



Planning Commission/Zoning Board of Appeals

Meeting Agenda

August 15, 2018

7:00 P.M. Village Hall, 10 S Municipal Drive

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- a) July 18, 2018

IV. PUBLIC HEARING

- a) Petition #18-012 Special Use for Master Sign Plan; 54 Snow Street
Applicant: Sugar Grove Township
- b) Petition #18-013 Plat of Easement Vacation; Culver's; 451 N Sugar Grove Parkway
Applicant: Sugar Grove Township

V. NEW BUSINESS

- a) Petition #18-012 Special Use for Master Sign Plan; 54 Snow Street
Applicant: Sugar Grove Township
- b) Petition #18-013 Plat of Easement Vacation; Culver's; 451 N Sugar Grove Parkway
Applicant: Sugar Grove Township

VI. OLD BUSINESS

- a) None

VII. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION

VIII. ADJOURNMENT

**VILLAGE of SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD of APPEALS
MINUTES of July 18, 2018 REGULAR MEETING**

1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission / Zoning Board of Appeals was called to order at 7:00 p.m. by Chairman Ochsenschlager in the Board Chambers of the Village of Sugar Grove Municipal Center.

2. ROLL CALL

Planning Commission/Zoning Board of Appeals members present:

Irv Ochsenschlager, Jim Eckert, John Guddendorf,
Gregory Wilson, and Rebecca Sabo

Absent: James White and Larry Jones

Also present: Renee Hanlon, Planning & Zoning Administrator

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve Minutes of the May 16, 2018 Meeting of the Planning Commission/Zoning Board of Appeals. Commissioner Sabo provided the second.

Motion passed by unanimous voice vote.

4. PUBLIC HEARING:

Petition #18-011 Zoning Ordinance Text Amendment – Off-Street Parking
Applicant: Village of Sugar Grove

Chairman Ochsenschlager called the public hearing to order at 7:05 p.m. Witnesses were sworn in by the Chairman.

Administrator Hanlon provided a brief description of the text amendment. She explained that the text amendment is necessary to correct an omission made in a previous text amendment.

Chairman Ochsenschlager closed the public hearing at 7:07p.m.

5. NEW BUSINESS:

Petition #18-011 Zoning Ordinance Text Amendment – Off-Street Parking

Applicant: Village of Sugar Grove

Commissioners discussed the provisions of the amendment and the ordinance as a whole.

Commissioner Eckert moved to recommend to the Village Board approval of the text amendment as presented. Commissioner Guddendorf provided the second.

Motion passed by unanimous voice vote

6. **OLD BUSINESS:**

None

**PLAN COMMISSIONER COMMENTS, PROJECTS UPDATES and
MISCELLANEOUS INFORMATION**

Administrator Hanlon provided an update on development projects throughout the village.

7. **ADJOURNMENT**

Commissioner Sabo moved, Commissioner Wilson seconded, to adjourn.

The motion passed by unanimous voice vote.

The meeting was adjourned at 7:13 p.m.

Respectfully submitted,
Renee Hanlon
Recording Secretary

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



VILLAGE TRUSTEES

Sean Herron
Mari Johnson
Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

COMMUNITY DEVELOPMENT DEPARTMENT

**A D V I S O R Y
R E P O R T**

TO: Planning Commission/Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: August 15, 2018
PETITION: 18-012

PROPOSAL

The applicant is requesting a Special Use for a Master Sign Plan.

GENERAL INFORMATION

HEARING DATE: August 15, 2018
PROJECT NAME: Master Sign Plan, Sugar Grove Township, 54 Snow Street
PETITIONER: Sugar Grove Township

LOCATION MAP



BACKGROUND & HISTORY

The property at 54 Snow Street is currently owned and occupied by the Sugar Grove Township. The property is the former site of the Sugar Grove Library. Existing on the property is a freestanding sign that was maintained by the library and is currently considered legal, nonconforming. The existing sign has manual changeable copy which is expressly prohibited by the current Zoning Ordinance. Given the residential zoning of the property, replacing the nonconforming freestanding sign is not permissible without the special use.

