
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: FINAL PLAT OF SUBDIVISION - NASH
AGENDA: MARCH 18, 2025 VILLAGE BOARD MEETING
DATE: MARCH 12, 2025

ISSUE

Shall the Village approve a Resolution approving a final plat of subdivision with variances for property located at 66 and 68 Neil Road.

DISCUSSION

The Village received a petition from Tim and Linda Nash for a final plat of subdivision to subdivide their property into two separate parcels. Currently, the property is a single lot with a duplex. The applicants wish to subdivide the property so each separate side of the duplex sits on its own parcel. With this, they are also requesting the following variances due to the existing conditions of the property.

1. A Variation to Section 11-7-4(E)(2)(a) of the Village Code to reduce the minimum lot width for the subdivided lots from seventy-five feet (75') at the building setback line and fifty feet (50') at the front lot line to 46.71 feet at the building setback and front lot line for the western lot, 66 Neil Road, and 47.28 feet at the building setback and front lot line for the eastern lot, 68 Neil Road.
2. A Variation to Section 11-7-4(G)(2)(a) of the Village Code to reduce the minimum interior side yard setback for the east side yard of 66 Neil Road and the west side yard of 68 Neil Road on the subdivided lots from 10 feet to 0 feet. This Variation applies only to the existing building and those side yards, and should either subsequent lot be redeveloped, the strict Standards of the R3 District must be followed.

At the March 4, 2025 Village Board meeting the Board discussed the proposed plat of subdivision and overall expressed no concerns with the proposal. They discussed how the Village would enforce the condition that the Plan Commission recommended placing on the property to keep a unified appearance between the duplexes. It was determined that the best way to address this condition was to add language and a covenant that would be recorded on the property for this condition.

ATTACHMENTS

- Resolution approving a Final Plat of Subdivision for 66 and 68 Neil Road
- Ordinance approving variances for 66 and 68 Neil Road
- Final Plat of Subdivision

RECOMMENDATION

That the Village Board approve the Resolution Approving the Final Plat of Subdivision for 66 and 68 Neil Road with the following conditions:

1. The petitioner must install a second Buffalo Box on the property and any additional separate utilities as may be required by the Village Engineer (each unit shall have its own utilities).
2. The duplexes must maintain a unified and identical appearance and any change in the exterior appearance of either unit is subject to Village Board review and approval.

That the Village Board approve the Ordinance approving variances for 66 and 68 Neil Road.



RESOLUTION NO. 2025-0318__

**RESOLUTION APPROVING
A FINAL PLAT OF SUBDIVISION FOR
NASH'S PLAT OF SUBDIVISION**

WHEREAS, the petitioner for the subdivision known as Nash's Subdivision 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 Nash's Subdivision is hereby approved subject to the applicant obtaining approval from each of the utility companies granted access to the easement that will be added by the Subdivision. with the following conditions:

1. The petitioner must install a second Buffalo Box on the property and any additional separate utilities as may be required by the Village Engineer (each unit shall have its own utilities).
2. The duplexes must maintain a unified and identical appearance and any change in the exterior appearance of either unit is subject to Village Board review and approval.

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 March 2025.

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	_____	_____	_____	_____

THE VILLAGE OF SUGAR GROVE

ORDINANCE NO. 2025-0318 __

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY,
ILLINOIS
(66 & 68 Neil Road)**

**ADOPTED BY
THE PRESIDENT AND BOARD OF TRUSTEES
OF THE
VILLAGE OF SUGAR GROVE**

THIS __ DAY OF MARCH, 2025

Published in pamphlet form by authority
of the President and the Board of Trustees
of the Village of Sugar Grove, Illinois this
__ day of _____, 2025

**VILLAGE OF SUGAR GROVE
ORDINANCE NO. 2025-0318__**

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY,
ILLINOIS
(66 & 68 Neil Road)**

WHEREAS, the Village of Sugar Grove, Illinois (the “Village”) is a duly organized and validly existing non-home rule municipality organized and operating under the Illinois Municipal Code (65 ILCS 5/1-1-1, *et seq.*); and

