
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: THE GROVE FINAL PLAT OF SUBDIVISION
AGENDA: AUGUST 20, 2024 VILLAGE BOARD MEETING
DATE: AUGUST 16, 2024

ISSUE

Shall the Village Board discuss approving a plat of resubdivision to subdivide approximately 760 acres into 9 parcels, subject to annexation.

DISCUSSION

The applicant is requesting this plat of resubdivision in order to create 9 parcels out of approximately 760 acres. Once the property is ready to be developed further, the larger parcels will then be subdivided again into small lots.

The Planning Commission discussed the proposed resubdivision at the August 12, 2024 plan commission meeting and had no concerns with the proposal. The plan commission made a recommendation that the Village Board approve the proposed Final Plat of Subdivision.

ATTACHMENTS

- Final Plat of The Grove dated 03/13/2024 by Cemcon, Ltd
- Plan Commission Recommendation PC 24-13

COSTS

All costs associated with the subdivision plat review are borne by the Applicant.

RECOMMENDATION

That the Village Board discuss the Final Plat of Subdivision for The Grove and provide staff with direction on preparing the resolution for approval.

FINAL PLAT OF SUBDIVISION
FOR
THE GROVE

PART OF THE SOUTH HALF OF SECTION 29, AND THE NORTH
HALF OF SECTIONS 32 AND 33 TOWNSHIP 39 NORTH,
RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN KANE COUNTY, ILLINOIS

NOTE:
KEYMAP FOR BOUNDARY
AND PAGE INDEX ONLY.
SEE FOLLOWING SHEETS
FOR PARTICULARS.

THIS PLAT WAS SUBMITTED TO THE COUNTY
RECORDER FOR THE PURPOSES OF RECORDING BY:

(PRINT NAME)

(ADDRESS)

(ZIP CODE) (STATE) (CITY/TOWN)

TOTAL AREA OF SUBDIVISION
761.122 ACRES
(MORE OR LESS)

500 250 0 500
SCALE: 1 INCH = 500 FEET

PARCEL AREAS		
PARCEL	SQ. FT.	ACRES
1	1,817,072	41.714
2	6,665,596	153.021
3	2,825,789	64.871
4	2,747,295	63.069
5	3,885	0.089
6	7,075,184	162.424
7	100,534	2.308
8	8,537,138	195.986
9	3,381,979	77.640
TOTAL	33,154,472	761.122

LOT AREA SUMMARY TABLE		
LOT NO.	SQ. FT.	ACRES
1	4,382,226	100.602
2	1,190,857	27.338
3	6,251,491	143.514
4	414,104	9.507
5	1,817,072	41.714
6	1,412,379	32.424
7	13,757,225	315.622
8	547,138	12.561
9	3,381,979	77.640

LEGEND	
	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
	LOT LINE/PROPERTY LINE (Solid Line)
	ADJACENT LOT LINE/PROPERTY LINE (Light Solid Line)
	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
	CENTERLINE (Single Dashed Lines)
	QUARTER SECTION LINE (Double Dashed Lines)
	SECTION LINE (Triple Dashed Lines)
	SET CONCRETE MONUMENT

