# 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. 31 FOR THE GROVE AREA 1 SUBDIVISION

**AGENDA:** July 21, 2026

**DATE:** July 8, 2026

**ISSUE**

Shall the Village Board hold a public hearing to consider establishing a back-up Special Service Area (No. 31) for The Grove Area 1 Subdivision.

**DISCUSSION**

The approved The Grove Area 1 Subdivision site development plans included construction of storm water management facilities, as well as common areas. It is a requirement of the Kane County Storm Water Ordinance to establish a back-up SSA for future maintenance and repair of storm water management facilities to assure that the storm water management improvements on the premises are maintained in working order. The proposed SSA also will provide back-up for future maintenance of the common areas. The recently approved annexation agreement obligates the Village and Owner to establish the back-up SSA.

The SSA No. 31 would essentially remain dormant until such time the property owner failed to perform its responsibility maintaining the operation of the storm water management improvements or the common areas.

**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. 31 for The Grove Area 1 Subdivision.

**RECOMMENDATION**

That public comment be accepted on the question of establishing a back-up SSA No. 31 and the hearing be closed.

**THE GROVE AREA 1 SUBDIVISION SPECIAL SERVICE AREA**
**NOTICE OF HEARING**
**VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS**
**SPECIAL SERVICE AREA NO. 31**

NOTICE IS HEREBY GIVEN that on the 21st day of July, 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)

LOT 9 IN THE GROVE SUBDIVISION BEIGN A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON OCTOBER 3RD, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

The approximate location is: *north of Merrill Road, south of Interstate 88*

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

14-04-152-001; 14-04-152-002; 14-04-152-003; 14-04-152-004; 14-04-152-005; 14-04-152-006; 14-04-152-007; 14-04-152-008; 14-04-152-009; 14-04-152-010; 14-04-152-011; 14-04-152-012; 14-04-152-013; 14-04-153-001; 14-04-154-001; 14-04-154-002; 14-04-154-003; 14-04-154-004; 14-04-154-005; 14-04-154-006; 14-04-154-007; 14-04-154-008; 14-04-154-009; 14-04-154-010; 14-04-154-011; 14-04-154-012; 14-04-154-013; 14-04-154-014; 14-04-154-015; 14-04-155-001; 14-04-155-002; 14-04-155-003; 14-04-155-004; 14-04-155-005; 14-04-155-006; 14-04-155-007; 14-04-155-008; 14-04-176-001; 14-04-176-002; 14-04-176-003; 14-04-176-004; 14-04-176-005; 14-04-176-006; 14-04-176-007; 14-04-176-008; 14-04-176-009; 14-04-176-010; 14-04-176-011; 14-04-176-012; 14-04-176-013; 14-04-176-014; 14-04-176-015; 14-04-176-016; 14-04-176-017; 14-04-176-018; 14-04-176-019; 14-04-176-020; 14-04-176-021; 14-04-176-022; 14-04-177-001; 14-04-177-002; 14-04-177-003; 14-04-177-004; 14-04-177-005; 14-04-177-006; 14-04-177-007; 14-04-177-008; 14-04-177-009; 14-04-177-010; 14-04-177-011; 14-04-177-012; 14-04-177-013; 14-04-177-014; 14-04-177-015; 14-04-177-016; 14-04-178-001; 14-04-178-002; 14-04-178-003; 14-04-178-004; 14-04-178-005; 14-04-178-006; 14-04-178-007; 14-04-178-008; 14-04-178-009; 14-04-178-010; 14-04-178-011; 14-04-178-012; 14-04-178-013; 14-04-178-014; 14-04-178-015; 14-04-178-016; 14-04-178-017; 14-04-178-018; 14-04-178-019; 14-04-178-020; 14-04-178-021; 14-04-178-022; 14-04-178-023; 14-04-178-024; 14-04-178-

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All interested persons, including all persons owning taxable real property located within the Special Service Area, will be given an opportuning 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. 31 in general is to provide the maintenance, preservation, and upkeep of certain storm water management facilities and common areas located in the Grove Area 1 Subdivision, in the event the individual property owners of said subdivision 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. 31, said tax to be levied for an indefinite period of time form 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. 31 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 8th day of May, 2026.