The current sign ordinance provides for flexibility in the sign regulations for unique situations such as this one. The mechanism for this flexibility is a special use to establish a master sign plan for the property. Any request for variation from the sign ordinance is a permitted request under the master sign plan provision. The township is requesting two (2) variations of the sign ordinance as part of the master sign plan:

- Table 14.2 *Permanent Freestanding sign types permitted by zoning district* prohibits the placement of freestanding monument signs and electronic message centers within the R-2 zoning district. The applicant is requesting relief from this ordinance section.
- Section 11-14-9 *Signs Allowed Without a Sign Permit* limits the number of wall signs to two (2) with a total of four (4) square feet for properties within residential zoning districts. The applicant is requesting a total of three (3) wall signs with a total square foot of one hundred (100) square feet. The wall signs are in compliance with the sign ordinance standards for any business zoning district.

EXISTING ZONING

Subject Property: R-2 Detached Residential District

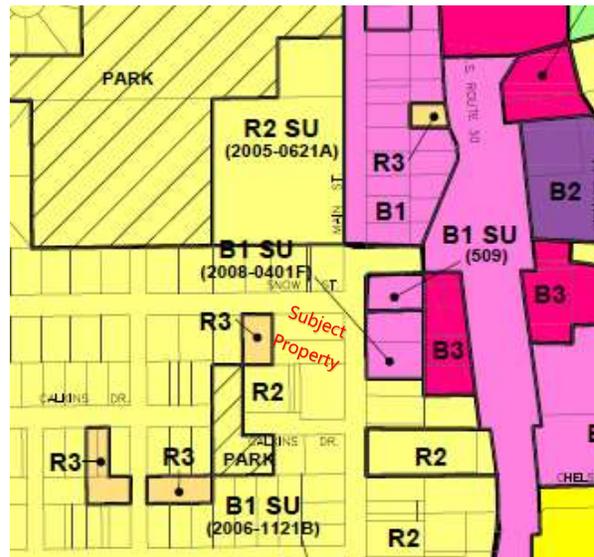
North: R-2 Detached Residential

South: R-2 Detached Residential

East: B-1 Community Shopping

West: R-3 Medium Density Residential

	E1 - ESTATE DISTRICT
	R1 - LOW DENSITY RESIDENTIAL DISTRICT
	R2 - DETACHED RESIDENTIAL DISTRICT
	R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT
	POD - PLANNED DEVELOPMENT DISTRICT
	SR - SENIOR RESIDENTIAL DISTRICT
	PARK
	SU - SPECIAL USE
	CS - COMMUNITY SHOPPING DISTRICT
	GD - GENERAL BUSINESS DISTRICT
	BD - REGIONAL BUSINESS DISTRICT
	BP - BUSINESS PARK DISTRICT
	M1 - LIMITED MANUFACTURING DISTRICT
	I1 - LIGHT INDUSTRIAL DISTRICT
	A1 - RESTRICTED FARMING DISTRICT



EVALUATION

When considering special use requests, the Zoning Ordinance provides standards to be considered. Each standard is addressed below.

1. *How will the special use be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and the Zoning Ordinance?*

The current use of the property is in keeping with the comprehensive plan in that public facilities are to be located in the central core of the community. Allowing the replacement of the existing sign will improve the appearance of this highly visible corner.

2. *How will the special use be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and will not alter the essential character of the area?*

The proposed sign will be of an appropriate size and will be similar to other signage in the area.

3. *Will the special use be hazardous or disturbing to existing or future neighborhood uses?*

The Master Sign Plan is appropriate for the area.

4. *Will the special use be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools or will the persons or agencies responsible for the establishment of the proposed use be able to provide such services?*

NA

5. *Will the special use create excessive additional requirements, at public cost, for public facilities and services, and be detrimental to the economic welfare of the village?*

No

6. *Will the special use involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors?*

The proposed freestanding sign will be illuminated; however, the sign will be maintained in full compliance with the standards of the sign ordinance.

7. *Will the special use have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets and highways?*

NA

8. *Will the special use increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief?*

No

9. *Will the special use result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village?*

No

PUBLIC RESPONSE

The public hearing has been properly noticed. The Community Development Department has not received inquiries regarding this petition.

STAFF RECOMMENDATION

Staff recommends approval of Petition #18-012 Special Use for Master Sign Plan at 54 Snow Street subject to the following conditions:

- No additional signage shall be constructed and maintained on the property.
- Any sign changes and/or repairs shall be in compliance with this Master Sign Plan.
- The electronic message center shall comply with the minimum standards of section 11-14-10.B.5.

