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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** PUBLIC HEARING: SETTLERS RIDGE ANNEXATION AGREEMENT AMENDMENT  
**AGENDA:** NOVEMBER 15, 2016 VILLAGE BOARD MEETING  
**DATE:** NOVEMBER 10, 2016

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**ISSUE**

Shall the Village Board hold a public hearing to consider an amendment of the Settlers Ridge annexation agreement.

**DISCUSSION**

The Village Board opened the public hearing on November 1, 2016 and continued the matter since several details of the annexation agreement amendment were not resolved before the public hearing.

The current owner, Coast Oak, is requesting an amendment of the annexation agreement in order to facilitate construction and development in Settlers Ridge following the Great Recession and the resulting changed assumptions about new home development in the market. The amendment is not intended to change the vision for Settlers Ridge but to modify the obligations of the developer and future builders with respect to future public improvements and financial matters.

**COSTS**

All costs incurred by the Village with negotiating the terms of the annexation agreement amendment are borne by the Applicant.

**ATTACHMENTS**

1. Public hearing notice for Settlers Ridge annexation agreement amendment.

**RECOMMENDATION**

That public comment be accepted on the amending the Settlers Ridge annexation agreement and the public hearing then be closed.

## **PUBLIC HEARING NOTICE**

Notice is hereby given to all interested persons that the Sugar Grove Village Board will hold a public hearing at 6:00 pm., or as soon after as possible, on November 1, 2016 in the Village Hall Boardroom, 10 S. Municipal Drive, Sugar Grove, Illinois for the purpose of considering and hearing testimony as to an amendment to the Annexation Agreement dated June 28, 2005, document number 2005K081146 and the subsequent amendments to said Annexation Agreement, between the Village of Sugar Grove, LCP SLJV 2008-1 IL-1, LLC, and LCP Settler's Ridge Development, LLC. The property subject to the annexation agreement is generally bounded by Gordon Road on the east, Galena Boulevard and IL Route 56 on the north, the Chelsea Meadows subdivision on the west and Prairie Street on the south.

All interested persons are invited to attend and to be heard. Interested persons may present either written or verbal comment at the Public Hearing. You are further advised the Public Hearing may be adjourned to dates certain without further notice.

A copy of the annexation agreement amendment is available for public inspection at the Village Clerks' office or the Community Development Department office. If you have questions concerning this matter you may direct them to the Community Development Department, 601 Heartland Drive, Sugar Grove, Illinois 60554. Normal business hours are between the hours of 8:00 am and 4:30 pm. Monday through Friday.

Cynthia Galbreath,  
Village Clerk  
Village of Sugar Grove