NOTES

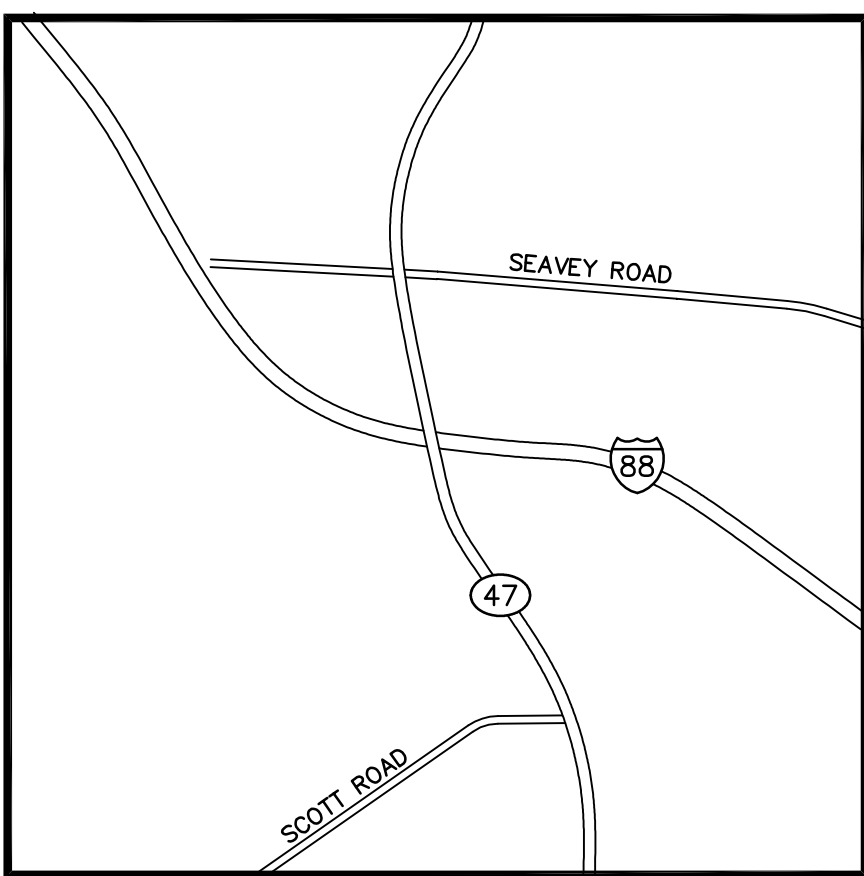
3/4 INCH IRON PIPE SET AT ALL LOT CORNERS AND
POINTS OF CURVATURE UNLESS OTHERWISE NOTED.

ALL MEASUREMENTS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF.

DIMENSIONS ENCLOSED WITH () ARE RECORD DATA.
ALL OTHER DIMENSIONS ARE MEASURED.

THE MEASURED BEARINGS SHOWN ARE BASED ON
SITE ASSUMED.

FIP = FOUND IRON PIPE (# AS SHOWN)
FIR = FOUND IRON ROD (# AS SHOWN)



VICINITY MAP

DETAIL "A"

LINE DATA				
LINE	RECORD		MEASURED	
	BEARING	LENGTH	BEARING	LENGTH
L1	N/A	N/A	N 06°20'24" W	145.44'
L2	N/A	N/A	N 10°53'12" W	147.37'
L3	N/A	N/A	N 02°42'08" E	287.71'
L4	N/A	N/A	N 11°19'34" E	361.08'
L5	N/A	N/A	N 11°19'34" E	251.66'
L6	N/A	N/A	N 23°43'23" E	127.64'
L7	N/A	N/A	N 31°02'48" E	154.30'
L8	(S 6°55'15" E)	(1165.95')	S 06°54'54" E	1165.88'
L9	(N 36°35'25" W)	(712.02')	N 36°34'45" W	711.99'
L10	(N 30°41'55" W)	(349.97')	N 30°40'15" W	349.58'
L11	(N 37°48'25" W)	(102.08')	N 37°47'45" W	102.38'
L13	(S 89°19'26" W)	(161.28')	S 89°19'42" W	162.28'
L14	(N 54°13'45" W)	(372.20')	N 54°12'42" W	371.45'
L15	(N 57°58'47" W)	(490.70')	N 57°56'37" W	490.70'
L16	(N 68°36'48" W)	(876.97')	N 68°34'48" W	877.13'