SAMPLE MOTION

Based on the presented testimony and finding of fact, I move that the Planning Commission recommend to the Village Board approval of Petition #18-012 Special Use for Master Sign Plan at 54 Snow Street subject to the following conditions:

- No additional signage shall be constructed and maintained on the property.
- Any sign changes and/or repairs shall be in compliance with this Master Sign Plan.
- The electronic message center shall comply with the minimum standards of section 11-14-10.B.5.

ATTACHMENT

- 54 Snow Street Master Sign Plan

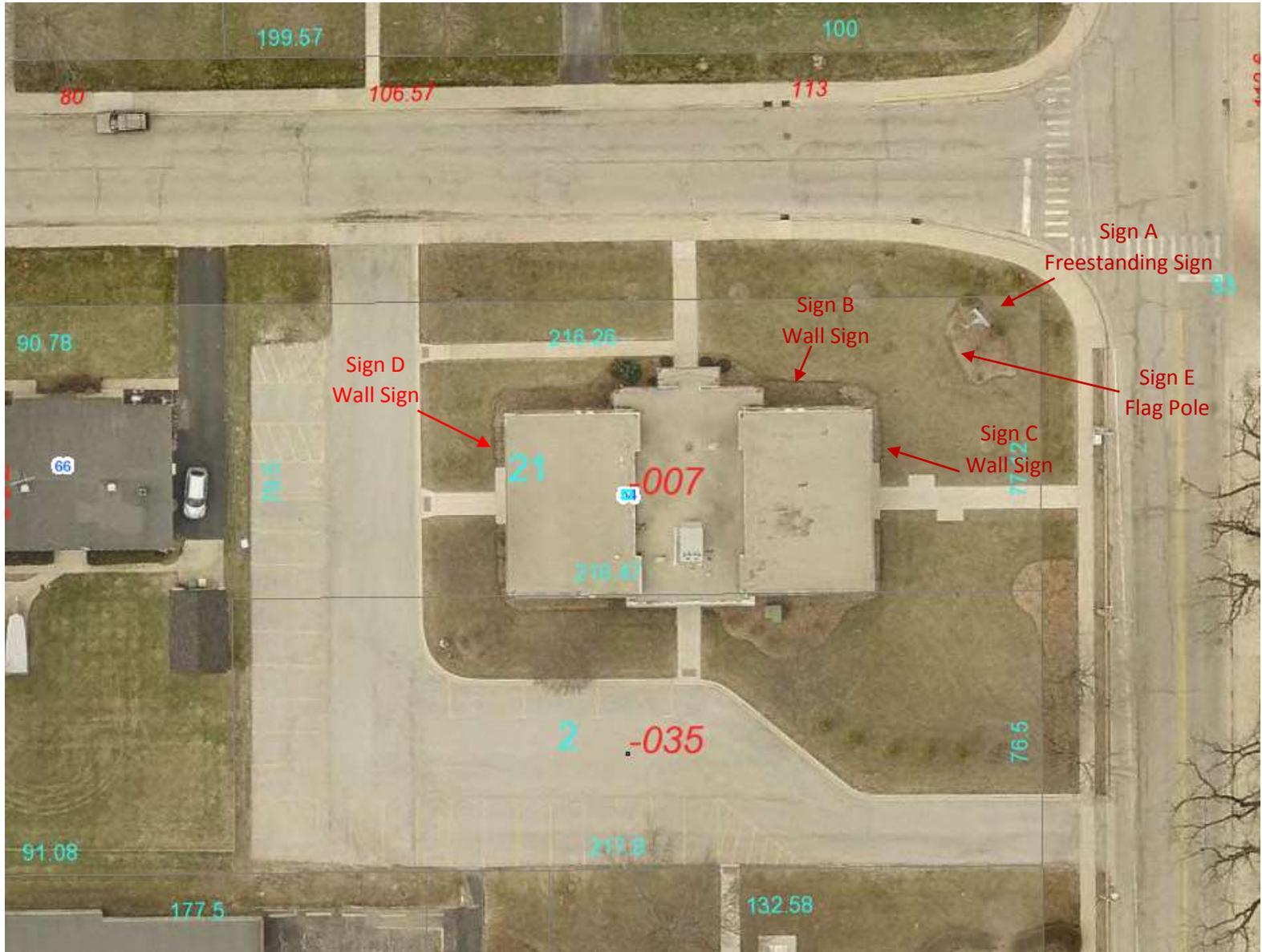
Sugar Grove Township

54 Snow Street

Master Sign Plan



Master Sign Plan



Sign A Freestanding Sign

Aurora Sign Co., Inc. 2011

SIGN TO BE UL LISTED

Disconnect Switch

TYPICAL SINGLE-FACED FRAME DETAIL

Dark Red faux brick with grey grout shown on rendering

SINGLE FACE ILLUMINATED SIGN - 1 REQUIRED
 FABRICATE AND INSTALL SIGN OF ALUMINUM AND ACRYLIC.
