
From: Roxanne Sosnowski
Sent: Monday, October 9, 2023 9:24 AM
To: Katie Jaster; Karri Anderberg
Subject: Fwd: 120 Boeing Trail - Lot

Here is the email from York and the response.

Please include this in the board packet.

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From: Roxanne Sosnowski <roxanne@sosnowskiszeto.com>
Sent: Friday, September 22, 2023 2:09:00 PM
To: Kyle York <kyley@dickersonnieman.com>; dsattler@villageofpoplargrove.com
<dsattler@villageofpoplargrove.com>; jgoings@villageofpoplargrove.com
<jgoings@villageofpoplargrove.com>; dcheek@villageofpoplargrove.com
<dcheek@villageofpoplargrove.com>; estraw@villageofpoplargrove.com
<estraw@villageofpoplargrove.com>; krichardson@villageofpoplargrove.com
<krichardson@villageofpoplargrove.com>; ocostanza@villageofpoplargrove.com
<ocostanza@villageofpoplargrove.com>; emiller@villageofpoplargrove.com
<emiller@villageofpoplargrove.com>
Cc: Neeley Erickson <nerickson@illinoisrealtors.org>; Aaron Szeto <aaron@sosnowskiszeto.com>
Subject: RE: 120 Boeing Trail - Lot

Mr. York –

Thank you for your communication. As you stated, the buyer's agent, Mori Jo Conkrite, for 120 Boeing Trail, Poplar Grove, did come to the Village Board meeting this past Wednesday to discuss the connection fees for water and sewer for that lot. Due to the fact that the item was not on the agenda (items must be placed on an agenda 48 hours prior to the actual meeting per the Illinois Open Meetings Act) the Board was prohibited from taking any action on the request. The Board did, however, hear the request as it was stated in public comment by Ms. Conkrite, which was a request for a reduction in the fees.

This property was the subject of a development agreement which has since expired, in 2019. The Development Agreement, while in effect, specified the amounts for the water and sewer connection fees. When Development Agreements expire, or if there is no development agreement in place, water and sewer connection fees are set by local ordinance. In this case, the Village of Poplar Grove adopted Ordinance 2012 -29 establishing a \$5,000 connection fee for water and a \$5,000 connection fee for sewer back in September 2012. These rates have been in place now for 11 years and have not increased. Prior to the passage of Ordinance 2012-29, the connection fees for water and sewer dating back to 2003 were \$1,500 and \$2,500 respectively. Again, Ordinance 2012-29 adopted the increased connection fees which Village staff accurately quoted to the buyer's agent on Wednesday.

At this point, any request for a reduction would require an amendment to the ordinance. This item will be placed on the next Board meeting agenda, October 11th at 7:00 p.m. for the Board to discuss the request. I do not have an e-mail address for Ms. Conkrite, if you could possibly forward this communication to her, I would appreciate it.

Thanks -

Roxanne Sosnowski
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From: Kyle York <[kyle@dickersonnieman.com](mailto:kyle@ dickersonnieman.com)>
Sent: Friday, September 22, 2023 12:13 PM
To: dsattler@villageofpoplargrove.com; jgoings@villageofpoplargrove.com;
dcheek@villageofpoplargrove.com; estraw@villageofpoplargrove.com;
krichardson@villageofpoplargrove.com; ocostanza@villageofpoplargrove.com;
emiller@villageofpoplargrove.com
Cc: Neeley Erickson <nerickson@illinoisrealtors.org>; Aaron Szeto <aaron@sosnowskiszeto.com>;
Roxanne Sosnowski <roxanne@sosnowskiszeto.com>
Subject: 120 Boeing Trail - Lot

Trustees and Attorneys for The Village of Poplar Grove,

My name is Kyle York and I am a local real estate agent with Dickerson & Nieman Realtors, as well as a local commercial banker with Illinois Bank & Trust. I am a resident of the Village for the last 6 years and currently have a lot under contract at 120 Boeing Trail, Poplar Grove. The buyers agent came to your most recent Board meeting, as instructed from Village Hall, to address and request a reduction of the \$5,000 tap fee for water and \$5,000 tap fee for sewer on that respective lot. It was communicated to her earlier that day from an employee at Village Hall that those were the fees and that it was \$1,500 each prior, but expired in 2019.

Now, yes we can probably agree the fees are the cost of building, but we are not looking to waive the fees, just to get them reduced to a more reasonable price point. My seller, the

current owners of 120 Boeing Trail, were able to recover a quote from their would be builder, and there was only a \$2,300 TOTAL cost for water AND sewer. This price was provided in February of 2020. If this much lower price point was offered in February 2020, after the \$1,500 price for each had expired in 2019, then I am sure we can negotiate a price point closer to that of the \$2,300-\$3,000 total price point to tap the water/sewer.

The likelihood that this deal falls apart if we cannot get these fees reduced is great. The Village/County will then continue to only collect a far less property tax bill from 120 Boeing Trail, than it would if a home is built on this lot. For example, the property at 103 Boeing Trail had a tax bill of only \$852.79 for 2021 and now that there is a home built, that tax bill has increased by \$5,367 to \$6,219.78 for 2022.

If we want the Village of Poplar Grove to continue to have a passion to strive for excellence and take advantage of our community's strengths and call Poplar Grove a great place to call home, let's work together to make it inviting and attractive for individuals to build.

Thank you for your time and consideration and I hope we can work together for these future homeowners of 120 Boeing Trail and future tax paying residents of The Village of Poplar Grove.

Kyle York

Kyle J York | Real Estate Broker

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