



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: FINAL PLAT OF SUBDIVISION KANELAND SCHOOL DISTRICT
TRANSPORTATION FACILITY

AGENDA: September 1, 2026

DATE: August 21, 2026

ISSUE

Shall the Village Board approve a resolution approving a final plat of subdivision for property located at 1501 Esker Drive.

DISCUSSION

The Board recently approved a Final PUD for the transportation building to be built at the Kaneland Middle School. During this process the School District became aware that they would be required to annex the entire parcel that the transportation facility will sit on, to Fox Metro Water Reclamation District (approx. 126 acres). In an effort to not have to annex the entire large parcel, the School District has applied for a final plat of subdivision to subdivide the area that the transportation facility will be occupying into a much smaller parcel. The proposed subdivision subdivides the larger 126 acre parcel into 2 separate parcels. Lot 1, which will be the lot that the transportation facility will be built on will be roughly 44 acres. Lot 2, which will include the remaining land on the subject parcel, will be roughly 82 acres.

The Plan Commission held the required public hearing on August 19, 2026. No objectors were present. The Plan Commission had no concerns with the proposal and recommended that the Village Board approve the proposed final plat of subdivision with the following condition:

1. The Village Engineer shall approve the Final Plat prior to Village Board voting on the case.

AYES: Airhart, Coia, Guddendorf, Rockwell, Dubina, Foss, Bieritz

NAYES: None

As of the date of this report, engineering has not been approved on the proposed plat. Overall, there are not any major required revisions, therefore, staff recommends that the Board approve the plat subject to final engineering approval if the Board wishes to do so.

COST

Any outside Village cost such as engineer review and recording are borne by the applicant.

ATTACHMENTS

Plan Commission Recommendation PC26-06

Resolution approving a Final Plat of Subdivision (Kaneland Transportation Facility)

Final Plat of Subdivision

RECOMMENDATION

That the Village Board approve the Resolution approving a Final Plat of Subdivision for the Kaneland School District Transportation Facility subject to Final Engineering Approval.

VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

R E C O M M E N D A T I O N

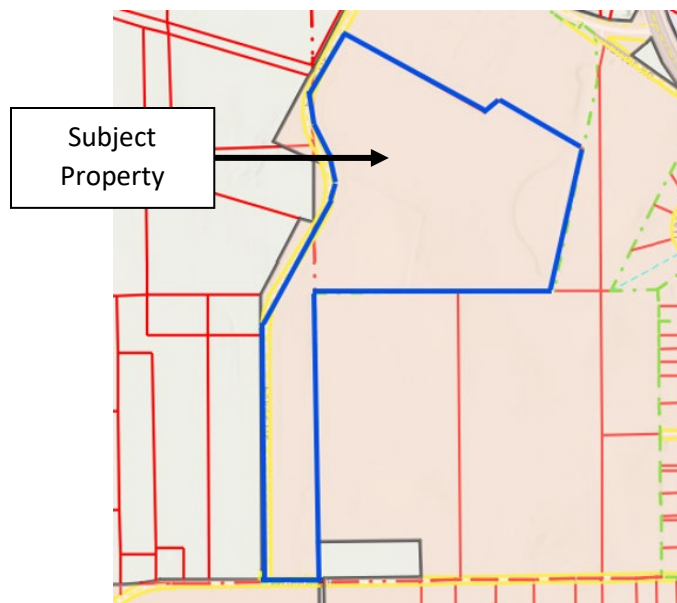
PC26-06

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of September 1, 2026
PETITION: 26-005 Kaneland School District – Final Plat of Subdivision

PROPOSAL

The applicants are requesting approval for a Final Plat of Subdivision for the subject parcel at 1501 Esker Dr.

LOCATION MAP



BACKGROUND & HISTORY

Kaneland School District recently received approval for a Final Planned Unit Development (PUD) for a bus transportation facility at 1501 Esker Dr. The transportation facility will be developed on roughly 9 acres of the roughly 126-acre parcel. The parcel that the transportation facility is planned to be built on has not yet been annexed into the Fox Metro Sanitary District. To avoid having to annex the entire 126-acre parcel, and pay the annexation fees for the entire 126 acres, the School District is proposing a Final Plat of Subdivision to resubdivide the subject parcel into two separate parcels. Lot 1, which will be the lot that the transportation facility will be built on, will be roughly 44 acres. Lot 1 will retain its existing address assignment – 1501 Esker Dr. Lot 2, which will include the remaining land on the subject parcel, will be roughly 82 acres.

EXISTING ZONING & LAND USE

The property is zoned BP; the zoning designation and land use of the property will not change.

