

ANNUAL TAX INCREMENT FINANCE REPORT



SUSANA A. MENDOZA
ILLINOIS STATE COMPTROLLER

Name of Municipality: **Village of Sugar Grove**

Reporting Fiscal Year:

2025

County: Kane

Fiscal Year End:

4/30/2025

Unit Code: 045/095/23

FY 2025 TIF Administrator Contact Information-Required

First Name: **Scott**

Last Name: **Koeppel**

Address: 160 S. Municipal Dr., Suite 110

Title: Village Administrator

Telephone: 630-391-7205

City: Sugar Grove

Zip: 60554

E-mail skoeppeel@sugargroveil.gov

I attest to the best of my knowledge, that this FY 2025 report of the redevelopment project area(s)

in the **City/Village** of:

Sugar Grove

is complete and accurate pursuant to Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] and or Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.].

Written signature of TIF Administrator

Date _____

Section 1 (65 ILCS 5/11-74.4-5 (d) (1.5) and 65 ILCS 5/11-74.6-22 (d) (1.5)*)

FILL OUT ONE FOR EACH TIF DISTRICT

[illegible]

*All statutory citations refer to one of two sections of the Illinois Municipal Code: The Tax Increment Allocation Redevelopment Act [65 ILCS 5/11-74.4-3 et. seq.] or the Industrial Jobs Recovery Law [65 ILCS 5/11-74.6-10 et. seq.]

SECTION 2 [Sections 2 through 8 must be completed for each redevelopment project area listed in Section 1.]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

Primary Use of Redevelopment Project Area*:

***Types include:** Central Business District, Retail, Other Commercial, Industrial, Residential, and Combination/Mixed.

If "Combination/Mixed" List Component Types:

Under which section of the Illinois Municipal Code was the Redevelopment Project Area designated? (check one):

Tax Increment Allocation Redevelopment Act

X

Industrial Jobs Recovery Law

Please utilize the information below to properly label the Attachments.

	No	Yes
For redevelopment projects beginning prior to FY 2022, were there any amendments, to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment (Labeled Attachment A). For redevelopment projects beginning in or after FY 2022, were there any amendments, enactments or extensions to the redevelopment plan, the redevelopment project area, or the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (1) and 5/11-74.6-22 (d) (1)] If yes, please enclose the amendment, enactment or extension, and a copy of the redevelopment plan (Labeled Attachment A).		X
Certification of the Chief Executive Officer of the municipality that the municipality has complied with all of the requirements of the Act during the preceding fiscal year. [65 ILCS 5/11-74.4-5 (d) (3) and 5/11-74.6-22 (d) (3)] Please enclose the CEO Certification (Labeled Attachment B).		X
Opinion of legal counsel that municipality is in compliance with the Act. [65 ILCS 5/11-74.4-5 (d) (4) and 5/11-74.6-22 (d) (4)] Please enclose the Legal Counsel Opinion (Labeled Attachment C).		X
Statement setting forth all activities undertaken in furtherance of the objectives of the redevelopment plan, including any project implemented and a description of the redevelopment activities. [65 ILCS 5/11-74.4-5 (d) (7) (A and B) and 5/11-74.6-22 (d) (7) (A and B)] If yes, please enclose the Activities Statement (Labeled Attachment D).		X
Were any agreements entered into by the municipality with regard to the disposition or redevelopment of any property within the redevelopment project area or the area within the State Sales Tax Boundary? [65 ILCS 5/11-74.4-5 (d) (7) (C) and 5/11-74.6-22 (d) (7) (C)] If yes, please enclose the Agreement(s) (Labeled Attachment E).	X	
Is there additional information on the use of all funds received under this Division and steps taken by the municipality to achieve the objectives of the redevelopment plan? [65 ILCS 5/11-74.4-5 (d) (7) (D) and 5/11-74.6-22 (d) (7) (D)] If yes, please enclose the Additional Information (Labeled Attachment F).	X	
Did the municipality's TIF advisors or consultants enter into contracts with entities or persons that have received or are receiving payments financed by tax increment revenues produced by the same TIF? [65 ILCS 5/11-74.4-5 (d) (7) (E) and 5/11-74.6-22 (d) (7) (E)] If yes, please enclose the contract(s) or description of the contract(s) (Labeled Attachment G).	X	
Were there any reports <u>submitted to</u> the municipality <u>by</u> the joint review board? [65 ILCS 5/11-74.4-5 (d) (7) (F) and 5/11-74.6-22 (d) (7) (F)] If yes, please enclose the Joint Review Board Report (Labeled Attachment H).	X	
Were any obligations issued by the municipality? [65 ILCS 5/11-74.4-5 (d) (8) (A) and 5/11-74.6-22 (d) (8) (A)] If yes, please enclose any Official Statement (labeled Attachment I). If Attachment I is answered yes, then the Analysis must be attached (Labeled Attachment J).	X	
An analysis prepared by a financial advisor or underwriter, <u>chosen by the municipality</u> , setting forth the nature and term of obligation; projected debt service including required reserves and debt coverage; <u>and actual debt service</u> . [65 ILCS 5/11-74.4-5 (d) (8) (B) and 5/11-74.6-22 (d) (8) (B)] If attachment I is yes, the Analysis and an accompanying letter from the municipality outlining the contractual relationship between the municipality and the financial advisor/underwriter MUST be attached (Labeled Attachment J).	X	
Has a cumulative of \$100,000 of TIF revenue been deposited into the special tax allocation fund? 65 ILCS 5/11-74.4-5 (d) (2) and 5/11-74.6-22 (d) (2) If yes, please enclose audited financial statements of the special tax allocation fund (Labeled Attachment K).		X
Cumulatively, have deposits of incremental taxes revenue equal to or greater than \$100,000 been made into the special tax allocation fund? [65 ILCS 5/11-74.4-5 (d) (9) and 5/11-74.6-22 (d) (9)] If yes, the audit report shall contain a letter from the independent certified public accountant indicating compliance or noncompliance with the requirements of subsection (q) of Section 11-74.4-3 (Labeled Attachment L).		X
A list of all intergovernmental agreements in effect to which the municipality is a part, and an accounting of any money transferred or received by the municipality during that fiscal year pursuant to those intergovernmental agreements. [65 ILCS 5/11-74.4-5 (d) (10)] If yes, please enclose the list only, not actual agreements (Labeled Attachment M).	X	
For redevelopment projects beginning in or after FY 2022, did the developer identify to the municipality a stated rate of return for each redevelopment project area? Stated rates of return required to be reported shall be independently verified by a third party chosen by the municipality. If yes, please enclose evidence of third party verification, may be in the form of a letter from the third party (Labeled Attachment N).	X	
Letter from the Mayor/Village President designating the municipality's TIF Administrator. Must include the phone number and email address of the designated party (Labeled Attachment O.)		X

