VILLAGE OF SUGAR GROVE BOARD REPORT

TO:	VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM:	DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT:	DISCUSSION: SETTLERS RIDGE AREAS 5 & 6 FINAL PLAT OF SUBDIVISION
AGENDA:	OCTOBER 15, 2024 VILLAGE BOARD MEETING
DATE:	OCTOBER 10, 2024

ISSUE

Shall the Village Board discuss approving a final plat of subdivision for Settlers Ridge Areas 5 & 6.

DISCUSSION

The applicant, BHMGU Settlers Ridge LLC, is requesting approval of a Final Plat of Subdivision for Areas 5 & 6 in order to be able to begin construction on a new section of Settlers Ridge. Areas 5 and 6 of the Settlers Ridge masterplan are designated to be solely residential. While the original masterplan shows the areas to be developed slightly different than what is being proposed with these final plats of subdivision, they are consistent in the aspect of the areas being residential. The proposed Final Plat of Subdivision is proposing 48 single-family lots in Area 5 and 46 single-family lots in Area 6. This would be an increase in density from what was approved in the original Master Plan of Settlers Ridge. While the original masterplan shows the areas to be developed slightly different that what is being proposed with these Final Plats of Subdivision, they are consistent in the aspect of the areas being residential.

The Planning Commission discussed the proposed Final Plats of Subdivision at the October 8, 2024 special plan commission meeting and had no concerns with the proposal. The Plan Commission made a recommendation that the Village Board approve the proposed Final Plats of Subdivision for Areas 5 & 6 in Settlers Ridge with the following conditions:

- Developer is required to obtain architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- Subject to approval of the PDD amendment for Areas 5 & 6.
- Subject to engineering approval from the Village Engineer.

Members of the public and the HOA were present and expressed concerns over the increase in density and the 5 foot side yard setback of the new phases.

ATTACHMENTS

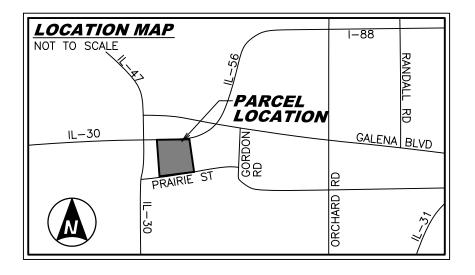
- Final Plat of Subdivision Areas 5 & 6 Settlers Ridge
- Plan Commission Recommendation PC 24-14

COSTS

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

RECOMMENDATION

That the Village Board discuss the Final Plats of Subdivision for Settler's Ridge Areas 5 & 6 and provide staff with direction on preparing the resolution for approval.



ZONING:

DEVELOPER

<u>SURVEYOR</u>

____ THE PROPERTY IS CURRENTLY ZONED AS PLANNED DEVELOPMENT (PD) BHMGU SETTLERS RIDGE, LLC 1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668 PHONE: (412) 667–8925 MACKIE CONSULTANTS, LLC 9575 W. HIGGINS ROAD, SUITE 500 ROSEMONT, IL 60018 PHONE: 847.696.1400 · ___ __ _____ 1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. 2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE. 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT. 5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED OTHERWISE. 6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE. 7. PARCELS 1, 2, 3, 4, 5 ,6 AND 7 ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION. 8. THE VILLAGE OF SUGAR GROVE SHALL HAVE THE OPTION TO OBTAIN PARCELS 1, 2, 3, 4, 5 ,6 AND 7.

CLIENT:

9. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.

11. ALL AREAS ARE MORE OR LESS.

<u>NOTES:</u>



Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com

BHMGU SETTLERS RIDGE, L

SETTLERS BOULEVARD

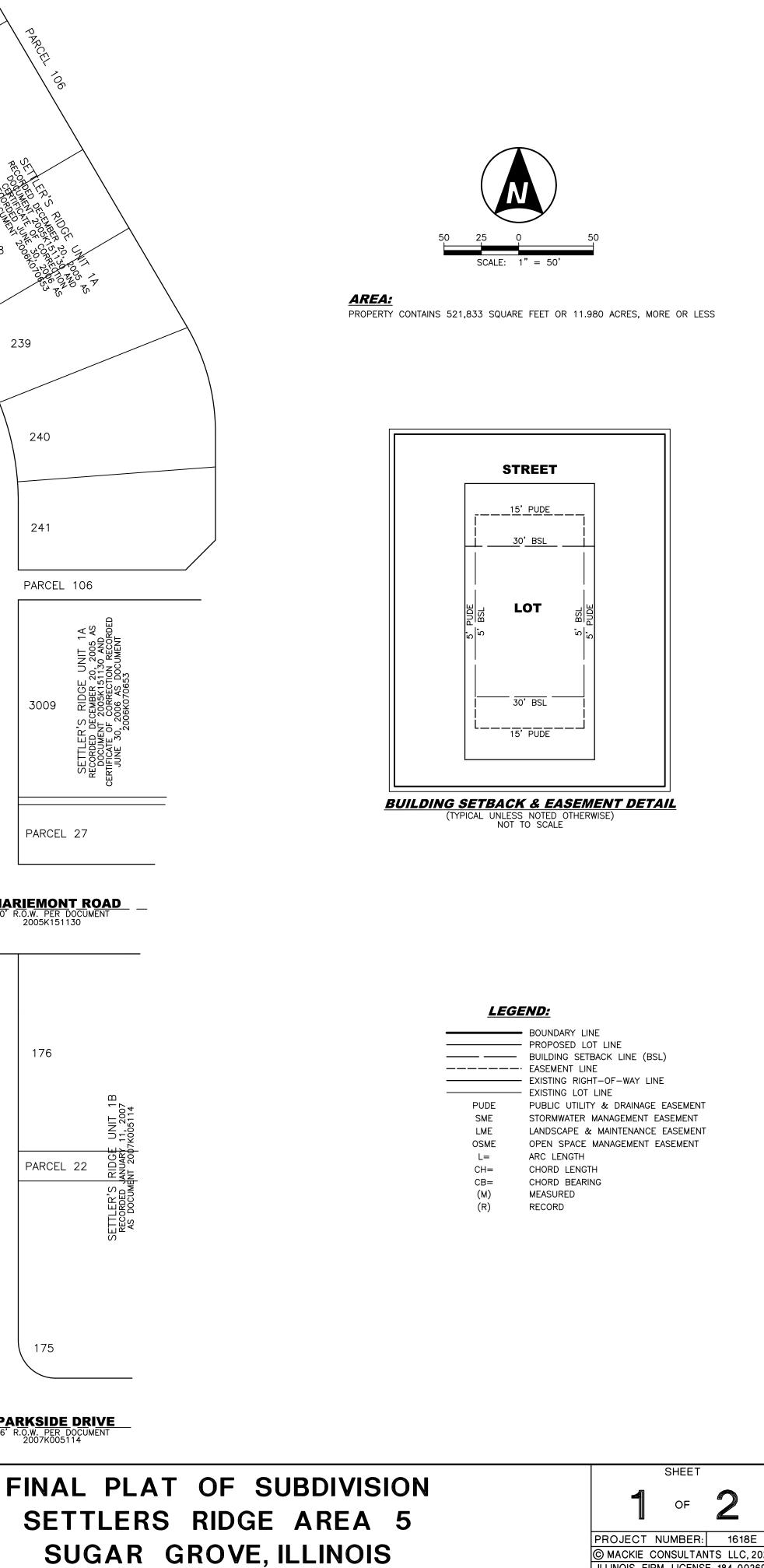
1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668 PHONE: (412) 667-8925

