
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: MULTIPLE ORDINANCES: ALL AMENDING THE SUGAR GROVE NORTHEAST AIRPORT TAX INCREMENT FINANCE AREA #2
AGENDA: JANUARY 21, 2020 REGULAR VILLAGE BOARD MEETING
DATE: JANUARY 17, 2020

ISSUE

Shall the Village Board approve a series of Ordinances amending the Sugar Grove Industrial Redevelopment Project Area #1, removing certain parcels from said project area, and amending Sugar Grove Northeast Airport Tax Increment Finance Area #2.

DISCUSSION

The Village Board determined it was necessary and desirable to amend the boundaries of the Village's TIF #2. An amended Redevelopment Plan was prepared and distributed. The required notification of property owners and taxing districts was provided. After due notice, the Joint Review Board met to consider the proposed amendment of TIF #2 and at its meeting on December 5, 2019 recommended the Village Board (1) adopt the Amended Northeast Airport TIF #2 Redevelopment Plan and Redevelopment Project Area; and, (2) approve the Amended Village of Sugar Grove Northeast Airport TIF #2 Redevelopment Plan and Redevelopment Project Area on the basis that they satisfy (i) the plan requirements, (ii) the eligibility criteria defined in Section 11-74.3 of the Tax Increment Allocation Redevelopment Act, and (iii) the objectives of the Act.

The Village Board held a public hearing on January 7, 2020 to accept public comment concerning the amendment of TIF #2. The public mainly objected to the inclusion of open space and storm water management lands in the Prairie Glen neighborhood in the amended TIF boundary. The Fire Protection District objected, in general, to implementation of the tax increment financing concept in their district.

The proposed TIF #2 amendment includes certain parcels currently in TIF #1. In order to accomplish the stated aims of the amendment, these parcels need to first be removed from TIF #1. The amendment of TIF #2 is accomplished with three Ordinances that (i) adopt and approve the Redevelopment Plan; (ii) add the additional parcels to TIF #2; and, (iii) adopt tax increment financing for the project area.

ATTACHMENTS

- Ordinance amending the Sugar Grove Industrial Redevelopment Project Area #1, removing certain parcels from said project area
- Ordinance adopting and approving an amended Sugar Grove Northeast airport tax increment financing #2 redevelopment plan and related redevelopment projects for the proposed amended redevelopment project area of the Village of Sugar Grove, Kane County, Illinois

- Ordinance adding additional parcels of property to the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment project area of the Village of Sugar Grove, Kane County, Illinois
- Ordinance adopting tax increment financing for the amended redevelopment project area of the Village of Sugar Grove, Kane County, Illinois

COSTS

There is no cost associated with the requested action.

RECOMMENDATION

That the Village Board approve, in the following order:

- Ordinance amending the Sugar Grove Industrial Redevelopment Project Area #1, removing certain parcels from said project area
- Ordinance adopting and approving an amended Sugar Grove Northeast airport tax increment financing #2 redevelopment plan and related redevelopment projects for the proposed amended redevelopment project area of the Village of Sugar Grove, Kane County, Illinois
- Ordinance adding additional parcels of property to the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment project area of the Village of Sugar Grove, Kane County, Illinois
- Ordinance adopting tax increment financing for the amended redevelopment project area of the Village of Sugar Grove, Kane County, Illinois



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2020-0121__

**ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT
PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21st day of January 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 21st day of January 2020

ORDINANCE 2020-0121_

**ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT
PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA**

WHEREAS, the Village of Sugar Grove, Illinois (the “Village”), pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the “Act”) (65 ILCS 5/11-74.4-1, *et seq.*), on January 17, 2012 adopted Ordinance No. 2012-0117B designating the Sugar Grove Industrial Redevelopment Project Area #1 (the “Area”); and,

WHEREAS, the Village desires to amend the boundaries of the Area by removing properties which are identified by the parcel numbers as listed on Exhibit A and legally described on Exhibit B, which exhibits are attached and made a part of this Ordinance; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act:

“Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, (4) the total estimated Redevelopment Project Costs will not be increased or (5) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district.”; and;

WHEREAS, the Sugar Grove Industrial Redevelopment Project Area #1 hereafter amended includes only those contiguous parcels of real property and improvements thereon that will substantially benefit the Village.

NOW, THEREFORE, BE IT ORDAINED, BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, as follows:

SECTION 1. The foregoing preambles are adopted as if restated.

SECTION 2. The Sugar Grove Industrial Redevelopment Project Area #1 is hereby amended by deleting therefrom those parcels of real property as listed on Exhibit A and legally described on Exhibit B.

