



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: APPROVING PLAT OF EASEMENTS FOR THE GROVE AREA 1

AGENDA: March 3, 2026

DATE: February 24, 2026

ISSUE

Should that Village Board approve a Resolution approving a Plat of Easement for The Grove Area 1 located off of Merrill Road for the purpose of granting public utility and drainage and Fox Metro sanitary sewer easements.

DISCUSSION

The Village Board discussed approving a Resolution for a Plat of Easements for The Grove Area 1 at the February 17th Village Board meeting. The Board raised numerous concerns over approving the plat of resolution due to errors that were found in the previously approved Plat of Subdivision. President Stillwell stated that she felt the Plat of Subdivision should be revised to include the easements rather than having 2 separate plats. President Stillwell also pointed out several errors found on the original plat pertaining to dimensions shown. When discussed it was stated that these errors could be corrected with a certificate of correction. The board voted to continue the matter until the next board meeting on March 3rd requiring that the plat of subdivision be rereviewed and a certificate of correction be prepared for any errors found. Crown Community Development stated they would comply and bring back the plat of resolution and certificate of correction at the next meeting.

Crown has completed their re-review of the Plat of Subdivision and prepared the certificate of correction. They also identified two typographical errors on the plat of easements that they corrected. Attached to this report is the corrected plat of easements along with a redline version showing the two corrections.

COST

All costs associated with this are borne by the applicant.

ATTACHMENTS

Redline version of the Plat of Easement for the Grove Area 1
Resolution approving Plat of Easements for the Grove Area 1
Plat of Easement The Grove Area 1

RECOMMENDATION

Staff recommends that the Village Board approve the Resolution approving the Plat of Easements for the Grove Area 1.

PLAT OF EASEMENT - AREA 1

FOR PURPOSE OF GRANTING PUBLIC UTILITY AND DRAINAGE AND FOX METRO SANITARY SEWER EASEMENTS

TAX PINS: 14-04-100-036

OWNER ADDRESS / RETURN TO

SUGAR GROVE, LLC 1751A WEST DIEHL ROAD NAPERVILLE, IL 60563

SITE ADDRESS

4 S 411 MERRILL ROAD SUGAR GROVE, IL 60554

LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3rd, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

CURVE TABLE with columns: NO, RADIUS, LENGTH, CHORD BEARING, CHORD

OWNER'S CONSENT

STATE OF _____) SS COUNTY OF _____)

THIS IS TO CERTIFY THAT SUGAR GROVE, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE FEE SIMPLE OWNER OF THE PROPERTY DESCRIBED HEREON, AND DOES HEREBY CONSENT TO THE EASEMENTS DEPICTED HEREON AND THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

DATED THIS ____ DAY OF _____, A.D., 20__.

SUGAR GROVE, LLC.

SIGNED: _____

PRINT NAME: _____

ITS: _____

NOTARY PUBLIC

STATE OF _____) SS COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

_____ OF SUGAR GROVE, LLC WHO IS/ARE PERSONALLY KNOWN TO ME TO BE THE SAME WHOSE NAME(S) IS/ARE SUBSCRIBED TO THE FOREGOING CERTIFICATE, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE/SHE/HEY DID SIGN AND DELIVER THIS INSTRUMENT AS A FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTORIAL SEAL THIS ____ DAY OF _____, A.D., 20__.

NOTARY PUBLIC

STATE OF ILLINOIS)) SS COUNTY OF KANE)

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)) SS COUNTY OF KANE)

APPROVED BY AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE

VILLAGE OF SUGAR GROVE, ILLINOIS, BY RESOLUTION NO. _____ AT A MEETING HELD

THIS ____ DAY OF _____, AD 20__.

VILLAGE CLERK _____

VILLAGE OF SUGAR GROVE SANITARY SEWER EASEMENT PROVISIONS

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 SANITARY SEWERS WITHIN THE AREAS SHOWN ON THE PLAT AS "VILLAGE OF SUGAR GROVE SANITARY SEWER 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 "VILLAGE OF SUGAR GROVE SANITARY SEWER EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, FENCES, 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 TO 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.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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, FENCES, 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.