L17	(N 21°25'46" W)	(246.07')	N 21°15'29" W	199.72'
L18	(N 9°35'13" W)	(828.42')	N 09°35'15" W	826.04'
L19	N/A	N/A	S 85°17'36" E	216.88'
L20	N/A	N/A	N 04°42'24" E	33.00'
L21	N/A	N/A	N 77°30'30" W	234.68'
L22	(N 04°08'43" W)	(221.76')	N 03°07'45" W	221.53'
L23	(S 88°15'15" W)	(938.03')	S 89°19'42" W	937.22'
L24	(N 88°02'38" E)	(247.08')	N 89°07'36" E	247.08'
L25	(S 57°45'58" E)	(612.98')	S 56°41'45" E	612.90'
L26	(S 55°09'08" E)	(56.0')	S 54°03'27" E	56.17'
L27	(N 34°50'01" E)	(472.01')	N 35°54'08" E	471.87'
L28	(N 87°59'00" E)	(66.12')	N 89°02'23" E	66.35'
L29	(N 88°37' E)	(215.10')	N 89°41'51" E	215.10'
L30	(S 09°54' E)	(404.50')	S 08°50'33" E	404.25'
L31	(S 88°37'00" W)	(228.93')	S 89°46'31" W	229.34'
L32	N/A	N/A	N 00°08'30" W	391.78'
L33	N/A	N/A	N 89°51'30" W	540.27'
L34	N/A	N/A	S 38°46'21" W	224.41'
L35	N/A	N/A	N 51°13'39" W	267.31'
L36	N/A	N/A	N 38°46'21" E	89.40'
L37	N/A	N/A	N 06°59'05" E	192.43'
L38	N/A	N/A	N 51°12'59" W	165.89'
L39	N/A	N/A	N 33°54'49" E	441.01'
L40	N/A	N/A	S 52°48'19" E	573.32'
L41	N/A	N/A	S 33°54'49" W	440.04'
L42	N/A	N/A	N 54°03'27" W	470.21'
L43	N/A	N/A	N 47°39'05" W	103.59'
L44	N/A	N/A	S 38°30'31" E	328.47'
L45	N/A	N/A	S 34°18'19" E	4.29'