0

ШIJ

PARKSIDE DRIVE

	5	E			FINAL TLER RESUBDIVISION OF LOT 1 IN TOWNSHIP 38 NORTH, RANG	25	r F	?/	D	G	E	A	R		5 ULEVARD		\checkmark
									CB		5.00'- 9.08' '46''E		1000 HU	SETTLERS BO	POCON 51150 PARCEL	34	
					ste.	431.00		RD		1 ³³ 2	W	- 00	R=25.00 L=39.27	SJO 260 34. F		237	REGOCUMENT
SETTLER: RECORD AS DOCU	LOT 1 s ridge northwest ded june 25, 2015 jment 2015k033015				N59°33'26'L SEITI		OULEVA EBY DEDICAT	ED 000	214 559 ^{:33}	LME 332	264.00 [264.00	81	94 84 SF 55 ⁹ ³³ ²⁶ ^W	1200 - 111 - 1200 - 01 - 1200 - 01 - 1200 - 01 - 1200 - 01 - 1200 - 01 - 1200 - 01 - 1200 - 1	CONFERIOR CONFER		238
	15' GRADING 15' GRADING CONSTRUCTION HEREBY 88 88 88 88 88 88 88 88 88 88 88 88 88	8 TEMPORAR NATED NATED	59 ³⁷ AR	2010 00	5 <i>R=25.00</i> <i>L=39.27</i> <i>B</i> <i>L=39.27</i>	R=25.00	62-03- 152-03- 1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1-1	\ 	72 84 SF	26"W 200 73 8203 SF		630126'34 E			100-14 1-200-24 1-3-2		
		15.00. 1.5.00.		132	71 12807 SF 145.70'N90'00'00"W	L=35.93	530 26 34 FE	54 L=26.58 R=160.00		559 ³ 33 ²	74 10619 SF		62.31	<u>N89*51'56"V</u> <u>N89*51'56"V</u> <u>132.00'</u> 91 8204 S <u>N90*00'00</u>	F 00.59	R=120.00' L=63.76' R=S15°13'17''F	
	5' GRADING & TEMPO CONSTRUCTION EASE HEREBY GRA 55 N90°00' 1	ORARY MENT ANTED 00"W – 15.17'	GRANTED	62.00'	70 8175 SF	L			44.86' P=17.18'		75 75 8189 SF			132.00 90 8184 S	k BOCUMENT 2005K1 AS BOCUMENT 2005K1		,
	56		ION EASEMENT HEREBY	62.00'	69 8184 SF 	62.00'		A LANDARY CONTRACTOR	ر المراجع (100 مراجع (.132.00' 76 8184 SF <u>90°00'00"W</u> - .132.00'			132.00 89 8184 S 	E EASEMENT RECORDED		
	57 CE AREA 6		TEMPORARY CONSTRUCTION	62.00'	68 8184 SF 	62.00'		0011 0011 1001 1001 1001 1001	62.00'		77 8184 SF 90°00'00"₩- .132.00'—	 		88 8184 S 	0.000000000000000000000000000000000000	1120.64'	
	SETTLERS RIDGE		ઝ	62.00'	67 8184 SF 	I	T8.85' S00'00"E HENRY DRIVE	'. HEREBY DEDICATED s' sooroo'oo"F	62.00	N	78 8184 SF 90°00'00"₩-	 		87 8184 S 	15.00' 6.00'	\$00°00'00'W 112	MA 60'
	FUTURE		611	62.00'	66 8184 SF 			60' R.OW 478 R	62.00		79 8184 SF 90°00'00"₩- .132.00'—			86 8184 S 	∞ w		
	60		N00.000	62.00'	65 8184 SF 				62.00'		80 8184 SF 90°00'00"₩- .132.00'—			85 8184 S N90°00'00 132.00)"W	ISBELL DRIVE	W. PER DOCOMEN Z
	61)' 62.00' 	64 8184 SF), 62.00	 Н	81 8184 SF 90°00'00"W- .132.00')"W		
	62 PARCEL	. 11		25.00' 62.00	63 8184 SF 	52.00		EASEMENT	82.00 864, 12 862, 13 862, 10 862, 10 10 10 10 10 10 10 10 10 10 10 10 10 1			200'00"W	PARCEL <u>LME & OSME</u> 6332 SF 214.00' N90'0				
 VE			15.00	21:0,1 1:0,	5' GRADING & TEMPORARY ONSTRUCTION EASEMENT EREBY GRANTED	P	ARKSID	DE DRI	 VE cated	 HEET			DESIGNED		116,000 [']		PA 66'
Ξ, LI	LC	DATE					N OF RE					BY	DRAWN APPROVED DATE SCALE	SMC DAG 08-14-24 1" = 50'			ŀ
					DESC							וט		I	I		



© MACKIE CONSULTANTS LLC, 2024 ILLINOIS FIRM LICENSE 184-002694

OWNER'S CERTIFICATE	VILLAGE CLERK'S CERTIF
STATE OF)	STATE OF ILLINOIS) () ss COUNTY OF KANE)
STATE OF) OUNTY OF) SS	COUNTY OF KANE)
	APPROVED AND ACCEPTED BY THE PRESID
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	OF VILLAGE OF SUGAR GROVE, ILLINOIS, B
THE USES AND PURPOSES AS INDICATED THEREON, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON	AT A MEETING HELD THISDAY O
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 THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.

WITNESS MY (OUR) HAND AND SEAL AT _____, ILLINOIS,

THIS __ DAY OF ____, 2024.

BHMGU SETTLERS RIDGE, LLC 1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668

OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY'S CERTIFICATE STATE OF ILLINOIS)

COUNTY OF ____)

I HEREBY CERTIFY THAT _ WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____ 20___ A.D.

NOTARY PUBLIC

SEAL

MY COMMISSION EXPIRES: ____

MORTGAGEE'S CERTIFICATE

STATE OF ____)) ss COUNTY OF ____) MIDLAND STATES BANK, LLC, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE RECORDED FEBRUARY 23, 2011 AS DOCUMENT NUMBER 2011K013114 IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF. VHEREOF, THE SAID MIDLAND STATES BANK HAS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS LF AT YORKVILLE, ILLINOIS, THIS _____ DAY

MIDLAND STATES BANK

208 E. VETERANS PARKWAY, YORKVILLE, ILLINOIS 60560 BY: ___

PRINTED NAME: _____

ATTEST:

PRINTED NAME: _____

NOTARY CERTIFICATE

STATE OF _____ COUNTY OF_ I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FORGOING SIGNATOR OF THE MORTGAGE CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDCE THAT HE OF SHE AS CUISTONIAN OF THE CORPORATE STATE PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREINSET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS __ DAY OF _____, 20__.

NOTARY PUBLIC

PRINTED NAME

VILLAGE ENGINEER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF KANE)

I, VILLAGE 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 ____, 20__.

VILLAGE ENGINEER

VILLAGE BOARD'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE) APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE.

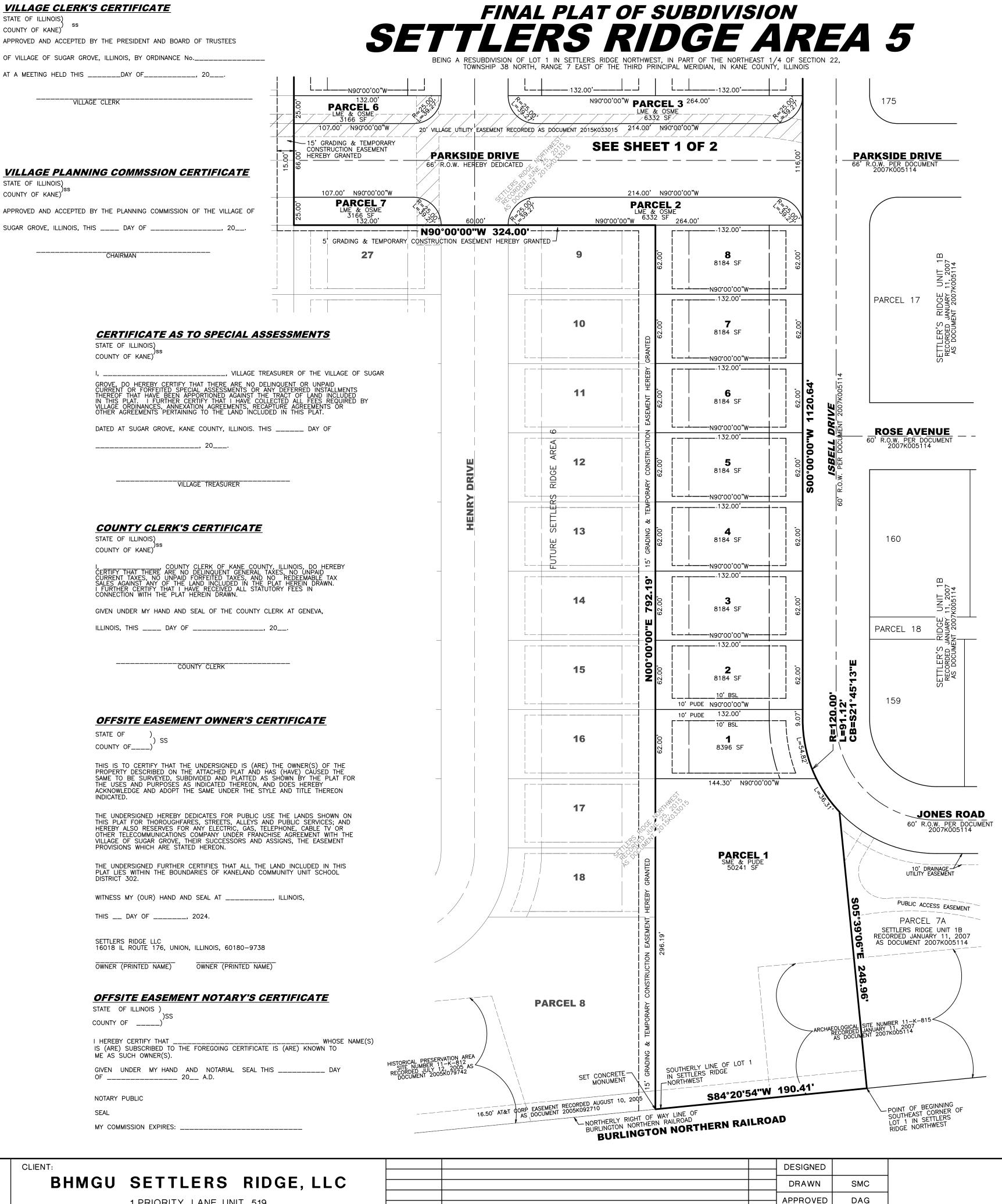
ILLINOIS, THIS __ DAY OF _____, 20__.