FOX METRO WATER RECLAMATION SANITARY EASEMENT PROVISIONS

A PERPETUAL EASEMENT RIGHT IS HEREBY RESERVED FOR, AND GRANTED TO, THE FOX METRO WATER RECLAMATION DISTRICT AND ITS SUCCESSORS AND ASSIGNS (GRANTEE) OVER, UNDER, AND UPON THE AREAS DESIGNATED HEREON AS PERPETUAL EASEMENT. SAID EASEMENT SHALL BE FOR THE PURPOSES OF THE CONSTRUCTION, RECONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, INSTALLATION AND INSPECTION OF IMPROVEMENTS AND APPURTENANCES, DEEMED NECESSARY BY THE GRANTEE TO SERVE THESE OR OTHER LANDS WITH SANITARY SEWER, TOGETHER WITH THE RIGHT OR ACCESS FOR MEN AND EQUIPMENT DEEMED NECESSARY BY THE GRANTEE TO ACCOMPLISH SUCH PURPOSES.

THE GRANTEE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSES HEREIN SET FORTH, ALSO HEREBY GRANTED IS THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN SAID EASEMENT AREAS WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE ABOVE NOTED PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES, FENCES OR OTHER OBSTRUCTIONS SHALL BE ERRECTED IN OR OVER SAID AREAS, GRANTEE RESERVES THE RIGHT TO USE SAID AREAS FOR FARMING, LANDSCAPING THAT WOULD NOT OBSTRUCT OR INTERFERE WITH VEHICULAR ACCESS, SIDEWALKS, PARKING, ROADWAYS, OR OTHER PURPOSES, IF SUCH USES DO NOT THEN, OR LATER INTERFERE WITH AFOREMENTIONED PURPOSES.

UTILITY IMPROVEMENTS BY OTHERS SHALL BE PERMITTED TO CROSS SAID AREAS AT RIGHT ANGLES THERETO; HOWEVER, NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, ETC., SHALL BE ERRECTED WITHIN THE PERPETUAL EASEMENT AS A RESULT OF ANY SUCH RIGHT ANGLE CROSSINGS. NO OTHER UTILITY IMPROVEMENTS SHALL OTHERWISE BE INSTALLED WITHIN SAID AREAS.

GRANTOR SHALL NOT MATERIALLY ALTER THE GRADE OF THE EASEMENT TRACTS WITHOUT THE PRIOR, EXPRESS WRITTEN CONSENT OF THE GRANTEE.

NO GRADING OR REGRADING OF SAID EASEMENT AREAS TO ANY SLOPE OVER 6% SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE GRANTEE.

OPEN SPACE EASEMENT PROVISIONS

THE USE OF AREAS LABELED "OPEN SPACE EASEMENT" SHOWN ON THIS PLAT OF SUBDIVISION ARE HEREBY RESERVED FOR AND GRANTED TO THE AREA 1 HOMEOWNERS ASSOCIATION (GRANTEE) AS STATED HEREON AND TO THEIR ASSIGNS AND SUCCESSORS. THE GRANTEE OF THE EASEMENT SHALL REMAIN PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE "OPEN SPACE EASEMENT". NO TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID EASEMENT, EXCEPT FOR MONUMENT SIGNS FOR THE PROPOSED DEVELOPMENT. THE EASEMENTS MAY BE USED AS A "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND FOR PUBLIC RECREATIONAL PURPOSES AND PUBLIC BIKE PATHS FOR NON-MOTORIZED VEHICULAR USE. THE GRANTEE OF SAID EASEMENT SHALL HAVE RIGHTS TO PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS, OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NOTHING IN THIS "OPEN SPACE EASEMENT" PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORM WATER MANAGEMENT EASEMENT.

KANE COUNTY RECORDER'S CERTIFICATE

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

KANE COUNTY RECORDER _____

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)) S.S. COUNTY OF KANE)

APPROVED THIS ____ DAY OF _____, 2026.

BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS.

PURSUANT TO ORDINANCE NO. _____

A PROPER ORDINANCE ADOPTED BY THE SUGAR GROVE VILLAGE BOARD ON _____, 2026

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)) S.S. COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED,

DATED AT SUGAR GROVE, ILLINOIS THIS ____ DAY OF _____, A.D., 20__.

VILLAGE ENGINEER _____

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT KIMLEY-HORN HAS PREPARED THIS GRANT OF EASEMENT AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES DESCRIBED HEREIN. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS.

THIS ____ DAY OF _____, 2026.

