

Village President  
P. Sean Michels  
  
Village Clerk  
Cynthia Galbreath  
  
Village Administrator  
Brent M. Eichelberger



Village Trustees  
  
Robert Bohler  
Kevin Geary  
Mari Johnson  
Rick Montalto  
Thomas Renk

January 18, 2011  
Regular Board Meeting  
6:00 P.M.

CANCELLED

Committee of the Whole Meeting  
January 18, 2011  
6:30

CANCELLED

<p>Village President P. Sean Michels</p> <p>Village Clerk Cynthia Galbreath</p> <p>Village Administrator Brent M. Eichelberger</p>	 <p>10 S. Municipal Drive Sugar Grove, Illinois 60554 Phone: 630-466-4507 Fax: 630-466-4521</p>	<p>Village Trustees</p> <p>Robert Bohler Kevin Geary Mari Johnson Rick Montalto Thomas Renk</p>
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January 19, 2011  
Special Board Meeting  
6:00 P.M.  
**REVISED**

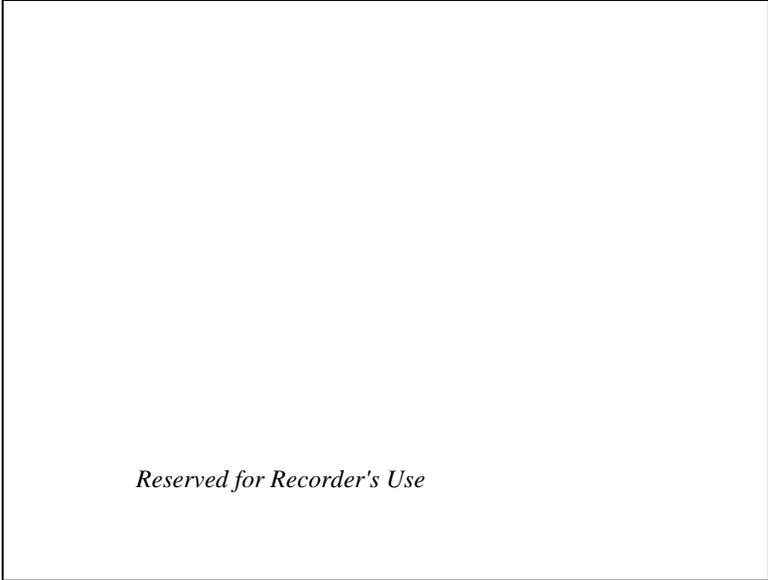
1. Call to Order
2. Pledge of Allegiance
3. Roll Call
4. Public Hearings
  - a. Meadowridge Villas Annexation Agreement Amendment
5. Appointments and Presentation
  - a. None
6. Public Comments
7. Consent Agenda
  - a. Approval:                      Treasurers Report
8. General Business
  - a. Discussion:                      Meadowridge Villas Annexation Agreement Amendment
  - b. Resolutions:                      Authorizing a Grant Application-IKE Grant for Mallard Point/Rolling Oaks Drainage Project
9. New Business
  - a. None
10. Closed Session:                      Land Acquisition, Personnel, Litigation
11. Adjournment

STATE OF ILLINOIS     )  
  ) SS  
COUNTY OF KANE     )

*Prepared by:*

*Steven A. Andersson  
Mickey, Wilson, Weiler, Renzi & Andersson,  
P.C.  
2111 W. Plum Street, Suite 201  
Aurora, IL 60506*

*Return to after recording:  
VILLAGE Clerk  
VILLAGE of Sugar Grove  
10 Municipal Drive  
Sugar Grove, IL 60554*



*Reserved for Recorder's Use*

**2<sup>nd</sup> AMENDMENT TO ANNEXATION AGREEMENT**

**(Meadowridge Villas-New Developer)**

This 2<sup>nd</sup> Amendment to Annexation Agreement (the "Amendment"), is made and entered into this \_\_\_\_ day of \_\_\_\_\_, 2010, by and between the VILLAGE OF SUGAR GROVE, a municipal corporation (the "VILLAGE") and DRH Cambridge Homes, Inc. (the "CONTRACT PURCHASER" and also referred to as the "NEW DEVELOPER") and Melrose Holdings Inc. (the "BANK"). The above referenced Parties are individually referred to as "Party" and collectively referred to as "Parties." The term "Village Board" shall refer to the Corporate Authorities of the Village of Sugar Grove.