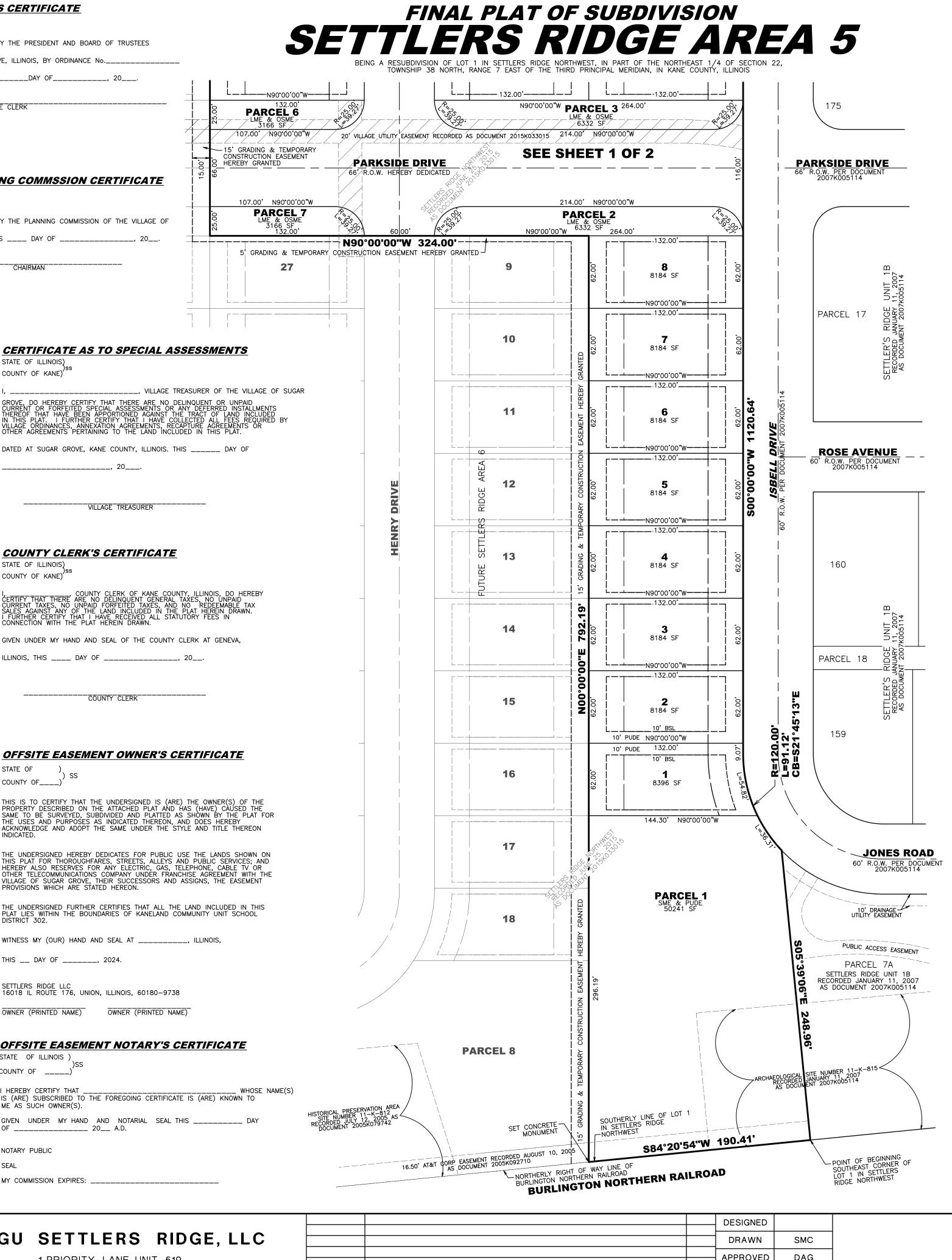
PRESIDENT



Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com

DENT AND BOARD OF TRUSTEES





1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVA PHONE: (412) 667-8

			i	
ANIA 15668				DATE
925			1 1	
	DATE	DESCRIPTION OF REVISION	BY	SCALI

08-14-24

1" = 50'

RECORDER'S CERTIFICATE

STATE OF ILLINOIS) COUNTY OF KANE THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF COOK COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D. 20__.

AT _____ O'CLOCK __.M. AND RECORDED IN THE MAP BOOK _____ PAGE _____, AS DOCUMENT NO. _____.

BY:_____ COUNTY RECORDER

GRADING AND TEMPORARY CONSTRUCTION EASEMENT PROVISION

A NON-EXCLUSIVE, TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF THE NECESSARY GRADING OVER, UPON, ACROSS AND THROUGH THAT PORTION GRANTEE'S PROPERTY AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT. THIS TEMPORARY GRADING EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME AS CONSTRUCTION AND GRADING IS COMPLETE OR UPON THE RECORDATION OF A FUTURE PLAT SHOWING THE DEDICATION OF A DEVELOPABLE LOTS OR EXTENSION OF RIGHT-OF-WAY FOR ACCEPTANCE BY VILLAGE. THIS EASEMENT SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE BENEFIT OF THE SETTLERS RIDGE AREA 6 DEVELOPMENT, ITS SUCCESSORS AND ASSIGNS.

PUBLIC UTILITY AND DRAINAGE EASEMENT (PUDE)

A NON-EXCLUSIVE EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO SBC AMERITECH, NICOR, COM ED, MEDIACOM, OTHER PUBLIC UTILITIES, AND HOLDERS OF EXISTING FRANCHISES GRANTED BY THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT" (abbreviated P.U. & D.E.) TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE, INSPECT, MAINTAIN AND OPERATE UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND LINES, UNDER THE SURFACE OF THE "PUBLIC UTILITY & DRAINAGE EASEMENT", INCLUDING WITHOUT LIMITATION TO TELEPHONE CABLE, GAS MAINS, ELECTRIC LINES, CABLE TELEVISION LINES, AND ALL NECESSARY FACILITIES APPURTENANT THERETO, TOGETHER WITH THE RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES AND TOGETHER WITH THE RIGHT TO INSTALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. A NON-EXCLUSIVE FASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO AND FORMUSES AND IDGETIER WITH THE RIGHT TO TO STALL REQUIRED SERVICE CONNECTIONS UNDER THE SURFACE OF EACH LOT TO SERVE IMPROVEMENTS THEREON. A NON-EXCLUSIVE EASEMENT IS ALSO HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE, ILLINOIS TO CONSTRUCT, INSTALL, RECONSTRUCT, REPAIR, REMOVE, REPLACE AND INSPECT FACILITIES FOR THE TRANSMISSION AND DISTRIBUTION OF WATER, STORM SEWERS, SANITARY SEWERS AND ELECTRICITY, WITHIN THE AREAS SHOWN ON THE PLAT AS "PUBLIC UTILITY & DRAINAGE EASEMENT", TOGETHER WITH A RIGHT OF ACCESS THERETO FOR THE PERSONNEL AND EQUIPMENT NECESSARY AND REQUIRED FOR SUCH USES AND PURPOSES. THE ABOVE NAMED ENTITIES ARE HEREBY GRANTED THE RIGHT TO ENTER UPON EASEMENTS HEREIN DESCRIBED FOR THE USES HEREINS OR OTHER PLANTS WITHIN THE AREAS DESIGNATED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" WHICH INTERFERE WITH THE CONSTRUCTION, INSTALLATION, RECONSTRUCTION, REPAIR, REMOVAL, REPLACEMENT, MAINTENANCE AND OPERATION OF THEIR UNDERGROUND TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO. NO PERMANENT BUILDINGS, STRUCTURES, OR OBSTRUCTIONS SHALL BE CONSTRUCTED IN, UPON, OR OVER ANY AREAS DESIGNATED AS "PUBLIC UTILITY & DRAINAGE EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, AND OTHER RELATED PURPOSES THAT DO NOT UNREASONABLY INTERFERE WITH THE USES HEREIN DESCRIBED. THE OCCUPATION AND USE OF THE NON-EXCLUSIVE EASEMENT HEREIN GRANTED AND RESERVED FOR THE ABOVE NAMED ENTITIES BY EACH OF SUCH ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH OR PRECLUDE THE OCCUPATION AND USE OF THEREOF BY OTHER ENTITIES FOR WHICH SUCH EASEMENTS ARE GRANTED AND RESERVED. THE CROSSING AND RECROSSING OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL BE DONE IN SUCH A MANNER SO AS NOT TO INTERFERE WITH, DAMAGE, OR DISTURBANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR DESCRIBED. OCCUPATION ON DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTIN ATTERNS. PATTERNS. FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHA HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING E NOT_LIMITED_TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, NOT_LIMITED_TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, HOWEVER, NCE WORK 'ŚAID ILLAGE VILLAGE SHALL BE OBLIGATED, FOLLOWING SUCH MAINTENANCE WORK, TO BACKFILL AND MOUND ALL TRENCH CREATED SO AS TO RETAIN SUITABLE DRAINAGE, TO COLD PATCH ANY ASPHALT OR CONCRETE SURFACE, TO REMOVE ALL EXCESS DEBRIS AND SPOIL, AND TO LEAVE THE MAINTENANCE AREA IN A GENERALLY CLEAN AND WORKMANLIKE CONDITION.

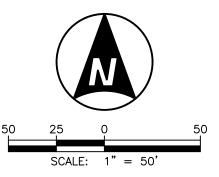
<u>MAINTENANCE EASEMENT (ME)</u>

THE OBLIGATION OF MAINTAINING THE OPEN SPACE PARCELS, PARCEL NUMBERS 1, 2, 3, 4, 5, 6 AND 7 AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE HOMEOWNERS ASSOCIATION OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID MAINTENANCE EASEMENT (ME) OF OPEN SPACE PARCELS, HOWEVER, THE VILLAGE OF SUGAR GROVE SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS MAINTENANCE EASEMENT (ME) OF OPEN SPACE PARCELS AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN THE OPEN SPACE PARCELS, WHICH THE ASSOCIATION FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SUGAR GROVE OR IT'S AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED MAINTENANCE EASEMENT (ME) OF OPEN SPACE PARCELS. SUCH LIEN MAY BE ENFORCED BY THE VILLAGE, WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ENFORCEMENT AND FORECLOSURE OF LIENS.

