
**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. 26 FOR QUANTUM SIGN
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. 26 for Quantum Sign.

DISCUSSION

The Quantum Sign expansion 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. 26 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.26.

COSTS

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

ATTACHMENTS

1. Public hearing notice for SSA No. 26 (Quantum Sign)
2. SSA No. 26 map

RECOMMENDATION

That public comment be accepted on the question of establishing a back-up SSA No. 26 for Quantum Sign, and the public hearing then be closed.

**HEARTLAND RESUBDIVISION SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 26**

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:

HEARTLAND DEVELOPMENT CONSOLIDATION OF LOT 37 AND 38, BEING A CONSOLIDATION PLAT OF LOT 37 AND 38 IN HEARTLAND DEVELOPMENT RESUBDIVISION OF LOT 8 OF SUGAR GROVE RESEARCH PARK IN THE EAST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS ACCORDING TO A PLAT THEREOF RECORDED AS DOCUMENT NO. 2017K015807 IN THE KANE COUNTY RECORDERS OFFICE.

The approximate location is: 693 Heartland Drive.

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

14-08-253-008 14-08-253-009

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. 26 in general is to provide for the maintenance, preservation, and upkeep of certain storm water management facilities located on the premises of Heartland Resubdivision, 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. 26, 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. 26 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.

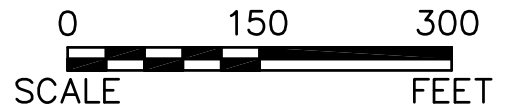
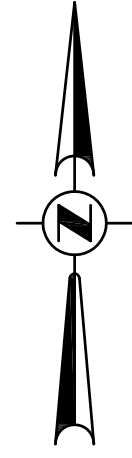
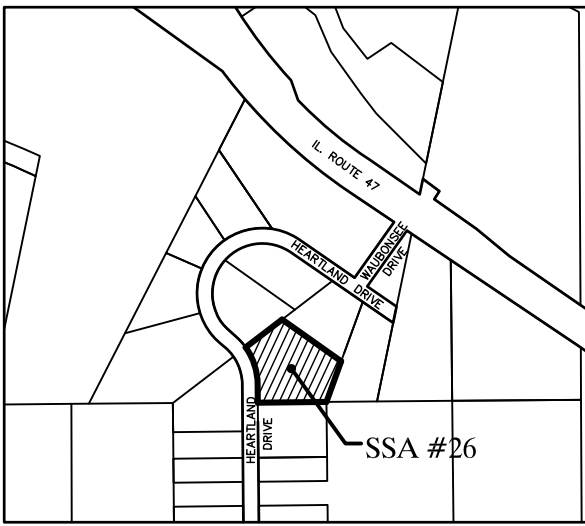
Steven A. Andersson, Village Attorney
for the Village of Sugar Grove

EXHIBIT

SSA MAP

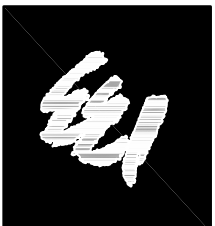
SPECIAL SERVICE AREA #26

LOCATION MAP



SSA#26
LEGAL DESCRIPTION:

LOT 1 IN HEARTLAND DEVELOPMENT CONSOLIDATION OF LOT 37 AND 38, BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 8, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



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PROJECT NO: SG1618
FILE NO: SG1618-SSA26