WHEREAS, the President of the Village (the “President”) and the Board of Trustees of the Village (the “Village Board” and with the President, the “Corporate Authorities”) are committed to furthering the growth of the Village, enabling the Village to control development in the area and promoting public health, safety, comfort, morals and welfare; and

WHEREAS, Section 11-13-5 of the Illinois Municipal Code (65 ILCS 5/11-13-5) authorizes the Corporate Authorities to approve variations to zoning regulations; and

WHEREAS, Title 11, of the Municipal Code of Sugar Grove (the “Village Code”) is known as the Zoning Regulations for the Village of Sugar Grove, County of Kane, State of Illinois (the “Zoning Regulations”), and sets forth the land use regulations for the Village; and

WHEREAS, there exists certain real property located at the address commonly known as 66 and 68 Neil Road, Sugar Grove, Illinois (the “Property”); and

WHEREAS, Timothy Nash (the “Petitioner”) submitted an application to the Village that included exhibits containing plans and specifications for the Property (the “Petition”), incorporated herein by reference; and

WHEREAS, the Petitioner is requesting a variance from the Zoning Ordinance to allow for a relief from the minimum lot width and minimum interior side yard setback (the “Zoning Relief”); and

WHEREAS, Section 11-13-10 of the Zoning Ordinance authorizes the planning and zoning commission (the “PZB”) to hold public hearings on applications for variations and thereafter to submit reports of findings and recommendations to the Village Board; and

WHEREAS, after all required notices were given and posted, the PZB held a public hearing (the “Hearing”) regarding the Zoning Relief; and

WHEREAS, at the Hearing, testimony was given, evidence was presented, comments were solicited, the public was afforded opportunities to be heard regarding the Petition and the proposed Zoning Relief and due consideration was given to the Petition; and

WHEREAS, the PZB considered the factors set forth in Subsection 11-13-10 of the Zoning Ordinance and based on the testimony and evidence given at the Hearing, the PZB made certain findings of fact and recommended to the Corporate Authorities that the Zoning Relief be approved (the “Findings of Fact”), attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Corporate Authorities have duly considered the recommendation of the PZB, the Petition, the evidence and the was obtained from the Village as it related to relief from the Village’s minimum lot width and side yard setback.

WHEREAS, the Corporate Authorities have also found that complying with the strict letter of the Village Code will cause the Petitioner practical difficulties or a particular hardship due to fact that the Petitioner is seeking to subdivide the existing lot with a duplex into two lots and the proposed variances are required.

WHEREAS, the Zoning Relief will promote the public health, safety, comfort, morals and welfare; and

WHEREAS, after review of the Petition and related evidence, along with the PZB's recommendation, the Corporate Authorities have determined that it is advisable, necessary and in the best interests of the Village and its residents to approve the Zoning Relief, subject to any conditions set forth by the Corporate Authorities;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION 1. The Corporate Authorities hereby find that all of the recitals hereinbefore stated as contained in the preambles to this Ordinance are full, true and correct and hereby incorporate and make them part of this Ordinance.

SECTION 2. After thoughtful consideration and based on the Petition and other testimony and evidence, including the fact that the Petitioner is requesting relief from the reduction of the minimum lot width at the building setback line and relief from the minimum interior side yard, which will allow the petitioner to proceed with a subdivision of the existing lot, the Corporate Authorities hereby waive any inconsistencies in the Zoning Ordinance, and hereby find that: (a) Property will not yield a reasonable return if developed under the requirements under the current zoning regulations; b) There are unique circumstances causing the owners plight. c) The variation will not alter the essential character of the area, d) There are particular physical surroundings, shape or topographical conditions of the property creating a true hardship. e) The conditions creating the hardship do not exist on properties throughout the area. f) The purpose of the variation is not exclusively based on the desire to make more money on developing the property. G) Granting

this variation will not be materially detrimental to the public welfare or injurious to other property improvements in the neighborhood. Based on the foregoing, the Corporate Authorities hereby authorize, approve and grant the Zoning Relief, subject to any conditions specified by the Corporate Authorities. The employees and officers of the Village are authorized and directed to take any and all action necessary to carry out the intent of this Ordinance.

SECTION 3. That the officers, employees, and/or agents of the Village shall take all action necessary or reasonably required to carry out, give effect to, and consummate the Zoning Relief contemplated by this Ordinance and shall take all action necessary in conformity therewith.