SECTION 3.1 [65 ILCS 5/11-74.4-5 (d)(5)(a)(b)(d)) and (65 ILCS 5/11-74.6-22 (d) (5)(a)(b)(d)]**FY 2025****Name of Redevelopment Project Area:****Industrial TIF District #1****Provide an analysis of the special tax allocation fund.**Special Tax Allocation Fund Balance at Beginning of Reporting Period

\$ 694,829

SOURCE of Revenue/Cash Receipts:	Revenue/Cash Receipts for Current Reporting Year	Cumulative Totals of Revenue/Cash Receipts for life of TIF	% of Total
Property Tax Increment	\$ 549,871	\$ 3,242,223	99%
State Sales Tax Increment			0%
Local Sales Tax Increment			0%
State Utility Tax Increment			0%
Local Utility Tax Increment			0%
Interest	\$ 13,765	\$ 29,099	1%
Land/Building Sale Proceeds			0%
Bond Proceeds			0%
Transfers from Municipal Sources			0%
Private Sources			0%
Other (identify source _____; if multiple other sources, attach schedule)			0%

All Amount Deposited in Special Tax Allocation Fund

\$ 563,636

Cumulative Total Revenues/Cash Receipts

\$ 3,271,322	100%
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Total Expenditures/Cash Disbursements (Carried forward from Section 3.2)	\$ 46,621
Transfers to Municipal Sources	\$ -
Distribution of Surplus	\$ -

Total Expenditures/Disbursements

\$ 46,621

Net/Income/Cash Receipts Over/(Under) Cash Disbursements

\$ 517,015

Previous Year Adjustment (Explain Below)

\$ -

FUND BALANCE, END OF REPORTING PERIOD*

\$ 1,211,844

* If there is a positive fund balance at the end of the reporting period, you must complete Section 3.3

Previous Year Explanation:

FY 2025

Industrial TIF District #1

[illegible]

SECTION 3.2 A
PAGE 2

[illegible]

SECTION 3.2 A
PAGE 3

13. Relocation costs.		
		\$ -
14. Payments in lieu of taxes.		
		\$ -
15. Costs of job training, retraining, advanced vocational or career education.		
		\$ -
16. Interest cost incurred by redeveloper or other nongovernmental persons in connection with a redevelopment project.		
		\$ -
17. Cost of day care services.		
		\$ -
18. Other.		
ITIA Membership	\$ 275	
		\$ 275
TOTAL ITEMIZED EXPENDITURES		\$ 46,621

Section 3.2 B [Information in the following section is not required by law, but may be helpful in creating fiscal transparency.]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

List all vendors, including other municipal funds, that were paid in excess of \$10,000 during the current reporting year.

[illegible]

SECTION 3.3 [65 ILCS 5/11-74.4-5 (d) (5d) 65 ILCS 5/11-74.6-22 (d) (5d)]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

Breakdown of the Balance in the Special Tax Allocation Fund At the End of the Reporting Period by source

FUND BALANCE BY SOURCE

\$ 1,211,844

1. Description of Debt Obligations	Amount of Original Issuance	Amount Designated
Total Amount Designated for Obligations	\$ -	\$ -

2. Description of Project Costs to be Paid	Amount of Original Issuance	Amount Designated
Redevelopment Commitments within TIF District Boundaries		\$ 975,000
per Resolution approved by Village Board		
West Wheeler Road Repaving		\$ 275,000
Total Amount Designated for Project Costs		\$ 1,250,000

TOTAL AMOUNT DESIGNATED

\$ 1,250,000

SURPLUS/(DEFICIT)

\$ (38,156)

SECTION 4 [65 ILCS 5/11-74.4-5 (d) (6) and 65 ILCS 5/11-74.6-22 (d) (6)]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

Provide a description of all property purchased by the municipality during the reporting fiscal year within the redevelopment project area.

X	Indicate an 'X' if no property was acquired by the municipality within the redevelopment project area.
---	--

Property (1):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (2):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (3):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (4):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (5):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (6):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

Property (7):	
Street address:	
Approximate size or description of property:	
Purchase price:	
Seller of property:	

SECTION 5 [20 ILCS 620/4.7 (7)(F)]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

PAGE 1

Page 1 MUST be included with TIF report. Pages 2 and 3 are to be included ONLY if projects are listed.

