
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: BRENT EICHELBERGER, VILLAGE ADMINISTRATOR
ALISON MURPHY, ASSISTANT TO THE VILLAGE
ADMINISTRATOR/VILLAGE CLERK
SUBJECT: RESOLUTION: AUTHORIZING THE SALE OF CERTAIN REAL
PROPERTY LOCATED AT 140 AND 160 SOUTH MUNICIPAL DRIVE,
AND THREE VACANT PARCELS
AGENDA: APRIL 19, 2022 REGULAR BOARD MEETING
DATE: APRIL 11, 2022

ISSUE

Should the Village Board approve a resolution authorizing the sale of the property located at 140/160 S. Municipal Drive.

DISCUSSION

In 2014, the Village purchased five parcels of property located at addresses on Municipal Drive. The property included two buildings at 140 and 160 and three buildable lots. The Board purchased the property as a site for a future Village Hall and to develop office space to foster local new and small businesses.

Under Village ownership the unfinished half of the 140 building was finished and half of the 160 building was remodeled to create office suites. Currently the property is home to four businesses.

As the Village looks to move forward with a new Village Hall as part of a Town Center development, the Board has determined that this property is no longer necessary for the Village's future plans. Per State Statute an appraisal of the property has been received and the property can be offered for sale once the attached Resolution is passed. Upon approval of the Resolution the Village Administrator will be authorized to negotiate a contract for the sale. A 2/3 affirmative vote of the Corporate Authorities (Trustees and President), is then required to approve the contract and sale.

COST

There will be attorney costs, in addition to the cost of the appraisal, and other standard real estate transaction costs, that are unbudgeted. The net proceeds of the sale, less any expenses, are anticipated to be over \$900,000.

RECOMMENDATION

That the Village Board approve a resolution authorizing the sale of certain real property located at 140 and 160 South Municipal Drive and three (3) vacant parcels.



RESOLUTION NO. 20220419A

A RESOLUTION AUTHORIZING THE SALE OF CERTAIN REAL PROPERTY LOCATED AT 140 AND 160 SOUTH MUNICIPAL DRIVE, AND THREE VACANT PARCELS, SUGAR GROVE, ILLINOIS, FOR THE VILLAGE OF SUGAR GROVE, COUNTY OF KANE, STATE OF ILLINOIS

WHEREAS, the Village of Sugar Grove ("**Village**") is not a home rule municipality within Article VII, Section 6A of the Constitution of the State of Illinois of 1970, and accordingly, seeks to act pursuant to its powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; and,

WHEREAS, the Village President and Board of Trustees of the Village of Sugar Grove ("**Corporate Authorities**") have the authority to adopt ordinances and resolutions and to promulgate rules and regulations that pertain to its government and affairs, and to review, interpret, and amend its ordinances, rules, and regulations, and to make certain declarations related to surplus property, including the same of the same; and,

WHEREAS, the Village is the owner of the real property located at the addresses commonly known as 140 and 160 South Municipal Drive, Property Identification Numbers 14-20-248-002 and 14-20-248-005 respectively, and three vacant pads (14-20-248-001, 14-20-248-003, and 14-20-248-004) which are legally described as set forth on **Exhibit A**, attached hereto and incorporated herein ("**Property**"); and,

WHEREAS, information concerning the size, use and zoning of the Property, as required by Section 11-76-4.1 of the Illinois Municipal Code ("**Municipal Code**") (65 ILCS 5/11-76-4.1) is also set forth on **Exhibit A**; and,

WHEREAS, pursuant to Section 11-76-4.1 of the Municipal Code, the Corporate Authorities may authorize by resolution the sale or public auction of surplus public real estate; and,

WHEREAS, the Corporate Authorities determined and do hereby determine that the Property is no longer necessary or useful for the operations of the Village and further declare that it is not in the best interests of the Village or its residents to retain title to the Property; and,

WHEREAS, in accordance with Section 11-76-4.1 of the Municipal Code and this Resolution, the Corporate Authorities deemed and do hereby deem the Property surplus property; and,

WHEREAS, pursuant to Section 11-76-4.1 of the Municipal Code, the Corporate Authorities had the value of the Property determined by a written appraisal, which appraisal is available in the Village Clerk's office for public inspection during regular Village business hours; and,

WHEREAS, pursuant to Section 11-76-4.1 of the Municipal Code, the Corporate Authorities have determined that it is in the best interests of the Village and its residents to sell the Property, which sale shall be conducted by the staff of the Village, and specifically designates the Village Administrator as authorized to engage in such negotiations, enter into a contract proposal, and to take all necessary steps to sell and dispose of the Property; and,

WHEREAS, the Corporate Authorities hereby determine that it is in the best interests of the Village and its residents to authorize the sale of the Property in this manner; and,

NOW, THEREFORE, BE IT RESOLVED by the President and the duly authorized Board of Trustees of the Village of Sugar Grove, Kane County, State of Illinois, as follows:

Section 1: Declaration of Surplus Property. That the Property, owned by the Village of Sugar Grove, is hereby declared to be surplus property and available for sale pursuant to 65 ILCS 5/11-76.4.2.

Section 2: Publication of Resolution. That the Village Clerk shall cause this Resolution to be published at the first opportunity following its passage in a newspaper published in the municipality, or if none, then in a newspaper published in the county where the municipality was located.

Section 3: Village Administrator Authorization. That the Village Administrator is hereby authorized to negotiate a contract for the sale of the Property.

Section 4: Terms of Sale. The purchaser of the Property will be required to enter into a standard real estate sale contract with a deposit of ten percent (10%) of the sale price as earnest money.

Section 5: Acceptance by the Corporate Authorities. That the Corporate Authorities may accept any contract proposal presented by the Village Administrator by a vote of 2/3 of the Corporate Authorities then holding office, but in no event at a price less than one hundred percent (100%) of its appraised value.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois on this 19th day of April, 2022.

Jennifer Konen, President of the Board of Trustees of the
Village of Sugar Grove, Kane County, Illinois

ATTEST:

Alison Murphy, Clerk, Village of Sugar Grove

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee Ryan Walter	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____

EXHIBIT A

Property Location:	130-170 S. Municipal Drive, Sugar Grove, IL 60554
Property Type:	Two Office Buildings and Three Commercially Zoned (B-2) Vacant Sites
Year Built:	Both office buildings were built in 2008
Gross Building Area:	140 S. Municipal Drive is 5,868 square feet and 160 S. Municipal Drive is 6,084 square feet
Land Area:	Office Buildings: 7, 420 square feet each Vacant Sites: 7,420, 7,420, and 11,504 square feet
Zoning:	B-2 General Business District with a planned unit development designation
Legal:	Lots 1, 2, 3, 4 and 5 in the final plat of subdivision for Prairie Glen Office Park, being a subdivision of part of the northeast quarter of Section 20, Township 38 North, Range 7 East of the Third Principal Meridian, according to the plat thereof recorded July 6, 2007 as document number 2007K070458, in Kane County, Illinois.

Address	Tax Identification Number
130 S. Municipal Drive	14-20-248-001
140 S. Municipal Drive	14-20-248-002
150 S. Municipal Drive	14-20-248-004
160 S. Municipal Drive	14-20-248-005
170 S. Municipal Drive	14-20-248-003