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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** DISCUSSION: SETTLER'S RIDGE UNIT 1A PLAT OF  
RESUBDIVISION  
**AGENDA:** JUNE 18, 2024 VILLAGE BOARD MEETING  
**DATE:** JUNE 13, 2024

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**ISSUE**

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

**DISCUSSION**

The applicant is requesting this plat of resubdivision in order to create ten smaller single-family lots to eventually build single-family alley loaded homes on these properties in place of the originally planned townhomes. The proposed new lots meet the lot size requirements outlined in the Settler's Ridge PDD for alley loaded single-family lots.

The Planning Commission discussed the proposed resubdivision at the June 12, 2024 plan commission meeting in great detail and had no concerns with the proposal. The plan commission made a recommendation that the Village Board approve the proposed Final Plat of Subdivision in Settlers Ridge Unit 1A with two conditions. The first condition is that the developer is required to obtain architectural approval from the Village Board prior to issuance of any building permits for the new lots and the second condition is 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 prior to issuance of any building permits.

**ATTACHMENTS**

- Final Plat of Settlers Ridge Unit 1A First Resubdivision dated 06/04/2024 by Manhard Consulting
- Plan Commission Recommendation PC 24-09

**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 Settler's Ridge Unit 1A and provide staff with direction on preparing the resolution for approval.

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 PARENTHESES (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

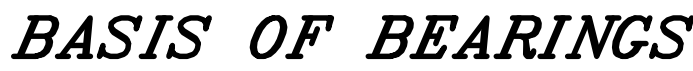
3007-1	=	9,354	SQ. FT.	(0.215 ACRES)
3007-2	=	7,920	SQ. FT.	(0.182 ACRES)
3006-1	=	8,694	SQ. FT.	(0.200 ACRES)
3006-2	=	5,940	SQ. FT.	(0.136 ACRES)
3006-3	=	5,940	SQ. FT.	(0.136 ACRES)
3009-1	=	8,514	SQ. FT.	(0.195 ACRES)
3009-2	=	6,270	SQ. FT.	(0.144 ACRES)
3008-1	=	7,920	SQ. FT.	(0.182 ACRES)
3008-2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



