IL 60554**

**MEETING AGENDA**

1. Call to Order:
2. Roll Call:
3. Approval of November 19, 2015 Minutes:
4. Review of FY 2016 Annual Report:
5. Adjournment:

**SUGAR GROVE INDUSTRIAL TAX INCREMENT FINANCING DISTRICT #1  
JOINT REVIEW BOARD  
2015 ANNUAL MEETING  
NOVEMBER 19, 2015 MEETING MINUTES**

**CALL TO ORDER:**

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

**ROLL CALL:**

- X Sean Michels, President, Village of Sugar Grove
  - Bill Perkins, Chief, Sugar Grove Fire Protection District
  - Big Rock Fire Protection District
  - Mark Armstrong, Supervisor of Assessments, Kane County
  - X Joe Wolf, Sugar Grove Resident Representative
  - X Todd Leden, Kaneland CUSD 302
  - X Travis McGuire, Hinckley-Big Rock CUSD 429
  - Tom Rowe, Sugar Grove Township
  - X Sandy Carr, Big Rock Township
  - X Shannon Halikias, Sugar Grove Public Library
  - X Bruce Hartmann, Waubensee Community College
  - X Greg Repede, Sugar Grove Park District
  - Big Rock Township Park District
  - Big Rock Road District
- X = Present

**Others present:**

Pat Chamberlin, Finance Director, Village of Sugar Grove  
Walter Magdziarz, Community Development Director, Village of Sugar Grove  
Steve Andersson, Sugar Grove Village Attorney  
Laura Julien, Sugar Grove Village Attorney

**APPROVAL OF MEETING MINUTES:**

G. Repede asked the minutes be corrected to reflect the correct title of the Sugar Grove Park District. Motion by J. Wolf, seconded by S. Carr to approve the meeting minutes from the December 2, 2014 annual meeting as amended. A chorus of ayes followed; there were no dissenters. Motion passed.

**PRESENTATION:**

W. Magdziarz reported that there was no activity in the TIF Fund as there was little appreciable growth in the EAV for the TIF District. He reported that future years should see a growth in the EAV as there are at least two business expansions that will occur in the TIF District in 2016. There was no additional information to provide the Board.

**ADJOURNMENT:**

There being no further items to review, Chairman Michels called for a motion to adjourn. J. Wolf moved and B. Hartmann seconded to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed. Meeting was adjourned at 3:15 pm.

## VILLAGE OF SUGAR GROVE, ILLINOIS

## Nonmajor Governmental - Capital Projects Funds

Combining Balance Sheet  
April 30, 2017

	Industrial TIF #1	Industrial TIF #2	Totals
<b>ASSETS</b>			
Receivables - Net of Allowances			
Property Taxes	\$ 186,319	54,328	240,647
<b>LIABILITIES</b>			
Accounts Payable	1,265	426	1,691
Due to Other Funds	46,842	54,181	101,023
Total Liabilities	48,107	54,607	102,714
<b>DEFERRED INFLOWS OF RESOURCES</b>			
Property Taxes	186,319	54,328	240,647
Total Liabilities and Deferred Inflows of Resources	234,426	108,935	343,361
<b>FUND BALANCES</b>			
Unassigned	(48,107)	(54,607)	(102,714)
Total Liabilities, Deferred Inflows of Resources and Fund Balances	186,319	54,328	240,647

**VILLAGE OF SUGAR GROVE, ILLINOIS**

**Nonmajor Governmental - Capital Projects Funds**

**Combining Statement of Revenues, Expenditures and Changes in Fund Balances  
For the Fiscal Year Ended April 30, 2017**

	Industrial TIF #1	Industrial TIF #2	Totals
Revenues			
Taxes	\$ 81,545	19,748	101,293
Expenditures			
General Government	3,093	977	4,070
Capital Outlay	24,172	-	24,172
Total Expenditures	27,265	977	28,242
Net Change in Fund Balances	54,280	18,771	73,051
Fund Balances - Beginning	(102,387)	(73,378)	(175,765)
Fund Balances - Ending	(48,107)	(54,607)	(102,714)

VILLAGE OF SUGAR GROVE, ILLINOIS

Industrial Tax Increment Financing District #1 - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual  
For the Fiscal Year Ended April 30, 2017

	Budget		Actual	Variance Over (Under)
	Original	Final		
Revenues				
Property Taxes	\$ 80,754	80,754	81,545	791
Expenditures				
Community Development				
Personnel				
Training and Memberships	-	-	702	702
Contractual Services				
Audit Services	275	275	275	-
Othr Professional Services	-	-	840	840
Commodities				
Miscellaneous	-	-	1,276	1,276
Capital Outlay				
Streets/Row Improvements	-	-	24,172	24,172
Total Expenditures	275	275	27,265	26,990
Net Change in Fund Balance	80,479	80,479	54,280	(26,199)
Fund Balance - Beginning			(102,387)	
Fund Balance - Ending			(48,107)	

LEGAL DESCRIPTION

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

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

January 10, 2012

# Exhibit "B"

Boundary Area Map  
Sugar Grove, IL



January 6, 2011



LEGEND:



