



**SECTION 2 [Sections 2 through 5 must be completed for each redevelopment project area listed in Section 1.]  
FY 2017**

<b>Name of Redevelopment Project Area (below):</b>	<b>Industrial TIF District #2</b>
<b>Primary Use of Redevelopment Project Area*:</b>	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 #2

Special Tax Allocation Fund Balance at Beginning of Reporting Period    \$            (73,378)

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	\$        19,748	\$        19,748	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**

\$            19,748

**Cumulative Total Revenues/Cash Receipts**

\$        19,748    100%

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

\$            977

**Distribution of Surplus**

**Total Expenditures/Disbursements**

\$            977

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

\$        18,771

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

\$        (54,607)

\* 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 #2

**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	
		\$ 275
2. Annual administrative cost.		
		\$ -
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.		
		\$ -



## SECTION 3.2 A

PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
ITIA Membership	275	
ITIA Conferences	427	
		\$ 702
<b>TOTAL ITEMIZED EXPENDITURES</b>		<b>\$ 977</b>





**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 #2

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 #2

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':**

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

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

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

\*PROJECT NAME TO BE LISTED AFTER PROJECT NUMBER

**Project 1\*:**

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

**Project 2\*:**

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

**Project 3\*:**

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

**Project 4\*:**

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

**Project 5\*:**

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

**Project 6\*:**

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

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:

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
5/5/2015	\$ 728,288	\$ 1,244,354

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

X 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 #2  
FISCAL YEAR 2016 – 2017 ANNUAL REPORT  
Village of Sugar Grove, Illinois  
Kane County

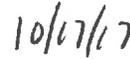
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

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).



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Brent M. Eichelberger  
Village Administrator



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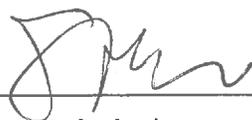
Date

ATTACHMENT C

INDUSTRIAL TIF DISTRICT #2  
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.



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Steven A. Andersson

Village Attorney

10/17/17

Date



**SUGAR GROVE TAX INCREMENT FINANCE DISTRICT NO. 2**

**JOINT REVIEW BOARD**

**ANNUAL MEETING**

**November 30, 2016**

**3:45 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 #2  
JOINT REVIEW BOARD  
2015 ANNUAL MEETING  
NOVEMBER 19, 2015 MEETING MINUTES**

**CALL TO ORDER:**

Chairman Michels called the meeting to order at 3:45 pm.

**ROLL CALL:**

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

**Others present:**

Pat Chamberlin, Finance Director, Village of Sugar Grove  
Walter Magdziarz, Community Development Director, Village of Sugar Grove  
Mike Hoffman, Teska Associates, Inc., TIF consultant  
Steve Andersson, Sugar Grove Village Attorney  
Laura Julien, Sugar Grove Village Attorney

**APPROVAL OF MEETING MINUTES:**

S. Halikias asked the minutes be corrected to reflect the Sugar Grove Library District's position on the establishment of TIF #2. Motion by J. Wolf, seconded by T. Rowe to approve the meeting minutes from the March 11, 2014 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 the TIF District #2 was only recently established earlier in 2015. He also reported that the Village continues to cultivate leads for potential development in TIF #2 and the Village remains confident that development will occur in the near future.

**ADJOURNMENT:**

There being no further items to review, Chairman Michels called for a motion to adjourn. T. Leden moved and B. Hartmann seconded to adjourn. A chorus of ayes followed; there were no dissenters. Motion passed. Meeting was adjourned at 3:35 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

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	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)

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VILLAGE OF SUGAR GROVE, ILLINOIS

Industrial Tax Increment Financing District #2 - 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	\$ 19,542	19,542	19,748	206
Expenditures				
Community Development				
Contractual Services				
Audit Services	275	275	275	-
Other Professional Services	24,050	24,050	702	(23,348)
Total Expenditures	24,325	24,325	977	(23,348)
Net Change in Fund Balance	(4,783)	(4,783)	18,771	23,554
Fund Balance - Beginning			(73,378)	
Fund Balance - Ending			(54,607)	

