



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: PROPOSING A BACK-UP SPECIAL SERVICE AREA NO. 31 FOR THE GROVE AREA 1 SUBDIVISION

AGENDA: May 19, 2026

DATE: May 8, 2026

ISSUE

Shall the Village Board approve an Ordinance proposing 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.

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 (July 21, 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 31 Location Map

Ordinance Proposing the Establishment of SSA No. 31 for the Grove Area 1

RECOMMENDATION

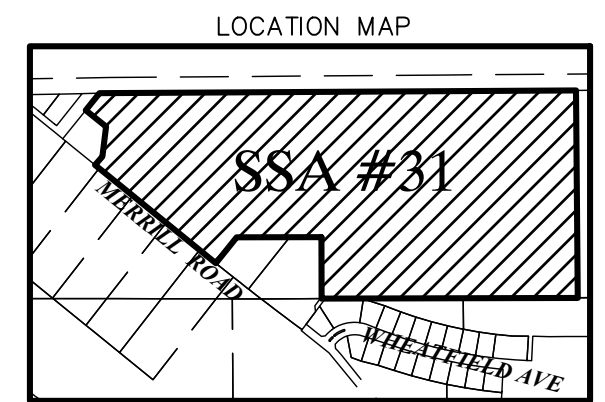
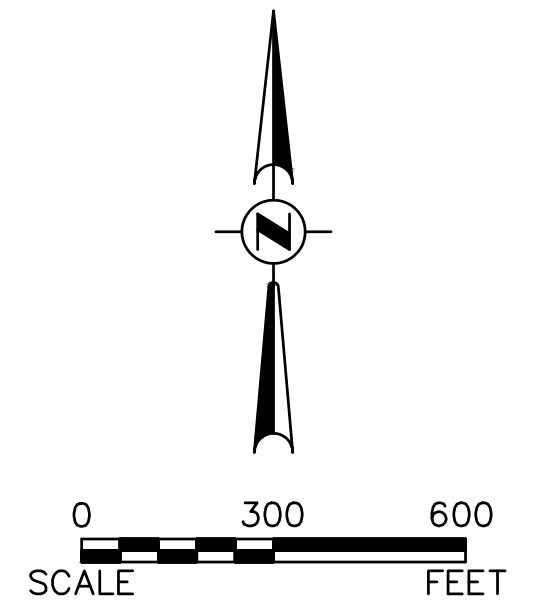
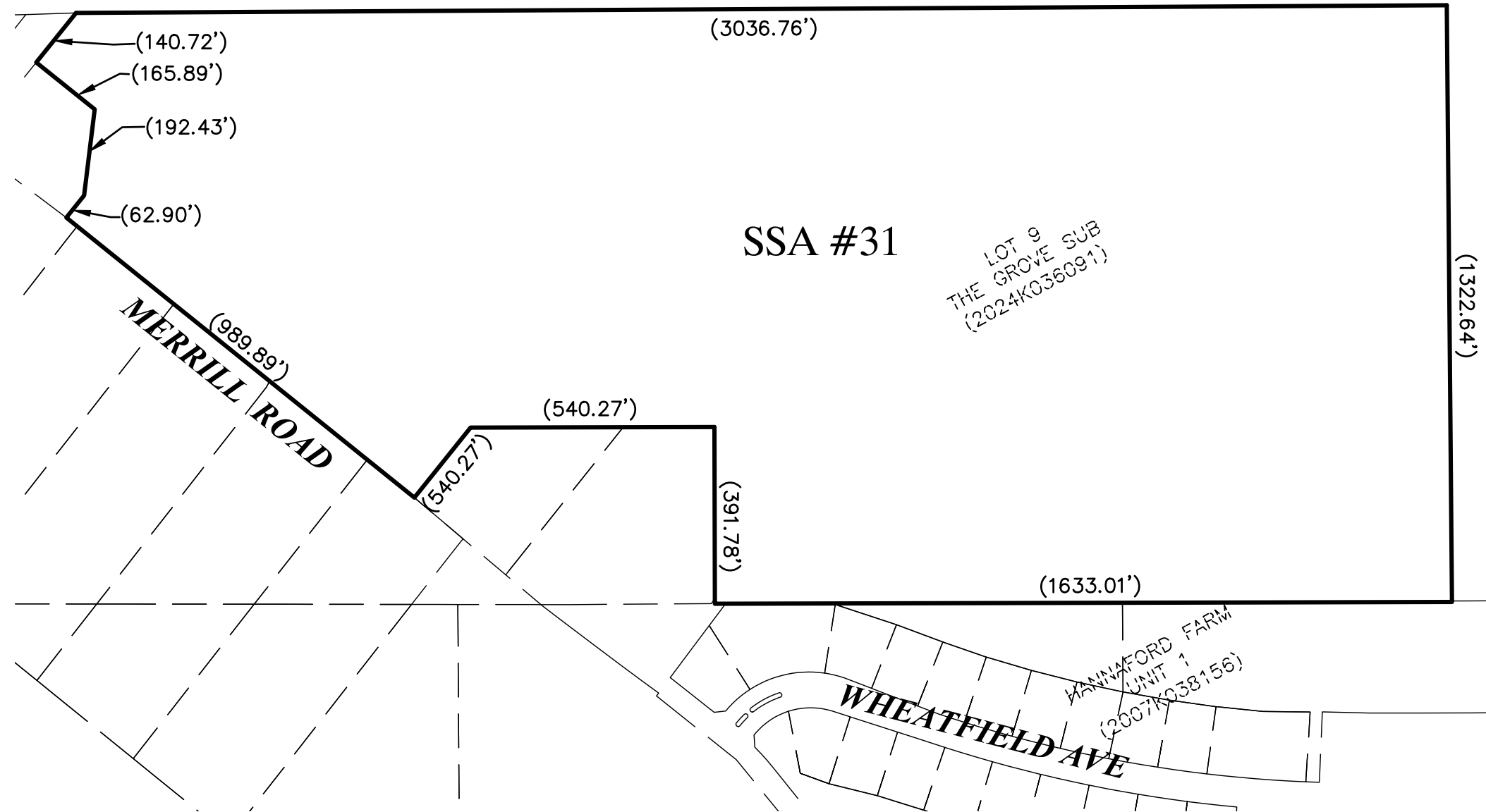
That the Village Board approve the Ordinance Proposing the Establishment of SSA No. 31 for The Grove Area 1.