CURVE DATA					
CURVE	MEASURED			(RECORD)	
	LENGTH	RADIUS	CHORD BEARING	LENGTH	CHORD BEARING
C1	194.73'	2989.79'	N 56°04'39" W	(194.86')	(N 54°14'43" W)
C2	45.33'	1870.08'	N 10°37'54" E	N/A	N/A
C3	488.96'	11584.16'	S 55°25'15" E	N/A	N/A
C4	265.47'	3879.83'	S 10°59'30" E	N/A	N/A

DRAWING PATH: P:\456210\UNO\SURVEY\DRAWINGS\PLATS\SUBPLAT

PLOT FILE CREATED: 7/12/2024 BY: JEFF PANOW

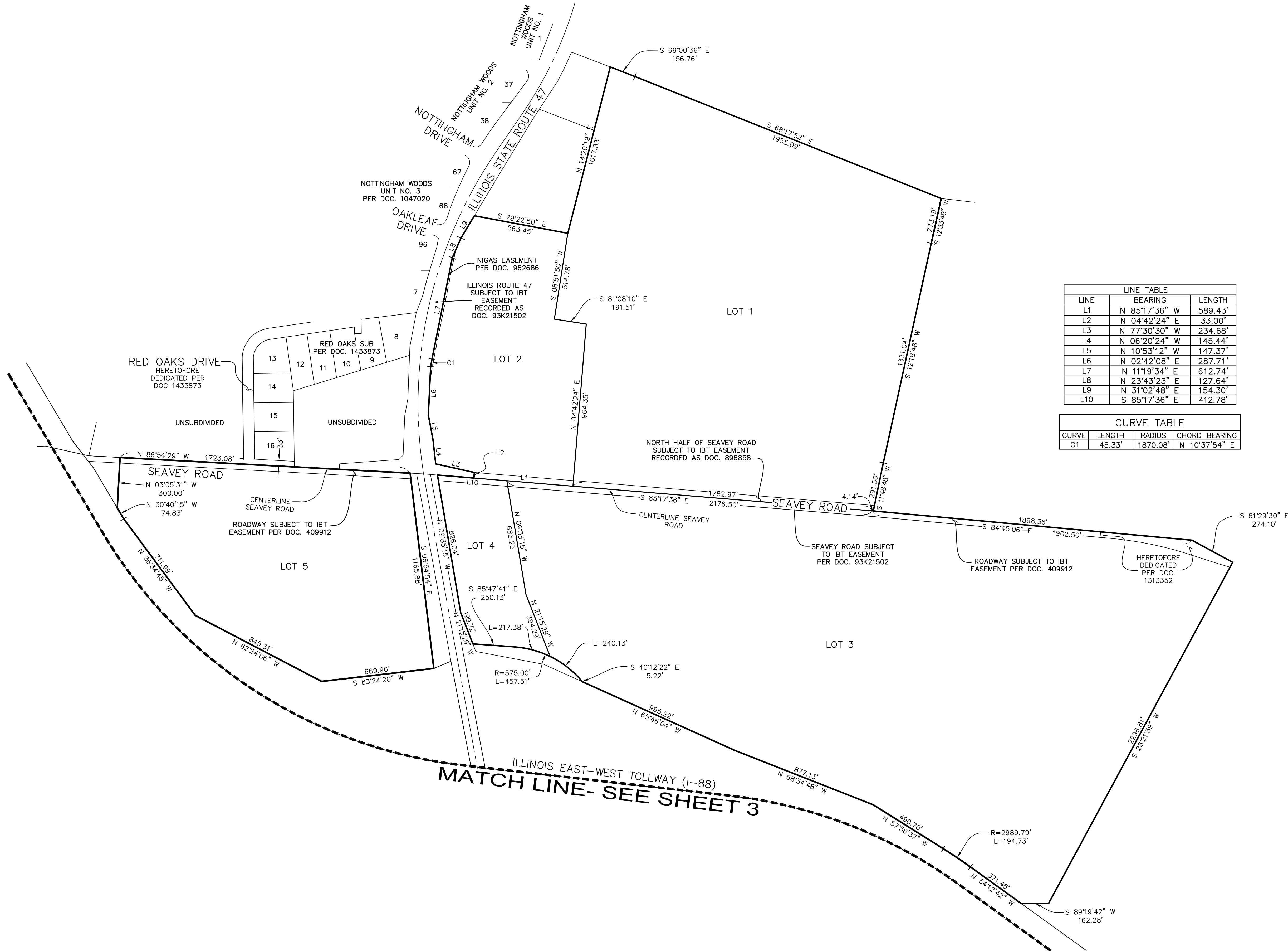
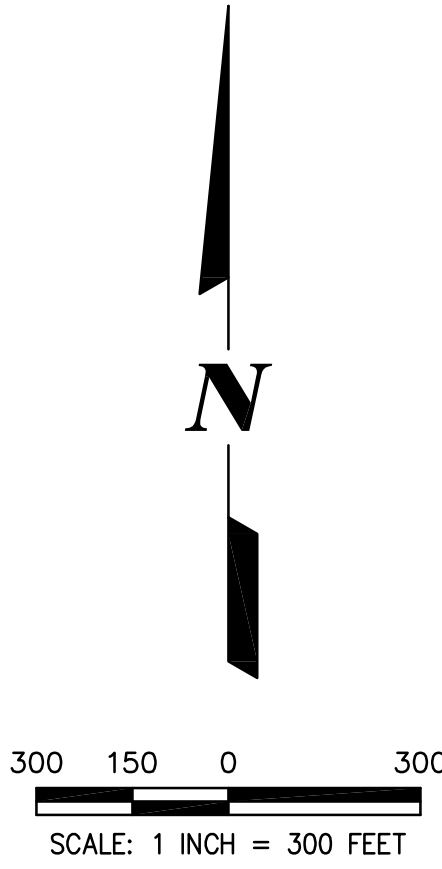
PREPARED FOR:
SUGAR GROVE LLC
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563
(630) 851-5490