Exhibit A

*(Legal description)*

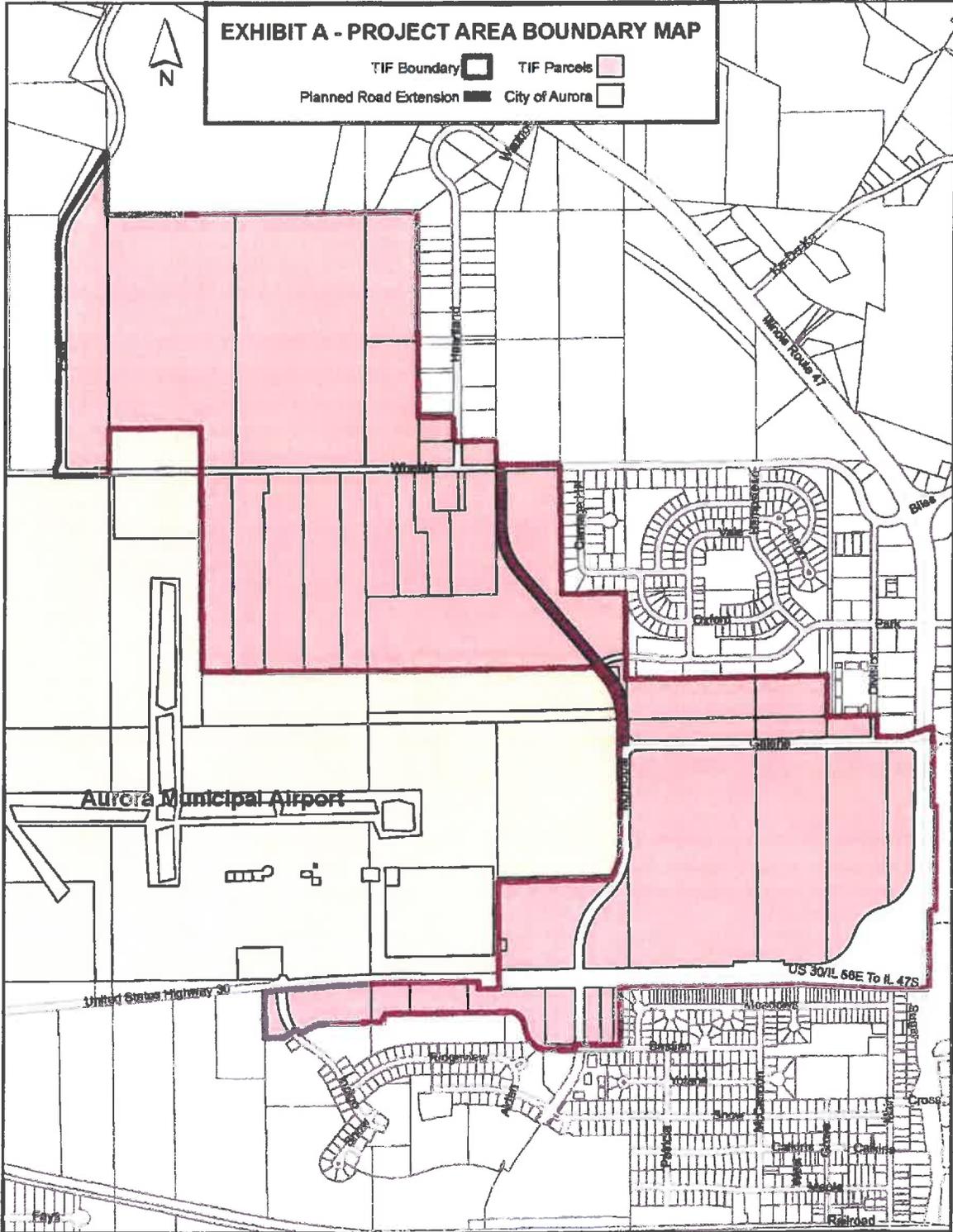
THAT PART OF SECTIONS 7, 8, 16, 17, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWESTERLY CORNER OF LOT 35 IN HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21; THENCE SOUTH ALONG THE WEST LINE OF SAID HEARTLAND DEVELOPMENTS RESUBDIVISION OF LOT 21 AND THE WEST LINE OF SUGAR GROVE RESEARCH PARK SUBDIVISION TO THE NORTHWEST CORNER OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE NORTHEAST CORNER OF SAID LOT 29; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 29 TO THE SOUTHEAST CORNER OF SAID LOT 29; THENCE EAST TO THE NORTHWEST CORNER OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK SUBDIVISION; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTH 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 TO THE NORTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID NORTH LINE AND SAID NORTH LINE EXTENDED WEST, TO THE WEST LINE OF MUNICIPAL DRIVE; THENCE SOUTH ALONG SAID WEST LINE TO THE NORTH LINE OF SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY ALONG SAID NORTH LINE TO THE NORTH LINE OF PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE NORTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE NORTH LINE OF PARCEL 1 IN PRAIRIE GLENN SUBDIVISION, UNIT 1; THENCE WESTERLY ALONG SAID EASTERLY EXTENSION AND SAID NORTH LINE TO THE EAST LINE OF THE WEST 1576.10 FEET OF THE NORTHWEST QUARTER OF SAID SECTION 20; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF U.S. ROUTE 30; THENCE EASTERLY ALONG SAID SOUTH LINE, TO THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE

Exhibit A

NORTH ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID EAST LINE, TO THE SOUTH LINE OF THE NORTH 1608.36 FEET OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE EAST ALONG SAID SOUTH 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 A LINE DRAWN PERPENDICULAR TO THE EAST LINE OF SAID ESKER DRIVE, THENCE SOUTHEASTERLY ALONG SAID PERPENDICULAR LINE, TO THE POINT WHERE THE EAST LINE OF ESKER DRIVE INTERSECTS THE 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.

Exhibit B  
*(Location Map)*





**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 #2, 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