



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: PROPOSING A BACK-UP SPECIAL SERVICE AREA NO. 32 FOR CS2 AURORA AIRPORT SOLAR FARM

AGENDA: June 2, 2026

DATE: May 21, 2026

ISSUE

Shall the Village Board approve an Ordinance proposing a back-up Special Service Area No. 32 for CS2 Aurora Airport Solar Farm.

DISCUSSION

The approved CS2 Aurora Airport Solar Farm site development plans included construction of an access road made 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 to ensure 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.

The proposing ordinance is the first step in the process to establish an SSA. Approval of the Ordinance merely puts the property owner on notice that the Village initiated the process to establish an SSA affecting the property, and sets the required public hearing date (August 4, 2026). Establishment of the SSA requires specific Village Board action and will occur at a future date.

COST

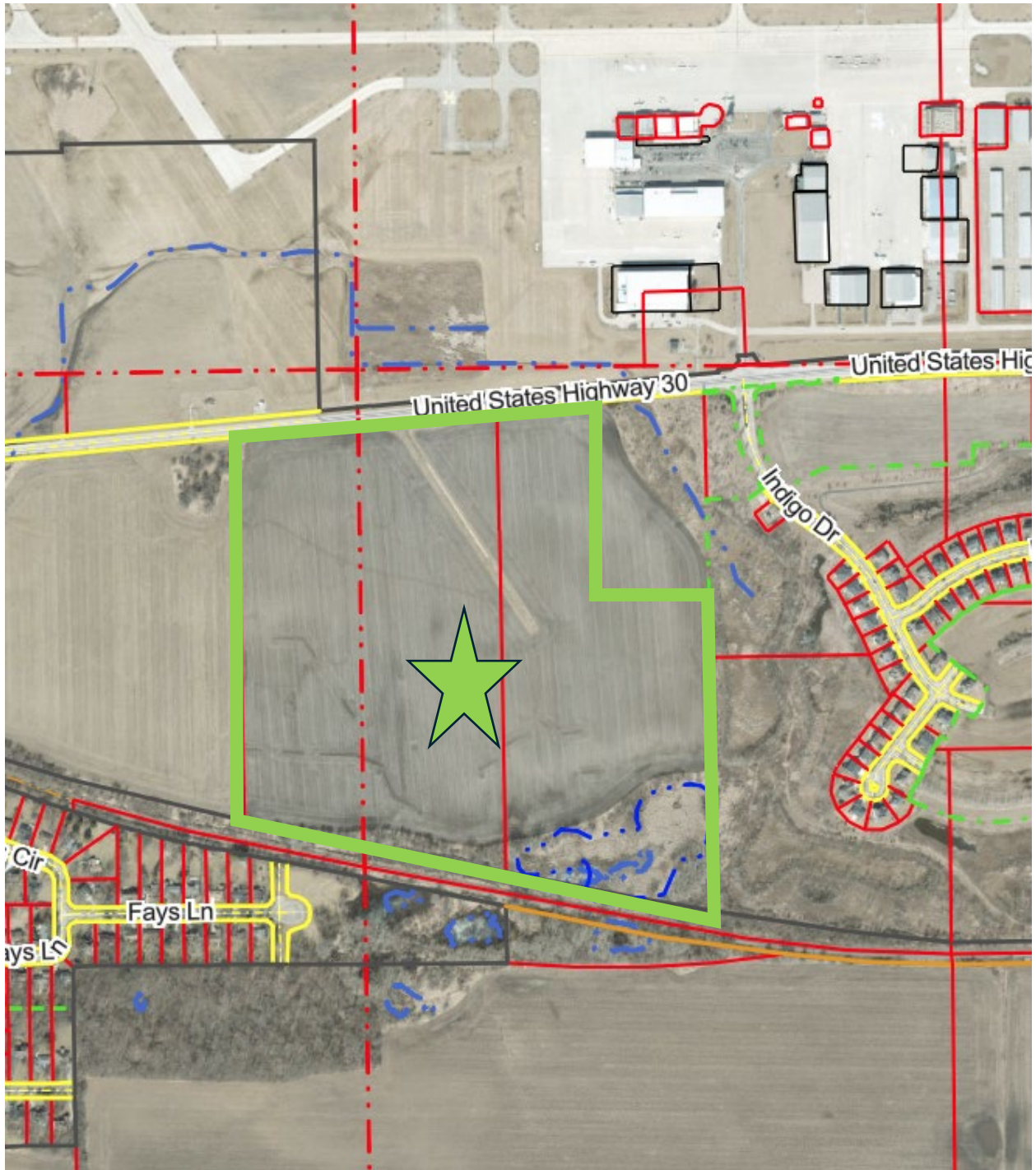
The costs associated with establishing the SSA are limited to publication and recording costs and Village Attorney fees and are borne by the property owner.