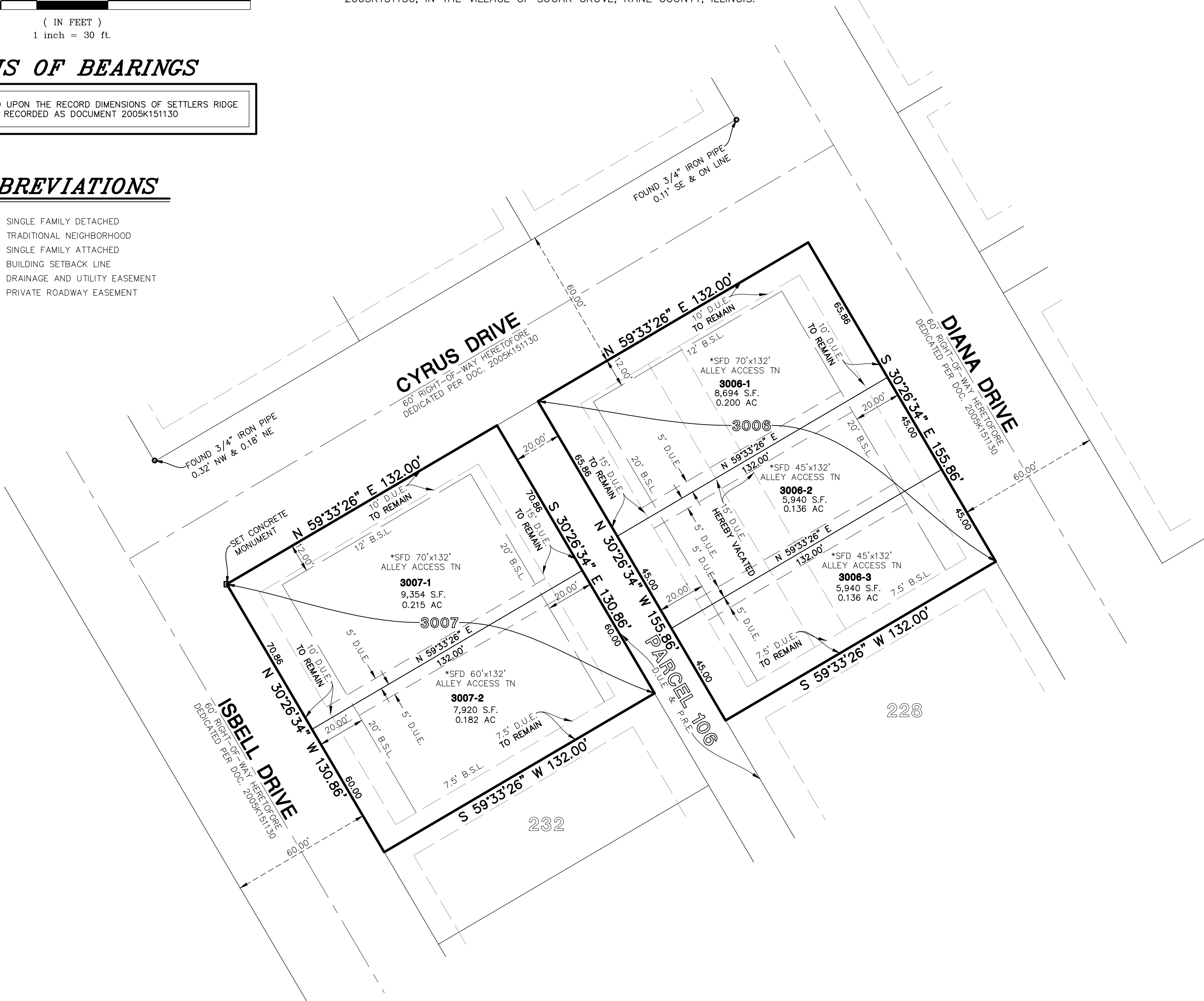
SHEET INDEX

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



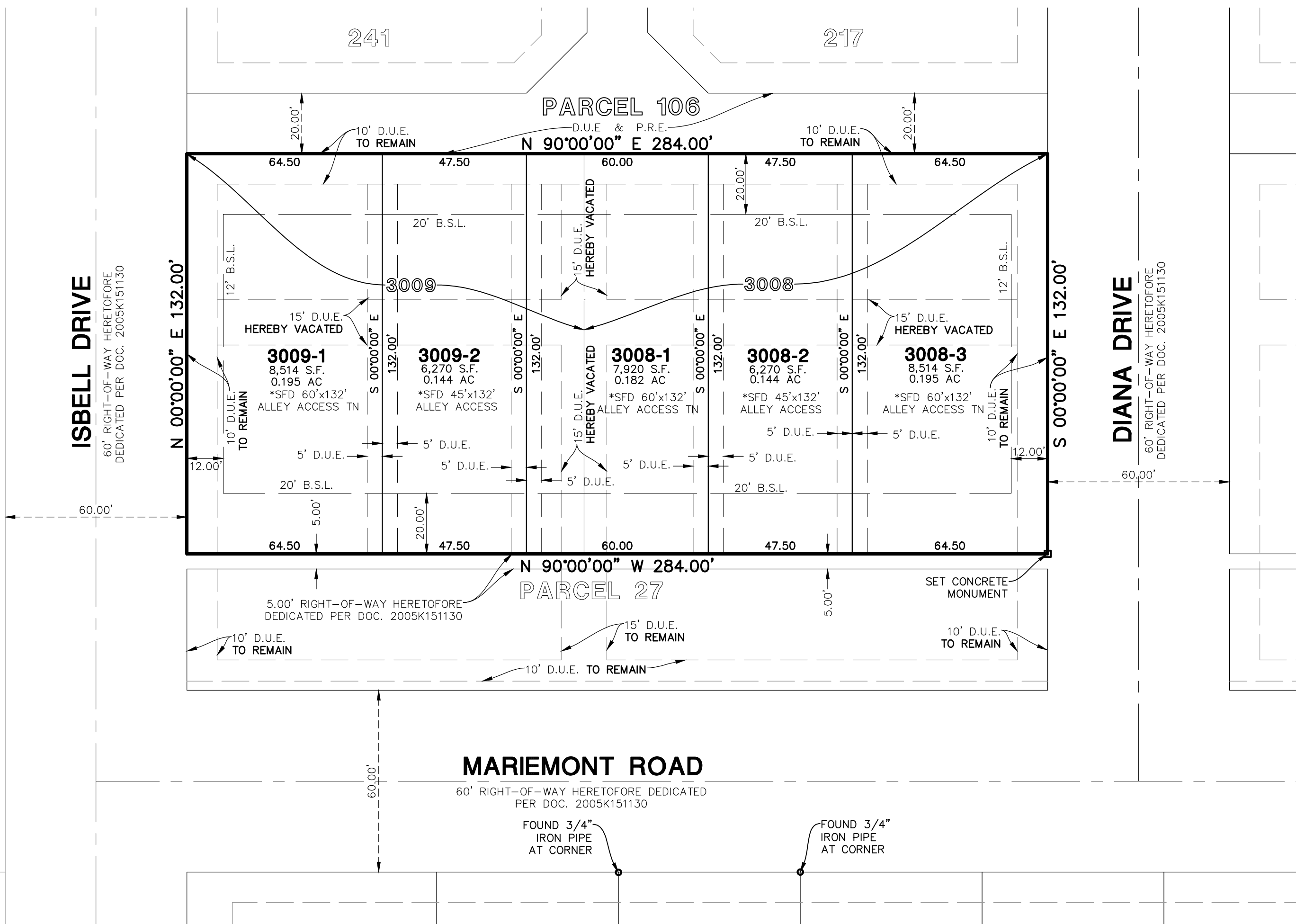
BEARINGS ARE BASED UPON THE RECORD DIMENSIONS OF SETTLERS RIDGE  
UNIT 1A RECORDED AS DOCUMENT 2005K151130