 HEADER SIGN TO BE ALUMINUM WITH WHITE ACRYLIC FACE.
 VINYL TO BE APPLIED FIRST SURFACE.
 ALL EXPOSED METAL TO BE COATED WITH ACRYLIC POLYURETHANE.
 INTERNAL ILLUMINATION TO BE WHITE LEDS.
 SEE SCHEDULE A FOR EMC UNIT
 SCALE 3/4"=1'

SCHEDULE A
 W8MM COLOR
 PIXEL MATRIX 36X90
 CABINET SIZE 17" H X 5' 3" L
 VIEWING ARE 12" H X 5" L
 SINGLE FACE
 CHARACTER SIZE 4 LINES
 1/25 CHARACTERS AT A 4" TYPE

INSTALLATION INSTRUCTIONS
 SET 4" STEEL PIPE IN CONCRETE FOOTING
 TO BE 24" ROUND BY 4" DEEP.
 CONNECT TO ELECTRICAL SERVICE TO BE
 PROVIDED BY OTHERS PRIOR TO INSTALL.

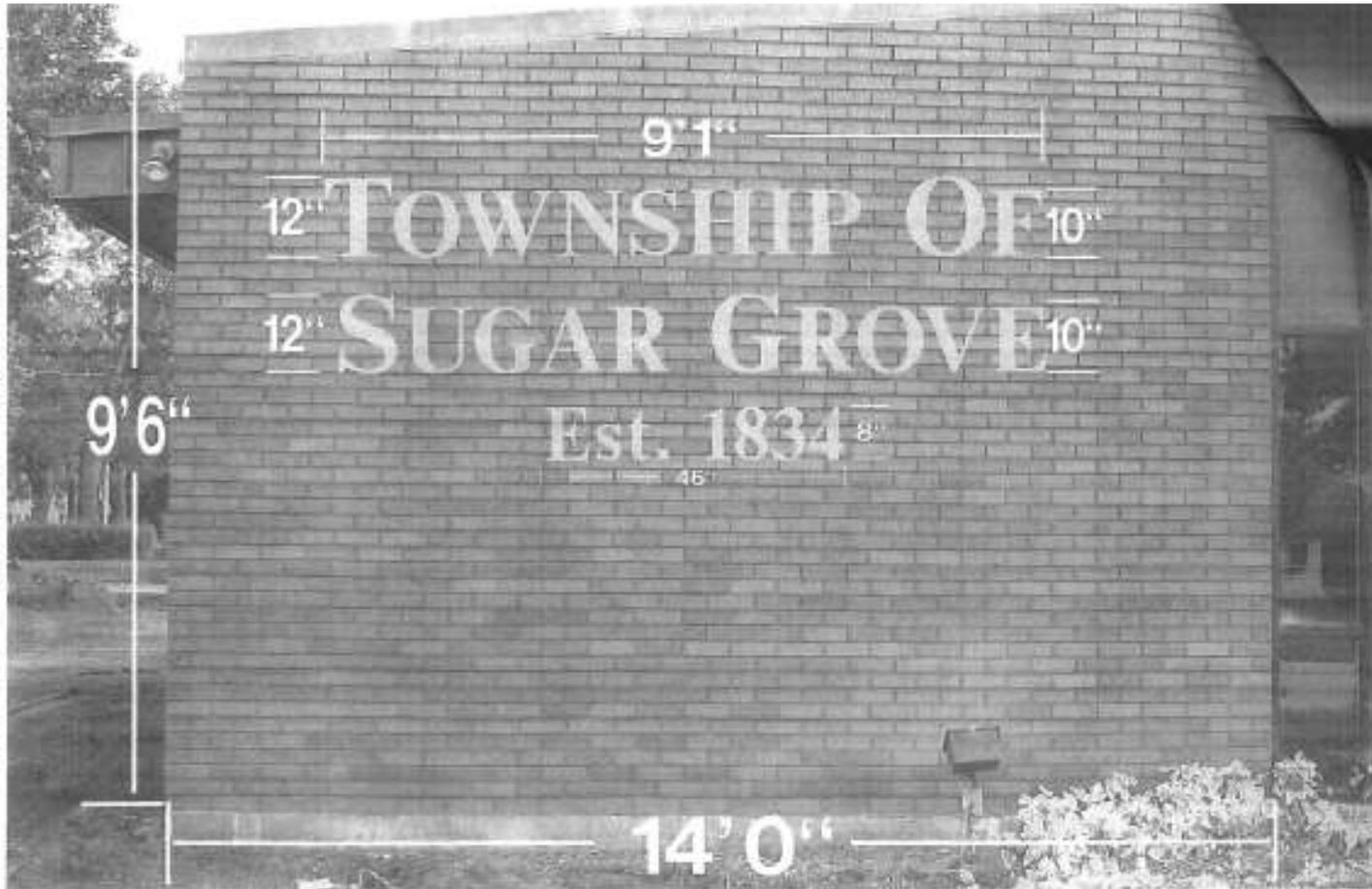
1100 Route 34 Aurora, Illinois 60503 630 898 3900 office 630 898 6091 fax	Prepared For: SUGAR GROVE TOWNSHIP	Address: 54 SNOW ST	Drawn: 180060	Sheet: 2	Design Date: 7/25/18	Rev 1:	Rev 2:	Rev 3:	Rev 4:	Rev 5:	Address:
JC	Location Name:	City/State:	SUGAR GROVE, IL								County:
											Phone:

