

---

---

**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

---

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** MATT ANASTASIA, FINANCE DIRECTOR  
**SUBJECT:** ORDINANCE & RESOLUTION: TERMINATION OF INDUSTRIAL TIF #1  
**AGENDA:** OCTOBER 1, 2024 REGULAR BOARD MEETING  
**DATE:** SEPTEMBER 24, 2024

---

**ISSUE**

Shall the Village Board appropriate funds in Industrial TIF #1 and terminate Industrial TIF #1 as of December 31, 2024.

**DISCUSSION**

At the Board meeting on September 17, 2024, the Village Board discussed terminating Sugar Grove Industrial TIF #1 early on December 31, 2024, while appropriating funds for known projects in the TIF currently.

The Village Board would need to approve Resolution #20241001TIF1P – Appropriating Funds for TIF #1 as the first step. The first project is repaving of West Wheeler Road, where the Village Board discussed the Phase I engineering proposal from EEI at the 09/17/24 meeting, which has been brought back for approval at 10/01/24 meeting. The total estimated project costs are not to exceed \$275,000. There are also two (2) economic development project Staff is working on for the remaining funds within the TIF #1 STAF account estimating roughly \$1,000,000. The total funds to be appropriated totals \$1,275,000, which total the anticipated balance in the fund at 12/31/24. Any funds above and beyond the \$1,275,000 collected, will be declared surplus back to the overlapping taxing districts of TIF #1. With a termination date of 12/31/2024, this would also include Tax Year 2024 taxes, collected in 2025. The TIF #1 EAV would be realized by the taxing districts beginning with their Tax Year 2025 Tax Levy, where it would show up as New Construction.

The Village Board would then need to adopt Ordinance #20241001TIF1 – Terminating Sugar Grove Industrial TIF District #1, after the funds are appropriated. The Village is required to notify the overlapping taxing districts by November 1, 2024, of the termination of the TIF. Resolution #20241001TIF1P would be attached as Exhibit C to the Termination Ordinance.

**COST**

There only cost was legal fees to draft the Resolution and Ordinance for Board approval, which can be paid for with TIF Funds.

**RECOMMENDATION**

That the Village Board approve the following:

- Resolution #20241001TIF1P – Appropriating Funds from the Sugar Grove Industrial Redevelopment Project Area #1 Special Tax Allocation Fund.
- Ordinance #20241001TIF1 – Terminating the Sugar Grove Industrial Redevelopment Project Area #1



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

**Resolution No. 20241001TIF1P**

---

**An Resolution Appropriating Funds from the Sugar Grove Industrial Redevelopment Project  
Area #1 Special Tax Allocation Fund  
Village of Sugar Grove,  
Kane County, Illinois**

---

Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 1st day of October 2024.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this 1st day of October 2024.

**Resolution No. 20241001TIF1P**

**A RESOLUTION OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS  
APPROPRIATING FUNDS FROM THE SUGAR GROVE INDUSTRIAL  
REDEVELOPMENT PROJECT AREA #1 SPECIAL TAX ALLOCATION FUND**

**WHEREAS**, the Village of Sugar Grove, Kane County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to Ordinance Nos. 2012-0117-A, 2012-0117-B, and 2012-0117-C passed on January 17, 2012 in accordance with the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the "*TIF Act*"), the President and Board of Trustees of the Village (the "*Corporate Authorities*") approved the Redevelopment Plan and Program (the "*Plan*") for a specific area qualifying as a redevelopment project area under the TIF Act known as the Sugar Grove Industrial Redevelopment Project Area #1 (the "*Industrial Project Area*"), and adopted tax increment financing for the purpose of implementing the Plan for the Project Area; and,

**WHEREAS**, as a result of the foregoing actions by the Corporate Authorities, "Incremental Taxes", as hereinafter defined derived from the Industrial Project Area have been distributed to the Village for deposit into the Sugar Grove Industrial Redevelopment Project Area #1 Special Tax Allocation Fund (the "*Special Tax Allocation Fund*") established pursuant to Ordinance No. 2012-0117-C, as required by the TIF Act, for the purpose of paying costs incurred in connection with redevelopment projects in furtherance of the Plan which qualify as "redevelopment project costs" under the TIF Act; and,

**WHEREAS**, some of the costs to be incurred for projects to be undertaken within the Project Area include, but are not limited to, public improvements such as street improvements including, curbs, sidewalks and gutters and the development of commercial properties along US 30 (collectively "*TIF Projects*"); and

**WHEREAS**, the Corporate Authorities desire to appropriate Incremental Taxes deposited into the Special Tax Allocation Fund to pay for certain TIF Projects.

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

*Section 1.* The foregoing preambles are hereby incorporated herein as if fully set forth in this Section.

*Section 2.* The Corporate Authorities hereby appropriate Incremental Taxes deposited into the Special Tax Allocation Fund for the following TIF Projects.