**WITNESSETH**

**WHEREAS**, CONTRACT PURCHASER may purchase and BANK currently owns fee simple interest to portions of the property which is legally described in **Exhibit A**, attached hereto, consisting of approximately 34 acres, more or less (the "Property") and CONTRACT PURCHASER may purchase ~~additional~~ lots (being a portion of the Property) from BANK under the anticipated take down schedule listed as "**Exhibit A-1**" at which point ~~they~~ CONTRACT PURCHASER will (assuming all purchases occur) own all remaining buildable lots (~~except those purchased by other end users prior hereto~~); and,

**WHEREAS**, it is the desire of the VILLAGE to amend the annexation agreement for the Property and facilitate its future development pursuant to the terms and conditions of this Amendment and the ordinances of the VILLAGE; and,

**WHEREAS**, all notices required by law relating to this amended annexation agreement of the Property to the VILLAGE have been given to the persons or entities entitled to such notice pursuant to the applicable provisions of the Illinois Compiled Statutes; and,

**WHEREAS**, the Corporate Authorities of the VILLAGE have duly affixed the time for a public hearing on this Amendment and pursuant to legal notice have held such hearing thereon all as required by the provisions of the Illinois Compiled Statutes; and,

**WHEREAS**, in accordance with the powers granted to the VILLAGE by the provisions of 65 ILCS 5/11-15.1-1 through 15.1-5, inclusive, relating to Annexation Agreements, the parties hereto wish to enter into a binding Amended Agreement with respect to the Property and to provide for various other matters related directly or indirectly to the annexation of the Property as authorized by the provisions of said statutes; and,

**WHEREAS**, pursuant to due notice and publication in the manner provided by law, the appropriate zoning authorities of the VILLAGE have had such public hearing and have taken all further action required by the provisions of 65 ILCS 5/11-15.1-3 and the ordinances of the VILLAGE relating to the procedure for the authorization, approval and execution of this Amendment by the VILLAGE.

**NOW, THEREFORE**, in consideration of the mutual covenants, agreements and conditions herein contained, and by authority of and in accordance with the aforesaid statutes of the State of Illinois, the parties agree as follows:

**1. NEW DEVELOPER OBLIGATIONS.**

a) CONTRACT PURCHASER acknowledges that upon closing of the purchase of the first take down of property under **Exhibit “A-1”**, it will become a “New Developer” and a “Future Lot Owners/Builders” as those terms are used in the 1<sup>st</sup> Amendment to Annexation Agreement recorded in the Kane County Recorder’s Office (“1<sup>st</sup> Amendment”) as document number 2010K0818810. As such, the CONTRACT PURCHASER acknowledges that it shall, upon closing, be responsible for the obligations as noted below under said 1<sup>st</sup> Amendment for the lots purchased by CONTRACT PURCHASER from time to time. Specifically, the obligation for mitigation trees shall be fulfilled as specified in “**Exhibit A-1**” and parkway and sidewalk improvements (and parkway restoration) shall be fulfilled in front of any lots purchased by CONTRACT PURCHASER from time to time. If for any reason, all anticipated acquisition of lots by CONTRACT PURCHASER shall not occur, whosoever does acquire those lots (not acquired by CONTRACT PURCHASER) shall be responsible therefore.

b) All sections of the original annexation agreement recorded in the Kane County Recorder’s Office as document number 2005K092590 for the Property (“original annexation agreement”) and the 1<sup>st</sup> Amendment not specifically affected hereunder shall remain in full force and effect.

c) VILLAGE acknowledges that except for mitigation trees and sidewalks and parkway improvements (and parkway restoration) in front of lots actually purchased by CONTRACT PURCHASER from time to time, all public improvements of the original annexation agreement have been installed and accepted by the VILLAGE.