SFD = SINGLE FAMILY DETACHED  
TN = TRADITIONAL NEIGHBORHOOD  
SFA = SINGLE FAMILY ATTACHED  
B.S.L. = BUILDING SETBACK LINE  
D.U.E. = DRAINAGE AND UTILITY EASEMENT  
P.R.E. = PRIVATE ROADWAY EASEMENT



SCALE: 1"=30'

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.



*SCALE: 1"=30'*

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.

<div>SHEET</div> <div>2 OF 3</div> <div>RDSG</div>	PROJ. MGR.: <u>MCE</u>	<div>SETTLERS RIDGE UNIT 1A FIRST RESUBDIVISION</div> <div>SUGAR GROVE, ILLINOIS</div> <div>FINAL PLAT OF RESUBDIVISION</div>	<div><div>700 Springer Drive, Lombard, IL 60148    ph:630.681.8500    fx:630.681.8585    manhard.com</div><div>Civil Engineers • Surveyors • Wetland Resource Engineers • Water &amp; Wastewater Engineers</div><div>Construction Managers • Environmental Scientists • Landscape Architects • Planners</div></div>	DATE	REVISIONS	DRAWN BY
	PROJ. ASSOC.: <u>BAS/CJS</u>					
	DRAWN BY: <u>MCS</u>					
	DATE: <u>04/22/24</u>					
	SCALE: <u>1"=30'</u>					
				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.

OVEN 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



**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**

## **PC24-09**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of June 12, 2024  
PETITION: 24-009 Final Plat of Subdivision: Settler's Ridge Unit 1A

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**PROPOSAL**

The applicants are requesting final plat approval for the resubdivision of four larger lots into ten smaller lots.

**BACKGROUND & HISTORY**

Settler's Ridge Subdivision's masterplan includes both single-family homes and townhomes. As the development has progressed, the original intended use of some lots has changed due to market conditions. The applicants are requesting resubdivision of several lots in Settlers Ridge Subdivision that were originally planned for townhomes to be divided into smaller single-family lots.

**EXISTING ZONING & LAND USE**

The property is zoned PDD- Planned Development District. The subject property are vacant lots in the Settler's Ridge Subdivision that were designed for alley loaded townhomes. The applicant is proposing to subdivide the lots into smaller lots for alley loaded single-family homes.

**DISCUSSION**

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

### RECOMMENDATION

Commissioner Sabo made a recommendation that the Village Board approve the Final Plat of Subdivision for Settler's Ridge Unit 1A with the following conditions:

- Developer is required to get architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- 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.

Commissioner Bieritz provided a second.

AYES: Jones, Speciale, Sabo, Bieritz, Wilson, Guddendorf, Ochsenschlager

NAYES: None

**Motion PASSED**