OPEN SPACE MANAGEMENT EASEMENT (OSME) THE OBLIGATION OF MAINTAINING PARCELS 1, 2, 3, 4, 5, 6 AND 7 AS OPEN SPACE PARCELS AND THE APPURTENANCES THERETO AS DESCRIBED HEREON SHALL BE THAT OF THE OWNER, ENTITY OR IT'S SUCCESSORS AND ASSIGNS HOLDING TITLE TO SAID PARCELS. HOWEVER, THE VILLAGE OF SUGAR GROVE SHALL HAVE THE RIGHT PURSUANT TO THIS GRANT OF EASEMENT, BUT NOT THE OBLIGATION, TO ENTER THE PREMISES DESCRIBED HEREON AS OPEN SPACE PARCELS AT ANY TIME IT DEEMS NECESSARY TO INSPECT, REPAIR OR MAINTAIN THE OPEN SPACE PARCELS AND APPURTENANCES THERETO, WHICH THE OWNER OR ASSOCIATION FAILS OR REFUSES TO MAINTAIN, FOLLOWING WRITTEN NOTICE TO DO SO FROM THE VILLAGE. IN THE EVENT OF PERFORMANCE BY THE VILLAGE OF SUGAR GROVE OR IT'S AGENTS OF ANY SUCH REPAIR OR MAINTENANCE WORK, THE COST THEREOF (INCLUDING BOTH DIRECT AND INDIRECT COSTS) SHALL BE PAID BY THE OWNER OR ASSOCIATION OR THE INDIVIDUAL MEMBERS OR SHARE HOLDERS OF THE ASSOCIATION AND SHALL CONSTITUTE A LIEN UPON THE ABOVE DESCRIBED OPEN SPACE PARCELS AND THE ADJACENT ENTIRE REAL ESTATE WHICH MAY ALSO RECOVER ALL REASONABLE COSTS AND ATTORNEY'S FEES IN DOING SO, IN THE MANOR PROVIDED BY LAW OR ENFORCEMENT AND FORECLOSURE OF LIENS.

STORMWATER MANAGEMENT EASEMENT

AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED SME) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT, NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EATINESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USE OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR



AUTHORIZATION TO RECORD CERTIFICATE

STATE OF ILLINOIS) COUNTY OF COOK

DALE A. GRAY

WE, MACKIE CONSULTANTS LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, HEREBY GRANT PERMISSION TO TO RECORD THIS PLAT OF SUBDIVISION.

DATED THIS _____ DAY OF _____, 20___

EMAIL: dgray@mackieconsult.com ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057 LICENSE EXPIRES: NOVEMBER 30, 2024

SURVEYOR'S CERTIFICATE STATE OF ILLINOIS)

COUNTY OF COOK)

WE, MACKIE CONSULTANTS, LLC, AN ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-002694, DO HEREBY CERTIFY THAT WE HAVE SURVEYED, SUBDIVIDED AND PLATTED FOR THE OWNER THEREOF THE FOLLOWING DESCRIBED PROPERTY AND THAT THE PLAT HEREIN DRAWN IS AN ACCURATE REPRESENTATION OF SAID SURVEY, SUBDIVISION AND PLAT:

THAT PART OF LOT 1 IN SETTLERS RIDGE NORTHWEST, BEING A SUBDIVISION OF THAT PART OF THE SOUTH HALF OF SECTION 15 AND THAT PART OF SECTION 22 BOTH IN TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 25, 2015 AS DOCUMENT 2015K033015, DESCRIBED AS FOLLOWS:

RECORDED JUNE 25, 2015 AS DOCUMENT 2015K033015, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 1 IN SETTLERS RIDGE NORTHWEST; THENCE SOUTH 84 DEGREES 20 MINUTES 54 SECONDS WEST, A DISTANCE OF 190.41 FEET ALONG THE SOUTHERLY LINE OF SAID LOT 1; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 792.19 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 324.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST, A DISTANCE OF 611.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 611.97 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 15.17 FEET; THENCE NORTH 30 DEGREES 26 MINUTES 34 SECONDS WEST, A DISTANCE OF 149.89 FEET; THENCE NORTH 59 DEGREES 33 MINUTES 26 SECONDS EAST, A DISTANCE OF 431.00 FEET TO A POINT OF CURVATURE; THENCE NORTHEASTERLY ALONG A CURVE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 25.00 FEET, AN ARC DISTANCE OF 39.08 FEET AND CHORD BEARING NORTH 14 DEGREES 46 MINUTES 46 SECONDS EAST; THENCE THE FOLLOWING 5 COURSES ALONG THE EASTERLY LINE OF SAID LOT 1 IN SETTLERS RIDGE NORTHWEST; 1) THENCE SOUTH 30 DEGREES 26 MINUTES 34 SECONDS EAST, A DISTANCE OF 296.07 FEET TO A POINT OF CURVATURE; 2) THENCE SOUTHERLY ALONG A CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 63.76 FEET AND CHORD BEARING SOUTH 15 DEGREES 13 MINUTES 17 SECONDS EAST; 3) THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS WEST, A DISTANCE OF 1120.64 FEET TO A POINT OF CURVATURE; 4) THENCE SOUTHERLY ALONG A CURVE, CONCAVE EASTERLY, HAVING A RADIUS OF 120.00 FEET, AN ARC DISTANCE OF 248.96 FEET TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

OF BEGINNING, IN KANE COUNTY, ILLINOIS.

WE FURTHER CERTIFY THAT THE PROPERTY IS LOCATED WITHIN THE VILLAGE OF SUGAR GROVE, WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND MAP AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE, AS AMENDED.

WE FURTHER CERTIFY THAT ACCORDING TO OUR INTERPOLATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009. SUBJECT TO MAP INTERPRETATION AND SCALING.

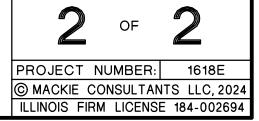
WE FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND WE HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (765 ILCS 205/). THE EXTERIOR SUBDIVISION MONUMENTS HAVE BEEN SET AND INTERIOR MONUMENTS WILL BE SET WITHIN 12 MONTHS OF THE RECORDING OF THIS PLAT IN COMPLIANCE WITH THE ILLINOIS ADMINISTRATIVE CODE.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF

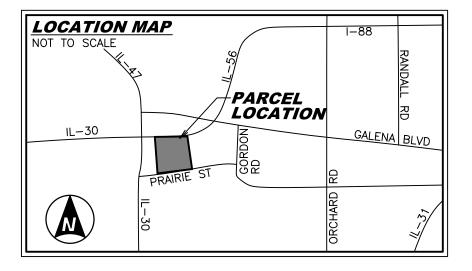
_____, 20__, IN ROSEMONT, ILLINOIS,

DALE A. GRAY EMAIL: dgray@mackieconsult.com ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 035-003057 LICENSE EXPIRES: NOVEMBER 30, 2024

FINAL PLAT OF SUBDIVISION SETTLERS RIDGE AREA 5 SUGAR GROVE, ILLINOIS



SHEET



MAINTENANCE EASEMENT (ME)

√ORK, SHALL SHARE BE PAIL HOLDERS ABOVE S. SUCH DESCRIBEI RECOVER ALL REASONABLE

SPACE MANAGEMENT EASEMENT (OSME) OPEN

STORMWATER MANAGEMENT EASEMENT **SIGNATIVALIEK MANAGEMENT EASEMENT** AN EASEMENT IS HEREBY RESERVED FOR AND GRANTED TO THE VILLAGE OF SUGAR GROVE AND TO ITS SUCCESSORS AND ASSIGNS, OVER ALL OF THE AREAS MARKED "STORMWATER MANAGEMENT EASEMENT" (ABBREVIATED SME) ON THE PLAT FOR THE PERPETUAL RIGHT, PRIVILEGE, AND AUTHORITY TO SURVEY, CONSTRUCT, RECONSTRUCT, REPAIR, INSPECT, MAINTAIN AND OPERATE STORM SEWERS AND THE STORMWATER MANAGEMENT AREA, TOGETHER WITH ANY AND ALL NECESSARY MANHOLES, CATCH BASINS, SANITARY SEWERS, WATER MAINS, ELECTRIC AND COMMUNICATION CABLES, CONNECTIONS, DITCHES, SWALES, AND OTHER STRUCTURES AND APPURTENANCES AS MAY BE DEEMED NECESSARY BY SAID VILLAGE, OVER, UPON, ALONG, UNDER AND THROUGH SAID INDICATED EASEMENT, TOGETHER WITH THE RIGHT OF ACCESS ACROSS THE PROPERTY FOR NECESSARY MEN AND EQUIPMENT TO DO ANY OF THE ABOVE WORK. THE RIGHT IS ALSO GRANTED TO CUT DOWN, TRIM OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS ON THE EASEMENT THAT INTERFERE WITH THE OPERATION OF SEWERS OR OTHER UTILITIES. NO PERMANENT BUILDINGS SHALL BE PLACED ON SAID EASEMENT. NO CHANGE TO THE TOPOGRAPHY OR STORMWATER MANAGEMENT STRUCTURES WITHIN THE EASEMENT AREA SHALL BE MADE WITHOUT EXPRESS WRITTEN CONSENT OF THE VILLAGE ENGINEER, BUT SAME MAY BE USED FOR PURPOSES THAT DO NOT THEN OR LATER INTERFERE WITH THE AFORESAID USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE OR RIGHTS. THAT DO NOT THEN OR LATER INTERFERE WITH THE A ORLEAD USES OR RIGHTS. THE OWNER OF THE PROPERTY SHALL REMAIN RESPONSIBLE FOR THE MAINTENANCE OF THE STORMWATER MANAGEMENT AREA AND APPURTENANCES. THE VILLAGE OF SUGAR GROVE WILL PERFORM ONLY EMERGENCY PROCEDURES AS DEEMED NECESSARY BY THE VILLAGE ENGINEER OF THE VILLAGE OF SUGAR CROVE

<u>NOTES:</u>

OTHERWISE.