**2. FEES, DONATIONS AND CONTRIBUTIONS.**

Exhibit F of the original annexation agreement for the Property is hereby amended to read as shown on the attached “**Exhibit F Amended**” for a period commencing with the execution date of this 2nd Amendment and ending five years thereafter, at which time the original **Exhibit F** shall be restored to full force and effect and **Exhibit F Amended** shall cease to be of any force and effect. A lot for which a building permit has been issued prior to expiration of said 5 year period and for which construction proceeds in a commercially reasonable fashion, shall be able to utilize amended **Exhibit F Amended**. Any lot for which a building permit has not been issued prior to the expiration of said 5 year period (or for which a building permit has been issued prior to expiration of said 5 year period, but does not proceed with construction in a commercially reasonable fashion) shall not be able to utilize amended **Exhibit F Amended**, but instead shall utilize the original **Exhibit F**.

### 3. ARCHITECTURAL ELEVATIONS.

The VILLAGE agrees that subject to applicable building codes and ordinances, the CONTRACT PURCHASER may construct structures as shown on “**Exhibit E2 Amended**” attached hereto. The VILLAGE acknowledges that the structures shown are proprietary designs and property of the CONTRACT PURCHASER and nothing in this Agreement shall be construed to suggest that any other party (other than CONTRACT PURCHASER) has any right to utilize the elevations, architectural plans and/or designs without the express prior written consent of the CONTRACT PURCHASER. Exhibit E2 Amended only applies to those lots actually acquired by CONTRACT PURCHASER and does not extend to any successors unless CONTRACT PURCHASER provides its express written consent as aforesaid.

### 4. SECTION 19C AMENDED

Section 19C of the original annexation agreement is amended to read as follows:

#### “Addresses

Notice shall be provided at the following addresses:

1. VILLAGE: VILLAGE of Sugar Grove  
10 Municipal Drive  
Sugar Grove, IL 60554  
Attn: VILLAGE Administrator
2. Copy to: VILLAGE Attorney:  
Peter Wilson & Steve Andersson  
P. O. Box 787  
2111 Plum Street, Suite 201  
Aurora, IL 60507-0787
3. CONTRACT PURCHASER:

DRH Cambridge Homes, Inc.  
800 S Milwaukee Avenue  
Suite 250  
Libertyville, Il. 60048  
Attn: Paul F. Ivers and Steven H. Goodman

4. Copy to:

DR Horton, Inc.  
301 Commerce Street, Suite 500  
Fort Worth, Tx. 76012  
Attn: James Peebles

5. BANK:

6. Copy to:

#### **4. BINDING EFFECT AND TERM.**

The original annexation agreement, the 1<sup>st</sup> Amendment and this 2<sup>nd</sup> Amendment shall be binding upon and inure to the benefit of the parties hereto (except for the right to utilize the elevations, architectural plans and/or designs as stated in Section 3 hereof which shall not inure or be assigned to any successors without the express prior written consent of CONTRACT PURCHASER), their successors and assigns including, but not limited to, successor owner of record, successor OWNERS, lessees and successor lessees, and upon any successor municipal authority of the VILLAGE and successor municipalities for a period of twenty (20) years from the later of the date of execution hereof and the date of adoption of the ordinances pursuant hereto. This Amendment is effective pursuant to Section 15(A)(6) of the original annexation agreement.

#### **5. AGREEMENT TO PREVAIL OVER ORDINANCES.**

In the event of any conflict between this Amendment and any ordinances of the VILLAGE in force at the time of execution of this 2<sup>nd</sup> Amendment or enacted during the pendency of this

Amendment, the provision of this 2<sup>nd</sup> Amendment shall prevail to the extent of any such conflict or inconsistency.

**6. PARTIAL INVALIDITY OF AGREEMENT.**

If any provision of this 2<sup>nd</sup> Amendment, or its application to any person, entity, or property is held invalid, such provision shall be deemed to be excised here from and the invalidity thereof shall not affect the application or validity of any other terms, conditions and provisions of this Amendment and, to that end, any terms, conditions and provisions of this 2<sup>nd</sup> Amendment are declared to be severable. If for any reason during the term of this 2<sup>nd</sup> Amendment, any approval or permission granted hereunder regarding plans or plats of subdivision or zoning is declared invalid, the VILLAGE agrees to take whatever action is necessary to reconfirm such plans, plat approvals or zoning ordinances effectuating the zoning, variations and plat approvals proposed herein.

