



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: PUBLIC HEARING: ESTABLISHING A BACK-UP SPECIAL SERVICE AREA NO. 32 FOR CS2 AURORA AIRPORT SOLAR

AGENDA: August 4, 2026

DATE: July 24, 2026

ISSUE

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (No. 32) for CS2 AURORA AIRPORT SOLAR.

DISCUSSION

The approved CS2 Aurora Airport Solar Farm site development plans included construction of an access road constructed of permeable pavers. It was recommended to establish a back-up SSA for future maintenance and repair of the pavers to assure that the pavers are properly maintained and that they remain permeable and water is able to flow through them.

The SSA No. 32 would essentially remain dormant until such time the property owner failed to perform its responsibility maintaining the operation of the permeable pavers.

COST

The cost to establish the SSA are limited to the publication, the creation of the map and Village Attorney fees. These fees are borne by the property owner.

ATTACHMENTS

Public hearing notice for establishing a back-up SSA No. 32 for Brighton Ridge Subdivision.

RECOMMENDATION

That public comment be accepted on the question of establishing a back-up SSA No. 32 and the hearing be closed.

CS-2 AURORA AIRPORT SOLAR SPECIAL SERVICE AREA
NOTICE OF HEARING
VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
SPECIAL SERVICE AREA NO. 32

NOTICE IS HEREBY GIVEN that on the 4TH day of August, 2026, at 6:00 p.m., at the Sugar Grove Library, 125 S 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:

(Legal Description)

The Easterly 1200 feet, as measured at right angles to the Easterly line of that part of the North East 1/4 of Section 19 and part of the North West 1/4 of Section 20, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the North East corner of said Section 19; thence North 89 degrees, 15 minutes 26 seconds West along the North line of said Section, 170.30 feet; thence South 0 degrees, 30 minutes, 0 seconds West 205.30 feet;

thence North 85 degrees, 35 minutes, 0 seconds East 807.90 feet; thence South 0 degrees, 22 minutes, 0 seconds West 2.57 feet to the Center line of U.S. Route No. 30 for a point of beginning; thence continuing South 0 degrees, 22 minutes, 0 seconds West 2109.57 feet to the Northerly line of a tract conveyed to the Chicago, Burlington and Quincy Railroad by Document 431581; thence Westerly along said Northerly line 2815.97 feet; thence North 0 degrees, 11 minutes, 0 seconds West 1158.08 feet to the Center line of said Route 30; thence Easterly along said Center line 2736.40 feet to the Point of Beginning (Except that part in Route 30), in the Village of Sugar Grove, Kane County, Illinois.

and

The Westerly 942.50 feet, a measured at a right angle to the West line of that part of the North West 1/4 of Section 20, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Beginning at the North East corner of said North West 1/4; thence South along the Quarter Section line 40 chains to the center of Section 20; thence West along the Quarter Section line 30.47 chains to a point 9.60 chains East of the South West corner of said North West 1/4; thence North parallel with the West line of said Section 37.90 chains to the center line of the road; thence East along the center line 30.57 chains to the point of beginning; all in Township 38 North, Range 7 East of the Third Principal Meridian, (Except therefrom the right of way of the Chicago and Iowa Railroad Company and Excepting that part conveyed to the

Chicago, Burlington and Quincy Railroad Company by Deed dated October 25, 1937 and recorded January 7, 1938 in Book 1067, Page 303 as Document 418102 and Excepting that part falling in the Highway), in the Township of Sugar Grove, Kane County, Illinois. And Except that part of the North West 1/4 of Section 20, Township 38 North, Range 7 East of the Third Principal Meridian, described as follows: Commencing at the center of Section 20; thence West along the Quarter Section line 30.47 chains to a point 9.60 chains East of the Southwest corner of said Northwest Quarter; thence North parallel with the West line of said 37.90 chains to the center line of the road; thence East along the center line 946.03 feet; thence Southerly parallel with the West line of said Northwest Quarter Section 40.15 feet to the Southerly road right-of-way line for a point of beginning; thence continuing Southerly along a line parallel with said Westerly Quarter Section line 896.04 feet; thence Westerly at right angles to the last described course a distance of

498.13 feet; thence Northerly parallel with the Westerly line of said Quarter Section line 852.90 feet to the Southerly road right of way line; thence Easterly along said Southerly line 500.00 feet to the point of beginning, containing 10.00 acres (more or less) in Township 38 North, Range 7 East of the Third Principal Meridian, in the Township of Sugar Grove, Kane County, Illinois.

The approximate location is: *south of US Route 30, West of Indigo Drive.*

The permanent index numbers (PINS) for each parcel located within the proposed area are:

14-20-100-021; 14-20-100-015; 14-19-200-018

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. 32 in general is to provide the maintenance, preservation, and upkeep of certain permeable pavers located in the CS2 – Aurora Airport Solar Farm, in the event the individual property owners 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. 32, 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 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 is signed by at least fifty-one percent (51%) of the electors residing within the proposed Special Service Area No. 32 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 6th day of July, 2026.

Michael Garrigan, Village Attorney
for the Village of Sugar Grove