
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: CONSENT AGENDA: SETTLER'S RIDGE UNIT 1A PLAT OF RESUBDIVISION

AGENDA: JULY 16, 2024 VILLAGE BOARD MEETING

DATE: JULY 8, 2024

ISSUE

Shall the Village Board adopt a Resolution approving a plat of resubdivision in the Settlers Ridge Subdivision. The proposed resubdivision would subdivide four larger lots originally planned for townhomes into ten smaller single-family lots.

DISCUSSION

The Zoning Board of Appeals recommended approval of the proposed resubdivision with the following conditions that must be satisfied prior to the issuance of any building permits for the new lots: (1) that the Developer is required to get architectural approval from the Village Board, and, (2) that the Developer will be responsible for amending the PDD if it is determined that it is required to build single-family homes in place of townhomes on this property.

The Village Board discussed the proposed resubdivision that would create ten smaller single-family lots to eventually build single-family alley loaded homes on these properties in place of the originally planned townhomes. at the previous Village Board meeting on June 18th. Overall, the Board did not raise any concerns with the applicants request and directed staff to prepare the resolution to approve the final plat of subdivision as presented.

ATTACHMENTS

- Resolution approving Final Plat of Settlers Ridge Unit 1A First Resubdivision
- Final Plat of Settlers Ridge Unit 1A First Resubdivision dated 06/04/2024 by Manhard Consulting

COSTS

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

RECOMMENDATION

That the Village Board approve the Resolution Approving the Final Plat of Subdivision Settlers Ridge Unit 1A First Resubdivision.



RESOLUTION NO. 2024-0716_CD1

**RESOLUTION APPROVING
A FINAL PLAT OF SETTLERS RIDGE UNIT 1A FIRST RESUBDIVISION**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution of 1970, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 et seq. and other applicable law; and,

WHEREAS, TRG Venture Two, LLC (“Petitioner”) is the owner and developer of certain real property located within the subdivision known as Settlers Ridge Unit 1A; and,

WHEREAS, the Petitioner has presented for approval the Preliminary / Final Plat Settlers Ridge Unit 1A First Resubdivision; and,

WHEREAS, the Village Board of Trustees has determined that it is in the best interest of the Village to approve the final plat of resubdivision in accordance with the terms and conditions set forth herein.

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

SECTION 1: APPROVAL OF A FINAL PLAT OF FIRST RESUBDIVISION

That the Final Plat of Settlers Ridge Unit 1A First Resubdivision is hereby approved, subject to the following conditions:

- The Petitioner, or any subsequent Owner or Developer, obtaining approval from each of the utility companies granted access to the easement that will be vacated by the resubdivision. The Petitioner, or any subsequent Owner or Developer, is required to get architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- The Petitioner, or any subsequent Owner or Developer, will be responsible for amending the PDD if it is determined that it is required to build single-family homes in place of townhomes on this property prior to issuance of any building permits.

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.

That the Village Clerk is hereby directed to cause said Final Plat to be recorded in the Records Office of Kane County.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 16th day of July 2024.

Jennifer Konen,
President of the Board of Trustees

Tracey Conti,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James F. White	_____	_____	_____	_____

FINAL PLAT
OF
SETTLERS RIDGE UNIT 1A FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3006, 3007, 3008, AND 3009, IN SETTLERS RIDGE UNIT 1A, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2005, AS DOCUMENT NO. 2005K151130, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PLAT PREPARED FOR

TRG VENTURE TWO, LLC
675 LAKEVIEW PARKWAY, #5100
VERNON HILLS, ILLINOIS 60061

PIN'S

14-22-232-001
14-22-233-001
14-22-227-001
14-22-277-002

SURVEYOR'S NOTES

- THIS RESUBDIVISION CONSISTS OF 10 LOTS AND ARE PART OF AN INTEGRAL NUMBERING SYSTEM TO EMBRACE ALL OF THE EXISTING SETTLERS RIDGE UNIT 1A SUBDIVISION.
- DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67') ARE RECORD OR DEED VALUES.
- THIS SUBDIVISION MAY BE SUBJECT TO MATTERS OF TITLE, WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. PRE-EXISTING EASEMENTS, SETBACKS AND OTHER RESTRICTIONS WHICH MAY BE FOUND IN A CURRENT TITLE REPORT, LOCAL ORDINANCES, DEEDS OR OTHER INSTRUMENTS OF RECORD MAY NOT BE SHOWN.
- THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MANHARD CONSULTING, LTD. IS A PROFESSIONAL DESIGN FIRM, REGISTRATION NUMBER 184003350, EXPIRES APRIL 30, 2025.
- ALL RIGHT-OF-WAY, EASEMENT & SETBACK INFORMATION SHOWN WITH THE SURVEYED BOUNDARY HEREON, WAS DEDICATED, GRANTED AND/OR ESTABLISHED AS FOLLOWS, BY FINAL PLAT OF SETTLERS RIDGE UNIT 1A RECORDED DECEMBER 20, 2005 PER DOCUMENT 2005K151130 UNLESS OTHERWISE NOTED.