**7. ARMS LENGTH NEGOTIATION.**

This 2<sup>nd</sup> Amendment contains all the terms and conditions agreed upon by the Parties hereto and no other prior Amendment, regarding the subject matter hereof shall be deemed to exist to bind the parties. The parties acknowledge and agree that the terms and conditions of this 2<sup>nd</sup> Amendment, including the payment of any fees, have been reached through a process of good faith negotiation, both by principals and through counsel, and represent terms and conditions that are deemed by the Parties to be fair, reasonable, acceptable and contractually binding upon each of them.

**IN WITNESS WHEREOF**, the parties have executed this 2<sup>nd</sup> Annexation Amendment the day and year first above written.

**VILLAGE:  
THE VILLAGE OF SUGAR GROVE**

By:

---

VILLAGE President

Attest:

\_\_\_\_\_  
VILLAGE Clerk

STATE OF ILLINOIS                    )  
  )        SS  
COUNTY OF                            )

I, the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_ and \_\_\_\_\_, personally known to me to be the VILLAGE President and VILLAGE Clerk, respectively, of the VILLAGE of Sugar Grove, and personally known to me to be the same persons whose names are subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such VILLAGE President and VILLAGE Clerk, they signed and delivered the said instrument as President and VILLAGE Clerk caused the corporate seal of said VILLAGE to be affixed thereto, pursuant to authority, given by the VILLAGE of Sugar Grove Board of Trustees as the free and voluntary act and deed of said VILLAGE for the uses and purposes set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public

**BANK:  
MELROSE HOLDINGS, INC.**

By: \_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF ILLINOIS                    )  
  )        SS  
COUNTY OF KANE                    )

I the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the and of the \_\_\_\_\_, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such \_\_\_\_\_, he signed and delivered the said instrument as \_\_\_\_\_ and caused the corporate seal of said Corporation to be affixed thereto, as the free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public

**CONTRACT PURCHASER:  
DRH CAMBRIDGE HOMES, INC.**

By: \_\_\_\_\_

Attest: \_\_\_\_\_

STATE OF ILLINOIS                    )  
  )        SS  
COUNTY OF KANE                    )

I the undersigned, a Notary Public in and for the County and State aforesaid, do hereby certify that \_\_\_\_\_, personally known to me to be the and of the \_\_\_\_\_, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and severally acknowledge that as such \_\_\_\_\_, he signed and delivered the said instrument as \_\_\_\_\_ and caused the corporate seal of said Corporation to be affixed thereto, as the free and voluntary act for the uses and purposes set forth.

Given under my hand and official seal, this \_\_\_\_\_ day of \_\_\_\_\_, 2010.

Notary Public

## **LIST OF EXHIBITS**

Exhibit A	LEGAL DESCRIPTION OF SUBDIVISON
Exhibit A-1	ANTICIPATED TAKE DOWN SCHEDULE AND TREE INSTALLATION
Exhibit E2 Amended	ARCHITECTURAL ELEVATIONS
Exhibit F Amended	VILLAGE DEVELOPMENT RELATED FEES

**Exhibit A**  
**Legal Description of Subdivision**

**Exhibit A-1**  
**Anticipated Take Down Schedule And Tree Installation**

1) Take Down Schedule:

Initial closing is for 4 lots (8 units).

Subsequent closings are anticipated as follows:

- 4 lots no later than 180 days from the first closing
- 3 lots no later than 90 days following the immediately preceding closing
- 3 lots no later than 90 days following the immediately preceding closing
- 3 lots no later than 180 days following the immediately preceding closing
- 3 lots no later than 90 days following the immediately preceding closing
- 3 lots no later than 90 days following the immediately preceding closing
- 5 lots no later than 90 days following the immediately preceding closing

~~CONTRACT PURCHASER may accelerate or decelerate the take down schedule at its discretion.~~

2) Mitigation Trees shall be installed pro-rata as follows:

5 Mitigation Trees shall be installed by CONTRACT PURCHASER for each closing consummated by CONTRACT PURCHASER within six months of each said closing.

**Exhibit E-2 Amended**  
**Architectural Elevations**

**Exhibit F Amended**  
**Village Development Related Fees**

**Meadowridge Villas**  
**Exhibit F Amended - Village Development Related Fees (rev. 1/11/11)**

Valid for a period commencing XX/XX/11 and ending XX/XX/16, at which time the original **Exhibit F** shall be restored to full force and effect. During the period this amended Exhibit F is in effect this project shall not be eligible for the Village fee reduction program currently in effect and scheduled to end on October 31, 2011. Eligibility for an extension of the existing fee reduction program or future programs will be at the discretion of the Village.