BY: BRADLEY A. STROHL PROFESSIONAL LAND SURVEYOR NO. 3686 MY LICENSE EXPIRES 11/30/26

KIMLEY-HORN AND ASSOCIATES, INC. DESIGN FIRM: 184002012-0006 EXPIRES 04/30/2027 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PH: 331-209-0476 BRAD.STROHL@KIMLEY-HORN.COM



Table with columns: NO, REVISIONS, DATE



Table with columns: SCALE, AS NOTED, FIELD BY, EK, DRAWN BY, AJ, CHECKED BY, BAS

PLAT OF EASEMENT

AREA 1 (SINGLE FAMILY)

ORIGINAL ISSUE: 12/11/2025 KHA PROJECT NO. 168740009 SHEET NUMBER



**VILLAGE OF SUGAR GROVE
KANE COUNTY, ILLINOIS**

RESOLUTION NO.: 2026-0303CD2

A RESOLUTION APPROVING A PLAT OF EASEMENT FOR THE GROVE AREA 1

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq*; and,

WHEREAS, a Plat of Easement has been prepared for public utility and drainage, Fox Metro, sanitary sewer, and open space easements on certain property located in lot 9 in the Grove Subdivision being a subdivision of that part of the north half of section 4, township 38 north, range 7 east of the third principal meridian, according to the plat thereof recorded October 3rd, 2024 as document number 2024K036091, all in Sugar Grove Township, Kane County, Illinois and is attached as **Exhibit A** attached here to and made a part hereof by this reference.

WHEREAS, it has been determined that easements for public utility and drainage, Fox Metro, sanitary sewer, and open space are required or needed and it is in the Village's best interest to establish said easements.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees that the Plat of Easement, attached hereto as Exhibit A and made a part hereof by this reference, be and it is hereby approved, and the Village President and Village Clerk are hereby directed to execute said Plat, and the Village Clerk is hereby directed to record said Plat on behalf of the Village.

REPEALER

All resolutions or portions thereof in conflict with this resolution are hereby repealed.

SEVERABILITY

Should any provision of this resolution be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and affect the same as if the invalid provision had not been a part of this resolution.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 3rd, day of March 2026.

Sue Stillwell, Village President

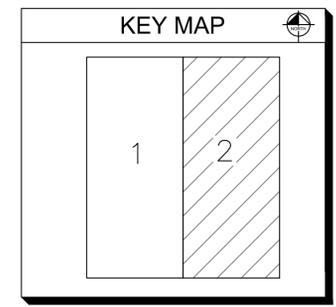
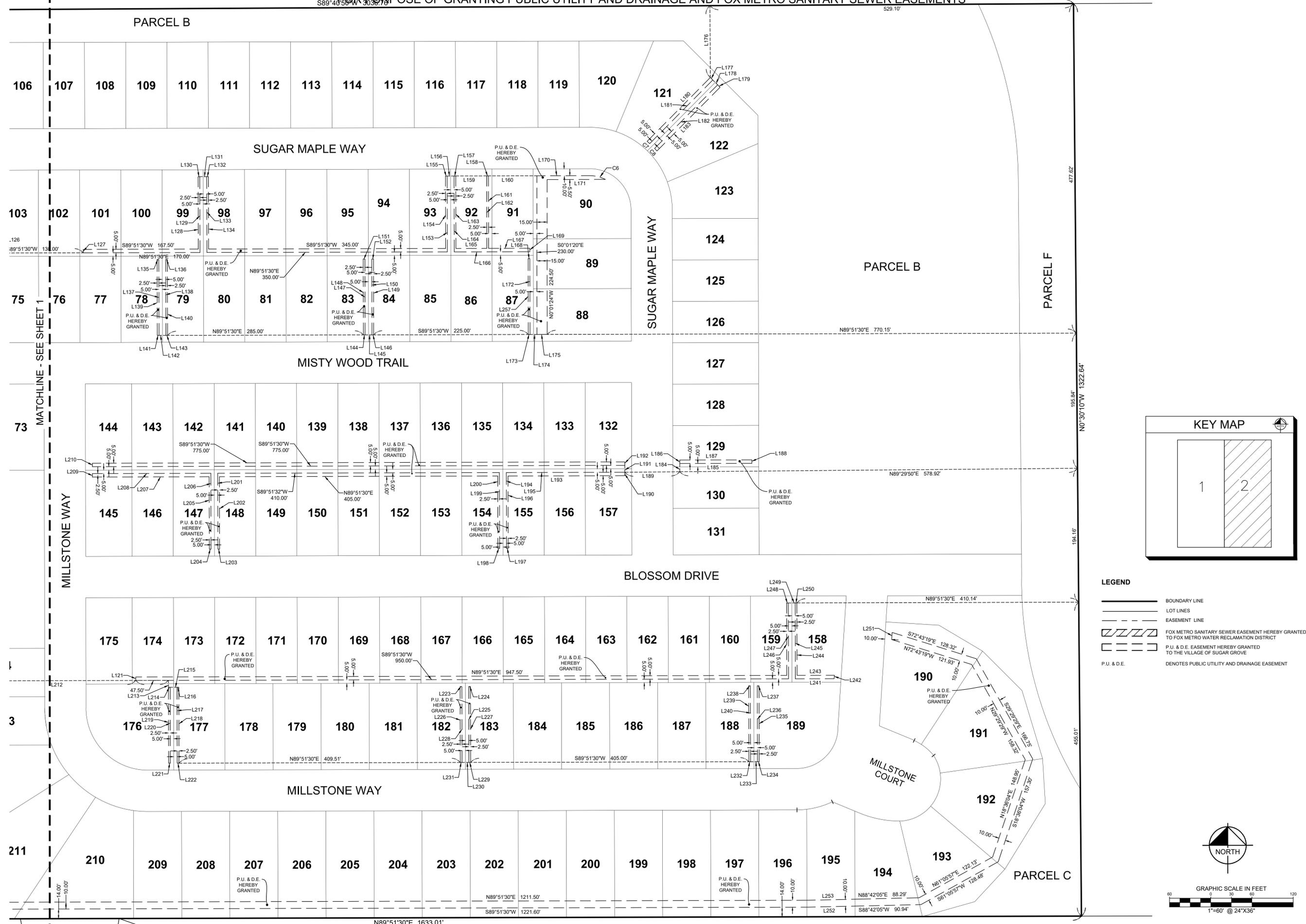
Madeline Dossett, Deputy Village
Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____