BASIS OF BEARINGS

BEARINGS ARE BASED UPON THE RECORD BEARING OF SETTLERS RIDGE UNIT 1A RECORDED AS DOCUMENT 2005K151130

PROPOSED LOT AREAS

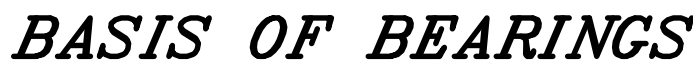
3007-1	=	9,354	SQ. FT.	(0.215	ACRES)
3007-2	=	7,920	SQ. FT.	(0.182	ACRES)
3006-1	=	8,694	SQ. FT.	(0.200	ACRES)
3006-2	=	5,940	SQ. FT.	(0.136	ACRES)
3006-3	=	5,940	SQ. FT.	(0.136	ACRES)
3009-1	=	8,514	SQ. FT.	(0.195	ACRES)
3009-2	=	6,270	SQ. FT.	(0.144	ACRES)
3008-1	=	7,920	SQ. FT.	(0.182	ACRES)
3008-2	=	6,270	SQ. FT.	(0.144	ACRES)
3008-3	=	8,514	SQ. FT.	(0.195	ACRES)
TOTAL AREA	=	75,336	SQ. FT.	(1.729	ACRES)

SURVEYED AREA



SHEET INDEX

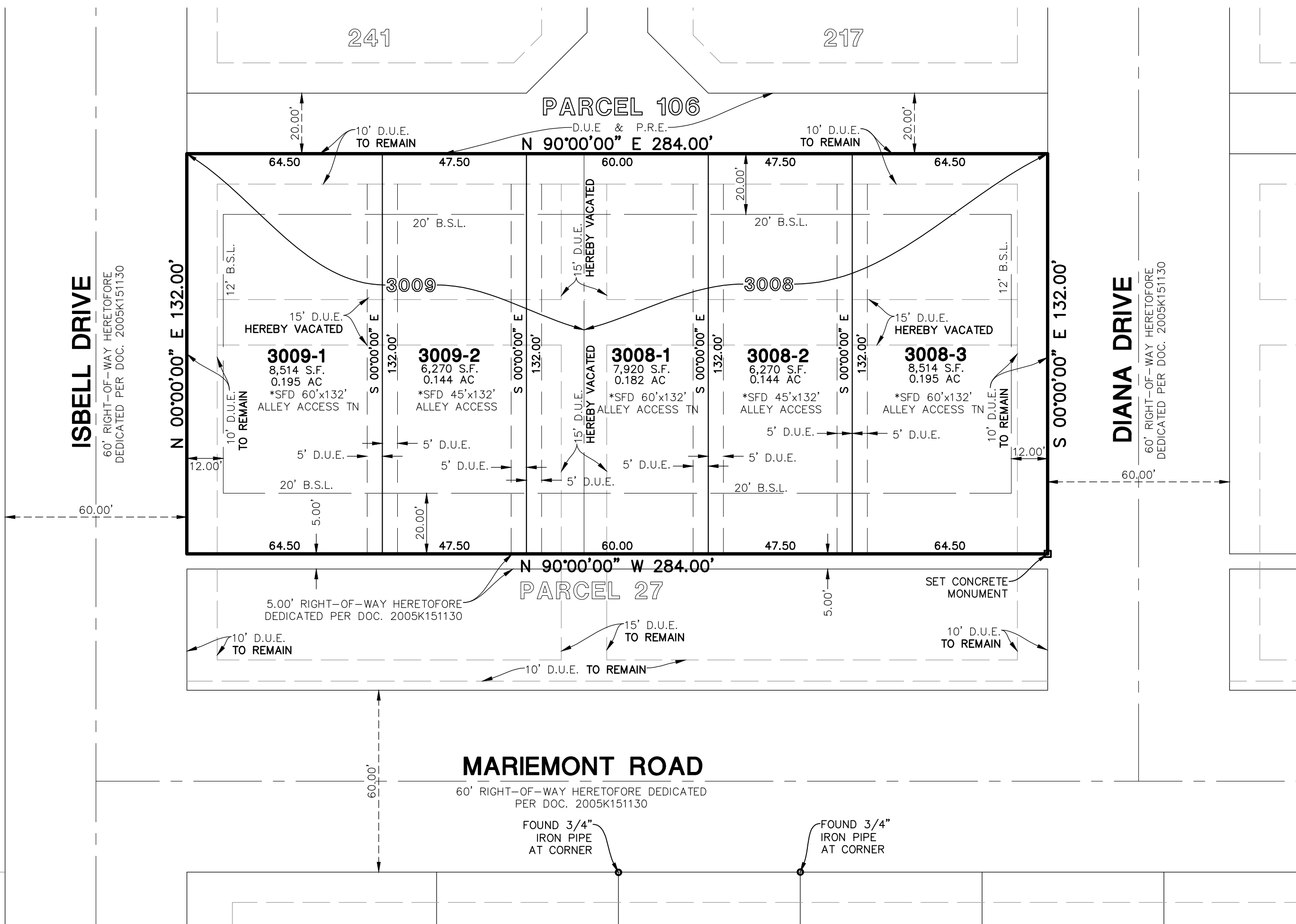
SHEET 1 OF 3:	LOCATION MAP, SURVEYOR'S NOTES, & SURVEYED AREA.
SHEET 2 OF 3:	BOUNDARY DETAILS, EASEMENTS, & LABELS
SHEET 3 OF 3:	LEGAL DESCRIPTION, EASEMENT PROVISIONS, & CERTIFICATIONS