SECTION 3. The date of completion of the redevelopment project is not extended beyond original date, being that which is permitted by law.

SECTION 4. Pursuant to the TIF Act, the changes made to Sugar Grove Industrial Redevelopment Project Area #1 evidenced by this Ordinance shall be mailed to registered interested

parties and taxing districts, and shall be published in a newspaper of general circulation, not later than ten (10) days following the passage of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

SECTION 6. Passage and Approval. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

EXHIBIT A

Parcel Identification Number List

1419100030
1419100034
1419100040
1419100041
1419100042
1419200015
1419200016
1419200017
1419200019

EXHIBIT B

Legal Description

THAT PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-019 WITH THE SOUTH LINE OF U.S. 30; THENCE SOUTHERLY, ON THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE WESTERLY, ON SAID NORTH LINE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND WITH P.I.N. OF 14-19-200-019; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE POINT OF BEGINNING.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2020-0121

**ORDINANCE ADOPTING AND APPROVING
AN AMENDED SUGAR GROVE NORTHEAST AIRPORT TAX INCREMENT FINANCING #2
REDEVELOPMENT PLAN AND RELATED REDEVELOPMENT PROJECTS FOR THE
PROPOSED AMENDED REDEVELOPMENT PROJECT AREA
OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21st day of January 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 21st day of January 2020

ORDINANCE 2020-0121__

**ORDINANCE ADOPTING AND APPROVING
AN AMENDED SUGAR GROVE NORTHEAST AIRPORT TAX INCREMENT FINANCING #2
REDEVELOPMENT PLAN AND RELATED REDEVELOPMENT PROJECTS FOR THE
PROPOSED AMENDED REDEVELOPMENT PROJECT AREA
OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

WHEREAS, pursuant to a series of ordinances (Ordinance Nos. 2015-0505A, 2015-0505B, and 2015-0505C), adopted May 5, 2015 (the **“TIF Ordinances”**) in connection with the Sugar Grove Northeast Airport Tax Increment Financing #2 Redevelopment Project Area (the **“Redevelopment Project Area”**), the Village President and Village Board of Trustees (the **“Corporate Authorities”**) of the Village of Sugar Grove, Kane County, Illinois (the **“Municipality”**) adopted the Tax Increment Financing Redevelopment Plan (the **“Redevelopment Plan”**) and related projects (the **“Redevelopment Projects”**), designated the Redevelopment Project Area and authorized tax increment finance (**“TIF”**) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the **“Act”**); and

WHEREAS, the Municipality, acting through its Corporate Authorities and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action preliminary to the approval of a Tax Increment Financing Redevelopment Plan as Amended (the **“Amended Redevelopment Plan”**) including the related redevelopment projects described therein (the **“Redevelopment Projects”**), for the Redevelopment Project Area, as proposed to be amended to include additional parcels of property thereto (the boundaries of which are more particularly described in the Amended Redevelopment Plan and in the Boundary Description attached hereto as Exhibit A, collectively, the **“Amended Redevelopment Area”**) all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the **“Act”**); and

WHEREAS, pursuant to Ordinance No. 2019-1119A, adopted November 19, 2019, the Corporate Authorities set 5:30 p.m. on Tuesday, January 7, 2020, at the Village Hall, 10 S. Municipal Drive, Sugar Grove, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, that:

SECTION 1. Under the Act, the Municipality hereby adopts and approves the Amended Redevelopment Plan, as attached hereto as Exhibit B, including the related Redevelopment Projects, for the Amended Redevelopment Project Area and hereby ratifies, confirms, adopts and approves as true, complete and correct all findings and certifications made in such Amended Redevelopment Plan.

SECTION 2. The Amended Redevelopment Plan shall be in the form presented to and before the Corporate Authorities at the meeting at which this Ordinance is adopted. The Amended Redevelopment Plan, as so adopted and approved, shall be on file with this Ordinance in the records of the Village Clerk (but any failure to so file it shall not abrogate, diminish or impair its effect).

SECTION 3. The Village Clerk shall file or cause to be filed a certified copy of this Ordinance and a copy of the Amended Redevelopment Plan with the County Clerk of Kane County, Illinois.