DOCUMENT.

1. NO COMMITMENT FOR TITLE INSURANCE WAS SUPPLIED FOR USE IN THE PREPARATION OF THIS PLAT. THIS PLAT IS SUBJECT TO MATTERS OF TITLE WHICH MAY BE REVEALED BY A CURRENT TITLE REPORT. 2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.

3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT. 5. UPON COMPLETION OF CONSTRUCTION, 5/8" REBAR SHALL BE PLACED AT ALL CORNERS OF THE LOT CORNERS, UNLESS NOTED

6. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE. 7. PARCELS 8, 9, 10, 11, 12, 13, 14, 15 AND 16 ARE HEREBY GRANTED TO THE HOMEOWNERS ASSOCIATION.

8. THE VILLAGE OF SUGAR GROVE SHALL HAVE THE OPTION TO OBTAIN PARCELS 8, 9, 10, 11, 12, 13, 14, 15 AND 16. 9. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE

11. ALL AREAS ARE MORE OR LESS.

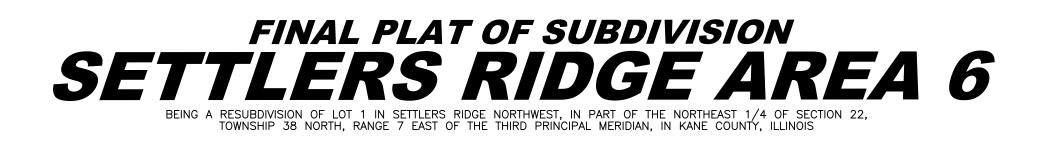


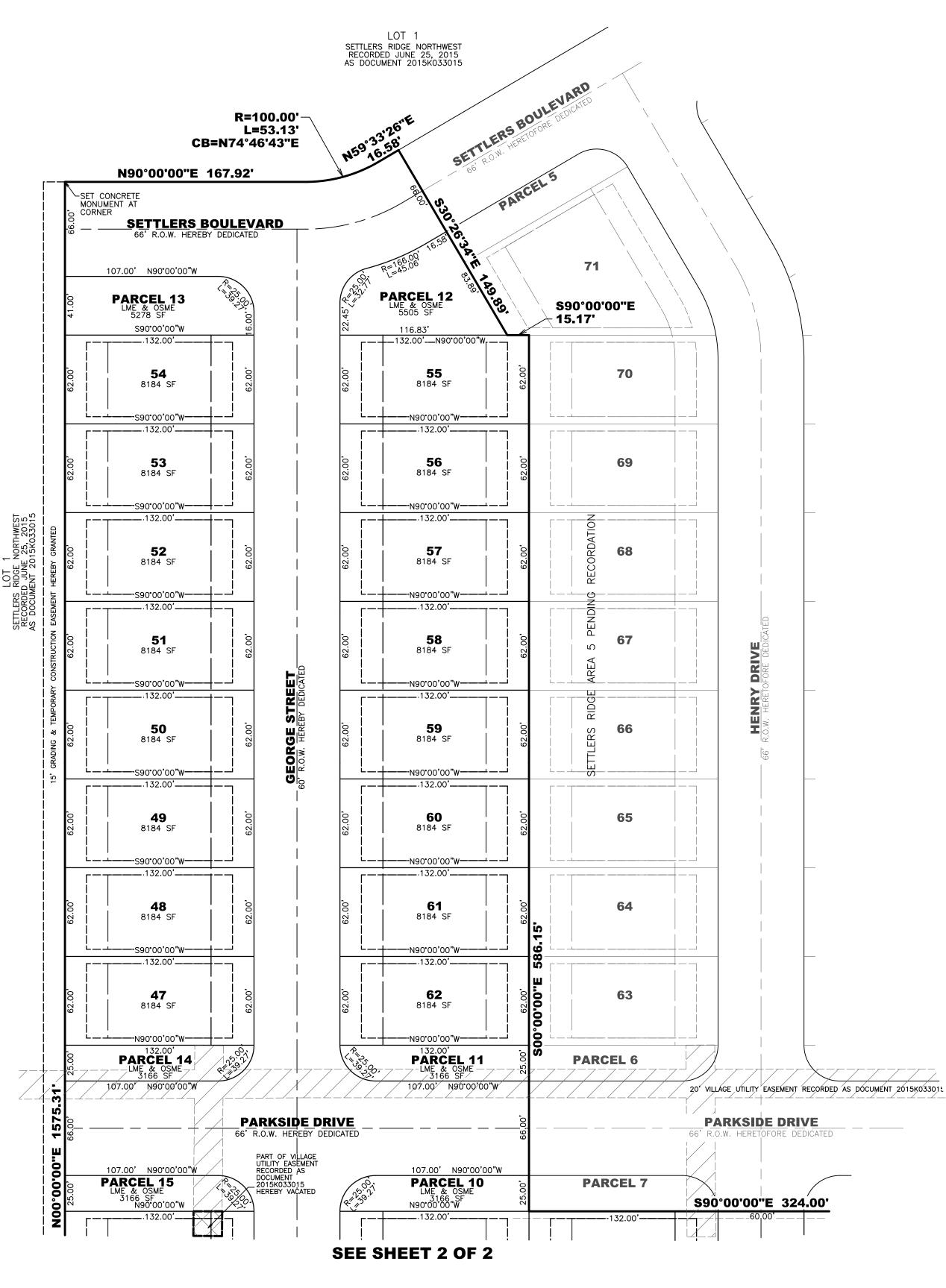
Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018 (847)696-1400 www.mackieconsult.com

CLIENT:

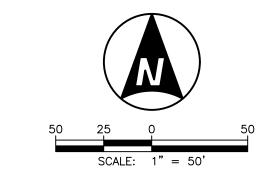
BHMGU SETTLERS RIDGE, L

1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668 PHONE: (412) 667-8925

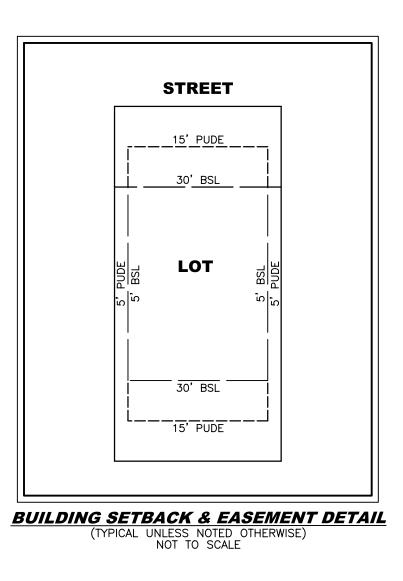




				DESIGNED		F
LLC				DRAWN	SMC	F
				APPROVED	DAG	
				DATE	08-14-24	
	DATE	DESCRIPTION OF REVISION	BY	SCALE	1" = 50'	



AREA: PROPERTY CONTAINS 762,512 SQUARE FEET OR 17.505 ACRES, MORE OR LESS



ZONING:

THE PROPERTY IS CURRENTLY ZONED AS PLANNED DEVELOPMENT (PD)

<u>DEVELOPER</u>

BHMGU SETTLERS RIDGE, LLC 1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668 PHONE: (412) 667–8925

SURVEYOR

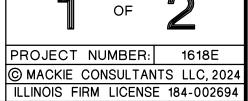
MACKIE CONSULTANTS, LLC 9575 W. HIGGINS ROAD, SUITE 500 ROSEMONT, IL 60018 PHONE: 847.696.1400

LEGEND:

	BOUNDARY LINE PROPOSED LOT LINE BUILDING SETBACK LINE (BSL) EASEMENT LINE EXISTING RIGHT-OF-WAY LINE EXISTING LOT LINE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT
SME	STORMWATER MANAGEMENT EASEMENT
LME	LANDSCAPE & MAINTENANCE EASEMENT
OSME	OPEN SPACE MANAGEMENT EASEMENT
L=	ARC LENGTH
CH=	CHORD LENGTH
CB=	CHORD BEARING
(M)	MEASURED
(R)	RECORD
	EASEMENT VACATED

