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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING: ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 27 FOR FIRST COMMUNITY SECURE BANK  
**AGENDA:** MARCH 15, 2015 REGULAR VILLAGE BOARD MEETING  
**DATE:** MAY 9, 2018

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**ISSUE**

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (SSA) No. 27 for First Community Secure Bank.

**DISCUSSION**

The First Community Secure Bank 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. 27 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.27.

**COSTS**

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

**ATTACHMENTS**

1. Public hearing notice for SSA No. 27 (First Community Secure Bank)
2. SSA No. 27 map

**RECOMMENDATION**

That public comment be accepted on the question of establishing a back-up SSA No. 27 for First Community Secure Bank, and the public hearing then be closed.

**AMERICAN HEARTLAND RESUBDIVISION SPECIAL SERVICE AREA  
NOTICE OF HEARING  
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
SPECIAL SERVICE AREA NO. 27**

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:

LOTS 71 AND 72 IN SUGAR GROVE OFFICE AND INDUSTRIAL CENTER, BEING A SUBDIVISION OF PART OF LOT 3 AND LOT 6 IN SUGAR GROVE CORPORATE CENTER UNIT 2 BEING A SUBDIVISION OF PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 31, 1992 AS DOCUMENT 92K21953, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

The approximate location is: 670 N. Sugar Grove Parkway.

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

14-16-201-022

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. 27 in general is to provide for the maintenance, preservation, and upkeep of certain storm water management facilities located on the premises of American 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. 27, 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. 27 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.

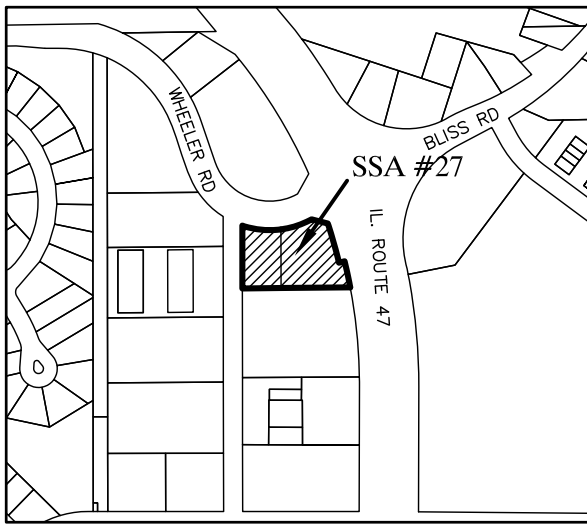
Dated: this 28<sup>th</sup> day of February 2018.

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

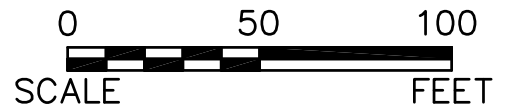
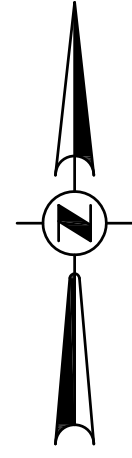
EXHIBIT

LOCATION MAP



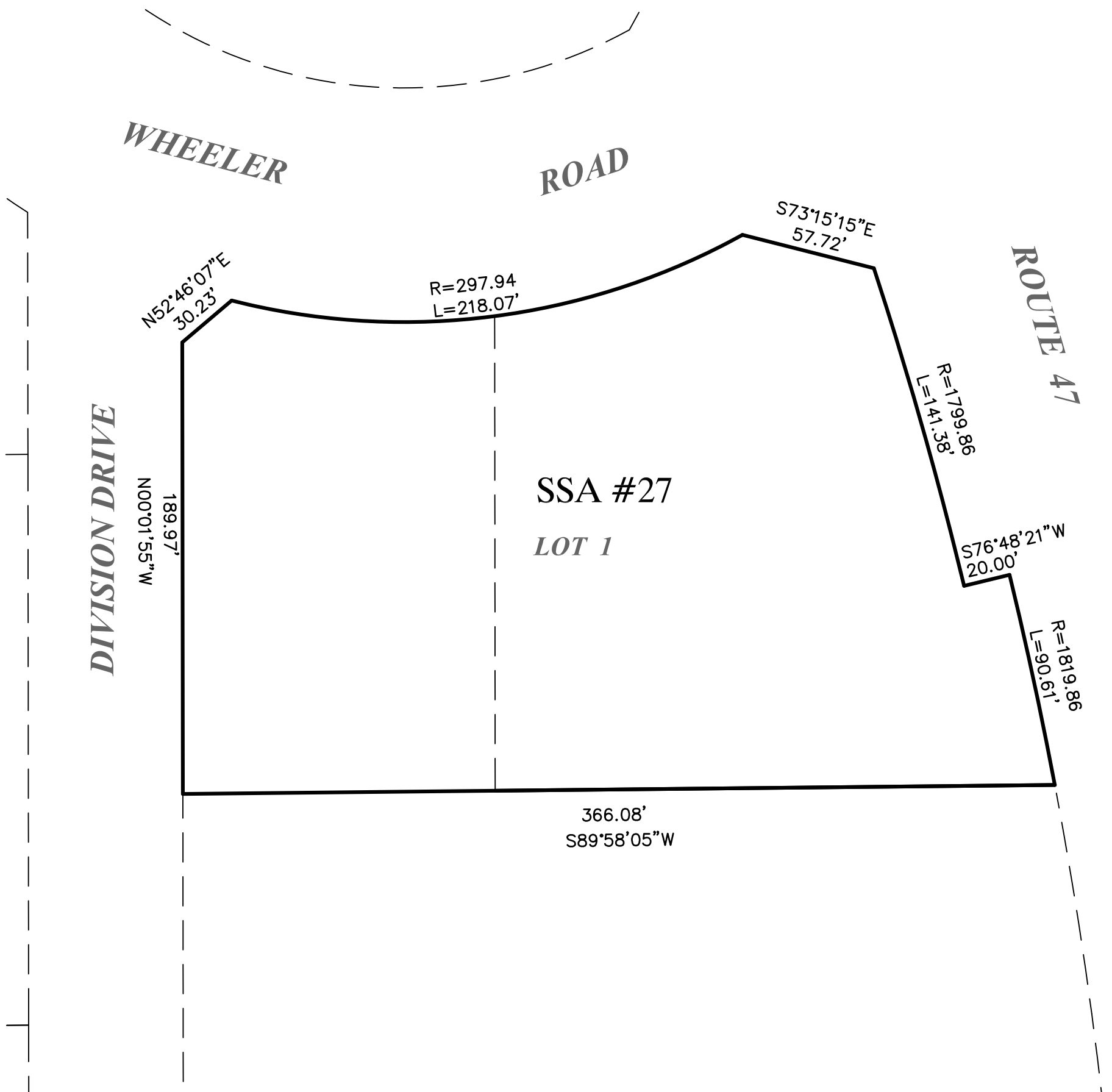
# SSA MAP

SPECIAL SERVICE AREA #27



LEGAL DESCRIPTION:

LOT 1 AMERICAN HEARTLAND RESUBDIVISION IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.



**Engineering Enterprises, Inc.**

**CONSULTING ENGINEERS**

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PROJECT NO: SG1209

FILE NO: SG1209-SSA27