
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUBLIC HEARING: ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 23 FOR HANNAFORD FARM (CONTINUED)
AGENDA: MAY 15, 2018 VILLAGE BOARD MEETING
DATE: MAY 9, 2018

ISSUE

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (SSA) No. 23 for maintenance of storm water management facilities in the Hannaford Farm subdivision.

DISCUSSION

The public hearing was continued from January 9 and February 6, 2018 by the Village Board in order to provide the HOA time to collect information about the proposed SSA.

The purpose and intent of creating this SSA is to provide an option in the event the homeowner association fails to perform its responsibilities, particularly with maintenance and repair of storm water management facilities in Hannaford Farm subdivision. The SSA No. 23 would remain dormant unless the homeowners association failed their maintenance, repair, or replacement obligations for the storm water management facilities in Hannaford Farm subdivision.

The HOA has posed a number of questions and concerns. Village staff is confident we can respond and provide assurances for the HOA in order to move forward and need additional time to respond.

COSTS

The cost to establish the SSA is limited to publication and Village Attorney fees.

ATTACHMENTS

1. Public hearing notice for SSA No. 23 (Hannaford Farm back-up SSA)
2. SSA 23 map

RECOMMENDATION

That public comment be accepted on the question of establishing a back-up SSA No. 23 for Hannaford Farm, and the public hearing then be closed.

**HANNAFORD FARM SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 23**

NOTICE IS HEREBY GIVEN that on the 9th day of January, 2018, at 6:00 p.m., in the Municipal Building, 10 Municipal Drive, Sugar Grove, Illinois, a hearing will be held by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, to consider the establishment of a Special Service Area consisting of the following described territory:

HANNAFORD FARM UNIT 1 BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 4 AND THE NORTHEAST QUARTER OF SECTION 9, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 14, 2004 AS DOCUMENT 2004K159382 IN THE KANE COUNTY RECORDER'S OFFICE, and

HANNAFORD FARM UNIT 2 BEING A SUBDIVISION OF THE SOUTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 2007 AS DOCUMENT NO. 2007K038156 IN THE KANE COUNTY RECORDER'S OFFICE.

The location is Hannaford Farm subdivision on the north side of Merrill Road approximately one-half mile west of Bliss Road.

The permanent index numbers (PINs) for each parcel located within the proposed area are:

14-04-330-001	14-04-333-006	14-04-401-016	14-04-403-006	14-04-404-004
14-04-330-002	14-04-333-007	14-04-402-001	14-04-403-007	14-04-404-005
14-04-330-003	14-04-401-001	14-04-402-002	14-04-403-008	14-04-404-006
14-04-330-004	14-04-401-002	14-04-402-003	14-04-403-009	14-04-404-007
14-04-330-005	14-04-401-003	14-04-402-004	14-04-403-010	14-04-404-008
14-04-330-006	14-04-401-004	14-04-402-005	14-04-403-011	14-04-404-009
14-04-330-007	14-04-401-005	14-04-402-006	14-04-403-012	14-04-404-010
14-04-330-008	14-04-401-006	14-04-402-007	14-04-403-013	14-04-404-011
14-04-330-009	14-04-401-007	14-04-402-008	14-04-403-014	14-04-404-012
14-04-330-010	14-04-401-008	14-04-402-009	14-04-403-015	14-04-404-013
14-04-331-001	14-04-401-009	14-04-402-010	14-04-403-016	14-04-404-014
14-04-332-001	14-04-401-010	14-04-402-011	14-04-403-017	14-04-405-001
14-04-333-001	14-04-401-011	14-04-403-001	14-04-403-018	14-04-406-001
14-04-333-002	14-04-401-012	14-04-403-002	14-04-403-019	14-04-407-001
14-04-333-003	14-04-401-013	14-04-403-003	14-04-404-001	14-04-407-002
14-04-333-004	14-04-401-014	14-04-403-004	14-04-404-002	14-04-407-003
14-04-333-005	14-04-401-015	14-04-403-005	14-04-404-003	14-04-407-004

14-04-407-005	14-04-451-007	14-04-452-009	14-04-453-007	14-04-457-005
14-04-407-006	14-04-451-008	14-04-452-010	14-04-453-008	14-04-457-006
14-04-407-007	14-04-451-009	14-04-452-011	14-04-453-009	14-04-457-007
14-04-407-008	14-04-451-010	14-04-452-012	14-04-453-010	14-04-457-008
14-04-407-009	14-04-451-011	14-04-452-013	14-04-453-011	14-04-457-009
14-04-407-010	14-04-451-012	14-04-452-014	14-04-453-012	14-04-457-010
14-04-407-011	14-04-451-013	14-04-452-015	14-04-453-013	14-04-457-011
14-04-407-012	14-04-452-001	14-04-452-016	14-04-453-014	14-04-457-012
14-04-407-013	14-04-452-002	14-04-452-017	14-04-454-001	14-04-457-013
14-04-451-001	14-04-452-003	14-04-453-001	14-04-455-001	14-04-457-014
14-04-451-002	14-04-452-004	14-04-453-002	14-04-456-001	14-04-457-015
14-04-451-003	14-04-452-005	14-04-453-003	14-04-457-001	14-04-457-016
14-04-451-004	14-04-452-006	14-04-453-004	14-04-457-002	14-04-457-017
14-04-451-005	14-04-452-007	14-04-453-005	14-04-457-003	14-04-458-001
14-04-451-006	14-04-452-008	14-04-453-006	14-04-457-004	14-09-203-001

All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportunity to be heard at the hearing regarding 1) the tax levy and an opportunity to file objections to the amount of the levy, 2) formation of the boundaries of the Area and may object to the formation of the Area and 3) the levy of taxes affecting said Area.

The purpose of the formation of Special Service Area No. 23 in general is to authorize the maintenance, repair and replacement of storm water detention basins, landscape buffers, common areas, subdivision monumentation, private roads, signage and any common areas of the Hannaford Farm subdivision in the Special Service Area, as well as to authorize the implementation and continuation of a mosquito abatement program in the Special Service Area in accordance with the final engineering plan and final plat of subdivision for the Area, and the proposed municipal services are unique and are in addition to the improvements provided and/or maintained by the Village generally.

At the hearing, all persons affected will be given an opportunity to be heard. At the hearing, there will be considered the levy of an annual tax of not to exceed an annual rate of one-hundred and ten one-hundredths percent (1.1%, being 110¢ per \$100) of the equalized assessed value of the property in the proposed Special Service Area No. 23, said tax to be levied for an indefinite period of time from and after the date of the Ordinance establishing said Area. Said taxes shall be in addition to all other taxes provided by law and shall be levied pursuant to the provisions of the Property Tax Code. Notwithstanding the foregoing, taxes shall not be levied hereunder and said Area shall be “dormant”, and shall take effect only if the applicable required owners association or property owner fails to maintain, repair or replace the aforesaid required items and the Village chooses to assume some or all of said responsibilities. The hearing may be adjourned by the President and Board of Trustees to another date without further notice other than a motion to be entered upon the minutes of its meeting fixing the time and place of its adjournment.

If a petition signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 23 and by at least fifty-one (51%) of the owners of record of the land included within the boundaries of the proposed Area is filed with the Village Clerk within sixty (60) days following the final adjournment of the public hearing objecting to the establishment of the Area, the enlargement thereof, or the levy or imposition of a tax for the provision of special services to the Area, no such Area may be established or enlarged, or tax levied or imposed.

Dated: this 7th day of November 2017.

Steven A. Andersson, Village Attorney
for the Village of Sugar Grove

