



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: BACK-UP SPECIAL SERVICE AREAS

AGENDA: July 21, 2026

DATE: July 13, 2026

ISSUE

Shall the Village Board discuss back-up special service areas (SSA).

DISCUSSION

The Village has several approved back-up special service areas. The purposed behind these back-up SSAs is to provide the Village with assistance when a property owner fails to perform its responsibilities in maintaining certain areas of developments, these areas include, but are not limited to, stormwater facilities and common areas. It is a requirement of the Kane County Stormwater Ordinance that a back-up SSA be established for maintenance of the stormwater facilities. A lot the Villages Annexation Agreements and Development Agreements also require back-up SSAs to be established. Once a back-up SSA is established, it remains dormant and is only enacted if the property owner is failing to maintain the areas that the SSA was established for. Once one is enacted, the SSA fee is the tacked on to the tax bill of all properties located within that SSA.

There are several steps in establish and SSA. The first step is to approve an Ordinance Proposing the SSA. The next step is to hold the public hearing for the proposed SSA, this step cannot be completed until at least 60 days following the adoption of the proposing Ordinance. Then, no less than 60 days following the public hearing the Board can approve the Establishing Ordinance. And the final step is the record the Establishing Ordinance. This last step must be completed within 60 days of the adoption of the Establishing Ordinance.

COST

There is no cost to discuss this item.

ATTACHMENTS

None

RECOMMENDATION

That the Village Board discuss the process for establishing a back-up SSA.