SECTION 4. That all past, present and future acts and doings of the officials of the Village that are in conformity with the purpose and intent of this Ordinance are hereby, in all respects, ratified, approved, authorized and confirmed.

SECTION 5. That the provisions of this Ordinance are hereby declared to be severable and should any provision of this Ordinance be determined to be in conflict with any law, statute or regulation, said provision shall be excluded and deemed inoperative and unenforceable and all other provisions shall remain unaffected, unimpaired, valid and in full force and effect.

SECTION 6. In the event of any conflict between the terms of this Ordinance and the terms of the Village Code, or any other code, ordinance or regulation of the Village, the terms of this Ordinance shall control and prevail in all instances.

SECTION 7. All code provisions, ordinances, resolutions, rules and orders, or parts thereof, in conflict herewith are, to the extent of such conflict, hereby superseded.

SECTION 8. A full, true and complete copy of this Ordinance shall be published in pamphlet form or in a newspaper published and of general circulation within the Village as provided by the Illinois Municipal Code, as amended.

SECTION 9. This Ordinance shall be in full force and effect after passage, approval and publication in pamphlet form or as otherwise provided by applicable law.

ADOPTED THIS __ DAY OF MARCH, 2025.

AYES/YEAS: _____

NAYS/NOES: _____

ABSENT: _____

ABSTAIN: _____

ADOPTED THIS __ DAY OF MARCH 2025.

Jennifer Konen, Village President

ATTEST:

Village Clerk

EXHIBIT A
(STAFF REPORT)

STATE OF ILLINOIS)
) SS
COUNTY OF KANE)

CLERK'S CERTIFICATE

I, _____ certify that I am the duly appointed and acting Clerk of the Village of Sugar Grove, Kane County, Illinois, and I do hereby certify that I am currently the keeper of its books and records and that the attached hereto is a true and correct copy of an Ordinance titled:

**AN ORDINANCE GRANTING A VARIANCE TO CERTAIN REAL PROPERTY
LOCATED IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY,
ILLINOIS
(66 & 68 Neil Road)**

I certify that on _____, 2025, the Board of Trustees of Sugar Grove (or the Corporate Authorities, if required by law), at a regular meeting, passed and adopted Ordinance No. _____, which was approved by the Village President on the _____ day of _____, 2025.

I do further certify, in my official capacity, that a quorum of said Board of Trustees was present at the meeting and that the meeting was held in compliance with all requirements of the Open Meetings Act (5 ILCS 120/1, *et seq.*).

The pamphlet form of Ordinance No. _____, including the Ordinance and cover sheet thereof, was prepared and a copy of such Ordinance was posted in the municipal building, commencing on _____, 2025 and continuing for at least ten (10) days thereafter. Copies of such Ordinance are also available for public inspection upon request in the office of the Village Clerk and online.

DATED at Sugar Grove, Illinois, this _____ day of _____, 2025.

Village Clerk
Village of Sugar Grove

(Seal)

FINAL PLAT OF
NEIL ROAD RESUBDIVISION

LOT 1 CONTAINS 6,169 SQ. FT.
LOT 2 CONTAINS 6,559 SQ. FT.

A RESUBDIVISION OF LOT 12 IN BLOCK 2 OF UNIT ONE, RICHARD'S TOLLWAY
SUBDIVISION ACRES, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS

ADDRESS: 66-68 NEIL ROAD, SUGAR GROVE, IL, 60554
PIN: 14-21-204-010

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }SS

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

CHAIRMAN

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 _____, 20__.

VILLAGE CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENT

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 _____, 20__.

VILLAGE TREASURER

OWNER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }SS

THIS IS TO CERTIFY THAT THE UNDERSIGNED ARE THE OWNER OF THE PROPERTY
DESCRIBED ON THE ATTACHED PLAT AND 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 UNDERSIGN FURTHER CERTIFIES THAT ALL OF THE LAND INCLUDED IN THIS PLAT
LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.
WITNESS OUT HAND AND SEAL AT _____, _____,
THIS ____ DAY OF _____, 20__.