PLAT OF EASEMENT - AREA 1

FOR PURPOSE OF GRANTING PUBLIC UTILITY AND DRAINAGE AND FOX METRO SANITARY SEWER EASEMENTS



- LEGEND**
- BOUNDARY LINE
 - LOT LINES
 - EASEMENT LINE
 - FOX METRO SANITARY SEWER EASEMENT HEREBY GRANTED TO FOX METRO WATER RECLAMATION DISTRICT
 - P.U. & D.E. EASEMENT HEREBY GRANTED TO THE VILLAGE OF SUGAR GROVE
 - DENOTES PUBLIC UTILITY AND DRAINAGE EASEMENT



SCALE:	AS NOTED	
FIELD BY:	EK	
DRAWN BY:	AJ	
CHECKED BY:	BAS	
REVISED DIMENSIONS	02/23/26	BAS
VILLAGE & FOX METRO COMMENTS	01/16/26	BAS
REVISIONS		
No.		DATE
1		
2		

Kimley-Horn
© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
4201 WINFIELD ROAD, SUITE 600
PHOENIX, AZ 85028-4872-5500
WWW.KIMLEY-HORN.COM

PLAT OF EASEMENT

AREA 1 (SINGLE FAMILY)
SUGAR GROVE, IL 60554

ORIGINAL ISSUE:
12/11/2025
KHA PROJECT NO.
168740009

SHEET NUMBER
2 OF 3

PLAT OF EASEMENT - AREA 1

FOR PURPOSE OF GRANTING PUBLIC UTILITY AND DRAINAGE AND FOX METRO SANITARY SEWER EASEMENTS

TAX PINS: 14-04-100-036

OWNER ADDRESS / RETURN TO

SUGAR GROVE, LLC 1751A WEST DIEHL ROAD NAPERVILLE, IL 60563

SITE ADDRESS

4 S 411 MERRILL ROAD SUGAR GROVE, IL 60554

LOT 9 IN THE GROVE SUBDIVISION BEING A SUBDIVISION OF THAT PART OF THE NORTH HALF OF SECTION 4, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 3rd, 2024 AS DOCUMENT NUMBER 2024K036091, ALL IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

CURVE TABLE with columns: NO, RADIUS, LENGTH, CHORD BEARING, CHORD. Rows C1 through C8.