<u><b>TIF Projects</b></u>	<u><b>Estimated Cost</b></u>
West Wheeler Road	\$275,000
Commercial Developments Along US 30	\$1,000,000

*Section 3.* For purposes of this Resolution, “Increment Taxes” shall mean the amount in the Special Tax Allocation Fund equal to the amount of ad valorem taxes, if any, paid in respect of the Industrial Project Area and its improvements, which is attributable to the increase in the equalized assessed value of the Industrial Project Area.

*Section 4.* That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

**PASSED** by the Village President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 1st day of October 2024.

**Aye    Nay    Absent    Abstain**

Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____
Village President Jennifer Konen	_____	_____	_____	_____

**APPROVED:**

---

Jennifer Konen, Village President

*Attest:*

---

Tracey Conti, Village Clerk



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

**Ordinance No. 20241001TIF1**

---

**An Ordinance Terminating the Sugar Grove Industrial Redevelopment Project Area #1  
Village of Sugar Grove,  
Kane County, Illinois**

---

Adopted by the  
Board of Trustees and President  
of the Village of Sugar Grove  
this 1st day of October 2024.

Published in Pamphlet Form  
by authority of the Board of Trustees  
of the Village of Sugar Grove, Kane County,  
Illinois, this 1st day of October 2024.

**Ordinance No. 20241001TIF1**

**AN ORDINANCE OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, TERMINATING THE  
SUGAR GROVE INDUSTRIAL  
REDEVELOPMENT PROJECT AREA #1**

**WHEREAS**, the Village of Sugar Grove, Kane County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

**WHEREAS**, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the "*TIF Act*"), the President and Board of Trustees of the Village (the "*Corporate Authorities*") are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the Village in which existing conditions permit such area to be classified as a "blighted area" as defined in Section 11.74.4-3(a) of the TIF Act; and,

**WHEREAS**, the Corporate Authorities, pursuant to Ordinance No. 2012-0117-A, passed on January 17, 2012, did heretofore approve a redevelopment plan and program; pursuant to Ordinance No. 2012-0117-B, passed on January 17, 2012 designated a "redevelopment project area" known as the "*Sugar Grove Industrial Redevelopment Project Area #1*" (the "*Project Area*"); and, pursuant to Ordinance No. 2012-0117-C, passed on January 17, 2012, adopted tax increment allocation financing for the Project Area; and,

**WHEREAS**, as required by the TIF Act and pursuant to Ordinance No. 2012-0117-C, the Sugar Grove Industrial Redevelopment Project Area Special Tax Allocation Fund (the "*Special Tax Allocation Fund*") was established to be the depository of all incremental taxes derived from the Project Area;

**WHEREAS**, the Corporate Authorities have now determined that it is desirable and in the best interests of the Village and the taxing districts that the designation of the Project Area legally described on *Exhibit A* and depicted on *Exhibit B* as attached hereto, be terminated as of December 31, 2024 in accordance with the directions as hereinafter set forth.

**NOW, THEREFORE BE IT ORDAINED** by the President and Board of Trustees of the Village, Kane County, Illinois as follows:

*Section 1. The Incorporation of Preambles.* The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true and correct and do hereby incorporate them into this Ordinance by this reference.

*Section 2. Notification to the Taxing Districts.* In accordance with the TIF Act, the Village shall notify the taxing districts prior to November 1, 2024 that the Project Area is to be terminated as of December 31, 2024.

*Section 3. Designation of Project Area Terminated.* As of December 31, 2024, the designation of the Sugar Grove Industrial Redevelopment Project Area #1 shall be deemed to be terminated.

*Section 4. Use of All Deposits in the Special Tax Allocation Fund.* That all incremental taxes generated from the Project Area shall continue to be deposited into the Special Tax Allocation Fund and disbursed only for such projects as identified in the Resolution No. \_\_\_\_\_, adopted by the Corporate Authorities on October 1, 2024, a copy of which is attached hereto as Exhibit C ( *the "Resolution"*), and any funds not appropriated or not required for the projects as set forth in the Resolution shall be declared surplus and returned to the Kane County Treasurer for distribution to the taxing districts.



*Section 5. Annual Reports.* All audits and reports as required by the TIF Act shall continue to be prepared and filed with the Comptroller of the State of Illinois until of the disbursement of all funds in the Special Tax Allocation Fund have been made in accordance with the Resolution or have been deemed to be surplus and returned to the Kane County Treasurer for redistribution. The Special Tax Allocation Fund shall be closed upon the filing of the final report.

*Section 6. Repealer.* All ordinances, resolutions, orders or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

*Section 7. Effective Date.* That this Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

**ADOPTED** by the President and Board of Trustees of Sugar Grove, Kane County, Illinois, this 1st day of October, 2024.

**Aye    Nay    Absent    Abstain**

Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____
Village President Jennifer Konen	_____	_____	_____	_____

**APPROVED:**

\_\_\_\_\_  
Jennifer Konen, Village President

*Attest:*

\_\_\_\_\_  
Tracey Conti, Village Clerk

*Exhibit A*

*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.

*Exhibit B*

*Redevelopment Project Area*

**Legend**


Industrial TIF District #1 Boundary



**BOUNDARY MAP**  
**INDUSTRIAL TIF DISTRICT #1 - AS AMENDED**  
 Sugar Grove, IL