NOTE: THIS DRAWING IS THE PROPERTY OF AURORA SIGN CO. IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY MANNER WITHOUT WRITTEN CONSENT FROM AURORA SIGN CO. CHARGES OF UP TO \$200.00 WILL BE ASSESSED FOR ANY MISUSE OF THESE DRAWINGS.

Location of Freestanding Sign



Sign B
Wall Sign



This is the largest wall sign on the building at less than thirty (30) square feet. All wall signs on the building are in compliance with sign ordinance provisions.

Sign C
Wall Sign



Sign D
Wall Sign



**Sign E
Flag Pole**



The flag pole is in compliance with the sign ordinance.

VILLAGE PRESIDENT

P. Sean Michels

VILLAGE ADMINISTRATOR

Brent M. Eichelberger

VILLAGE CLERK

Cynthia Galbreath



COMMUNITY DEVELOPMENT DEPARTMENT

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Ted Koch
Heidi Lendi
Rick Montalto
David Paluch

A D V I S O R Y R E P O R T

TO: Planning Commission and Zoning Board of Appeals
FROM: Walter Magdziarz, Community Development Director
Renee Hanlon, Planning and Zoning Administrator
DATE: August 15, 2018
PETITION: 18-013 Plat of Easement Vacation; 412 N Sugar Grove Parkway

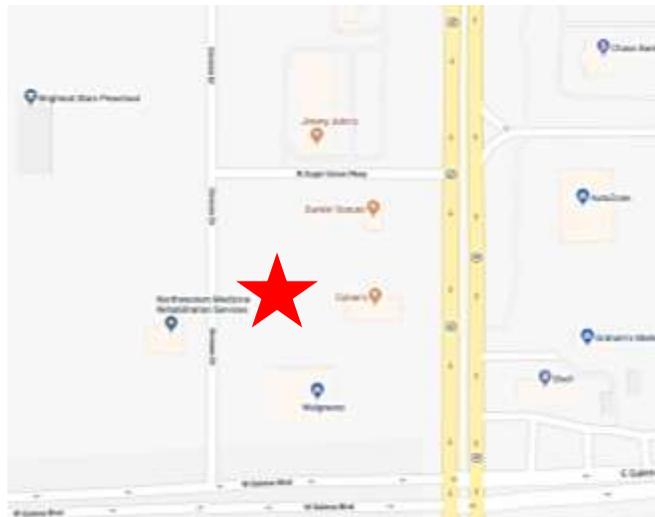
PROPOSAL

The applicant is requesting approval of a plat of easement vacation.

GENERAL INFORMATION

MEETING DATE: August 15, 2018
PROJECT NAME: Culver’s Plat of Easement Vacation
PETITIONER: Jeff Newkirk, Culver’s
ATTACHMENT Plat of Easement Vacation by Arc Design Resources Inc. dated 7-27-18

LOCATION MAP



BACKGROUND & HISTORY

When this lot was platted, as part of The Landings subdivision, a stormwater management easement was recorded on the western portion of this lot. It was anticipated that the width of the lot would be improved with a stormwater detention facility. Culver's improved the property with a vehicular access aisle through this area and reconfigured the stormwater detention facility. This adjustment went through the planning process; however, the stormwater management easement was not adjusted to remove that portion devoted to the new access aisle.

