
**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. 25 FOR CHELSEA SENIOR COMMONS
AGENDA: MARCH 15, 2015 REGULAR 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. 25 for Chelsea Senior Commons.

DISCUSSION

The Chelsea Senior Commons development was approved with construction of new storm water management facilities located on the premises. It is a requirement of the Kane County Storm Water Ordinance to establish a back-up SSA for future maintenance and repair of storm water management facilities located on the premises in order to assure that the storm water management areas are maintained in working order. The SSA No. 25 would remain dormant until such time the property owner failed to perform its responsibility in maintaining the operation of the storm water management areas on the premises.

At the conclusion of the 60-day objection period which begins following the public hearing, the Village Board will consider an Ordinance establishing SSA No.25.

COSTS

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

ATTACHMENTS

1. Public hearing notice for SSA No. 25 (Chelsea Senior Commons)
2. SSA No. 25 map

RECOMMENDATION

That public comment be accepted on the question of establishing a back-up SSA No. 25 for Chelsea Senior Commons, and the public hearing then be closed.

**CHELSEA SENIOR COMMONS SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 25**

NOTICE IS HEREBY GIVEN that on the 15th day of May, 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:

OF THAT PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHWEST CORNER OF LOT 89 IN CHELSEA MEADOWS PHASE 2, (RECORDED MARCH 24, 1994 AS DOCUMENT 94K026315 IN KANE COUNTY, ILLINOIS, AND RUNNING THENCE SOUTH 13 DEGREES 01 MINUTES 45 SECONDS WEST ALONG THE WEST LINE OF LOTS 89 THRU 94, INCLUSIVE, IN SAID CHELSEA MEADOWS PHASE 2, 568.71 FEET TO THE SOUTHWEST CORNER OF SAID LOT 94 (SAID CORNER BEING ON THE NORTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY); THENCE NORTH 83 DEGREES 13 MINUTES 37 SECONDS WEST ALONG SAID NORTH LINE, 309.18 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 47 AS PER PLAT OF DEDICATION RECORDED DECEMBER 16, 1936 IN BOOK 1047 ON PAGE 120 IN KANE COUNTY, ILLINOIS; THENCE NORTH 2 DEGREES 17 MINUTES 43 SECONDS WEST ALONG SAID EASTERLY LINE, 435.30 FEET TO THE SOUTHERLY LINE OF A PARCEL DEDICATED FOR HIGHWAY PURPOSES BY DOCUMENT 94015935; THENCE SOUTH 89 DEGREES 10 MINUTES 33 SECONDS EAST ALONG SAID SOUTHERLY LINE 25.01 FEET TO THE EASTERLY RIGHT OF WAY LINE OF STATE HIGHWAY ROUTE 47 AS PER SAID DOCUMENT 93K49327; THENCE NORTH 0 DEGREES 09 MINUTES 31 SECONDS EAST ALONG SAID EASTERLY LINE, 56.06 FEET TO THE SOUTHWEST CORNER OF CHELSEA AVENUE AS DEDICATED BY PLAT OF DEDICATION RECORDED JULY 2, 1993 AS DOCUMENT 93K49327 AND REDEDICATED BY SAID PLAT OF CHELSEA MEADOWS PHASE 2; THENCE NORTHERLY AND EASTERLY ALONG THE SOUTHERLY LINE OF SAID CHELSEA AVENUE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 25.0 FEET AND A LONG CHORD BEARING OF NORTH 43 DEGREES 31 MINUTES 05 SECONDS EAST, FOR AN ARC DISTANCE OF 38.40 FEET; THENCE NORTH 87 DEGREES 30 MINUTES 52 SECONDS EAST ALONG SAID SOUTHERLY LINE 61.49 FEET; THENCE CONTINUING EASTERLY ALONG SAID SOUTHERLY LINE, BEING ON A CURVE TO THE RIGHT HAVING A RADIUS OF 3,415.18 FEET AND A LONG CHORD BEARING OF NORTH 89 DEGREES 31 MINUTES 40 SECONDS EAST, FOR AN ARC DISTANCE OF 239.77 FEET; THENCE SOUTH 88 DEGREES 29 MINUTES 49 SECONDS EAST ALONG SAID SOUTHERLY LINE, 100.51 FEET TO THE PLACE OF BEGINNING, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: The southeast corner of Chelsea Avenue and Sugar Grove Parkway (IL 47).

The permanent index number (PINs) for the parcel located within the proposed area is:

14-21-252-019

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. 25 in general is to provide for the maintenance, preservation, and upkeep of certain storm water management facilities located on the premises of Chelsea Senior Commons, in the event the individual property owner of said property fails to do so, 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. 25, 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. 25 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 28th day of February 2018.

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