OWNER'S CONSENT

STATE OF _____) SS COUNTY OF _____)

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DATED THIS ____ DAY OF _____, A.D., 20__.

SUGAR GROVE, LLC.

SIGNED: _____

PRINT NAME: _____

ITS: _____

NOTARY PUBLIC

STATE OF _____) SS COUNTY OF _____)

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NOTARY PUBLIC

STATE OF ILLINOIS)) SS COUNTY OF KANE)

APPROVED BY AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE

VILLAGE OF SUGAR GROVE, ILLINOIS, BY RESOLUTION NO. _____ AT A MEETING HELD

THIS ____ DAY OF _____, AD 20__.

VILLAGE CLERK

VILLAGE CLERK

VILLAGE OF SUGAR GROVE SANITARY SEWER EASEMENT PROVISIONS

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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 "VILLAGE OF SUGAR GROVE SANITARY SEWER EASEMENT", BUT SUCH AREAS MAY BE USED FOR GARDENS, SHRUBS, TREES, LANDSCAPING, DRIVEWAYS, FENCES, 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.

PUBLIC UTILITY AND DRAINAGE EASEMENT PROVISIONS

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, FENCES, 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.

FOX METRO WATER RECLAMATION SANITARY EASEMENT PROVISIONS

A PERPETUAL EASEMENT RIGHT IS HEREBY RESERVED FOR, AND GRANTED TO, THE FOX METRO WATER RECLAMATION DISTRICT AND ITS SUCCESSORS AND ASSIGNS (GRANTEE) OVER, UNDER, AND UPON THE AREAS DESIGNATED HEREON AS PERPETUAL EASEMENT. SAID EASEMENT SHALL BE FOR THE PURPOSES OF THE CONSTRUCTION, RECONSTRUCTION, REMOVAL, REPAIR, REPLACEMENT, INSTALLATION AND INSPECTION OF IMPROVEMENTS AND APPURTENANCES, DEEMED NECESSARY BY THE GRANTEE TO SERVE THESE OR OTHER LANDS WITH SANITARY SEWER, TOGETHER WITH THE RIGHT OR ACCESS FOR MEN AND EQUIPMENT DEEMED NECESSARY BY THE GRANTEE TO ACCOMPLISH SUCH PURPOSES.

THE GRANTEE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE PROPERTY FOR THE PURPOSES HEREIN SET FORTH, ALSO HEREBY GRANTED IS THE RIGHT TO CUT, TRIM, OR REMOVE ANY TREES, SHRUBS OR OTHER PLANTS WITHIN SAID EASEMENT AREAS WHICH, IN THE OPINION OF THE GRANTEE, INTERFERE WITH THE ABOVE NOTED PURPOSES. NO PERMANENT BUILDINGS, STRUCTURES, FENCES OR OTHER OBSTRUCTIONS SHALL BE ERRECTED IN OR OVER SAID AREAS, GRANTEE RESERVES THE RIGHT TO USE SAID AREAS FOR FARMING, LANDSCAPING THAT WOULD NOT OBSTRUCT OR INTERFERE WITH VEHICULAR ACCESS, SIDEWALKS, PARKING, ROADWAYS, OR OTHER PURPOSES, IF SUCH USES DO NOT THEN, OR LATER INTERFERE WITH AFOREMENTIONED PURPOSES.

UTILITY IMPROVEMENTS BY OTHERS SHALL BE PERMITTED TO CROSS SAID AREAS AT RIGHT ANGLES THERETO; HOWEVER, NO ELECTRICAL TRANSFORMERS, SWITCHING EQUIPMENT, JUNCTION BOXES, ETC., SHALL BE ERRECTED WITHIN THE PERPETUAL EASEMENT AS A RESULT OF ANY SUCH RIGHT ANGLE CROSSINGS. NO OTHER UTILITY IMPROVEMENTS SHALL OTHERWISE BE INSTALLED WITHIN SAID AREAS.

GRANTOR SHALL NOT MATERIALLY ALTER THE GRADE OF THE EASEMENT TRACTS WITHOUT THE PRIOR, EXPRESS WRITTEN CONSENT OF THE GRANTEE.

NO GRADING OR REGRADING OF SAID EASEMENT AREAS TO ANY SLOPE OVER 6% SHALL BE PERMITTED WITHOUT PRIOR APPROVAL BY THE GRANTEE.