ZONING AND EXISTING LAND USE

The property is zoned B3 PUD. The property is improved with Culver's.

PUBLIC RESPONSE

Public Hearing is not required for this application. Staff have received no comments or inquiries about this request.

STAFF RECOMMENDATION

Staff recommend approval of Petition #18-013 Plat of Easement Vacation.

SAMPLE MOTION

Having considered the information presented, I move that the Planning Commission recommend approval of Petition #18-013 Plat of Easement Vacation for property located at 451 N Sugar Grove Parkway.

PLAT OF EASEMENT VACATION

OF
PART OF LOT 1 IN THE LANDINGS RESUBDIVISION, BEING A RESUBDIVISION OF LOT 4 AND PART OF LOT 5 IN SUGAR GROVE CORPORATE CENTER UNIT 2, BEING PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, KANE COUNTY, ILLINOIS



OWNERSHIP CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS (ARE) THE OWNER(S) OF THE PROPERTY DESCRIBED ON THE ATTACHED PLAT AND HAS (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 UNDERSIGNED HEREBY DEDICATES FOR PUBLIC USE THE LANDS SHOWN ON THIS PLAT FOR THOROUGHFARES, STREETS, ALLEYS AND PUBLIC SERVICES; AND HEREBY ALSO RESERVES FOR ANY ELECTRIC, GAS, TELEPHONE, CABLE TV OR OTHER TELECOMMUNICATIONS COMPANY UNDER FRANCHISE AGREEMENT WITH THE VILLAGE OF SUGAR GROVE, THEIR SUCCESSORS AND ASSIGNS, THE EASEMENT PROVISIONS WHICH ARE STATED HEREON.

THE UNDERSIGNED FURTHER CERTIFIES THAT ALL THE LAND INCLUDED IN THIS PLAT LIES WITHIN THE BOUNDARIES OF KANELAND COMMUNITY UNIT SCHOOL DISTRICT 302.

WITNESS MY (OUR) HAND AND SEAL AT _____ (town), _____ (state),

THIS _____ DAY OF _____, 20____.

OWNER (PRINTED NAME) OWNER (PRINTED NAME)

NOTARY CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

I, _____, NOTARY PUBLIC IN AND FOR THE STATE

AND COUNTY AFORESAID, HEREBY CERTIFY THAT _____

AND _____, PERSONALLY KNOW TO ME TO BE THE SAME PERSON(S) WHOSE NAME(S) IS(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 HIS (HER)(THEIR) FREE AND VOLUNTARY ACT.

GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS _____ DAY OF _____, 20____.

NOTARY PUBLIC

MORTGAGEE'S CERTIFICATE

STATE OF _____)
) ss
COUNTY OF _____)

_____(bank name), HOLDER OF A MORTGAGE ON THE PROPERTY DESCRIBED HEREIN, HEREBY CONSENTS TO THE EXECUTION AND RECORDING OF THE ABOVE AND FOREGOING PLAT OF SUBDIVISION AND HEREBY SUBMITS ITS MORTGAGE RECORDED _____ (date) AS DOCUMENT NUMBER _____ IN THE OFFICE OF THE RECORDER OF DEEDS, _____ COUNTY, ILLINOIS, TO ALL OF THE PROVISIONS THEREOF.

IN WITNESS WHEREOF, THE SAID _____(bank name) HAS CAUSED THIS INSTRUMENT TO BE SIGNED BY ITS DULY AUTHORIZED OFFICERS ON ITS BEHALF AT

_____(town), _____ (state),

THIS _____ DAY OF _____, 20____.

Bank Name _____
Complete Address _____

By: _____
Printed Name and Title

Attest: _____
Printed Name and Title

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 THE REQUIRED IMPROVEMENTS HAVE BEEN INSTALLED OR THE REQUIRED GUARANTEE COLLATERAL HAS BEEN POSTED FOR THE COMPLETION OF ALL REQUIRED IMPROVEMENTS.

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

VILLAGE ENGINEER

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES OF

THE VILLAGE OF SUGAR GROVE, THIS _____ DAY OF _____, 20____.