SECTION 4. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

Exhibit A

(Legal Description)

THAT PART OF SECTIONS 7, 8, 16, 17, 19, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF THE KANELAND SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID KANELAND SUBDIVISION AND NORTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE NORTH LINE OF HARTER ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF ROUTE 47; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHWEST LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 14-08-200-016; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO SOUTHWEST LINE OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL TO THE WESTERLY LINE OF ROUTE 47; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHWEST LINE OF THE SUGAR GROVE RESEARCH PARK; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO THE NORTHEAST LINE OF LOT 18 IN SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE AND SAID LINE EXTENDED SOUTHEASTERLY TO THE EAST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18; THENCE WESTERLY, ON SAID EASTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 20 IN THE SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 TO THE NORTHWEST CORNER OF LOT 21 IN THE SUGAR GROVE RESEARCH PARK; THENCE SOUTH ALONG THE WEST LINE OF THE SUGAR GROVE RESEARCH PARK TO THE NORTH LINE OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE WEST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND ON THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY 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 AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINES OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTHWESTERLY, PERPENDICULAR TO SAID EAST LINE, TO THE WEST LINE OF SAID MUNICIPAL DRIVE; THENCE NORTHERLY, ON SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 IN SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF LOT 27 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT 27 TO THE SOUTH LINE OF PARCEL 2 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE WESTERLY TO THE NORTH CORNER OF LOT 105 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF PARCEL 1 IN PRAIRIE GLEN SUBDIVISION UNIT 1 TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE

WESTERLY, ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH 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 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, EXCEPTING THEREFROM PARCEL 109 IN PRAIRIE GLEN SUBDIVISION UNIT 1.

Exhibit B

REDEVELOPMENT PLAN & PROJECT



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2020-0121

**ORDINANCE ADDING ADDITIONAL PARCELS OF PROPERTY TO THE
SUGAR GROVE NORTHEAST AIRPORT TAX INCREMENT FINANCING #2
REDEVELOPMENT PROJECT AREA OF THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21st day of January 2020

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**ORDINANCE ADDING ADDITIONAL PARCELS OF PROPERTY TO THE
SUGAR GROVE NORTHEAST AIRPORT TAX INCREMENT FINANCING #2
REDEVELOPMENT PROJECT AREA OF THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

WHEREAS, the President and Village Board of Trustees (the “**Corporate Authorities**”) of the Village of Sugar Grove, Kane County, Illinois (the “**Municipality**”) has heretofore, in Ordinance No. 2020-0121__ , adopted and approved the Sugar Grove Northeast Airport TIF #2 Redevelopment Plan as Amended (the “**Amended Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”), for the Sugar Grove Northeast Airport TIF #2 Redevelopment Project Area (the “**Redevelopment Project Area**”), as amended hereby to include additional parcels of property thereto (the boundaries of which are more particularly described in the Amended Redevelopment Plan and in the Boundary Description attached hereto as Exhibit A, collectively, the “**Amended Redevelopment Project Area**”) under the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*) as supplemented and amended (the “**Act**”); and

WHEREAS, pursuant to Ordinance No. 2019-1119A, adopted November 19, 2019, the Corporate Authorities set 5:30 p.m. on Tuesday, January 7, 2020, at the Village Hall, 10 S. Municipal Drive, Sugar Grove, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, as follows:

SECTION 1. The Municipality hereby amends the Redevelopment Project Area to include the additional parcels of property thereto as are included within and part of the Amended Redevelopment Project Area.

SECTION 2. The Village Clerk shall file with the County Clerk of Kane County, Illinois a certified copy of this Ordinance, together with: (i) the description of the boundaries of the Amended Redevelopment Project Area; (ii) a map of the Amended Redevelopment Project Area; and, (iii) a list of each parcel or tax identification number of each parcel of property added to the Redevelopment Project Area. Such County Clerk shall use the tax year **2019** in determining the total initial equalized assessed value of all such additional parcels of property added to the Redevelopment Project Area and now included within the Amended Redevelopment Project Area under Section 11-74.4-9 of the Act.

SECTION 3. Passage and Approval. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