DISCUSSION

Commissioner Coia inquired about the previous deviation request from the School District for the pavement material and about bike racks. Architect Dan Kritta stated that the project is moving forward with the thicker stone base and that the site is not convenient for biking, but a bike rack could be installed.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the Final Plat of Subdivision for Kaneland School District, subject to the following condition;

1. The Village Engineers shall approve the Final Plat prior to the Village Board voting on the case.

AYES: Airhart, Coia, Guddendorf, Rockwell, Dubina, Foss, Bieritz

NAYES: None

ABSENT: None

Motion Passed



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

RESOLUTION NO.: 2026-0901CD1

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION FOR KANELAND
SCHOOL DISTRICT TRANSPORTATION BUILDING**

WHEREAS, the Village of Sugar Grove has adopted subdivision regulations governing the review and approval of final plats of subdivision; and

WHEREAS, pursuant to the applicable provisions of the Village of Sugar Grove Subdivision Regulations, a final plat of subdivision is subject to review and approval by the Village Board; and

WHEREAS, the Kaneland Community Unit School District has submitted a Final Plat of Subdivision for the property commonly known as the Kaneland School District Transportation Building, said subdivision being identified as Kaneland First Resubdivision; and

WHEREAS, the Final Plat of Subdivision has been presented to the Village of Sugar Grove for review and approval and is attached hereto and incorporated herein as Exhibit A; and

WHEREAS, the Sugar Grove Plan Commission has reviewed the Final Plat of Subdivision and recommended approval thereof; and

WHEREAS, the President and Board of Trustees of the Village of Sugar Grove have reviewed the Final Plat of Subdivision and have determined that approval thereof, subject to final engineering approval by the Village, is in the best interests of the Village;

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

SECTION ONE: APPROVAL

The **Final Plat of Subdivision for Kaneland First Resubdivision**, substantially in the form attached hereto as **Exhibit A**, is hereby approved, subject to the Applicant obtaining final engineering approval from the Village and satisfying any conditions associated with such approval.

SECTION TWO: AUTHORIZATION

The Village President, Village Clerk, and other appropriate Village officials are hereby authorized and directed to execute the Final Plat of Subdivision and any documents reasonably necessary to effectuate the intent of this Resolution following satisfaction of the conditions set forth herein.

SECTION THREE: EFFECTIVE DATE

This Resolution shall be in full force and effect immediately upon its passage and approval as provided by law.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 1st day of **September 2026.**

Sue Stillwell, Village President

Tracey R. Conti, 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	_____	_____	_____	_____	_____

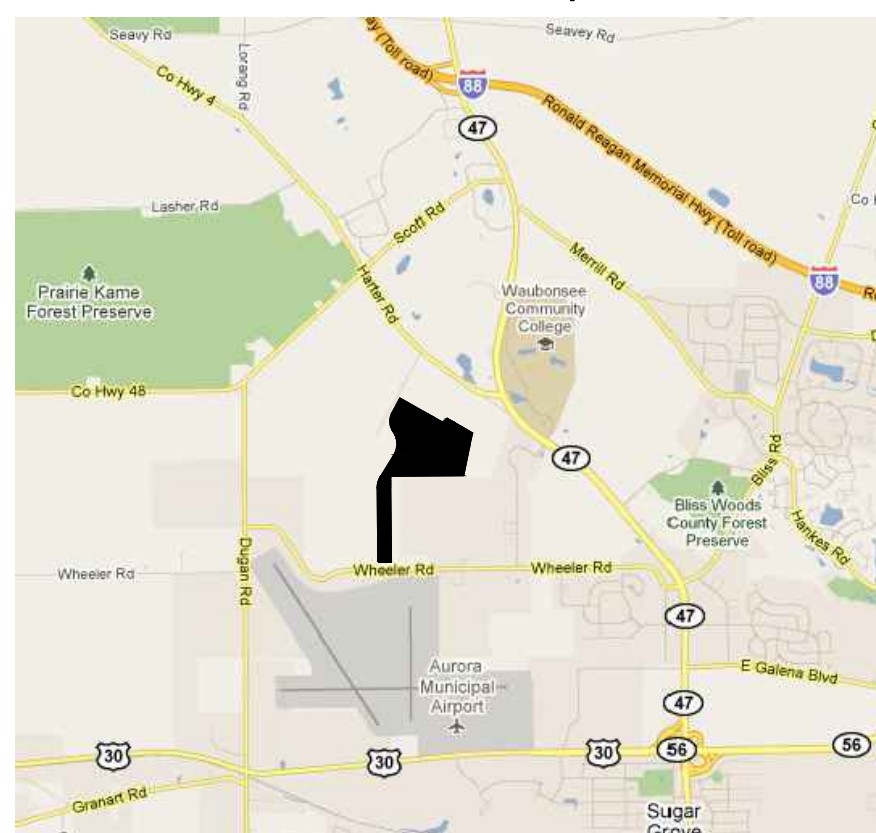
EXHIBIT A

FINAL PLAT OF SUBDIVISION
KANELAND FIRST RESUBDIVISION

Final Plat to be attached.

Kaneland First Resubdivision

No. 2012K003833



ABBREVIATIONS

N	NORTH
S	SOUTH
E	EAST
W	WEST
IR	IRON ROD
IP	IRON PIPE
100.00	N00°00'00"E MEASURED DATUM
(100.00	N00°00'00"E) RECORD
100.00	N00°00'00"E DEED CALL
B.S.L.	= BUILDING SETBACK LINE
D.E.	= DRAINAGE EASEMENT
M.	= MEASURE
Meas.	= MEASURE
P.U.	= PUBLIC UTILITY
R.	= RECORD
S.M.E.	= STORMWATER MANAGEMENT EASEMENT

PREPARED FOR:
BOARD OF EDUCATION OF KANELAND
COMMUNITY UNIT SCHOOL DISTRICT 302
47W326 KESLINGER RD.
MAPLE PARK, IL 60151
PH: 630-365-5111