ABBREVIATIONS

[illegible]

NOTE: REFER TO THE FINAL PLAT OF SETTLER'S RIDGE UNIT 1A
RECORDED DECEMBER 20, 2005 PER DOCUMENT NUMBER 2005K15113C
AND CORRECTED PER DOCUMENT NUMBER 2006K070653 FOR ADDITIONAL
SETBACK INFORMATION, LOT TYPES AND EASEMENT PROVISION LANGUAGE.



NOTE: REFER TO THE FINAL PLAT OF SETTLER'S RIDGE UNIT 1A
RECORDED DECEMBER 20, 2005 PER DOCUMENT NUMBER 2005K151130
AND CORRECTED PER DOCUMENT NUMBER 2006K070653 FOR ADDITIONAL
SETBACK INFORMATION, LOT TYPES AND EASEMENT PROVISION LANGUAGE.

	DATE	REVISIONS	DRAWN BY
A			
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Y			
Z			
[A-Z]	06/04/24	PER VILLAGE REVIEW	CJS

FINAL PLAT

OF

SETTLERS RIDGE UNIT 1A FIRST RESUBDIVISION

BEING A RESUBDIVISION OF LOTS 3006, 3007, 3008, AND 3009, IN SETTLERS RIDGE UNIT 1A, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2005, AS DOCUMENT NO. 2005K151130, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

OWNER'S CONSENT

STATE OF _____)
COUNTY OF _____) SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (HAVE) CAUSED THE SAME TO BE SURVEYED, SUBDIVIDED AND PLATTED AS SHOWN BY THE PLAT FOR THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THE UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF SUGAR GROVE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND SCHOOL DISTRICT 302 AND WAUBONSEE COMMUNITY COLLEGE DISTRICT 516.

WITNESS MY (OUR) HAND AND SEAL AT _____ (TOWN) _____ (STATE)

THIS _____ DAY OF _____, 2024.

OWNER (PRINTED NAME) _____ OWNER (PRINTED NAME) _____

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, CITY ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

DATED AT SUGAR GROVE, ILLINOIS THIS _____ DAY OF _____, 2024.

VILLAGE ENGINEER _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS _____ DAY OF _____, 2024.

PRESIDENT _____

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. _____ AT A MEETING HELD THIS _____ DAY OF _____, 2024.

VILLAGE CLERK _____

VILLAGE PLANNING COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

APPROVED AND ACCEPTED BY THE PLANNING COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, THIS _____ DAY OF _____, 2024.

CHAIRMAN _____

SPECIAL ASSESSMENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

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, ILLINOIS THIS _____ DAY OF _____, 2024.

VILLAGE TREASURER _____

KANE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

THIS INSTRUMENT NUMBER _____, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS _____ DAY OF _____, A.D., 2024 AT _____ O'CLOCK ____M, AND WAS RECORDED IN PLAT ENVELOPE NO. _____.

KANE COUNTY RECORDER _____

COUNTY CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF KANE) SS

I, _____, COUNTY CLERK OF KANE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT TO THE BEST OF MY KNOWLEDGE 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 _____, A.D., 2024.