TIMOTHY J. NASH
COTTAGE DOOR LLC
268 WHEELER ROAD
SUGAR GROVE, IL 60554

NOTARY CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }SS

I, _____, NOTARY PUBLIC IN AND FOR THE STATE AND
COUNTY AFORESAID, HEREBY CERTIFY THAT _____ AND
_____, PERSONALLY KNOWN TO ME, TO BE THE SAME PERSONS
WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED BEFORE
ME THIS DAY AND ACKNOWLEDGED THE EXECUTION OF THE ANNEXED PLAT AND
ACCOMPANYING INSTRUMENTS FOR THE USES AND PURPOSES THEREIN SET FORTH AS
THEIR FREE AND VOLUNTARY ACT.
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF
_____, 20__.

NOTARY PUBLIC

RECORDER'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF KANE }SS

THIS INSTRUMENT NO. _____ WAS FILED
FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, THIS
____ DAY OF _____, 20__ AT _____
O'CLOCK ____ M

KANE COUNTY RECORDER

VILLAGE BOARD'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, THIS ____
DAY OF _____, 20__.

PRESIDENT

COUNTY CLERK'S CERTIFICATE

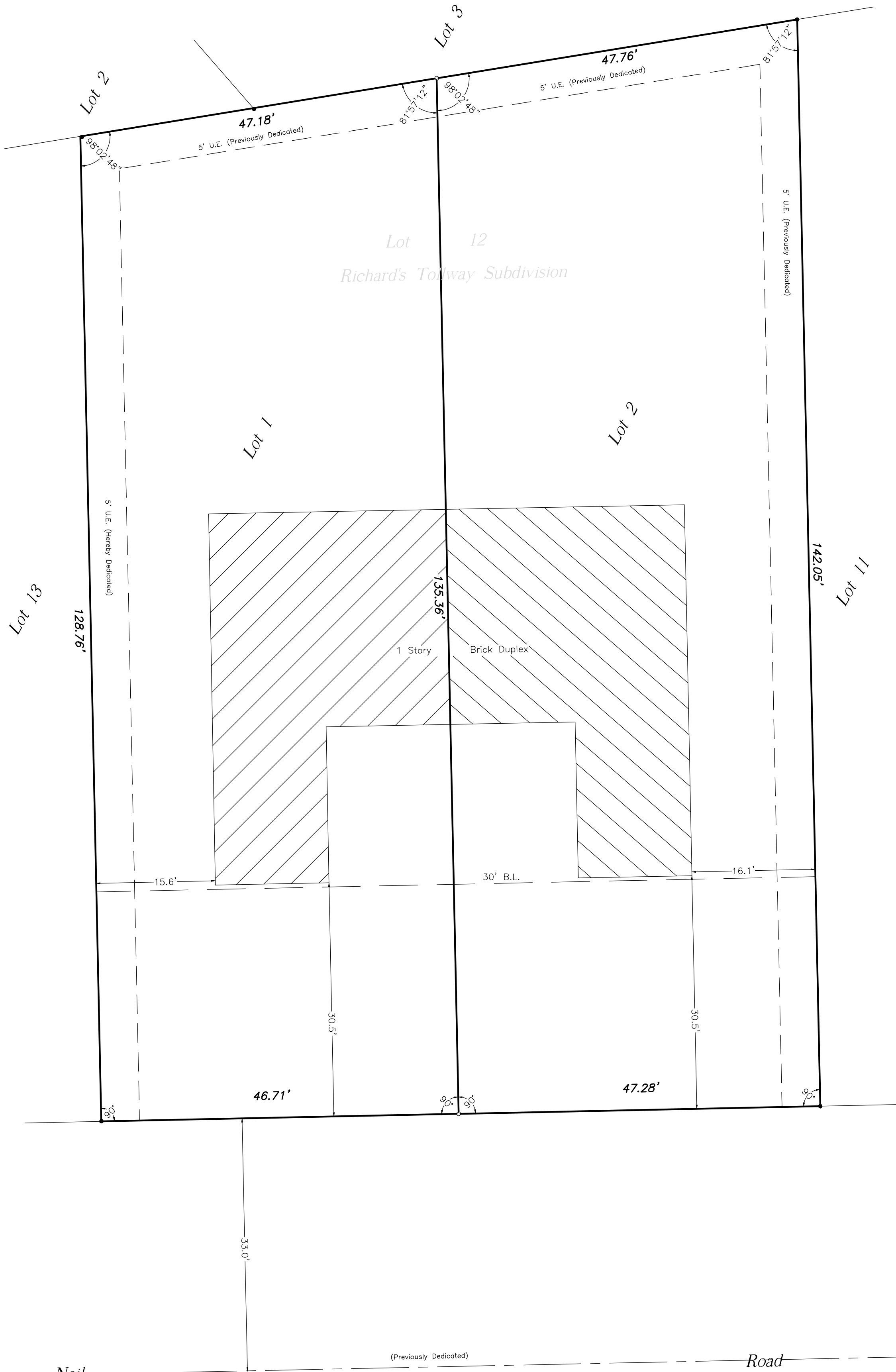
STATE OF ILLINOIS }
COUNTY OF KANE }SS

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 THEREIN THE PLAT HEREIN DRAWN.
I FURTHER CERTIFY THAT I HAVE RECEIVED ALL STATUTORY FEES IN
CONNECTION WITH THE PLAT HEREIN DRAWN.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT GENEVA,
ILLINOIS THIS ____ DAY OF _____, 20__.

COUNTY CLERK

SCALE 1"=10'

-----LEGEND-----
----- Boundary of property surveyed
• Found iron pipe
o Set iron pipe
B.L. Building line
U.E. Utility easement



PUBLIC UTILITY AND DRAINAGE EASEMENT

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 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 HEREIN SET FORTH AND THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS 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 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 DISTURB ANY TRANSMISSION AND DISTRIBUTION SYSTEMS AND FACILITIES APPURTENANT THERETO EXISTING WITHIN THE EASEMENTS BEING CROSSED OR RECROSSED. NO USE OR OCCUPATION OF SAID EASEMENTS BY THE ABOVE NAMED ENTITIES SHALL CAUSE ANY CHANGE IN GRADE OR IMPAIR OR CHANGE THE SURFACE DRAINAGE PATTERNS.