FINAL PLAT OF SUBDIVISION SETTLERS RIDGE AREA 6 SUGAR GROVE, ILLINOIS

SHEET



OWNER'S CERTIFICATE STATE OF) COUNTY OF) SS	OFFSITE EASEMENT OWNER'S CERTIFICATE STATE OF) COUNTY OF)
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	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
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 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 THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.	THE UNDERSIGNED FURTHER CERTIFIES THAT ALL THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.
WITNESS MY (OUR) HAND AND SEAL AT, ILLINOIS,	WITNESS MY (OUR) HAND AND SEAL AT, ILLINOIS,
THIS DAY OF, 2024.	THIS DAY OF, 2024.
BHMGU SETTLERS RIDGE, LLC 1 PRIORITY LANE, UNIT 519 MURRYSVILLE, PENNSYLVANIA 15668	SETTLERS RIDGE LLC 16018 IL ROUTE 176, UNION, ILLINOIS, 60180–9738
OWNER (PRINTED NAME) OWNER (PRINTED NAME)	OWNER (PRINTED NAME) OWNER (PRINTED NAME)
NOTARY'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF)	OFFSITE EASEMENT NOTARY'S CERTIFICATE STATE OF ILLINOIS) SS COUNTY OF)
I HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).	I HEREBY CERTIFY THAT WHOSE NAME(S) IS (ARE) SUBSCRIBED TO THE FOREGOING CERTIFICATE IS (ARE) KNOWN TO ME AS SUCH OWNER(S).
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 20 A.D.	GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF 20 A.D.
NOTARY PUBLIC SEAL	NOTARY PUBLIC SEAL
MY COMMISSION EXPIRES:	MY COMMISSION EXPIRES:
STATE OF)) ss COUNTY OF) MIDLAND STATES BANK, LLC, HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE RECORDED FEBRUARY 23, 2011 AS DOCUMENT NUMBER 2011K013114 IN THE OFFICE OF THE RECORDER OF DEEDS, KANE COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF. IN WITNESS WHEREOF, THE SAID MIDLAND STATES BANK HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT YORKVILLE, ILLINOIS, THIS DAY OF DAY	GRADING AND TEMPORARY CONSTRUCTION EASEMENT PROVISION A NON-EXCLUSIVE, TEMPORARY CONSTRUCTION EASEMENT FOR THE PURPOSE OF THE NECESSARY GRADING OVER, UPON, ACROSS AND THROUGH THAT PORTION GRANTEE'S PROPERTY AS MORE PARTICULARLY BOUNDED AND DESCRIBED ON THE PLAT. THIS TEMPORARY GRADING EASEMENT SHALL BECOME NULL AND VOID AT SUCH TIME AS CONSTRUCTION AND GRADING IS COMPLETE OR UPON THE RECORDATION OF A FUTURE PLAT SHOWING THE DEDICATION OF A DEVELOPABLE LOTS OR EXTENSION OF RIGHT-OF-WAY FOR ACCEPTANCE BY VILLAGE. THIS EASEMENT SHALL RUN WITH THE LAND. THIS EASEMENT SHALL BE BINDING UPON THE GRANTEE, ITS SUCCESSORS AND/OR ASSIGNS AND SHALL INURE TO THE
MIDLAND STATES BANK 208 E. VETERANS PARKWAY, YORKVILLE, ILLINOIS 60560	BENEFIT OF THE SETTLERS RIDGE AREA 6 DEVELOPMENT, ITS SUCCESSORS AND
BY: PRINTED NAME:	
ATTEST:	VILLAGE PLANNING COMMSSION CERTIFICATE STATE OF ILLINOIS)
PRINTED NAME:	COUNTY OF KANE) ^(SS)
STATE OF) ss	SUGAR GROVE, ILLINOIS, THIS DAY OF, 20
I, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT THE FORGOING SIGNATOR OF THE MORTGAGE CERTIFICATE IS PERSONALLY KNOWN TO ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS MORTGAGEE, APPEARED AND DELIVERED THE SAID INSTRUMENT AT THEIR OWN FREE AND VOLUNTARY ACT OF SAID CORPORATION AS OWNER, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND THE SAID MORTGAGEE DID ALSO THEN AND THERE ACKNOWLEDGE THAT HE OR SHE AS CUSTODIAN OF THE CORPORATE SEAL OF SAID CORPORATION DID AFFIX SAID SEAL OF SAID CORPORATION TO SAID INSTRUMENT AS HIS OR HER OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID CORPORATION, AS OWNER, AS AFORESAID, FOR THE USES AND PURPOSES THEREINSET FORTH. GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF, 20	CHAIRMAN CERTIFICATE AS TO SPECIAL ASSESSMENTS STATE OF ILLINOIS) COUNTY OF KANE) N N N N N N N N N N N N N
NOTARY PUBLIC	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.
PRINTED NAME	DATED AT SUGAR GROVE, KANE COUNTY, ILLINOIS. THIS DAY OF
VILLAGE ENGINEER'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF KANE)	, 20
, VILLAGE 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.	VILLAGE TREASURER
COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS. DATED AT SUGAR GROVE, ILLINOIS THIS DAY OF, 20	COUNTY CLERK'S CERTIFICATE STATE OF ILLINOIS) COUNTY OF KANE)
VILLAGE ENGINEER	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.
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	GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,
PRESIDENT	COUNTY CLERK
VILLAGE CLERK'S CERTIFICATE	RECORDER'S CERTIFICATE STATE OF ILLINOIS)
STATE OF ILLINOIS) COUNTY OF KANE) SS APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES)SS COUNTY OF KANE) THIS INSTRUMENT WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF
APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No	COOK COUNTY, ILLINOIS, THIS DAY OF, A.D. 20 AT O'CLOCKM. AND RECORDED IN THE MAP BOOK,
AT A MEETING HELD THISDAY OF, 20	PAGE, AS DOCUMENT NO
VILLAGE CLERK	BY:COUNTY RECORDER
Mackie Consultants, LLC 9575 W. Higgins Road, Suite 500 Rosemont, IL 60018	CLIENT: BHMGU SETTLERS RIDGE, 1 PRIORITY LANE, UNIT 519

MURRYSVILLE, PENNSYLVANIA 15668

PHONE: (412) 667-8925

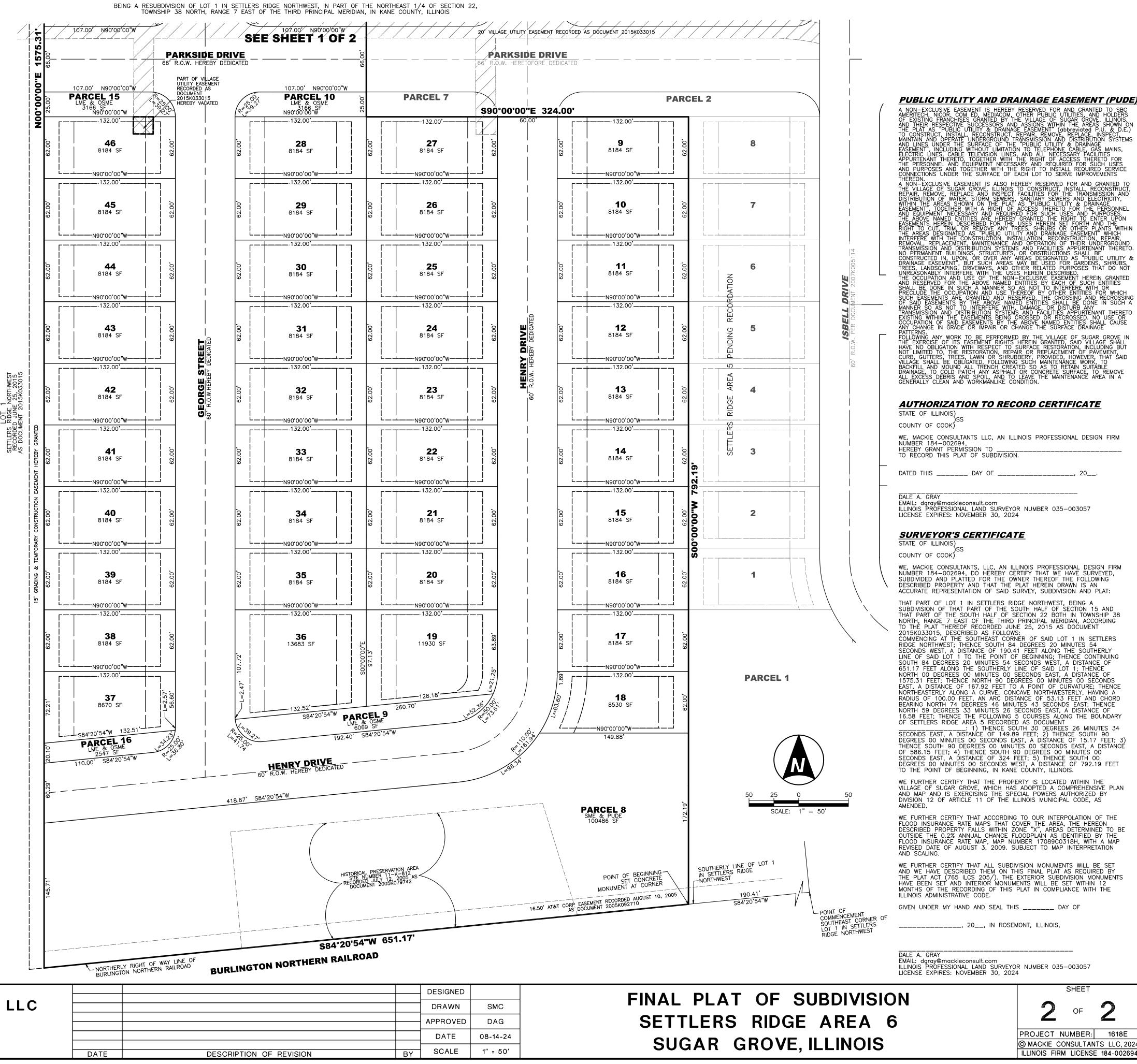
(847)696-1400

www.mackieconsult.com

ς ΠΕΤΑΝΤ

FINAL PLAT OF SUBDIVISION SETTLERS RIDGE AREA 6 BEING A RESUBDIVISION OF LOT 1 IN SETTLERS RIDGE NORTHWEST. IN PART OF THE NORTHEAST 1/4 OF SECTION 22

TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN. IN KANE COUNTY, ILLINOIS



© MACKIE CONSULTANTS LLC, 2024

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

<u>R E C O M M E N D A T I O N</u> PC24-14

TO:	Village President and Board of Trustees
FROM:	Planning Commission
DATE:	Meeting of October 9, 2024
PETITION:	24-014 Final Plat of Subdivision: Settlers Ridge Areas 5 & 6

PROPOSAL

The applicants are requesting final plat approval for Areas 5 and 6 of Settlers Ridge.