OPEN SPACE EASEMENT PROVISIONS

THE USE OF AREAS LABELED "OPEN SPACE EASEMENT" SHOWN ON THIS PLAT OF SUBDIVISION ARE HEREBY RESERVED FOR AND GRANTED TO THE AREA 1 HOMEOWNERS ASSOCIATION (GRANTEE) AS STATED HEREON AND TO THEIR ASSIGNS AND SUCCESSORS. THE GRANTEE OF THE EASEMENT SHALL REMAIN PERPETUALLY RESPONSIBLE FOR THE MAINTENANCE OF THE "OPEN SPACE EASEMENT". NO TEMPORARY OR PERMANENT BUILDINGS OR STRUCTURES INCLUDING FENCES SHALL BE CONSTRUCTED OR MAINTAINED ON, ACROSS, OVER, OR THROUGH SAID EASEMENT, EXCEPT FOR MONUMENT SIGNS FOR THE PROPOSED DEVELOPMENT. THE EASEMENTS MAY BE USED AS A "PUBLIC UTILITIES AND DRAINAGE EASEMENT" AND FOR PUBLIC RECREATIONAL PURPOSES AND PUBLIC BIKE PATHS FOR NON-MOTORIZED VEHICULAR USE. THE GRANTEE OF SAID EASEMENT SHALL HAVE RIGHTS TO PLANT, MAINTAIN, INSPECT, REMOVE AND REPLACE TREES, SHRUBS, BUSHES, GRASS, PLANTS, GROUNDCOVERS, OTHER FORMS OF VEGETATION AND LANDSCAPING FEATURES. NOTHING IN THIS "OPEN SPACE EASEMENT" PROVISION SHALL PRECLUDE THE RIGHTS GRANTED WITHIN ANY DRAINAGE, UTILITY OR STORM WATER MANAGEMENT EASEMENT.

KANE COUNTY RECORDER'S CERTIFICATE

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

KANE COUNTY RECORDER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)) S.S. COUNTY OF KANE) APPROVED THIS ____ DAY OF _____, 2026, BY THE PRESIDENT AND THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, ILLINOIS.

PURSUANT TO ORDINANCE NO. _____

A PROPER ORDINANCE ADOPTED BY THE SUGAR GROVE VILLAGE BOARD ON _____, 2026

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

VILLAGE ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)) S.S. COUNTY OF KANE)

I, _____, VILLAGE ENGINEER FOR THE VILLAGE OF SUGAR GROVE, DO HEREBY CERTIFY THAT THIS DOCUMENT IS APPROVED, DATED AT SUGAR GROVE, ILLINOIS THIS ____ DAY OF _____, A.D., 20__.

VILLAGE ENGINEER

SURVEYORS CERTIFICATION

THIS IS TO CERTIFY THAT KIMLEY-HORN HAS PREPARED THIS GRANT OF EASEMENT AS SHOWN BY THE ANNEXED PLAT, FOR THE USES AND PURPOSES DESCRIBED HEREIN. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.

GIVEN UNDER MY HAND AND SEAL AT WARRENVILLE, ILLINOIS.

THIS ____ DAY OF _____, 2026.

BY: BRADLEY A. STROHL PROFESSIONAL LAND SURVEYOR NO. 3686 MY LICENSE EXPIRES 11/30/26

KIMLEY-HORN AND ASSOCIATES, INC. DESIGN FIRM: 184002012-0006 EXPIRES 04/30/2027 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PH: 331-209-0476 BRAD.STROHL@KIMLEY-HORN.COM



Table with columns: NO, REVISED DIMENSIONS, VILLAGE & FOX METRO COMMENTS, DATE.

Kimley-Horn logo and contact information: 2026 KIMLEY-HORN AND ASSOCIATES, INC. 4201 WINFIELD ROAD, SUITE 600 WARRENVILLE, IL 60555 PH: 331-209-0476 WWW.KIMLEY-HORN.COM

Table with columns: SCALE, AS NOTED, FIELD BY, DRAWN BY, CHECKED BY.

PLAT OF EASEMENT (SINGLE FAMILY) AREA 1 SUGAR GROVE, IL 60554 ORIGINAL ISSUE: 12/11/2025 KHA PROJECT NO. 168740009 SHEET NUMBER 3 OF 3