PREPARED BY:
CEMCON, Ltd.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

DISC NO.: 456210 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-08-23 JOB NO.: 456.210
CHECKED BY:
REVISED: 10-5-23/SMR ADD ZONING DESIGNATIONS TO LOTS
REVISED: 1-31-24/SMR PER CLIENT REVIEW
REVISED: 2-16-24/SMR PER IN HOUSE REVIEW
REVISED: 3-13-24/GLK BASIS OF BEARING NOTE
REVISED: 7-12-24/JRP REVISE CERTS

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 85°17'36" W	589.43'
L2	N 04°42'24" E	33.00'
L3	N 77°30'30" W	234.68'
L4	N 06°20'24" W	145.44'
L5	N 10°53'12" W	147.37'
L6	N 02°42'08" E	287.71'
L7	N 11°19'34" E	612.74'
L8	N 23°43'23" E	127.64'
L9	N 31°02'48" E	154.30'
L10	S 85°17'36" E	412.78'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	45.33'	1870.08'	N 10°37'54" E

DRAWING PATH: P:\456210\UNO\SURVEY\DRAWINGS\PLATS\SUBPLAT.DWG
PLOT FILE CREATED: 7/12/2024 BY: JEFF PANKOW

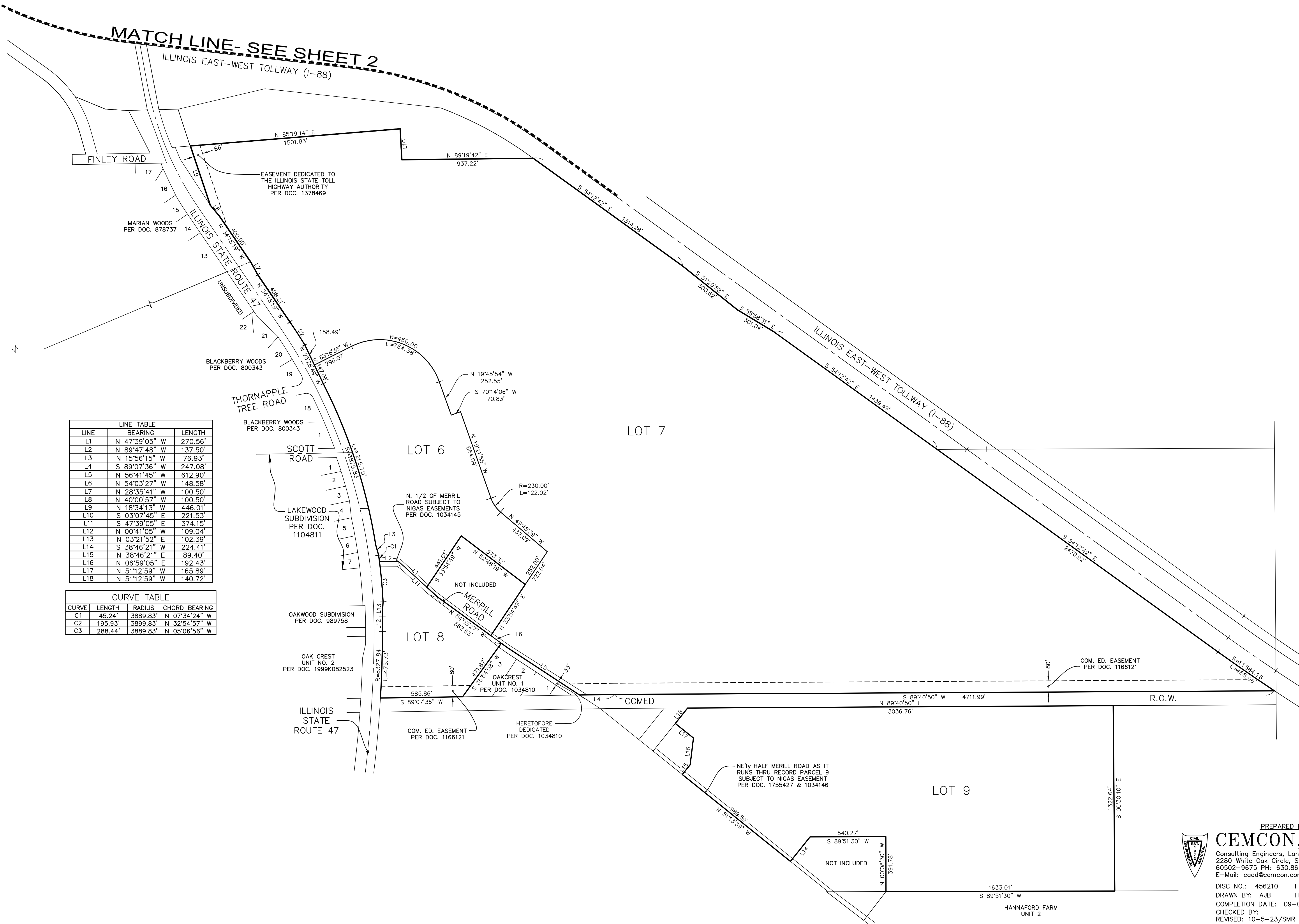
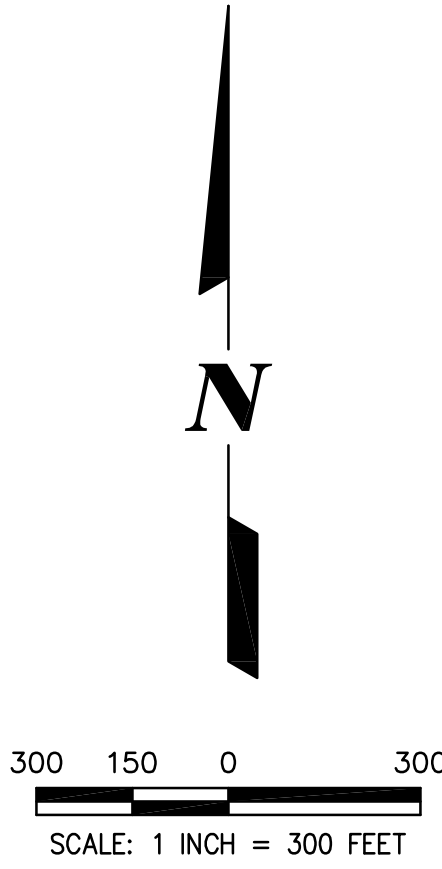