COUNTY CLERK _____

VACATION OF PUBLIC UTILITY AND DRAINAGE EASEMENT APPROVED AND ACCEPTED:

AUTHORITIES ON SIGNING THIS DOCUMENT HEREBY RELEASE AND CONSENT TO THE RELEASE, VACATION AND ABROGATION OF THE DRAINAGE AND UTILITY EASEMENT GRANTED PER DOC. 2005K151130 AND CORRECTED PER DOC. 2006K070653 AS SHOWN HEREON:

ACCEPTED: _____ DATE: _____
AT & T

PRINTED NAME AND TITLE _____

ACCEPTED: _____ DATE: _____
COMMONWEALTH EDISON COMPANY

PRINTED NAME AND TITLE _____

ACCEPTED: _____ DATE: _____
NORTHERN ILLINOIS GAS COMPANY

PRINTED NAME AND TITLE _____

ACCEPTED: _____ DATE: _____
COMCAST CABLE COMPANY

PRINTED NAME AND TITLE _____

ACCEPTED: _____ DATE: _____
VILLAGE OF SUGAR GROVE

PRINTED NAME AND TITLE _____

SURFACE WATER STATEMENT

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

TO THE BEST OF OUR KNOWLEDGE AND BELIEF THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS, OR DRAINS WHICH THE SUBDIVIDER HAS A RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____, 2024.

MAUREEN C. EGAN
ILLINOIS REGISTERED PROFESSIONAL ENGINEER
ILLINOIS REGISTRATION NUMBER 062-059932
LICENSE EXPIRES NOVEMBER 30, 2023

OWNER/ATTORNEY: _____

PRINTED NAME AND TITLE _____

PERMISSION TO RECORD

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, CHRISTOPHER J. SALAZAR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY GRANT PERMISSION TO A REPRESENTATIVE OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS THE AUTHORITY TO RECORD THIS PLAT ON OR BEFORE DECEMBER 31, 2024. THE REPRESENTATIVE SHALL PROVIDE THIS SURVEYOR WITH A RECORDED COPY OF THIS PLAT.

DATED THIS _____ DAY OF _____, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004017
LICENSE EXPIRES NOVEMBER 30, 2024

SURVEYORS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO DECLARE THAT THE PROPERTY DESCRIBED HEREON WAS SURVEYED AND SUBDIVIDED BY MANHARD CONSULTING, LTD., UNDER THE SUPERVISION OF AN ILLINOIS PROFESSIONAL LAND SURVEYOR AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION:

LOTS 3006, 3007, 3008, AND 3009, IN SETTLERS RIDGE UNIT 1A, BEING A SUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 14, THE SOUTHEAST QUARTER OF SECTION 15, THE NORTHEAST QUARTER OF SECTION 22 AND THE NORTHWEST QUARTER OF SECTION 23, ALL IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 2005, AS DOCUMENT NO. 2005K151130, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

SUBDIVIDED PROPERTY CONTAINS 1.729 ACRES, MORE OR LESS AND ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

THIS IS ALSO TO DECLARE THAT THE PROPERTY AS DESCRIBED ON THE ANNEXED PLAT LIES WITHIN THE CORPORATE LIMITS OF SUGAR GROVE, KANE COUNTY, ILLINOIS WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWER AUTHORIZED BY 65 ILCS 5, SECTION 11-12-6.

5/8" DIAMETER BY 24" LONG IRON RODS WILL BE SET AT ALL SUBDIVISION CORNERS, LOT CORNERS, POINTS OF CURVATURE AND POINTS OF TANGENCY IN COMPLIANCE WITH ILLINOIS STATUTES AND APPLICABLE ORDINANCES, UNLESS OTHERWISE NOTED.

THE FEDERAL EMERGENCY MANAGEMENT AGENCY FIRM COMMUNITY PANEL NUMBER 17089C0318H WITH AN EFFECTIVE DATE OF AUGUST 3, 2009 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE X (UNSHADED). ZONE X (UNSHADED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN PER THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OR ALL PLANIMETRIC FEATURES OUTSIDE SPECIAL FLOOD HAZARD AREAS. THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL OR WILL NOT FLOOD.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, A.D. 2024.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-004017
LICENSE EXPIRES NOVEMBER 30, 2024

DESIGN FIRM PROFESSIONAL LICENSE NO. 184003350
LICENSE EXPIRES APRIL 30, 2025

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A SUBDIVISION SURVEY.

SUBMITTED BY/RETURN TO:

MANHARD CONSULTING, LTD.
333 EAST BUTTERFIELD ROAD, SUITE 600
LOMBARD, IL 60148