Select **ONE** of the following by indicating an '**X**':

1. <u>NO</u> projects were undertaken by the Municipality Within the Redevelopment Project Area.	
2. The municipality <u>DID</u> undertake projects within the Redevelopment Project Area. (If selecting this option, complete 2a and 2b.)	X
2a. The total number of <u>ALL</u> activities undertaken in furtherance of the objectives of the redevelopment plan:	3
2b. The NUMBER of new projects undertaken in fiscal year 2022 or any fiscal year thereafter, within the Redevelopment Project Area.	1

LIST ALL projects undertaken by the Municipality Within the Redevelopment Project Area:

TOTAL:	11/1/99 to Date	Estimated Investment for Subsequent Fiscal Year	Total Estimated to Complete Project
Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 188,791	\$ -	\$ 187,951
Ratio of Private/Public Investment	0		0

Project 1 Name: Airpark Dr. Repaving

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 99,844	\$ -	\$ 99,844
Ratio of Private/Public Investment	0		0

Project 2 Name: Bucktail Lane Repaving

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 69,974	\$ -	\$ 69,974
Ratio of Private/Public Investment	0		0

Project 3 Name: Sanitary Sewer Feasibility Study

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 18,133	\$ -	\$ 18,133
Ratio of Private/Public Investment	0		0

Project 4 Name: West Wheeler Rd. Repaving

Private Investment Undertaken (See Instructions)	\$ -	\$ -	\$ -
Public Investment Undertaken	\$ 840	\$ -	\$ -
Ratio of Private/Public Investment	0		0

Project 5 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 6 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 7 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 8 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 9 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 10 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 11 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 12 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 13 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 14 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 15 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

PAGE 3 **ATTACH ONLY IF PROJECTS ARE LISTED**

Project 16 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 17 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 18 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 19 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 20 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 21 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 22 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 23 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 24 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

Project 25 Name:

Private Investment Undertaken (See Instructions)			
Public Investment Undertaken			
Ratio of Private/Public Investment	0		0

SECTIONS 6.2, 6.3, and 6.4 are required by law, if applicable. (65 ILCS 5/11-74.4-5(d))]

Name of Redevelopment Project Area:

Industrial TIF District #1

SECTION 6.1-For redevelopment projects beginning before FY 2022, complete the following information about job creation and retention.

Number of Jobs Retained	Number of Jobs Created	Job Description and Type (Temporary or Permanent)	Total Salaries Paid
			\$ -

SECTION 6.2-For redevelopment projects beginning in or after FY 2022, complete the following information about projected job creation and actual job creation.

[illegible]

SECTION 6.3-For redevelopment projects beginning in or after FY 2022, complete the following information about increment projected to be created and actual increment created.

[illegible]

SECTION 6.4-For redevelopment projects beginning in or after FY 2022, provide the stated rate of return identified by the developer to the municipality and verified by an independent third party, IF ANY:

Project Name	Stated Rate of Return

SECTION 7 [Information in the following section is not required by law, but may be helpful in evaluating the performance of TIF in Illinois.]

FY 2025

Name of Redevelopment Project Area:

Industrial TIF District #1

Provide a general description of the redevelopment project area using only major boundaries.

Optional Documents	Enclosed
Legal description of redevelopment project area	X
Map of District	X

FY 2025

Industrial TIF District #1

Year of Designation	Base EAV	Reporting Fiscal Year EAV
1/17/2012	\$ 8,011,720	15,806,218

X	Indicate an 'X' if the overlapping taxing districts did not receive a surplus.
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[illegible]



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

ORDINANCE NO. 2020-0121B

**ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT
PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 21st day of January 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 21st day of January 2020

ORDINANCE 2020-0121B

**ORDINANCE AMENDING THE SUGAR GROVE INDUSTRIAL REDEVELOPMENT
PROJECT AREA #1, REMOVING CERTAIN PARCELS FROM SAID PROJECT AREA**

WHEREAS, the Village of Sugar Grove, Illinois (the “Village”), pursuant to the Tax Increment Allocation Redevelopment Act, as amended (the “Act”) (65 ILCS 5/11-74.4-1, *et seq.*), on January 17, 2012 adopted Ordinance No. 2012-0117B designating the Sugar Grove Industrial Redevelopment Project Area #1 (the “Area”); and,

WHEREAS, the Village desires to amend the boundaries of the Area by removing properties which are identified by the parcel numbers as listed on Exhibit A and legally described on Exhibit B, which exhibits are attached and made a part of this Ordinance; and

WHEREAS, pursuant to Section 11-74.4-5(c) of the TIF Act:

“Changes which do not (1) add additional parcels of property to the proposed redevelopment project area, (2) substantially affect the general land uses proposed in the redevelopment plan, (3) substantially change the nature of or extend the life of the redevelopment project, (4) the total estimated Redevelopment Project Costs will not be increased or (5) increase the number of inhabited residential units to be displaced from the redevelopment project area, as measured from the time of creation of the redevelopment project area, to a total of more than 10, may be made without further hearing, provided that the municipality shall give notice of any such changes by mail to each affected taxing district and registrant on the interested parties registry, provided for under Section 11-74.4-4.2, and by publication in a newspaper of general circulation within the affected taxing district.”; and;

WHEREAS, the Sugar Grove Industrial Redevelopment Project Area #1 hereafter amended includes only those contiguous parcels of real property and improvements thereon that will substantially benefit the Village.

NOW, THEREFORE, BE IT ORDAINED, BY THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, as follows:

SECTION 1. The foregoing preambles are adopted as if restated.

SECTION 2. The Sugar Grove Industrial Redevelopment Project Area #1 is hereby amended by deleting therefrom those parcels of real property as listed on Exhibit A and legally described on Exhibit B.

SECTION 3. The date of completion of the redevelopment project is not extended beyond original date, being that which is permitted by law.

SECTION 4. Pursuant to the TIF Act, the changes made to Sugar Grove Industrial Redevelopment Project Area #1 evidenced by this Ordinance shall be mailed to registered interested

parties and taxing districts, and shall be published in a newspaper of general circulation, not later than ten (10) days following the passage of this Ordinance.

