

**A RESOLUTION OF THE JOINT REVIEW BOARD FOR THE I-88 & IL-47
REDEVELOPMENT PROJECT AREA FINDING NON-COMPLIANCE WITH THE
ILLINOIS TAX INCREMENT FINANCING ACT, 65 ILCS 5/11 74.4-3**

WHEREAS, the Joint Review Board (the “JRB”) of the I-88 & IL-47 Redevelopment Project (the “Project”) is a duly organized and validly existing entity organized and operating under the Illinois Tax Increment Redevelopment Act (65 ILCS 5/11-4-1, *et seq.*)(the “Act”); and

WHEREAS, the members of the JRB consist of:

- a. Village of Sugar Grove, Illinois
- b. Blackberry Township
- c. Sugar Grove Township
- d. Elburn Fire District
- e. Sugar Grove Fire District
- f. Kane County, Illinois
- g. Kaneland Community Unit School District 302
- h. Sugar Grove Library District
- i. Town and Country Library
- j. Sugar Grove Park District
- k. Waubensee College 51

(individually a “Member,” and collectively the “Members”); and

WHEREAS, Crown Community Development (“Crown”) has initiated development efforts in accordance with agreements with the Village of Sugar Grove, Illinois (the “Village”) and the Act in furtherance of the Project; and

WHEREAS, Section 5/11-74.4-2(b) of the Act states that “in order to promote and protect the health, safety, morals, and welfare of the public, that blighted conditions need to be eradicated and conservation measures instituted, and that redevelopment of such areas be undertaken; that to remove and alleviate adverse conditions it is necessary to encourage private investment and restore and enhance the tax base of the taxing districts in such areas by the development or redevelopment of project areas. The eradication of blighted areas and treatment and improvement of conservation areas and industrial park conservation areas by redevelopment projects is hereby declared to be essential to the public interest.”

WHEREAS, Section 5/11-74-4-3 of the Act states that a blighted area means any improved or vacant area where the area is “subject to (i) chronic flooding that adversely impacts on real property in the area as certified by a registered professional engineer or appropriate regulatory agency or (ii) surface water that discharges from all or a part of the area and contributes to flooding within the same watershed, but only if the redevelopment project provides for facilities or improvements to contribute to the alleviation of all or part of the flooding”; and

WHEREAS, the JRB met on August 13, 2026 (the “Meeting”) to consider the Project’s compliance with the Act and whether the Project ameliorates blighted conditions as required; and

WHEREAS, the JRB reviewed and considered the public record, documents, other evidence and heard testimony at the Meeting; and

NOW, THEREFORE, BE IT RESOLVED by Joint Review Board of the I-88 & IL-47 Redevelopment Project, as follows:

1. The JRB hereby find that the recitals are full, true and correct and hereby incorporate and make them part of this Resolution.
2. The JRB finds that the Project does not comply with the Illinois Tax Increment Redevelopment Act provisions regarding the elimination of Blight.
3. The JRB advises the Village of Sugar Grove Board of Trustees of its findings and recommends that the Board of Trustees pursue measures to ensure the actual remediation of flooding and blighted conditions by Crown; and
4. The JRB recommends that its future approval of any Tax Increment funding for the Project be contingent on Crown’s actual remediation of blighted conditions; and
5. The JRB recommends that the Village of Sugar Grove Board of Trustees adopt a similar Resolution in opposition to the Project; and
6. That the provisions of this Resolution are hereby declared to be severable and should any provision of this Resolution be determined to be in conflict with any law, statute or regulation by a court of competent jurisdiction, said provision shall be excluded and deemed inoperative and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

PASSED AND ADOPTED by a roll call vote on this _____ day of _____, 2026.

<u>Member</u>	<u>Aves/Yeas</u>	<u>Noes/Nays</u>	<u>Absent</u>	<u>Abstain</u>
Village of Sugar Grove, Illinois				
Blackberry Township				
Sugar Grove Township				
Elburn Fire District				
Sugar Grove Fire District				
Kane County, Illinois				
Kaneland Community Unit School District 302				
Sugar Grove Library District				
Town and Country Library				
Sugar Grove Park District				
Waubensee College 51				
Public Member				
Totals				

APPROVED by me this _____ day of _____, 2026.

Sue Stillwell, Chairperson
Joint Review Board

Attested, published and filed in my office on _____, 2026

Tracy Conti, Village Clerk
Village of Sugar Grove, Illinois

STATE OF ILLINOIS)

COUNTY OF KANE) SS
)

CLERK'S CERTIFICATE

I, Tracy Conti, certify that I am the duly appointed and acting Municipal Clerk of the Village of Sugar Grove, Kane County, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of a Resolution entitled:

**A RESOLUTION OF THE JOINT REVIEW BOARD FOR THE I-88 & IL-47
REDEVELOPMENT PROJECT AREA FINDING NON-COMPLIANCE WITH THE
ILLINOIS TAX INCREMENT FINANCING ACT, 65 ILCS 5/11 74.4-3**

I certify that on _____, 2026, the Joint Review Board for the I-88 & I-47 Redevelopment Project Area (or the Corporate Authorities, if required by law) passed and approved the above referenced Resolution.

I do further certify, in my official capacity, that a quorum of said Joint Review Board was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

DATED at Sugar Grove, Illinois, this _____ day of _____, 2026.

Tracy Conti, Village Clerk
Village of Sugar Grove, Illinois