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REVISED: 7-12-24/JRP REVISE CERTS

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LINE TABLE		
LINE	BEARING	LENGTH
L1	N 47°39'05" W	270.56'
L2	N 89°47'48" W	137.50'
L3	N 15°56'15" W	76.93'
L4	S 89°07'36" W	247.08'
L5	N 56°41'45" W	612.90'
L6	N 54°03'27" W	148.58'
L7	N 28°35'41" W	100.50'
L8	N 40°00'57" W	100.50'
L9	N 18°34'13" W	446.01'
L10	S 03°07'45" E	221.53'
L11	S 47°39'05" E	374.15'
L12	N 00°41'05" W	109.04'
L13	N 03°21'52" E	102.39'
L14	S 38°46'21" W	224.41'
L15	N 38°46'21" E	89.40'
L16	N 06°59'05" E	192.43'
L17	N 51°12'59" W	165.89'
L18	N 51°12'59" W	140.72'

CURVE TABLE			
CURVE	LENGTH	RADIUS	CHORD BEARING
C1	45.24'	3889.83'	N 07°34'24" W
C2	195.93'	3899.83'	N 32°54'57" W
C3	288.44'	3889.83'	N 05°06'56" W



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REVISED: 7-12-24/JRP REVISE CERTS

STATE OF ILLINOIS)
) SS.
COUNTY OF DUPAGE)

PARCEL 1:
THAT PART OF SECTION 29, 30, 31 AND 32 TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 2:
THAT PART OF THE NORTH HALF OF SECTION 32 AND PART OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 3:
THAT PART OF THE SOUTH HALF OF SECTION 29 AND THE NORTH HALF OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 4:
THAT PART OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD
PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 5:
THAT PART LYING EASTERLY OF A LINE DRAWN PARALLEL WITH AND 90 FEET NORMAL DISTANT EASTERLY OF THE CENTER LINE OF ILLINOIS STATE ROUTE 47 OF THAT PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PARCEL 6:
THAT PART OF SECTION 32 AND PART OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 39
NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PARCEL 7:
THAT PART OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE
THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 8: THAT PART OF THE NORTH HALF OF SECTION 4, AND PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE SOUTHEAST QUARTER OF SECTION 32 AND PART OF THE SOUTH HALF OF SECTION 33, TOWNSHIP 39 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

PARCEL 9:
THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF
THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF
THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF
THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS:

BASED ON REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP PANEL NO. 17089C0305J (LOTS 1, 2, 3, 4 AND 5), 17089C0315J (LOTS 6, 7, 8 AND 9), BOTH WITH AN EFFECTIVE DATE OF JULY 17, 2012, IT IS OUR OPINION THAT PARTS OF THE PROPERTY DESCRIBED HEREON FALL WITHIN ZONE AE, AS DESIGNATED AND DEFINED BY F.E.M.A.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS

THIS _____ DAY OF _____, A.D., 20____.

Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cadd@cemcon.com Website: www.cemcon.com

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OWNER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED IN THE FOREGOING SURVEYOR'S CERTIFICATE AND HAS CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED, AND PLATTED AS SHOWN HEREON FOR THE USES AND PURPOSES HEREIN SET FORTH AS ALLOWED AND PROVIDED FOR BY STATUTE, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANE AND COMMUNITY UNIT SCHOOL DISTRICT 302.

DATED AT NAPERVILLE, ILLINOIS,

THIS _____ DAY OF _____, 20____,
SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
1751A W. DIEHL ROAD
NAPERVILLE, IL 60563

BY: _____

PRINTED NAME, AUTHORIZED PERSON

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF DUPAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT _____ PERSONALLY KNOWN TO ME TO BE THE AUTHORIZED PERSON OF SUGAR GROVE LLC, AN ILLINOIS LIMITED LIABILITY COMPANY AS SHOWN ABOVE, APPEARED BEFORE ME THIS DAY AND ACKNOWLEDGED THAT AS SUCH OFFICER, THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AND CAUSED THE CORPORATE SEAL TO BE AFFIXED THERETO AS THEIR FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID LIMITED LIABILITY COMPANY, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE PLAT HEREIN DRAWN. I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN CONNECTION WITH THE PLAT HEREIN DRAWN.

GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA, ILLINOIS, THIS _____ DAY OF _____, 20____

COUNTY CLERK

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, ON

THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____ .M.

KANE COUNTY RECORDER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS

THIS _____ DAY OF _____, 20____

PRESIDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. _____, 20____
AT A MEETING HELD THIS _____ DAY OF _____, 20____

VILLAGE CLERK

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS _____ DAY OF _____, 20____

CHAIRMAN

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

I, _____, VILLAGE TREASURER OF THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT. I FURTHER CERTIFY THAT I HAVE COLLECTED ALL FEES REQUIRED BY VILLAGE ORDINANCES, ANNEXATION AGREEMENTS, RECAPTURE AGREEMENTS OR OTHER AGREEMENTS PERTAINING TO THE LAND INCLUDED IN THIS PLAT.

DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS

THIS _____ DAY OF _____, 20____

VILLAGE TREASURER

ANNEXATION CERTIFICATES

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

THIS IS TO CERTIFY THAT THE TERRITORY DESCRIBED AND SHOWN HEREON WAS INCORPORATED INTO AND MADE A PART OF THE VILLAGE OF SUGAR GROVE, ILLINOIS BY ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,

THIS _____ DAY OF _____, 20____


VILLAGE CLERK

THIS IS TO CERTIFY THAT WE, CEMCON, LTD. HAVE PREPARED THE ANNEXED PLAT WHICH IS AN ACCURATE MAP OF THE TERRITORY ANNEXED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS BY ORDINANCE NO. _____ ADOPTED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE ON THE _____ DAY OF _____, 20____.

GIVEN UNDER MY HAND AND SEAL AT AURORA, ILLINOIS,

THIS _____ DAY OF _____, 20____

JEFFREY R. PANKOW
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3483
MY REGISTRATION EXPIRES ON NOVEMBER 30, A.D., 2024
PROFESSIONAL DESIGN FIRM LICENSE NO. 184-002937
EXPIRES ON APRIL 30, 2025



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100 Aurora, Illinois
60502-9675 PH: 630.862.2100 FAX: 630.862.2199
E-Mail: cad@cemcon.com Website: www.cemcon.com

DISC NO.: 456210 FILE NAME: SUBPLAT
DRAWN BY: AJB FLD. BK. / PG. NO.: N/A
COMPLETION DATE: 09-08-23 JOB NO.: 456.210
CHECKED BY:
REVISED: 10-5-23/SMR ADD ZONING DESIGNATIONS TO LOTS
REVISED: 1-31-24/SMR PER CLIENT REVIEW
REVISED: 2-16-24/SMR PER IN HOUSE REVIEW
REVISED: 7-12-24/JRP REVISE CERTS

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PLOT FILE CREATED: 7/12/2024 BY: JEFF PANKOW DRAWING PATH: P:\456210\DWG\SURVEY\DRAWINGS\PLATS\SUBPLATS.DWG

VILLAGE PRESIDENT

Jennifer Konen

VILLAGE ADMINISTRATOR

Scott Koeppel

VILLAGE CLERK

Tracey Conti



COMMUNITY DEVELOPMENT

VILLAGE TRUSTEES

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

R E C O M M E N D A T I O N

PC24-13

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of August 12, 2024
PETITION: 24-014 Final Plat of Subdivision: The Grove

PROPOSAL

The applicants are requesting final plat approval for the resubdivision of approximately 760 acres of vacant land into 9 parcels, subject to annexation.

BACKGROUND & HISTORY

The applicants, Sugar Grove, LLC, have submitted an application for final plat of subdivision in order to resubdivide approximately 760 acres located at the I-88 and Route 47 interchange. The applicants are proposing to resubdivide the property into 9 parcels, subject to annexation.

Once the property is ready to be developed further, the larger parcels will then be subdivided again into small lots.

EXISTING ZONING & LAND USE

The property is currently zoned F- farming in Kane County. In conjunction with this subdivision application, the applicants have applied for annexation and zoning on the property. If approved, the new zoning classification of the property will be PDD – planned development district.

DISCUSSION

Commissioners discussed the proposed final plat of subdivision and had no concerns with the proposal.

RECOMMENDATION

Commissioner Guddendorf made a recommendation that the Village Board approve the Final Plat of Subdivision for The Grove. Commissioner Speciale provided a second.

AYES: Jones, Speciale, Wilson, Guddendorf, Ochsenschlager

NAYES: Sabo, Bieritz,

Motion PASSED