SECTION 5. This Ordinance shall be in full force and effect upon its passage, approval, and publication as provided by law.

SECTION 6. Passage and Approval. PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 21st day of January 2020.

ATTEST:


P. Sean Michels,
President of the Board of Trustees


Cynthia L. Galbreath,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	☒	☐	☐	☐
Trustee Ted Koch	☒	☐	☐	☐
Trustee Jen Konen	☒	☐	☐	☐
Trustee Heidi Lendi	☐	☒	☐	☐
Trustee Rick Montalto	☒	☐	☐	☐
Trustee Ryan Walter	☐	☐	☐	☒



EXHIBIT A

Parcel Identification Number List

1419100030
1419100034
1419100040
1419100041
1419100042
1419200015
1419200016
1419200017
1419200019

EXHIBIT B

Legal Description

THAT PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-019 WITH THE SOUTH LINE OF U.S. 30; THENCE SOUTHERLY, ON THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE WESTERLY, ON SAID NORTH LINE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND WITH P.I.N. OF 14-19-200-019; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

ATTACHMENT B

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2024-2025 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Certification of the Chief Executive Officer of the municipality that the municipality has complied with all the requirements of this Act during the preceding fiscal year.

I, Scott Koepfel, the duly appointed Chief Executive Officer of the Village of Sugar Grove, County of Kane, State of Illinois, do hereby certify that to the best of my knowledge the Village of Sugar Grove has complied with all requirements pertaining to the Illinois Tax Increment Allocation Act during the past municipal fiscal year (May 1, 2024 – April 30, 2025).



Scott Koepfel
Village Administrator

12/17/25

Date

 (630) 931-8225

 (630) 206-2839

 2021 Midwest Rd., Suite 200
Oak Brook, IL 60523



VASSELLI LAW

ATTACHMENT C

October 22, 2025

Susana Mendoza
Illinois Comptroller
State of Illinois Building
100 West Randolph St.
Suite 15-500
Chicago, Illinois 60601

Re: Village of Sugar Grove – Attorney Review - Industrial TIF District # 1

Dear Comptroller Mendoza,

I am the Village Attorney for the Village of Sugar Grove, Illinois (the “Village”).

I have reviewed all information provided to me by the Village, staff and consultants, and I find that the Village has conformed to all applicable requirements of the Illinois Tax Increment Redevelopment Allocation Act, 60 ILCS 5/11-74.4-1, for the fiscal year ending April 30, 2025, to the best of my knowledge and belief.

Thank you,

Brian Miller

Brian Miller
Village Attorney

VILLAGE PRESIDENT

Sue Stillwell

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



VILLAGE TRUSTEES

Matthew Bonnie

Nora London

Heidi Lendi

Michael Roskopf

Sean Michels

Anthony Speciale

ATTACHMENT D

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2024-2025 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

Activities undertaken in redevelopment project area:

Fiscal Year 2014-2017

- The Village of Sugar Grove working in partnership with IDOT on US Route 30 and Dugan Road project with patching and resurfacing from US-30 to the south Village limits and pavement rehabilitation of Dugan Road from US-30 to the north of Village limits.

Fiscal Year 2018-2019

- The Village of Sugar Grove contracted with D Construction to complete the repaving of Airpark Dr. within the TIF's industrial area. These activities have been completed and will not continue through to the following fiscal year.

Fiscal Year 2019-2020

- The Village of Sugar Grove contracted with Stark & Son Trenching to complete the repaving of Bucktail Lane within the TIF's industrial area. These activities have been completed and will not continue through to the following fiscal year.
- TIF #2 boundaries were extended, which resulted in TIF #1 having some parcels removed from the existing boundaries.

Fiscal Year 2020-2021

- Completed a Redevelopment Agreement with Metronet Fiber within the TIF Boundaries which is a new business locating within the district.
- Contracted with Engineering Enterprises Inc. to work on a feasibility study to extend the Sanitary Sewer further into the TIF District to serve existing business which are currently on Septic.

- The Village Board declared a \$50,000 surplus in the TIF distributed back to the Taxing Districts.

Fiscal Year 2021-2022

- The Village Board declared a \$50,000 surplus in the TIF, distributed back to the Taxing Districts.
- Continued work on the feasibility study to extend Sanitary Sewer further into the TIF District.

Fiscal Year 2022-2023

- The Village Board received the feasibility study of extending Sanitary Sewer further into the TIF District back from the Village engineers. Due to the extensive costs and ability to complete the project, it was determined the Village would not be moving forward with the project.
- The Village Board declared a \$1,000,000 surplus in the TIF, distributed back to the Taxing Districts. This was in response to having funds set aside in the Fund for the Sanitary Sewer project, that the Village Board is no longer moving forward with.

Fiscal Year 2023-2024

- The Village Board declared a \$200,000 surplus in the TIF, distributed back to the Taxing Districts.

Fiscal Year 2024-2025

- The Village Board approved Ordinance 20241001TIF1 Terminating Sugar Grove Industrial Redevelopment Project Area #1 effective December 31, 2024. The Village Board also approved Resolution 20241001TIF1P Appropriating Funds from the Sugar Grove Industrial Redevelopment Project Area #1 Special Tax Allocation Fund. With the termination of the TIF at 12/31/24, the Village will be declaring surplus in FY2025-2026 for all property taxes collected for Tax Year 2024 back to all taxing districts proportionately.



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

Ordinance No. 20241001TIF1

**An Ordinance Terminating the Sugar Grove Industrial Redevelopment Project Area #1
Village of Sugar Grove,
Kane County, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 1st day of October 2024.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 1st day of October 2024.