Exhibit A

LEGAL DESCRIPTION

THAT PART OF SECTIONS 7, 8, 16, 17, 19, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF LOT 2 OF THE KANELAND SUBDIVISION; THENCE NORTHEASTERLY ALONG THE EASTERLY LINE OF SAID KANELAND SUBDIVISION AND NORTHERLY EXTENSION OF SAID EASTERLY LINE, TO THE NORTH LINE OF HARTER ROAD; THENCE EASTERLY ALONG SAID NORTH LINE TO THE WEST LINE OF ROUTE 47; THENCE SOUTHERLY ALONG SAID WEST LINE TO THE NORTHWEST LINE OF A PARCEL OF LAND HAVING A P.I.N. OF 14-08-200-016; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO SOUTHWEST LINE OF SAID PARCEL; THENCE SOUTHEASTERLY ALONG THE SOUTHWEST LINE OF SAID PARCEL TO THE WESTERLY LINE OF ROUTE 47; THENCE SOUTHEASTERLY ALONG SAID WESTERLY LINE TO THE NORTHWEST LINE OF THE SUGAR GROVE RESEARCH PARK; THENCE SOUTHWESTERLY ALONG SAID NORTHWEST LINE TO THE NORTHEAST LINE OF LOT 18 IN SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHEASTERLY ALONG SAID NORTHEAST LINE AND SAID LINE EXTENDED SOUTHEASTERLY TO THE EAST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF SAID LOT 18; THENCE WESTERLY, ON SAID EASTERLY EXTENSION AND ON SAID SOUTH LINE, TO THE WEST LINE OF SAID SUGAR GROVE RESEARCH PARK; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE SOUTHWEST CORNER OF LOT 20 IN THE SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE SOUTH LINE OF SAID LOT 20 TO THE NORTHWEST CORNER OF LOT 21 IN THE SUGAR GROVE RESEARCH PARK; THENCE SOUTH ALONG THE WEST LINE OF THE SUGAR GROVE RESEARCH PARK TO THE NORTH LINE OF LOT 29 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 29 TO THE WEST LINE OF HEARTLAND DRIVE; THENCE SOUTHERLY, ON SAID WEST LINE, TO THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 1 IN SAID SUGAR GROVE RESEARCH PARK; THENCE EASTERLY ON SAID WESTERLY EXTENSION AND ON THE NORTH LINE OF SAID LOT 1 TO THE EAST LINE OF SAID LOT 1; THENCE SOUTHERLY 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 AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINES OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTHWESTERLY, PERPENDICULAR TO SAID EAST LINE, TO THE WEST LINE OF SAID MUNICIPAL DRIVE; THENCE NORTHERLY, ON SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 IN SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF LOT 27 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT 27 TO THE SOUTH LINE OF PARCEL 2 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE WESTERLY TO THE NORTH CORNER OF LOT 105 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF PARCEL 1 IN PRAIRIE GLEN SUBDIVISION UNIT 1 TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, ON THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE EAST ALONG SAID NORTH LINE TO THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH ALONG SAID EAST LINE TO THE NORTH LINE OF SAID SOUTHEAST QUARTER; THENCE EAST ALONG SAID NORTH 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 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, EXCEPTING THEREFROM PARCEL 109 IN PRAIRIE GLEN SUBDIVISION UNIT 1.



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

ORDINANCE NO. 2020-0121__

**ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE AMENDED
REDEVELOPMENT PROJECT AREA OF THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21st day of January 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 21st day of January 2020

ORDINANCE 2020-0121_

**ORDINANCE ADOPTING TAX INCREMENT FINANCING FOR THE AMENDED
REDEVELOPMENT PROJECT AREA OF THE
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**

WHEREAS, the Village of Sugar Grove, Kane County, Illinois (the “**Municipality**”), acting through its President and Village Board of Trustees (the “**Corporate Authorities**”) and other officers and representatives, has duly noticed, held and conducted all proceedings, including the required public hearing and joint review board action, preliminary to the approval of the Northeast Airport Tax Increment Financing #2 Redevelopment Plan as Amended (the “**Amended Redevelopment Plan**”), including the related redevelopment projects described therein (the “**Redevelopment Projects**”) and the addition of property to Redevelopment Project Area (the boundaries of which are more particularly described in the Amended Redevelopment Plan (defined below) and in Exhibit A attached hereto, the “**Amended Redevelopment Project Area**”), all under and pursuant to the Tax Increment Allocation Redevelopment Act (65 ILCS 5/11-74.4-1 *et seq.*), as supplemented and amended (the “**Act**”); and

WHEREAS, pursuant to Ordinance No. 2019-1119A, adopted November 19, 2019, the Corporate Authorities set 5:30 p.m. on Tuesday, January 7, 2020, at the Village Hall, 10 S. Municipal Drive, Sugar Grove, Illinois, as the time and place for a public hearing as required under Section 11-74.4-5 of the Act, which such public hearing was held and conducted at such time and place and thereafter completed and closed on such date.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, that:

SECTION 1. Findings. The Municipality, by its Corporate Authorities, hereby finds as follows:

- (A) The Amended Redevelopment Project Area on the whole has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of the Amended Redevelopment Plan.
- (B) The Amended Redevelopment Plan and the Redevelopment Projects conform to the comprehensive plan for the development of the Municipality as a whole.