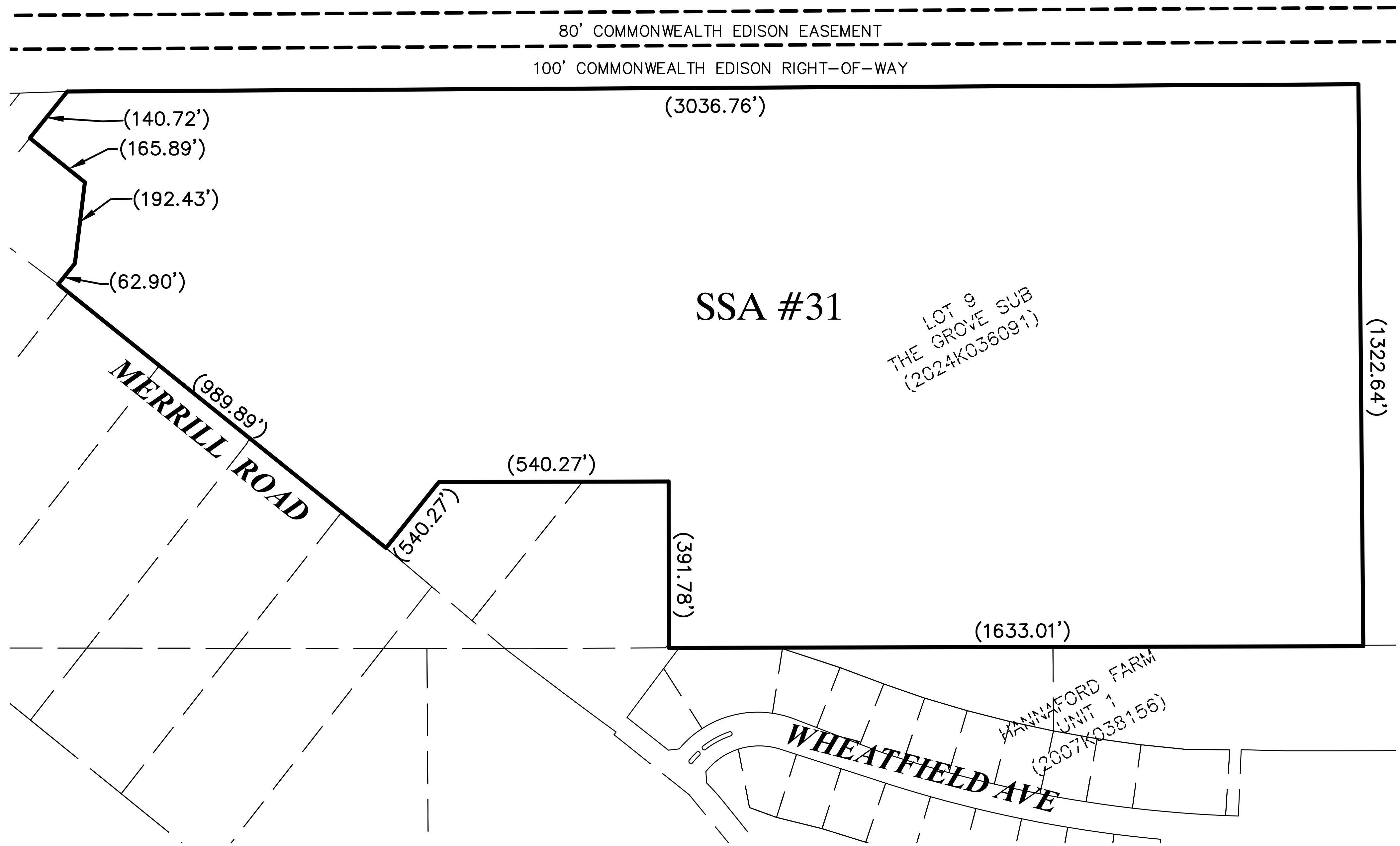
________________________________

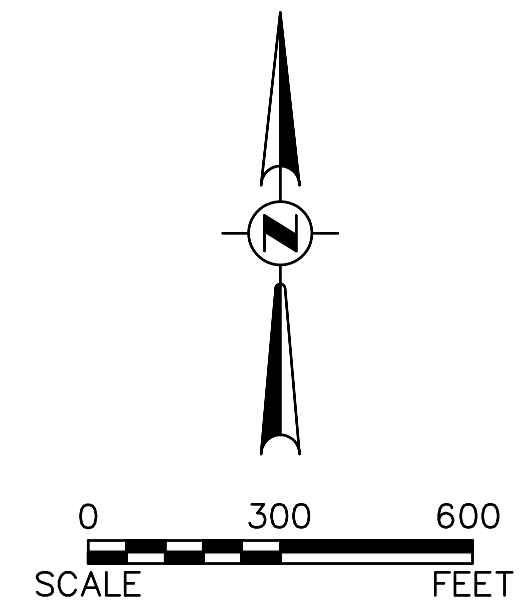
Village Attorney
for the Village of Sugar Grove

EXHIBIT

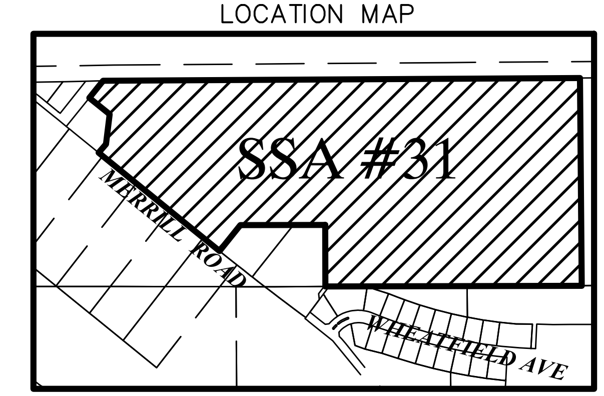
# SSA MAP

SPECIAL SERVICE AREA #31




LOCATION MAP




**Engineering Enterprises, Inc.**
**CONSULTING ENGINEERS**
52 Wheeler Road
Sugar Grove, Illinois 60554
630.466.6700 / www.eeiweb.com

LEGAL DESCRIPTION:

ALL OF LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION THAT IS PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3RD, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

PROJECT NO: SG2507-D
FILE NO: SG2507-D SSA PLAT