Ordinance No. 20241001TIF1

**AN ORDINANCE OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, TERMINATING THE
SUGAR GROVE INDUSTRIAL
REDEVELOPMENT PROJECT AREA #1**

WHEREAS, the Village of Sugar Grove, Kane County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to the Tax Increment Allocation Redevelopment Act of the State of Illinois, 65 ILCS 5/11-74.4-1 *et seq.*, as from time to time amended (the "*TIF Act*"), the President and Board of Trustees of the Village (the "*Corporate Authorities*") are empowered to undertake the development or redevelopment of a designated area within the municipal boundaries of the Village in which existing conditions permit such area to be classified as a "blighted area" as defined in Section 11.74.4-3(a) of the TIF Act; and,

WHEREAS, the Corporate Authorities, pursuant to Ordinance No. 2012-0117-A, passed on January 17, 2012, did heretofore approve a redevelopment plan and program; pursuant to Ordinance No. 2012-0117-B, passed on January 17, 2012 designated a "redevelopment project area" known as the "*Sugar Grove Industrial Redevelopment Project Area #1*" (the "*Project Area*"); and, pursuant to Ordinance No. 2012-0117-C, passed on January 17, 2012, adopted tax increment allocation financing for the Project Area; and,

WHEREAS, as required by the TIF Act and pursuant to Ordinance No. 2012-0117-C, the Sugar Grove Industrial Redevelopment Project Area Special Tax Allocation Fund (the "*Special Tax Allocation Fund*") was established to be the depository of all incremental taxes derived from the Project Area;

WHEREAS, the Corporate Authorities have now determined that it is desirable and in the best interests of the Village and the taxing districts that the designation of the Project Area legally described on *Exhibit A* and depicted on *Exhibit B* as attached hereto, be terminated as of December 31, 2024 in accordance with the directions as hereinafter set forth.

NOW, THEREFORE BE IT ORDAINED by the President and Board of Trustees of the Village, Kane County, Illinois as follows:

Section 1. The Incorporation of Preambles. The Corporate Authorities hereby find that all of the recitals contained in the preambles to this Ordinance are true and correct and do hereby incorporate them into this Ordinance by this reference.

Section 2. Notification to the Taxing Districts. In accordance with the TIF Act, the Village shall notify the taxing districts prior to November 1, 2024 that the Project Area is to be terminated as of December 31, 2024.

Section 3. Designation of Project Area Terminated. As of December 31, 2024, the designation of the Sugar Grove Industrial Redevelopment Project Area #1 shall be deemed to be terminated.

Section 4. Use of All Deposits in the Special Tax Allocation Fund. That all incremental taxes generated from the Project Area shall continue to be deposited into the Special Tax Allocation Fund and disbursed only for such projects as identified in the Resolution No. 2024-1001TIF1P, adopted by the Corporate Authorities on October 1, 2024, a copy of which is attached hereto as Exhibit C (*the "Resolution"*), and any funds not appropriated or not required for the projects as set forth in the Resolution shall be declared surplus and returned to the Kane County Treasurer for distribution to the taxing districts.

Section 5. Annual Reports. All audits and reports as required by the TIF Act shall continue to be prepared and filed with the Comptroller of the State of Illinois until of the disbursement of all funds in the Special Tax Allocation Fund have been made in accordance with the Resolution or have been deemed to be surplus and returned to the Kane County Treasurer for redistribution. The Special Tax Allocation Fund shall be closed upon the filing of the final report.

Section 6. Repealer. All ordinances, resolutions, orders or parts thereof, in conflict with the provisions of this Ordinance are, to the extent of such conflict, hereby repealed.

Section 7. Effective Date. That this Ordinance shall be in full force and effect upon its passage and approval, as provided by law.

ADOPTED by the President and Board of Trustees of Sugar Grove, Kane County, Illinois, this 1st day of October, 2024.

Aye **Nay** **Absent** **Abstain**

Trustee Matthew Bonnie	✓	—	—	—
Trustee Sean Herron	✓	—	—	—
Trustee Heidi Lendi	✓	—	—	—
Trustee Sean Michels	✓	—	—	—
Trustee Michael Schomas	✓	—	—	—
Trustee James F. White	✓	—	—	—
Village President Jennifer Konen	—	—	—	—

APPROVED:


 Jennifer Konen, Village President

Attest:


 Tracey Conti, Village Clerk



Exhibit A

LEGAL DESCRIPTION:

