
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: PETRY PLAT OF RESUBDIVISION
AGENDA: JUNE 18, 2024 VILLAGE BOARD MEETING
DATE: JUNE 12, 2024

ISSUE

Shall the Village Board approve a Resolution approving a plat of resubdivision to consolidate two lots in Hannaford Farm Subdivision for the purpose of constructing a single family home.

DISCUSSION

The applicant is requesting this plat of resubdivision in order to vacate the public utility and drainage easement along the common lot line. The applicant's intention is to construct a single family home in full compliance with the Village of Sugar Grove Zoning Ordinance.

The Planning Commission recommended approval of the requested resubdivision plat.

ATTACHMENTS

- Resolution Approving the Final Plat of Subdivision for consolidation of Lots 70 and 71 in Hannaford Farm Subdivision
- Petry Plat of Resubdivision dated 04/29/2024 by Todd Surveying
- Plan Commission Recommendation PC 24-08

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 Petry's Resubdivision.



RESOLUTION NO. 2024-0618 CD3

**RESOLUTION APPROVING
A FINAL PLAT OF SUBDIVISION FOR
PETRY'S PLAT OF RESUBDIVISION**

WHEREAS, the petitioner for the subdivision known as Petry's Resubdivision has presented for approval the Preliminary / Final Plat of said subdivision.

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

That the Final Plat of Subdivision for Petry's Resubdivision is hereby approved subject to the applicant obtaining approval from each of the utility companies granted access to the easement that will be vacated by the resubdivision.

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 18th day of June 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	—	—	—	—

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

PC24-08

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of June 12, 2024
PETITION: 24-008 Final Plat of Subdivision: Petry Subdivision

PROPOSAL

The applicants are requesting final plat approval for the consolidation of lots 70 and 71 in Hannaford Farm Unit 2 Subdivision.

BACKGROUND & HISTORY

The applicants are requesting resubdivision of Lots 70 and 71 in the Hannaford Farm Subdivision so a single-family home may be constructed over the interior lot line. Currently, a public utility and drainage easement exists between the two lots. This resubdivision will provide for the vacation of this easement.

LOCATION MAP



EXISTING ZONING & LAND USE

The property is zoned R1 PUD. This is a single-family subdivision and the proposed use is in compliance with the zoning.

DISCUSSION

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

RECOMMENDATION

Commissioner Jones made a recommendation that the Village Board approve the Final Plat of Subdivision for Petry's Subdivision. Commissioner Sabo provided a second.

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

NAYES: None

Motion PASSED