FOLLOWING ANY WORK TO BE PERFORMED BY THE VILLAGE OF SUGAR GROVE IN THE EXERCISE OF ITS EASEMENT RIGHTS HEREIN GRANTED, SAID VILLAGE SHALL HAVE NO OBLIGATION WITH RESPECT TO SURFACE RESTORATION, INCLUDING BUT NOT LIMITED TO, THE RESTORATION, REPAIR OR REPLACEMENT OF PAVEMENT, CURB, GUTTERS, TREES, LAWN OR SHRUBBERY, PROVIDED, HOWEVER, THAT SAID 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.

STATE OF ILLINOIS }
COUNTY OF DEKALB }SS

THIS IS TO CERTIFY THAT I LESLIE AARON DOOGS, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED AND SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

LOT 12 IN BLOCK 2 OF UNIT ONE, RICHARD'S TOLLWAY SUBDIVISION, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT THE ATTACHED PLAT HEREON DRAWN IS A CORRECT AND ACCURATE REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT NO PART OF THE ABOVE DESCRIBED PROPERTY IS LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, BASED ON FIRM 1708900315J, DATED JULY 17, 2012. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD.

I FURTHER CERTIFY THAT ALL SUBDIVISION MONUMENTS WILL BE SET AND I HAVE DESCRIBED THEM ON THIS FINAL PLAT AS REQUIRED BY THE PLAT ACT (785-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 ADMINISTRATIVE CODE (SECTION 1270-56 OF THE ILLINOIS PROFESSIONAL LAND SURVEYOR ACT OF 1989).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN CORPORATE LIMITS OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE AS AMENDED.

DATED AT DEKALB, ILLINOIS THIS 2ND DAY OF JANUARY, 2025.

LESLIE AARON DOOGS
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3833
LICENSE EXPIRATION DATE: NOVEMBER 30TH, 2026

JADE Hanna Surveyors
155 N 3rd Street
Dekalb, IL 60115
(815) 756-2189
Info@HannaSurveyors.com
License No. 184006622