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND PART OF SECTIONS 18 AND 19 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AERO CORPORATE PARK SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF DUGAN ROAD; THENCE NORTHERLY, ALONG SAID WEST LINE TO THE WESTERLY EXTENSION OF THE NORTH LINE OF PARCEL DESCRIBED IN DOCUMENT NUMBER 1652042, SAID LINE BEING 50 FEET SOUTHERLY OF AND PARALLEL WITH THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF SAID PARCEL; THENCE SOUTHERLY, ALONG SAID EAST LINE TO THE SOUTH LINE OF PARCEL WITH A PIN OF 14-18-300-014; THENCE EASTERLY, ALONG SAID SOUTH LINE AND ALONG THE NORTH LINE OF PARCEL WITH A PIN OF 14-18-400-009 TO THE EAST LINE THEREOF, SAID LINE BEING 170.30 FEET WEST OF AND PARALLEL TO THE EAST LINE OF SAID SECTION 18; THENCE SOUTHERLY, ALONG THE EAST LINE OF SAID PARCEL TO THE SOUTH LINE OF SAID SECTION 18; THENCE WESTERLY, ALONG SAID SOUTH LINE TO THE WEST LINE OF PARCEL WITH A PIN OF 14-19-100-030; THENCE SOUTHERLY, ALONG SAID WEST LINE AND THE EXTENSION THEREOF TO THE NORTHWEST CORNER OF PARCEL WITH A PIN OF 14-19-100-041; THENCE SOUTHERLY, ALONG THE WEST LINE OF SAID PARCEL TO THE NORTH LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE WESTERLY ALONG SAID NORTHERLY LINE TO EAST LINE OF DUGAN ROAD; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE SOUTH LINE OF SAID RAILROAD RIGHT OF WAY; THENCE EASTERLY, ALONG SAID SOUTH LINE, TO THE EAST LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 2; THENCE SOUTHERLY, ALONG SAID EAST LINE, TO THE SOUTHEAST CORNER OF SAID INDUSTRIAL PARK; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK AND THE SOUTH LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 1, TO THE EAST LINE OF DUGAN ROAD; THENCE CONTINUING WESTERLY ON AN EXTENSION OF SAID SOUTH LINE TO THE WEST LINE SAID DUGAN ROAD; THENCE NORTHERLY, ALONG SAID WEST LINE, TO THE SOUTHEAST CORNER OF LOT 8 IN MARQUETTE INDUSTRIAL PARK; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 8, TO THE EAST LINE OF LOT 7 IN SAID SUBDIVISION; THENCE SOUTHERLY, ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID LOT 7, TO THE SOUTH LINE OF GRANART ROAD, AS SHOWN ON SAID SUBDIVISION; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID GRANART ROAD, TO THE SOUTHERLY EXTENSION OF THE EAST LINE OF LOT 1 IN SAID SUBDIVISION; THENCE NORTHERLY, ALONG SAID EXTENSION, TO THE SOUTHEAST CORNER OF SAID LOT 1; THENCE WESTERLY, ALONG THE SOUTH LINE OF SAID LOT 1, TO THE SOUTHWEST CORNER OF SAID SUBDIVISION; THENCE NORTHERLY, ALONG THE WEST LINE OF SAID SUBDIVISION, SAID LINE ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, AND ALONG THE EAST LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF SAID AERO CORPORATE PARK SUBDIVISION; THENCE NORTH, ALONG THE WEST LINE OF SAID SUBDIVISION, TO THE NORTHWEST CORNER OF SAID SUBDIVISION TO THE POINT OF BEGINNING, EXCEPTING THEREFROM ANY PART WITHIN THE RAILROAD RIGHT OF WAY.

Exhibit B

Redevelopment Project Area

8

Legend

 Industrial TIF District #1 Boundary



BOUNDARY MAP
INDUSTRIAL TIF DISTRICT #1 - AS AMENDED
Sugar Grove, IL


NORTH

0 0.075 0.15 0.3 0.45 0.6 MILES

MORAN
ECONOMIC DEVELOPMENT



Exhibit C

The Resolution



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

Resolution No. 20241001TIF1P

**An Resolution Appropriating Funds from the Sugar Grove Industrial Redevelopment Project
Area #1 Special Tax Allocation Fund
Village of Sugar Grove,
Kane County, Illinois**

Adopted by the
Board of Trustees and President
of the Village of Sugar Grove
this 1st day of October 2024.

Published in Pamphlet Form
by authority of the Board of Trustees
of the Village of Sugar Grove, Kane County,
Illinois, this 1st day of October 2024.

Resolution No. 20241001TIF1P

**A RESOLUTION OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS
APPROPRIATING FUNDS FROM THE SUGAR GROVE INDUSTRIAL
REDEVELOPMENT PROJECT AREA #1 SPECIAL TAX ALLOCATION FUND**

WHEREAS, the Village of Sugar Grove, Kane County, Illinois (the "*Village*"), is a duly organized and validly existing non-home rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant to Ordinance Nos. 2012-0117-A, 2012-0117-B, and 2012-0117-C passed on January 17, 2012 in accordance with the Tax Increment Allocation Redevelopment Act of the State of Illinois, as amended (65 ILCS 5/11-74.4-1, *et seq.*) (the "*TIF Act*"), the President and Board of Trustees of the Village (the "*Corporate Authorities*") approved the Redevelopment Plan and Program (the "*Plan*") for a specific area qualifying as a redevelopment project area under the TIF Act known as the Sugar Grove Industrial Redevelopment Project Area #1 (the "*Industrial Project Area*"), and adopted tax increment financing for the purpose of implementing the Plan for the Project Area; and,

WHEREAS, as a result of the foregoing actions by the Corporate Authorities, "Incremental Taxes", as hereinafter defined derived from the Industrial Project Area have been distributed to the Village for deposit into the Sugar Grove Industrial Redevelopment Project Area #1 Special Tax Allocation Fund (the "*Special Tax Allocation Fund*") established pursuant to Ordinance No. 2012-0117-C, as required by the TIF Act, for the purpose of paying costs incurred in connection with redevelopment projects in furtherance of the Plan which qualify as "redevelopment project costs" under the TIF Act; and,

WHEREAS, some of the costs to be incurred for projects to be undertaken within the Project Area include, but are not limited to, public improvements such as street improvements including, curbs, sidewalks and gutters and the development of commercial properties along US 30 (collectively "*TIF Projects*"); and

WHEREAS, the Corporate Authorities desire to appropriate Incremental Taxes deposited into the Special Tax Allocation Fund to pay for certain TIF Projects.

NOW, THEREFORE BE IT RESOLVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois as follows:

Section 1. The foregoing preambles are hereby incorporated herein as if fully set forth in this Section.

Section 2. The Corporate Authorities hereby appropriate Incremental Taxes deposited into the Special Tax Allocation Fund for the following TIF Projects.