SECTION 2. Adopt Tax Increment Financing. Under and pursuant to the Act, the Municipality hereby adopts, approves and authorizes or hereby reaffirms, as the case may be, the application of tax increment financing with respect to the Amended Redevelopment Plan, the Redevelopment Projects and the Amended Redevelopment Project Area.

SECTION 3. Term. The estimated date for final completion of the Sugar Grove Northeast Airport TIF #2 Redevelopment Plan, as Amended, and estimated date for retirement of obligations incurred to finance the Sugar Grove Northeast Airport TIF #2 Redevelopment Plan, as Amended, costs shall be not later than twenty-three (23) years from the year in which the ordinance approving the original Redevelopment Project Area was adopted.

SECTION 4. Incremental Taxes. The Municipality hereby adopts tax increment financing and directs that the ad valorem taxes, if any, arising from the levies upon taxable real property in the Amended Redevelopment Project Area by taxing districts and tax rates determined in the manner provided in paragraph (c) of Section 11-74.4-9 of the Act each year after the effective date of this Ordinance until redevelopment project costs and all municipal obligations financing redevelopment project costs incurred under the Act have been paid shall be divided as follows:

- (a) That portion of taxes levied upon each taxable lot, block, tract or parcel of real property which is attributable to the lower of the current equalized assessed value or the initial equalized assessed value of each such taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid by the county collector to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing.
- (b) That portion, if any, of such taxes which is attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract or parcel of real property in the Amended Redevelopment Project Area over and above the initial equalized assessed value of each property in the Amended Redevelopment Project Area shall be allocated to and when collected shall be paid to the Municipality's treasurer who shall deposit such taxes into a special fund called the "Special Tax Allocation Fund" of the Municipality for the purpose of paying redevelopment project costs and obligations incurred in the payment thereof.

SECTION 5. Filing. The Village Clerk shall file a certified copy of this Ordinance with the County Clerk of Kane County, Illinois, and under the Act shall obtain a certificate from such County Clerk as to the total initial equalized assessed value of all taxable property in the Amended Redevelopment Project Area. In providing such certification, such County Clerk shall continue to use the year 2014 in determining such initial equalized assessed value of each taxable lot, block, tract or parcel of real property in the Sugar Grove Northeast Airport TIF #2 Redevelopment Project Area as originally adopted on May 5, 2015, and the year 2019 in determining such initial equalized assessed value of each taxable lot, block, tract or parcel of real property added by addition to such Redevelopment Project Area and now included in the Amended Redevelopment Project Area.

SECTION 6. Passage and Approval. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

Exhibit A

(Legal Description)

THAT PART OF SECTIONS 7, 8, 16, 17, 19, 20 and 21 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

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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 AND SAID EAST LINE EXTENDED TO THE SOUTH LINE OF BASTIAN DRIVE; THENCE WEST ALONG SAID SOUTH LINE TO THE NORTHEAST CORNER OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE SOUTH ALONG THE EAST LINES OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION; THENCE WEST ALONG THE SOUTH LINE OF PRAIRIE GLEN OFFICE PARK SUBDIVISION TO THE EAST LINE OF MUNICIPAL DRIVE; THENCE NORTHWESTERLY, PERPENDICULAR TO SAID EAST LINE, TO THE WEST LINE OF SAID MUNICIPAL DRIVE; THENCE NORTHERLY, ON SAID WEST LINE TO THE NORTHEAST CORNER OF LOT 1 IN SUGAR GROVE LIBRARY RESUBDIVISION; THENCE WESTERLY, ON THE NORTH LINE OF SAID LOT 1, TO THE NORTHEAST CORNER OF LOT 27 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE NORTHWESTERLY ALONG THE NORTHEAST LINE OF SAID LOT 27 TO THE SOUTH LINE OF PARCEL 2 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE EAST LINE OF INDIGO DRIVE; THENCE WESTERLY TO THE NORTH CORNER OF LOT 105 IN PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WESTERLY, SOUTHERLY AND EASTERLY ALONG THE EASTERLY LINE OF PARCEL 1 IN PRAIRIE GLEN SUBDIVISION UNIT 1 TO THE WEST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 20; THENCE SOUTH ALONG SAID WEST LINE TO THE SOUTH LINE OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE WEST ALONG SAID SOUTH LINE TO THE SOUTHWEST CORNER OF PRAIRIE GLEN SUBDIVISION UNIT 1; THENCE

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