**Permit/Review Fees per Unit**

Fee	Timing of Payment	Amount
Building Permit	Payable per VILLAGE Ordinance	27.00 / 100 sq. ft.
Certificate of Occupancy	Payable per VILLAGE Ordinance	100.00
Unit Engineering Review	Payable per VILLAGE Ordinance	440.00 and Note 1
Water Meter	Payable per VILLAGE Ordinance	Note 2
Plan Review	Payable per VILLAGE Ordinance	10% of Building Permit & Certificate of Occupancy
Post CO Fees	Payable per VILLAGE Ordinance	Note 3

**Donations and Connection Fees per Unit**

Fee/Unit	Timing of Payment	Amount
<b>Village</b>		
Village Capital Improvement Fee	At Building Permit	6,280.00
Village Sewer Connection Fee	At Building Permit	940.00
Village Water Connection Fee	At Building Permit	5,300.00
Village Life Safety – Police	At Building Permit	180.00
Village Life Safety – Streets	At Building Permit	180.00
Village Emergency Warning	At Final Plat	0.00 (Zero)
Village Road Impact Fee	At Building Permit	910.00
Village Commercial Fee	At Building Permit	460.00
Village Transition Fee	At Building Permit	0.00 (Zero)
Additional Development Impact Fee	At Final Plat	0.00 (Zero)
<b>School</b>		
School Land Cash	At Building Permit	0.00 (Zero)
School Capital Impact Fee	At Building Permit	0.00 (Zero)
School Transition Fee	At Certificate of Occupancy	0.00 (Zero)

<b>Park</b>		
Park Land Cash	At Building Permit	0.00 (Zero)
Park Capital Development Fee	At Building Permit	400.00
Park Transition Fee	At Building Permit	0.00 (Zero)
<b>Fire</b>		
Fire Impact Fee	At Building Permit	243.00
Fire Transition Fee	At Building Permit	0.00 (Zero)
<b>Library</b>		
Library Impact Fee	At Building Permit	106.00
Library Transition Fee	At Building Permit	0.00 (Zero)
<b>Township</b>		
Township Transition Fee	At Building Permit	0.00 (Zero)

Note 1 - Said fee may be increased at the discretion of, and by, the Village a maximum of \$20.00 per year beginning May 1, 2011.

Note 2 - Varies by size of meter, amount to be paid shall be that amount set by VILLAGE uniformly throughout VILLAGE. Said fee may be altered and increased at the discretion of, and by, the Village. Fees for a 1” or smaller meter may not increase more than \$10 per year beginning May 1, 2011.

Note 3 - Permit fees permits requested by an end user (a home purchaser rather than a developer) of a residential unit for any purpose after the Certificate of Occupancy is issued shall not be subject to this agreement and may be altered and increased at the discretion of, and by, the Village at any time.

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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** RICHARD YOUNG COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING FOR MEADOWRIDGE VILLAS ANNEXATION AGREEMENT AMENDMENT  
**AGENDA:** JANUARY 19, 2011 REGULAR MEETING  
**DATE:** JANUARY 18, 2011

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**ISSUE**

Does the Village desire to amend the Meadowridge Villas Annexation Agreement

**DISCUSSION**

DRH Cambridge Homes, Inc. (contract purchaser) and Melrose Holdings, Inc. (bank owner) have requested review and approval of an amendment to the Meadowridge Villas Annexation Agreement. The current request would be the second amendment to Ordinance 2005-0705D which originally approved the development in 2005. There remain 28 lots or 56 du-plex units within the Meadowridge Villas subdivision yet to be developed. DRH Cambridge Homes Inc. has requested fee adjustments and elevation design changes as outlined in the Village Board Report for discussion.

A Public Hearing on the requested amendments will be held at the next Regular Village Board Meeting published for January 19, 2011.

**COSTS**

There are legal review costs associated with this proposal along with public hearing costs that will be paid by the developer.