Railroad



Waterway

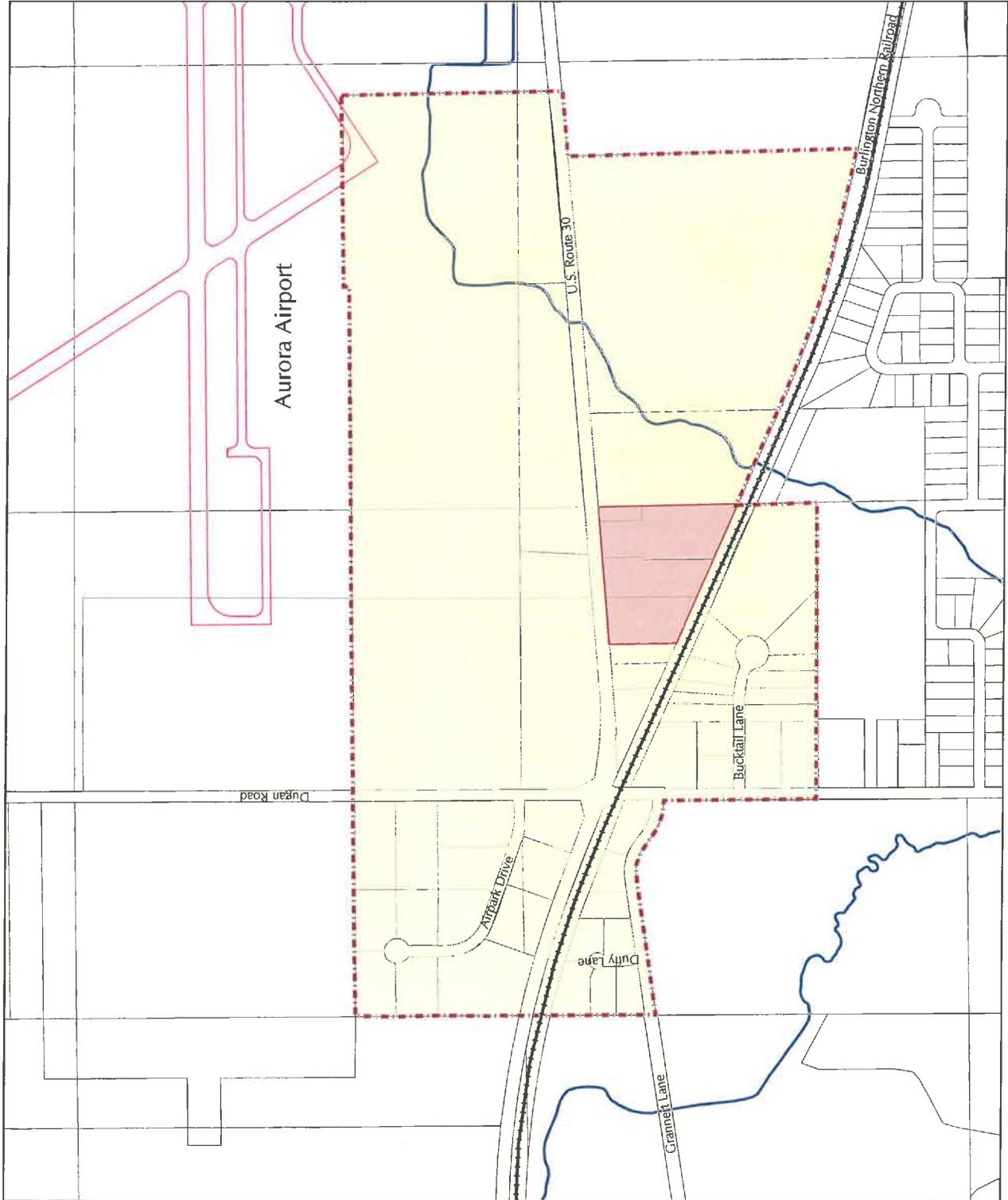
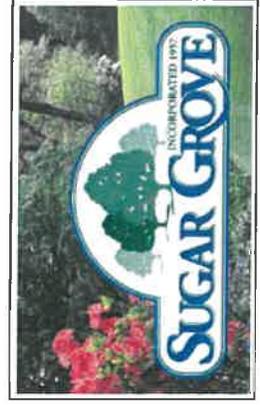


Project Area



Eligible "Conservation Area"  
(within TIF Project Area)

0 575 1,150 Ft.





**REPORT OF INDEPENDENT ACCOUNTANTS**

September 21, 2017

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

We have examined management's assertion included in its representation report that the Village of Sugar Grove, Illinois, with respect to the Industrial Tax Increment Finance District #1, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2017. As discussed in that representation letter, management is responsible for the Village of Sugar Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

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

In our opinion, management's assertion that the Village of Sugar Grove, Illinois complied with the aforementioned requirements during the year ended April 30, 2017 and is fairly stated in all material respects.

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

*Lauterbach & Amen LLP*

LAUTERBACH & AMEN, LLP