BACKGROUND & HISTORY

Settler's Ridge Subdivision's masterplan includes several acres and phases of land that have yet to be developed. The majority of the existing lots in Settlers Ridge in the current phase have been built out and developers are looking to start a new phase in the project. The masterplan includes a variety of uses that includes single-family residential detached, single-family residential attached, commercial, and civic uses. Areas 5 and 6 of the Settlers Ridge masterplan are designated to be solely residential. While the original masterplan shows the areas to be developed slightly different than what is being proposed with these final plats of subdivision, they are consistent in the aspect of the areas being residential.

EXISTING ZONING & LAND USE

The property is zoned PDD- Planned Development District. The subject property is vacant land that has yet to be platted. The Settlers Ridge masterplan distinguishes this area to be residential.

DISCUSSION

Commissioners discussed the proposed final plat of subdivision and did not express any concerns with the proposal.

RECOMMENDATION

Commissioner Speciale made a recommendation that the Village Board approve the Final Plat of Subdivision for Settlers Ridge Areas 5 and 6 with the following conditions:

- Developer is required to obtain architectural approval from the Village Board prior to issuance of any building permits for the new lots.
- Subject to approval of the PDD amendment for Areas 5 & 6.
- Subject to engineering approval from the Village Engineer.

Commissioner Sabo provided a second.

AYES: Speciale, Sabo, Guddendorf, Coia, Ochsenschlager

NAYES: None

Motion PASSED

VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: SETTLERS RIDGE AREAS 5 & 6 PDD AMENDMENT
AGENDA: OCTOBER 15, 2024 VILLAGE BOARD MEETING
DATE: OCTOBER 10, 2024

ISSUE

Shall the Village Board discuss approving an amendment to the Settlers Ridge Planned Development District for Areas 5 & 6.

DISCUSSION

The applicant, BHMGU Settlers Ridge LLC, is requesting approval of an amendment to the Settler's Ridge Planned Development District (for Areas 5 & 6 only) as required by the last Annexation Agreement amending in order to begin the next phases of development.

Permitted Uses include: Single-family detached homes, single family attached dwelling units, and multi-family dwelling units; open space (public and private); stormwater management; accessory buildings; parks; off-street parking facilities; as such are defined by the Village's Zoning Ordinance. Per the PDD Amendment the Petitioner shall be permitted to construct up to two (2) model homes of each home product type.

The Petitioner is proposing to increase the density from what was approved in the original masterplan. The maximum density in Development Area 5 shall be increased from 35 to 48 units. The maximum density in Development Area 6 shall be increased from 40 to 46 units.

Modifications from the Preliminary Plat of Subdivision include: access to all residential units shall be front loaded; side yard setback shall be reduced from 7.5' to 5', streets layout shall be modified and removed/realigned as reflected in the new final plat of subdivisions, all residential units shall be single-family detached (however, changes to the housing type may be approved by the Village Board without requiring formal amendment to the Plan).

The Petitioner shall also be required to obtain approval from the Village Board for all architectural elevations and standards and landscaping standards prior to issuance of a building permit.

	Existing Settlers Ridge	Areas 5 & 6
Min. Interior Side Yard Setback	7.5 ft	5 ft
Max. Density	Area 5: 35 lots Area 6: 40 lots	Area 5: 48 Lots Area 6: 46 lots
Model Homes	15 model homes permitted	2 model homes of each model
Housing Typologies	Single-Family attached; Single-Family detached alley loaded: Single-Family detached front loaded	Single-Family detached front loaded

Overall, the proposed PDD amendment aligns with the original intent of the Settlers Ridge Development and masterplan. In some instances, the Village would require the Petitioner to prepare a revised masterplan for the remainder of the development prior to approving a PDD amendment for a portion such as this. However, staff is of the opinion that the proposed changes from the masterplan for Areas 5 & 6 still substantially align with the original plan and that an amended masterplan should not be required at this time. Staff is recommending that the Petitioner be required to revise the masterplan for any future development beyond Areas 5 & 6. The original annexation agreement requires that a connection be made when Areas 5 & 6 are developed to the west to Arbor Ave, but staff is of the opinion that this connection is not necessary at this time. The Petitioner is also proposing an interior side yard setback of 5 feet. The existing portion of Settlers Ridge currently has a 7.5 foot interior side yard setback. While staff does not see this as an issue, we do feel that it should be noted and reviewed based on recent Village Board discussions over this requirement.

In the proposed PDD amendment there is a requirement that a connection from Areas 5 & 6 be made to Arbor Ave at this time. This is something that is in the original agreement but states that the Village Board may defer this requirement, Village Staff does not want this connection to be made at this time and is requesting that the Village Board defer this and require a the developer to provide a bond in place of the connection at this time.

It should be noted that staff is still working with the developer on engineering concerns.

The Settlers Ridge Annexation Agreement is written as such that the PDD may be amended without having to also amend the Annexation Agreement. Section I(c) of the Amendment to Annexation Agreement (Document No. 2017K000658) states "*the Village agrees to approve a revision to the PDD ordinance within 120 days of the effective date of the Amended Agreement*". Accordingly, there was no PDD attached as an exhibit to the Amended Agreement. There is a "Northwest Plan" (Exhibit G), and as we discussed, the Annexation Agreement allows for certain changes to be made to that Exhibit without requiring further amendment to the Amended Agreement. Also note that this Amended Agreement completely replaced the original annexation agreement, so only this amended agreement (and any subsequent amendments to it) control (see Section I(a) of the Amended Agreement). The PDD was not amended in that 120 day period. Instead, the Amended Agreement was further amended in 2022 (Third Amendment) to allow the PDD to be revised at the time of development for a particular area. This is what is triggering this request.

The Planning Commission held the requisite public hearing for the proposed PDD on October 8, 2024 and discussed the proposal in great detail. There were members of the public in attendance in opposition to the proposal. The public expressed concerns over the increase in density and how the increased population of the subdivision would affect the HOA owned areas and amenities. The Plan Commission discussion included concerns over the existing amount of storage available in the detention ponds, dust control during construction, and the 5 foot side yard setback request. Ultimately, the Plan Commission made a recommendation that the Village Board approve the proposed PDD amendment for Areas 5 & 6 with a 4 to 1 one vote.

ATTACHMENTS

- Amended Plan Description (PDD Amendment)
- Plan Commission Recommendation PC 24-15

COSTS

All costs associated with the Planned Development District amendment review are borne by the Applicant.

RECOMMENDATION

That the Village Board discuss the proposed PDD amendment for Settler's Ridge Areas 5 & 6 and provide staff with direction on preparing the ordinance for approval.

Original Plan for Areas 5 & 6



New Proposed Plan for Areas 5 & 6



EXHIBIT B

AMENDED PLAN DESCRIPTION FOR CERTAIN PROPERTY WITHIN SETTLERS RIDGE PLANNED DEVELOPMENT DISTRICT PURSUANT TO CHAPTER 16 OF THE VILLAGE OF SUGAR GROVE ZONING ORDINANCE (SETTLER'S RIDGE DEVELOPMENT AREAS 5 AND 6)

I. QUALIFYING STATEMENTS

- **a. Purpose.** This Planned Development District has been created to assist the Sugar Grove Planning Commission and Village Board in governing their recommendations and actions on the development of certain Property as it relates to both existing and contemplated land uses in the area. The Property currently consists of undeveloped residential as defined in the amended annexation agreement recorded as Document Number 2017K000658 in the Office of the Kane County Recorder.
- b. Intent. This Plan Description and the Planned Development District described herein are intended to promote the public health, safety, morals, comfort, and general welfare of the area; to provide for the orderly, balanced, and efficient growth and development of the Village through the positive integration of land use patterns, functions, and circulation systems; to protect and enhance those assets and values that establish the desirable quality and general livability of the Village; to encourage new development contiguous to existing development; to guide and promote development to areas where public utilities, public roads, and municipal services are either available or planned; to encourage residential development in close proximity to places of work, shopping, and recreation; to guide development into energy efficient land use patterns; to insure the provisions of decent housing and a quality living environment for every resident of the Village; to promote access to housing opportunities for all economic, racial, religious, ethnic, and age groups; to promote a variety of housing types; to encourage quality design and practicable innovations in both housing structures and in site development; to promote the provision of paved roads, sidewalks, utilities, and other public works and improvements to each residence within the Village through subdivision requirements or special assessments; to work toward accomplishing complete utilities, including water mains and separated storm and sanitary sewer in all parts of the Village; and to encourage the provision of underground utility lines.

II. GENERAL CHARACTER

a. Existing Conditions. The Property lies within the boundaries of the Sugar Grove Park District and the Kaneland Community Unit School District No. 302.

- **b.** Existing Zoning Classification. The Property is currently zoned Planned Development District under Village of Sugar Grove Ordinance No. 2005-0628D, as amended by Ordinance No. 2006-0620F and Ordinance No. 2007-0821C.
- **c.** Comprehensive Plan. The Village contemplates the development of the Property as residential flex.

III. DEVELOPMENT STANDARDS FOR THE PROPERTY (DEVELOPMENT AREAS 5 AND 6)

a. Zoning. A Planned Development District ("PDD") is the preferred zoning designation for the Property because it will provide maximum flexibility for a broad mix of residential use types and commercial uses, without the necessity of otherwise voluminous variations from normal zoning classifications. The PDD is intended to apply to Development Areas 4 and 5 as designated in <u>Exhibit G</u> of the amended annexation agreement adopted pursuant to Ordinance No. 2016-1213E. The remaining Development Areas and any other land subject to said amended annexation agreement not described herein shall be subject to future PDD amendments at such time as said areas are developed.