**RECOMMENDATION**

That the Board open the Public Hearing, take comments and close the Public Hearing on the requested Annexation Agreement modifications.

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**VILLAGE OF SUGAR GROVE  
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**DATE:** JANUARY 17, 2011 (**UPDATE IN BOLD TYPE**)

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**The applicant requests the following amendments:**

Allow for DRH Cambridge Homes, Inc. as the contract purchaser, to acquire lots with a proposed lot acquisition take down schedule for the next two and a half years, however they would not assume the role of developer as Melrose Holdings, Inc. will still be the overall owner of the remaining vacant lots. The take down schedule is the anticipated purchase of lots over time instead of buying all vacant lots at once. At this point in time, the role of a traditional "developer" would be limited at best given that the final improvements, including the streets/right-of-ways, have been completed and accepted by the Village and all of the common areas have been deeded over to the HOA. What remains are the 28 lots for 56 du-plex units. There is reference in the amended Annexation Agreement to DRH Cambridge Homes, Inc. as the "New Developer". This status would be in references only to the lots that they acquire from time to time relating to the take out schedule. New Developer obligations for the lots that DRH Cambridge Homes, Inc. acquires would

include the installation of mitigation trees, sidewalks and parkway improvements for and on the individual lots purchased.

DRH Cambridge Homes, Inc. has requested that impact fee adjustments be granted. Attached are the proposed Amended Exhibit F – Fees and a table comparing the fees under the existing annexation agreement, the current comparing the fees under the existing annexation agreement, the current Village-wide stimulus program and the proposed fees.

DRH Cambridge Homes, Inc. will provide proposed architectural elevations, which will be identified as, Amended Exhibit E2 that will provide for adjustments in the elevations and unit square footage. The elevations, which are anticipated to be in character with the existing homes, will be discussed at a subsequent meeting.

In as much as the Village has started the process of reviewing options for DRH Cambridge Homes, Inc. regarding the possible purchase of the undeveloped lots within Meadowridge Villas, it was felt that an opportunity for new home construction warranted flexibly with regards to submittal documents. This is an ongoing process and will continue as the Village Board considers the requested modifications to the agreement noted above. A Public Hearing on the requested amendments will be held at the next Regular Village Board Meeting published for January 19, 2011.

## **UPDATE**

**Staff requested additional information regarding the elevations, building materials and proposed unit square footages for the proposed units. Attached are the proposed front building elevations for these units. Additional information on the rear and side elevation has been requested. The existing Annexation Agreement for Meadowridge Villas calls for enhanced architectural features for the rear elevations of buildings adjacent to Norris Road and Route 56. Sunrooms are listed in the Annexation Agreement as a required option upgrade. It further states that “Said improvements shall be reviewed and approved by the Village Board prior to construction of said units.” “Architectural style shingles shall be required on any building that utilizes asphalt shingles for its roofing materials.” “All exterior chimneys shall be erected of full height brick masonry construction.” The attached square footage and materials list provides for 3 tab shingles. Staff recommends the use of architectural style shingles to match with the existing units within the development. Also attached is the revised Exhibit F which outlines the Fee Schedule changes in detail as recommended by Staff.**

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## **COSTS**

There are legal review costs associated with this proposal along with future public hearing costs that will be paid by the developer.

## **RECOMMENDATION**

**That the Board holds the Public Hearing and review and comment on the requested Annexation Agreement modifications.**

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**VILLAGE OF SUGAR GROVE  
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**RECOMMENDATION**

That the Board open the Public Hearing, take comments and close the Public Hearing on the requested Annexation Agreement modifications.

**Meadowridge Villas**  
**Exhibit F Amended - Village Development Related Fees (rev. 1/5/11)**

(Valid for a period commencing XX/XX/11 and ending XX/XX/16, at which time the original **Exhibit F** shall be restored to full force and effect.)