EXHIBIT
SSA MAP

SPECIAL SERVICE AREA #31

80' COMMONWEALTH EDISON EASEMENT

100' COMMONWEALTH EDISON RIGHT-OF-WAY



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



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

Ordinance No.: 2026-0519CD3

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL
SERVICE AREA NO. 31 FOR THE GROVE AREA 1 SUBDIVISION IN THE
VILLAGE OF SUGAR GROVE, ILLINOIS**

**Adopted by the
Village Board
of the
Village of Sugar Grove
MAY 19, 2026**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, MAY 19, 2026

Village Clerk

(seal)



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

ORDINANCE NO.: 2026-0519CD3

**AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NO.
31 FOR THE GROVE AREA 1 SUBDIVISION 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 the Brighton Ridge Subdivision Special Service Area Number 31, 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 21st day of July, 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:

**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; 14-04-178-025; 14-04-178-026; 14-04-178-027; 14-04-178-028; 14-04-178-029; 14-04-179-001; 14-04-179-002; 14-04-179-003; 14-04-179-004; 14-04-179-005; 14-04-179-006; 14-04-179-007; 14-04-179-008; 14-04-179-009; 14-04-179-010; 14-04-179-011; 14-04-179-012; 14-04-179-013; 14-04-179-014; 14-04-179-015; 14-04-179-016; 14-04-179-017; 14-04-179-018; 14-04-180-001; 14-04-180-002; 14-04-180-003; 14-04-180-004; 14-04-180-005; 14-04-180-006; 14-04-180-007; 14-04-180-008; 14-04-180-009; 14-04-180-010; 14-04-180-011; 14-04-180-012; 14-04-180-013; 14-04-180-014; 14-04-180-015; 14-04-180-016; 14-04-181-001; 14-04-181-002; 14-04-181-003; 14-04-181-004; 14-04-181-005; 14-04-181-006; 14-04-181-007; 14-04-181-008; 14-04-181-009; 14-04-181-010; 14-04-181-011; 14-04-181-012; 14-04-181-013; 14-

04-181-014; 14-04-181-015; 14-04-181-016; 14-04-181-017; 14-04-181-018; 14-04-181-019; 14-04-181-020; 14-04-181-021; 14-04-181-022; 14-04-181-023; 14-04-251-001; 14-04-251-002; 14-04-251-003; 14-04-251-004; 14-04-251-005; 14-04-252-001; 14-04-252-002; 14-04-252-003; 14-04-252-004; 14-04-252-005; 14-04-252-006; 14-04-252-007; 14-04-252-008; 14-04-253-001; 14-04-253-002; 14-04-253-003; 14-04-253-004; 14-04-253-005; 14-04-253-006; 14-04-253-007; 14-04-253-008; 14-04-253-009; 14-04-253-010; 14-04-253-011; 14-04-253-012; 14-04-253-013; 14-04-253-014; 14-04-253-015; 14-04-253-016; 14-04-254-001; 14-04-254-002; 14-04-254-003; 14-04-254-004; 14-04-254-005; 14-04-254-006; 14-04-254-007; 14-04-254-008; 14-04-254-009; 14-04-254-010; 14-04-254-011; 14-04-254-012; 14-04-254-013; 14-04-254-014; 14-04-254-015; 14-04-254-016; 14-04-255-001; 14-04-255-002; 14-04-255-003; 14-04-255-004; 14-04-255-005; 14-04-255-006; 14-04-255-007; 14-04-255-008; 14-04-255-009; 14-04-255-010; 14-04-255-011; 14-04-255-012; 14-04-255-013; 14-04-255-014

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. 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 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. 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.

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 **19th**, day of **May 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 | _____ | _____ | _____ | _____ | _____ |