<u>TIF Projects</u>	<u>Estimated Cost</u>
West Wheeler Road	\$275,000
Commercial Developments Along US 30	\$1,000,000

Section 3. For purposes of this Resolution, "Increment Taxes" shall mean the amount in the Special Tax Allocation Fund equal to the amount of ad valorem taxes, if any, paid in respect of the Industrial Project Area and its improvements, which is attributable to the increase in the equalized assessed value of the Industrial Project Area.

Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

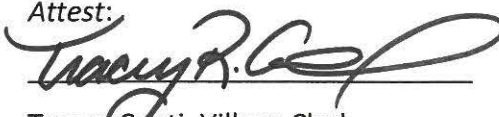
PASSED by the Village President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 1st day of October 2024.

Aye Nay Absent Abstain

Trustee Matthew Bonnie	✓	—	—	—
Trustee Sean Herron	✓	—	—	—
Trustee Heidi Lendi	✓	—	—	—
Trustee Sean Michels	✓	—	—	—
Trustee Michael Schomas	✓	—	—	—
Trustee James F. White	✓	—	—	—
Village President Jennifer Konen	—	—	—	—

APPROVED:


Jennifer Konen, Village President

Attest:

Tracey Conti, Village Clerk





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

Resolution No. 20241001TIF1P

**An Resolution Appropriating Funds from the Sugar Grove Industrial Redevelopment Project
Area #1 Special Tax Allocation Fund
Village of Sugar Grove,
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Board of Trustees and President
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REDEVELOPMENT PROJECT AREA #1 SPECIAL TAX ALLOCATION FUND**

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Section 4. That this Resolution shall be in full force and effect from and after its passage and approval as provided by law.

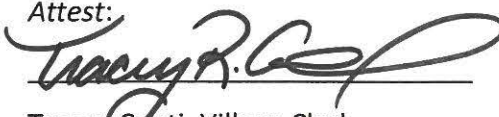
PASSED by the Village President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 1st day of October 2024.

Aye Nay Absent Abstain

Trustee Matthew Bonnie	✓	—	—	—
Trustee Sean Herron	✓	—	—	—
Trustee Heidi Lendi	✓	—	—	—
Trustee Sean Michels	✓	—	—	—
Trustee Michael Schomas	✓	—	—	—
Trustee James F. White	✓	—	—	—
Village President Jennifer Konen	—	—	—	—

APPROVED:


Jennifer Konen, Village President

Attest:

Tracey Conti, Village Clerk



VILLAGE PRESIDENT

Jennifer Konen

VILLAGE Administrator

Scott Koeppel

VILLAGE Clerk

Tracey R. Conti



VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Michael Schomas

Sean Michels

James F. White

October 8, 2024

To All Taxing Districts:

**Re: Sugar Grove Industrial
Redevelopment Project Area #1**

To whom it may concern:

This letter constitutes notice to you as required by Section 11-74.4-8 of the Tax Increment Allocation Redevelopment Act, 65 ILCS 5/11-74.4-1 *et seq.* (the "TIF Act") and Ordinance No. 20241001TIF#1 passed by the President and Board of Trustees of the Village of Sugar Grove on October 1, 2024, that the designation of the Village of Sugar Grove Industrial Redevelopment Project Area #1 shall be terminated as of December 31, 2024.

You are hereby advised that all incremental taxes distributed to the Village pursuant to the TIF Act for Tax Year 2024, received in 2025, shall be distributed to all taxing districts as surplus.

Very truly yours,

Matt Anastasia, Finance Director/Treasurer of the
Village of Sugar Grove, Kane County, Illinois

VILLAGE OF SUGAR GROVE, ILLINOIS

Industrial Tax Increment Financing #1 - Capital Projects Fund

Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual

For the Fiscal Year Ended April 30, 2025

	Original Budget	Final Budget	Actual
Revenues			
Property Taxes	\$ 548,684	548,684	549,871
Investment Income	7,000	7,000	13,765
Total Revenues	555,684	555,684	563,636
Expenditures			
General Government			
Community Development			
Personnel	3,250	3,250	275
Contractual Services	4,444	4,444	5,636
Total Expenditures	7,694	7,694	5,911
Excess (Deficiency) of Revenues Over (Under) Expenditures	547,990	547,990	557,725
Other Financing (Uses)			
Transfers Out	(40,710)	(40,710)	(40,710)
Net Change in Fund Balance	507,280	507,280	517,015
Fund Balance - Beginning			694,829
Fund Balance - Ending			1,211,844



REPORT OF INDEPENDENT ACCOUNTANTS

Attachment L

September 8, 2025

The Honorable Village President
Members of the Board of Trustees
Village of Sugar Grove, Illinois

We have examined management's assertion included in its representation report that the Village of Sugar Grove, Illinois, with respect to the Industrial Tax Increment Finance District #1, complied with the requirements of subsection (q) of Section 11-74.4-3 of the Illinois Tax Increment Redevelopment Allocation Act (Illinois Public Act 85-1142) during the year ended April 30, 2025. As discussed in that representation letter, management is responsible for the Village of Sugar Grove, Illinois' compliance with those requirements. Our responsibility is to express an opinion on management's assertion about the Village's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and, accordingly, included examining, on a test basis, evidence about the Village of Sugar Grove, Illinois' compliance with those requirements and performing such other procedures as we considered necessary in the circumstances. We believe that our examination provides a reasonable basis for our opinion. Our examination does not provide a legal determination on the Village of Sugar Grove, Illinois' compliance with specified requirements.

In our opinion, management's assertion that the Village of Sugar Grove, Illinois complied with the aforementioned requirements during the year ended April 30, 2025 and is fairly stated in all material respects.

This report is intended solely for the information and use of the President, Board of Trustees, management, and the Illinois Department of Revenue and is not intended to be and should not be used by anyone other than these specified parties.