**Permit/Review Fees per Unit**

Fee	Timing of Payment	Amount
Building Permit Fee	Payable per VILLAGE Ordinance	Note 1
Certificate of Occupancy	Payable per VILLAGE Ordinance	100.00 and Note 4
Unit Engineering Review	Payable per VILLAGE Ordinance	440.00 and Note 4
Water Meter	Payable per VILLAGE Ordinance	Note 2
Other Fees	Payable per VILLAGE Ordinance	Note 3

**Donations and Connection Fees per Unit**

Fee/Unit Amount	Timing of Payment	
<b>Village</b>		
Village Capital Improvement Fee	At Building Permit	6,280.00
Village Sewer Connection Fee	At Building Permit	940.00
Village Water Connection Fee	At Building Permit	5,300.00
Village Life Safety - Police	At Building Permit	180.00
Village Life Safety - Streets	At Building Permit	180.00
Village Road Impact Fee	At Building Permit	910.00
Village Commercial Fee	At Building Permit	460.00
<b>Park</b>		
Park Capital Development Fee	At Building Permit	400.00
<b>Fire</b>		

Fire Impact Fee	At Building Permit	243.00
Library		
Library Impact Fee	At Building Permit	106.00

Note 1 \$27/100 square foot, said fee may be altered and increased at the discretion of, and by, the Village.

Note 2 Varies by size of meter, amount to be paid shall be that amount set by VILLAGE uniformly throughout VILLAGE. Said fee may be altered and increased at the discretion of, and by, the Village.

Note 3 except as specified herein, the amount of all other fees imposed by VILLAGE shall be that amount set by VILLAGE uniformly throughout VILLAGE and said fees may be altered and increased at the discretion of, and by, the Village.

Note 4 May be altered and increased at the discretion of, and by, the Village.

**Village of Sugar Grove**  
**Permit, Impact, and Transition Fees (Meadowridge Villas)**  
**\$200,000, 2 bedroom, 1,800 sq ft home (includes garage - no basement or deck)**

	<b>FYE 2011 Fees Per Annex Agrmnt</b>	<b>FYE 2011 Fees Under Current Stimulus</b>	<b>FYE 2011 Fees Under Poss Rev AA</b>	
<b>Permit Fees</b>				
Building permit fee	\$ 486.00	\$ 486.00	\$ 486.00	This fee is based on the square footage of the home.
Certificate of Occupancy fee	100.00	100.00	100.00	
Plan review fee	58.60	58.60	58.60	This fee is 10% of the building permit and CO fees.
Engineering review fee	440.00	440.00	440.00	
Water meter	445.00	445.00	445.00	
Total permit fees	<u>\$ 1,529.60</u>	<u>\$ 1,529.60</u>	<u>\$ 1,529.60</u>	
<b>Impact Fees</b>				
Village capital improvement fee	\$ 6,878.00	\$ 6,878.00	\$ 6,280.00	
Village life safety - police	200.00	200.00	180.00	
Village life safety - streets	200.00	200.00	180.00	
Village commercial fee	500.00	200.00	460.00	
Village sewer connection fee	1,029.00	151.00	940.00	
Village water connection fee	5,801.00	1,979.00	5,300.00	
Village road impact fee	1,000.00	1,000.00	910.00	
	<u>15,608.00</u>	<u>10,608.00</u>	<u>14,250.00</u>	
School District land cash	487.00	487.00	-	This fee is based on the number of bedrooms.
School District impact fee	1,000.00	1,000.00	-	This fee is paid at CO and is based on the IGA with Kaneland #302.
	<u>1,487.00</u>	<u>1,487.00</u>	<u>-</u>	
Park District land cash	1,614.00	1,614.00	-	
Park District impact fee	800.00	800.00	400.00	
	<u>2,414.00</u>	<u>2,414.00</u>	<u>400.00</u>	
Fire District impact fee	486.00	486.00	243.00	
	<u>486.00</u>	<u>486.00</u>	<u>243.00</u>	
Library District impact fee	212.00	212.00	106.00	
	<u>212.00</u>	<u>212.00</u>	<u>106.00</u>	
Total impact fees	<u>\$ 20,207.00</u>	<u>\$ 15,207.00</u>	<u>\$ 14,999.00</u>	
<b>Transition Fees</b>				
Village transition fee	\$ 351.72	\$ -	\$ -	This fee is paid at CO and is based on the value of the home.
School District transition fee	2,500.00	-	-	This fee is paid at CO and is based on the IGA with Kaneland #302.
Park District transition fee	117.32	-	-	This fee is paid at CO and is based on the value of the home.
Fire District transition fee	422.55	-	-	This fee is paid at CO and is based on the value of the home.
Library District transition fee	163.30	-	-	This fee is paid at CO and is based on the value of the home.
Township transition fee	67.06	-	-	This fee is paid at CO and is based on the value of the home.
Total transition fees	<u>\$ 3,621.95</u>	<u>\$ -</u>	<u>\$ -</u>	
Total fees	<u>\$ 25,358.55</u>	<u>\$ 16,736.60</u>	<u>\$ 16,528.60</u>	