ATTACHMENTS

SSA 32 Location Map
Ordinance Proposing the Establishment of SSA No. 32 for CS2 Aurora Airport Solar Farm.

RECOMMENDATION

That the Village Board approve the Ordinance Proposing the Establishment of SSA No. 32 for CS2 Aurora Airport Solar Farm.





**Village of Sugar Grove
Kane County, Illinois**

Ordinance No.: 2026-0602CD1

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL
SERVICE AREA NO. 32 FOR CS2 AURORA AIRPORT SOLAR IN THE
VILLAGE OF SUGAR GROVE, ILLINOIS**

**Adopted by the
Village Board
of the
Village of Sugar Grove
JUNE 2, 2026**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, JUNE 2, 2026

Village Clerk

(seal)



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

ORDINANCE NO.: 2026-0602CD1

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO. 32 FOR CS2 AURORA AIRPORT SOLAR IN THE VILLAGE OF SUGAR GROVE, ILLINOIS

WHEREAS, THE Village of Sugar Grove is not a home rule municipality withing Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

WHEREAS, pursuant to the provisions of the 1970 Constitution of the State of Illinois (the "Constitution"), the Village of Sugar Grove, Kane County, Illinois (the "Village"), is authorized to create special service areas in and for the Village; and

WHEREAS, special service areas are established by non-home rule units pursuant to Section 7(6) of Article VII of the Constitution, which provides that;

Municipalities which are not home rule units shall have powers to levy or impose additional taxes upon areas within their boundaries in the manner provided by law for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties," approved

And are established "in the manner provided by law" pursuant to the provisions of "AN ACT to provide the manner of levying or imposing taxes for the provision of special services to areas within the boundaries of home rule units and non-home rule municipalities and counties," approved September 21, 1973, as amended, and pursuant to the Revenue Act of 1939 of the State of Illinois, as amended; and

WHEREAS, it is in the public interest that the establishment of the area hereinafter described as a special service area for the purposes set forth herein and to be designated as CS2 Aurora Airport Solar Special Service Area Number 32, of the Village (the "Area"), be considered; and

WHEREAS, the Area is compact and contiguous, totally within the corporate limits of the Village; and

WHEREAS, the Area will benefit specially from the municipal services to be provided by the Village (the "Services"), and the Services are unique and in addition to the services provided to the Village as a whole, and it is therefore, in the best interest of the Village that the establishment of the area be considered; and

WHEREAS, it is in the public interest that the levy of a direct annual *ad valorem* tax upon all taxable property within the Area be considered for the purpose of paying the cost of providing the Services; and

WHEREAS, the revenue from such tax shall be used solely and only for Services for which the Village is authorized under the provisions of the Illinois Municipal Code, as amended, to levy taxes or special assessments or to appropriate the funds of the Village, all of the Services to be in and for the Area and all of the necessary construction and maintenance to be on property now owned or to be acquired by the Village, or property in which the Village will obtain an interest sufficient for the provision of the services; and

WHEREAS, a public hearing is being held at 6:00 p.m. on the 4th day of August, 2026 at the Sugar Grove Library, 125 S Municipal Drive, Sugar Grove, Illinois (the “hearing”), to consider the establishment of the Area for the purpose of providing the Services and the levy of an additional direct annual *ad valorem* tax for the purpose of paying the cost thereof, all as described in the Notice of Public Hearing set forth in Section Two hereof (the “Notice”); and

WHEREAS, the Notice has been given by publication and mailing. Notice by publication was given by publication on a date, such date being not less than 15 days prior to the Hearing, in a newspaper of general circulation within the Village, there being no newspaper published therein. Notice by mailing was given by depositing the Notice in the United States Mail addressed to the person or persons in whose name the general taxes for the last preceding year were paid on each lot, block, tract, or parcel of land lying within the Area. The Notice was mailed not less than 10 days prior to the time set for the Hearing. In the event taxes for the last preceding year not paid, the Notice was sent to the person last listed on the tax rolls prior to that year as the owner of said property; and

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: INCORPORATION OF PREAMBLES

The preambles of this ordinance are hereby incorporated into this text as if set out herein in full.

SECTION TWO: NOTICE

The President and Board of Trustees determine that the Notice is in the proper statutory form as set forth as follows:

**CS-2 AURORA AIRPORT 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 21st day of May, 2026.

Michael Garrigan, Village Attorney
for the Village of Sugar Grove

SECTION THREE: MISCELLANEOUS

The Village agrees to produce or file such forms, statements proceedings and supporting documents as may be required and in a timely manner in order to establish the Area and levy the taxes and, if deemed necessary or advisable by its officers, to employ and pay fiscal agents, financial advisors, attorneys and other persons to assist the Village in these endeavors.

SECTION FOUR: EFFECTIVE DATE

This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this **2nd**, day of **June 2026**.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____