Lauterbach & Amen, LLP

LAUTERBACH & AMEN, LLP

LEGAL DESCRIPTION

THAT PART OF SECTIONS 13 AND 24 IN TOWNSHIP 38 NORTH, RANGE 6 EAST OF THE THIRD PRINCIPAL MERIDIAN AND THAT PART OF SECTIONS 18 AND 19 IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AERO CORPORATE PARK SUBDIVISION; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SUBDIVISION TO THE WEST LINE OF SAID SECTION 18; THENCE CONTINUING EASTERLY 1169.64 FEET, MORE OR LESS TO A POINT; THENCE CONTINUING EASTERLY 1830.30 FEET, MORE OR LESS TO THE WEST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE NORTHERLY ALONG SAID WEST LINE TO THE NORTH LINE OF A PARCEL OF LAND, HAVING A P.I.N. OF 14-18-400-009, SAID LINE BEING 285.80 FEET, MORE OR LESS SOUTH OF THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18; THENCE EASTERLY ALONG A LINE THAT IS PARALLEL WITH THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER TO A POINT 170.30 FEET WEST OF THE EAST LINE OF SAID SECTION 18; THENCE SOUTHERLY, PARALLEL WITH SAID EAST LINE TO THE NORTH LINE OF U.S. HIGHWAY 30; THENCE WESTERLY ALONG SAID NORTH LINE TO THE INTERSECTION OF THE EAST LINE OF FARRAR-HEGERMAN SUBDIVISION EXTENDED NORTH; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE NORTHERLY LINE OF THE BURLINGTON NORTHERN SANTA FE RAILROAD RIGHT OF WAY; THENCE NORTHWESTERLY ALONG SAID NORTH LINE TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE SOUTHERLY ALONG SAID EAST LINE TO THE SOUTHEAST CORNER OF SUGAR GROVE INDUSTRIAL PARK UNIT 2; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID INDUSTRIAL PARK AND THE SOUTH LINE OF SUGAR GROVE INDUSTRIAL PARK UNIT 1 TO THE EAST LINE OF DUGAN ROAD; THENCE CONTINUING WESTERLY ON AN EXTENSION OF SAID SOUTH LINE 66.00 FEET TO THE WEST LINE SAID DUGAN ROAD; THENCE NORTH ALONG SAID WEST LINE TO THE SOUTH LINE OF GRANART ROAD; THENCE WESTERLY ALONG SAID SOUTH LINE TO THE INTERSECTION THE WEST LINE OF MARQUETTE INDUSTRIAL PARK EXTENDED SOUTHERLY; THENCE NORTHERLY ALONG SAID WEST LINE SAID LINE ALSO BEING THE EAST LINE OF THE WEST HALF OF THE NORTHEAST QUARTER OF SAID SECTION 24, TO THE NORTHEAST CORNER OF SAID WEST HALF, THENCE NORTHERLY ALONG THE WEST LINE OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 13 TO THE SOUTHWEST CORNER OF SAID AERO CORPORATE PARK SUBDIVISION; THENCE NORTHERLY ALONG THE WEST LINE OF SAID AERO CORPORATE PARK SUBDIVISION TO THE POINT OF BEGINNING.

January 10, 2012

LEGAL DESCRIPTION (REMOVED FROM TIF 1)

THAT PART OF SECTION 19, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE INTERSECTION OF THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-019 WITH THE SOUTH LINE OF U.S. 30; THENCE SOUTHERLY, ON THE EAST LINE OF SAID PARCEL, TO THE NORTH LINE OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; THENCE WESTERLY, ON SAID NORTH LINE, TO THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-041; THENCE NORTHERLY, ON SAID WEST LINE, TO THE SOUTH LINE OF SAID U.S. 30; THENCE NORTHERLY TO THE INTERSECTION OF THE NORTH LINE OF SAID U.S. 30 WITH THE WEST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-100-030; THENCE NORTHERLY, ON SAID WEST LINE, 456 FEET MORE OR LESS, TO THE NORTH LINE OF SAID SECTION 19; THENCE EASTERLY, ON SAID NORTH LINE, TO THE EAST LINE OF A PARCEL OF LAND WITH P.I.N. OF 14-19-200-015; THENCE SOUTHERLY, ON SAID EAST LINE, TO THE NORTH LINE OF SAID U.S. 30; THENCE WESTERLY, ON SAID NORTH LINE, TO THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID PARCEL OF LAND WITH P.I.N. OF 14-19-200-019; THENCE SOUTHERLY, ON SAID NORTHERLY EXTENSION TO THE POINT OF BEGINNING.

Legend

 Industrial TIF District #1 Boundary



BOUNDARY MAP
INDUSTRIAL TIF DISTRICT #1 - AS AMENDED
Sugar Grove, IL



0 0.075 0.15 0.3 0.45 0.6 MILES

MORAN
ECONOMIC DEVELOPMENT



VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

ATTACHMENT O

INDUSTRIAL TIF DISTRICT #1
FISCAL YEAR 2024-2025 ANNUAL REPORT
Village of Sugar Grove, Illinois
Kane County

To Whom It May Concern:

This letter serves to confirm that Mr. Scott Koepfel, Village Administrator for the Village of Sugar Grove, is hereby designated as the Tax Increment Financing (TIF) Administrator for the Village of Sugar Grove TIF District No. 1. In this capacity, Mr. Koepfel is authorized to oversee and administer all matters related to the TIF District, including coordination with consultants, developers, and other governmental agencies as necessary.

If you have any questions or require additional information, please do not hesitate to contact my office.
Sincerely,

Sue Stillwell
Village President

10/20/25

Date