Disclaimer: This fee schedule is representative of typical gross fees at this time and does not take into consideration credits for certain improvements. The Village regularly reviews and adjusts fees. Actual fee schedules will be determined at time of approval and may vary from this schedule.

**Village of Sugar Grove**  
**Permit, Impact, and Transition Fees (Meadowridge Villas)**  
**\$250,000, 3 bedroom, 3,900 sq ft home (includes garage, basement, and deck)**

	FYE 2011 Fees Per Annex Agrmnt	FYE 2011 Fees Under Current Stimulus	FYE 2011 Fees Under Poss Rev AA	
<b>Permit Fees</b>				
Building permit fee	\$ 1,053.00	\$ 1,053.00	\$ 1,053.00	This fee is based on the square footage of the home.
Certificate of Occupancy fee	100.00	100.00	100.00	
Plan review fee	115.30	115.30	115.30	This fee is 10% of the building permit and CO fees.
Engineering review fee	440.00	440.00	440.00	
Water meter	445.00	445.00	445.00	
Total permit fees	<u>\$ 2,153.30</u>	<u>\$ 2,153.30</u>	<u>\$ 2,153.30</u>	
<b>Impact Fees</b>				
Village capital improvement fee	\$ 6,878.00	\$ 6,878.00	\$ 6,280.00	
Village life safety - police	200.00	200.00	180.00	
Village life safety - streets	200.00	200.00	180.00	
Village commercial fee	500.00	200.00	460.00	
Village sewer connection fee	1,029.00	151.00	940.00	
Village water connection fee	5,801.00	1,979.00	5,300.00	
Village road impact fee	1,000.00	1,000.00	910.00	
	<u>15,608.00</u>	<u>10,608.00</u>	<u>14,250.00</u>	
School District land cash	900.00	900.00	-	This fee is based on the number of bedrooms.
School District impact fee	1,000.00	1,000.00	-	This fee is paid at CO and is based on the IGA with Kaneland #302.
	<u>1,900.00</u>	<u>1,900.00</u>	<u>-</u>	
Park District land cash	2,319.00	2,319.00	-	
Park District impact fee	800.00	800.00	400.00	
	<u>3,119.00</u>	<u>3,119.00</u>	<u>400.00</u>	
Fire District impact fee	486.00	486.00	243.00	
	<u>486.00</u>	<u>486.00</u>	<u>243.00</u>	
Library District impact fee	212.00	212.00	106.00	
	<u>212.00</u>	<u>212.00</u>	<u>106.00</u>	
Total impact fees	<u>\$ 21,325.00</u>	<u>\$ 16,325.00</u>	<u>\$ 14,999.00</u>	
<b>Transition Fees</b>				
Village transition fee	\$ 439.65	\$ -	\$ -	This fee is paid at CO and is based on the value of the home.
School District transition fee	2,500.00	-	-	This fee is paid at CO and is based on the IGA with Kaneland #302.
Park District transition fee	146.65	-	-	This fee is paid at CO and is based on the value of the home.
Fire District transition fee	528.19	-	-	This fee is paid at CO and is based on the value of the home.
Library District transition fee	204.13	-	-	This fee is paid at CO and is based on the value of the home.
Township transition fee	83.82	-	-	This fee is paid at CO and is based on the value of the home.
Total transition fees	<u>\$ 3,902.44</u>	<u>\$ -</u>	<u>\$ -</u>	
Total fees	<u>\$ 27,380.74</u>	<u>\$ 18,478.30</u>	<u>\$ 17,152.30</u>	

Disclaimer: This fee schedule is representative of typical gross fees at this time and does not take into consideration credits for certain improvements. The Village regularly reviews and adjusts fees. Actual fee schedules will be determined at time of approval and may vary from this schedule.



**The Bach & The Mozart**



**The Haydn & The Beethoven**