PRESIDENT

VILLAGE CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PRESIDENT AND BOARD OF TRUSTEES

OF VILLAGE OF SUGAR GROVE, ILLINOIS, BY ORDINANCE No. _____

AT A MEETING HELD THIS _____ DAY OF _____, 20____.

VILLAGE CLERK

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

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 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

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS,

ON THIS _____ DAY OF _____, 20____, AT _____ O'CLOCK ____M.

KANE COUNTY RECORDER

COUNTY ENGINEER'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

ACCEPTED AND APPROVED THIS _____ DAY OF _____, 20____.

KANE COUNTY ENGINEER

VILLAGE PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF SUGAR GROVE, ILLINOIS,

THIS _____ DAY OF _____, 20____.

CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
) ss
COUNTY OF KANE)

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, KANE COUNTY, ILLINOIS. THIS _____ DAY OF _____, 20____.

VILLAGE TREASURER

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
) ss
COUNTY OF WINNEBAGO)

THIS IS TO CERTIFY THAT I, LEE S. SPRECHER, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-003436, AT THE REQUEST OF THE OWNER(S) THEREOF, HAVE SURVEYED, SUBDIVIDED AND PLATTED THE FOLLOWING DESCRIBED PROPERTY:

PART OF LOT 1 IN THE LANDINGS RE-SUBDIVISION RECORDED DECEMBER 18, 2007 AS DOCUMENT NO. 2007K122721, BEING A RESUBDIVISION OF LOT 4 AND PART OF LOT 5 IN SUGAR GROVE CORPORATE CENTER UNIT 2, BEING A PART OF THE EAST HALF OF SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, THE PLAT OF WHICH RE-SUBDIVISION WAS RECORDED DECEMBER 18, 2007 AS DOCUMENT NO. 2007K122721 IN THE RECORDER'S OFFICE OF KANE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 1 OF THE LANDINGS RESUBDIVISION; THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 20.00 FEET; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF AN 80.00 FOOT WIDE STORMWATER MANAGEMENT EASEMENT AS DESIGNATED UPON SAID LANDINGS RESUBDIVISION; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY EXTENSION OF THE WEST LINE OF SAID 80.00 FOOT WIDE STORMWATER MANAGEMENT EASEMENT, A DISTANCE OF 10.00 FEET TO THE SOUTHWEST CORNER OF SAID 80 FOOT WIDE STORMWATER MANAGEMENT EASEMENT; SAID POINT BEING THE POINT OF BEGINNING FOR THE HEREINAFTER DESCRIBED PARCEL OF LAND; THENCE NORTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE WEST LINE OF SAID 80.00 FOOT WIDE STORMWATER MANAGEMENT EASEMENT, A DISTANCE OF 36.92 FEET; THENCE NORTH 89 DEGREES 30 MINUTES 13 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF SAID LOT 1, A DISTANCE OF 71.02 FEET; THENCE NORTH 55 DEGREES 47 MINUTES 16 SECONDS EAST, A DISTANCE OF 10.90 FEET TO A POINT IN THE EAST LINE OF SAID 80 FOOT WIDE STORM WATER MANAGEMENT EASEMENT; THENCE SOUTH 0 DEGREES 17 MINUTES 20 SECONDS EAST ALONG THE EAST LINE OF SAID 80.00 FOOT WIDE STORMWATER MANAGEMENT EASEMENT, A DISTANCE OF 42.97 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE SOUTH 89 DEGREES 30 MINUTES 13 SECONDS WEST ALONG THE SOUTH LINE OF SAID 80.00 FOOT WIDE STORMWATER MANAGEMENT EASEMENT, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, CONTAINING 2,981 SQUARE FEET, 0.068 ACRES, MORE OR LESS, ALL BEING SITUATED IN THE COUNTY OF KANE AND THE STATE OF ILLINOIS.

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 17089C0315J, DATED, JULY 17, 2012. ALL OF THE PROPERTY IS LOCATED IN ZONE X, AREAS OF MINIMAL FLOODING.

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 (765 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 ILLINOIS ADMINISTRATIVE CODE.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE 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.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

GIVEN UNDER MY HAND AND SEAL THIS 27th DAY OF July, 2018.

LEE S. SPRECHER

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3436

ARC DESIGN RESOURCES, INC.

5291 ZENITH PARKWAY

LOVES PARK, IL 61111

(815) 484-4300

MY CURRENT LICENSE EXPIRES: 11/30/18