The characteristics, intent, general provisions, use restrictions and bulk regulations applicable to the Property are set forth in this Section III.

- b. General Regulations.
 - **i. Permitted Uses.** Single-family detached homes, single family attached dwelling units, and multi-family dwelling units; open space (public and private); stormwater management; accessory buildings; parks; off-street parking facilities; as such are defined by the Village's Zoning Ordinance.
 - **ii. Final Plat Approval.** Prior to construction within the applicable development area, Developer shall be required to submit a final plat of subdivision as required by Chapter 16 of the Village's Zoning Ordinance.
 - **iii.** Architectural and Landscaping, Bulk Restrictions. The Village Board, in its absolute discretion, shall have the right to approve all architectural elevations and standards and landscaping standards prior to the issuance of a building permit.
 - **iv.** Signs. All signs shall be pursuant to the Village of Sugar Grove Sign Ordinance, except as amended by the Amendments.
 - v. Parking and Loading. Parking and loading shall be regulated by Section 11-12-1 *et seq.* of the Sugar Grove Zoning Ordinance.
 - vi. Nonconforming Buildings and Uses. Nonconforming buildings and uses shall be regulated by Section 11-5-3 of the Village's Zoning Ordinance.

- vii. Special Uses. Special Uses pursuant to Section 11-13-12 of the Village's Zoning Ordinance shall be established in accordance with Chapter 13 of the Village's Zoning Ordinance.
- viii. Accessory Buildings and Uses. Accessory buildings and uses may be established in accordance with Section 11-4-7 of the Village's Zoning Ordinance.
- **ix. Bulk Restrictions.** The Village shall approve bulk restrictions in conjunction with the approval of architectural standards.

c. Public Improvements.

- i. Off-site Road Requirements. Off-site Road Improvements, including a road connection to Arbor Avenue, shall be required in connection with development, as set forth in the Amendments. The required timing for such improvements shall be based upon either the number of residential building permits issued, the required date of completion, or some combination thereof, based on the nature of the improvement, as set forth in the Amendments.
- **ii. Development Area Roads within Development Areas.** Development Area roads within Development Areas shall only be required to be constructed at the time of development of that Development Area. The roads that connect to the Development Area shall be required to be constructed by the Northwest Parcel Developer at a time approved by the Village with the first Subdivision Approval for a Development Area. There shall be required two access points (either temporary or permanent) for each Development Area for emergency access purposes.

IV. MODIFICATIONS AND EXCEPTIONS TO ORDINANCES, REGULATIONS, AND STANDARD SPECIFICATIONS.

a. Applicability of Village Ordinances. The Village of Sugar Grove Zoning Ordinance, Building Code, and Subdivision Regulations shall govern the development of the Property, except to the extent they are modified by the terms of the Amendments or this Plan Description, which modification or exceptions are hereby accepted and approved.

b. Model Homes and Sales Trailers/Construction Office.

i. Model Homes. Developer shall be permitted to construct up to two (2) model homes of each home product type. Model homes may be constructed upon completion of a binder base road, and may not be issued a temporary certificate of occupancy until temporary water and sanitary sewer facilities are available for the model homes which meet the Village's requirements

for public health standards. At the time of completion and opening of model homes, a binder course pavement shall be completed on the street the model homes are fronting, unless otherwise prevented by the weather or the timing restrictions imposed pursuant to the Amendments. Model homes will not be used to market other developments outside the Development Area and the use thereof will be discontinued when 95% of the occupancy permits for a particular Development Area have been issued. Notwithstanding the foregoing sentence, one Area Developer or Homebuilder may use its model homes in one Development Area to market another Development Area until 95% of all occupancy permits are issued for all development areas under that Developer's control. The Village Board may waive this provision.

- **ii. Sales Trailers/Construction Offices.** A sales trailer area shall be approved and allowed to be constructed at such time as utilities are available to the sales trailer area and a gravel road able to support emergency vehicles is available along with a parking lot for potential home buyers in accordance with Village Ordinances or otherwise as approved with each Subdivision Approval.
- **c.** Signs. The following signage may be used only on private property as approved by the Village:
 - i. Development signage shall be in accordance with Section 11-14-10 of the Village's Zoning Ordinance.

d. Density.

- i. The maximum density in Development Area 5 shall be increased from 35 to 48 units
- ii. The maximum density in Development Area 6 shall be increased from 40 to 46 units

e. Modifications from Preliminary Plat of Subdivision Recorded as Doc. No. 2005K081146.

- i. Access to all residential units shall be front loaded
- ii. Side yard setbacks shall be reduced from 7.5' to 5'.
- iii. Streets layout shall be modified and removed/realigned as reflected on Exhibit _____.
- **iv.** All residential units shall be single-family detached. However, changes to the housing type may be approved by the Village Board without requiring formal amendment to this Plan.

V. GENERAL PROVISIONS RELATING TO THE PLANNED DEVELOPMENT DISTRICT

- **a.** The intent of this Planned Development District is to reproduce exactly the requirements and entitlements of the Property pursuant to the Amended Annexation Agreements. To the extent of a conflict between the two documents, the Amended Annexation Agreement shall control. The terms of this plan and the Amended Annexation Agreements shall continue to govern the land notwithstanding the eventual expiration of the Amended Annexation Agreement, as said regulations are incorporated herein as part of the Plan Description.
- **b.** This Plan Description may be amended pursuant to the provisions of Chapter 16 of the Zoning Ordinance. An amendment of the Plan Description applicable to the Property may be applied for and processed by the Village without requiring further amendment to the Amendments. This decision to allow such amendment shall rest in the sole and absolute discretion of the Village.
- **c.** If any section subsection, or paragraph of this Plan Description shall be held invalid, the invalidity of such section, subparagraph, or paragraph shall not affect any of the other provisions of this Plan Description.
- **d.** The provisions of this Plan Description shall apply to the owner(s) of the Property and to their respective successors and assigns.
- e. Except as specifically modified herein, nothing in this amended Plan Description shall supersede or replace the terms of the Annexation Agreement or Amendments, which shall continue to apply to this Property. All remaining requirements of the Amendments, except as specifically modified herein, shall be incorporated herein without requiring further amendment to this Plan Description.

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

<u>R E C O M M E N D A T I O N</u> PC24-15

TO:	Village President and Board of Trustees
FROM:	Planning Commission
DATE:	Meeting of October 9, 2024
PETITION:	24-015 PDD Amendment Settlers Ridge Areas 5 & 6

PROPOSAL

The petitioner is seeking an amendment to the Settlers Ridge Planned Development District as required by the last Annexation Agreement Amendment in order to begin the next phases of development. Permitted Uses include: Single-family detached homes, single family attached dwelling units, and multi-family dwelling units; open space (public and private); stormwater management; accessory buildings; parks; off-street parking facilities; as such are defined by the Village's Zoning Ordinance. Per the PDD Amendment the Developer shall be permitted to construct up to two (2) model homes of each home product type.

The Developer is proposing to increase the density from what was approved in the original masterplan. The maximum density in Development Area 5 shall be increased from 35 to 48 units. The maximum density in Development Area 6 shall be increased from 40 to 46 units.

Modifications from the Preliminary Plat of Subdivision include: access to all residential units shall be front loaded; side yard setback shall be reduced from 7.5' to 5', streets layout shall be modified and removed/realigned as reflected in the new final plat of subdivisions, all residential units shall be single-family detached (however, changes to the housing type may be approved by the Village Board without requiring formal amendment to this Plan).

www.sugargroveil.gov

The Developer is required to obtain approval from the Village Board for all architectural elevations and standards and landscaping standards prior to issuance of a building permit.

BACKGROUND & HISTORY

The Settlers Ridge Planned Development District was approved in 2005. The PD District applies to the entirety of Settlers Ridge, including property south of Prairie Street that was not included in the approved preliminary plat, which also was included in the PD Ordinance. Only Units 1A and 1B were constructed prior to the Great Recession in 2008. The Great Recession paused the development, the original developer, Kimball Hill Homes, declared bankruptcy, since then the development of the community has re-started with new owners involved to include Pulte and Ryan Homes. The current phases are almost fully built out and the developer is looking to begin Areas 5 and 6. In 2022 an amendment to the Settlers Ridge Annexation Agreement by Ordinance 2022-0104A, was made that requires any future phases of development to amend the PDD at the time of new development.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on October 8, 2024. Objectors were present. Many residents of Settlers Ridge and the Settlers Ridge HOA President spoke out against the increased density for Areas 5 & 6. Majority of residents who spoke did state they were in support of Ryan Homes and the quality they have been building in Settlers, but were not in support of the increase in density. Residents also expressed concerns as to if the new area would be required to be part of the existing HOA and how the up keep of the existing HOA areas would be affected with more residents.

DISCUSSION

Commissioners discussed the proposed PDD amendment for Areas 5 & 6 of Settlers Ridge. Commissioners expressed concerns over the condition and amount of available storage with the existing detention ponds, dust control during construction, and it the existing access road running from the west along the railroad tracks would remain open to the public to ride their bikes. Commissioners also inquired if the homes proposed would have basements. They also discussed concerns for the density increase and the 5 foot sideyard setback request.

RECOMMENDATION

Commissioner Speciale made a recommendation that the Village Board approve the PDD Amendment for Settlers Ridge Areas 5 and 6. Commissioner Guddendorf provided a second.

AYES: Speciale, Guddendorf, Coia, Ochsenschlager

NAYES: Sabo

Motion PASSED

www.sugargroveil.gov

Phone (630) 391-7220 Facsimile (630) 391-7245