



LAND DEVELOPMENT APPLICATION

DEVELOPMENT NAME: Grove Farms LLC

ADDRESS OF PROPERTY: 41W950 Prairie St, Sugar Grove, IL 60554

PARCEL IDENTIFICATION NUMBER (PIN): 14-22-300-019

APPROVAL REQUESTS: (Check all that apply)

- Annexation (must include executed petition to annex)
- Annexation Amendment
- Special Use for Mulch, Firewood and Topsoil
- Rezoning from _____ to _____
- Zoning Variance
- Preliminary Plat of Subdivision
- Final Plat of Subdivision
- Preliminary PUD
- Final PUD
- PUD Minor Amendment
- PUD Major Amendment
- Temporary Use
- Special Accessory Use for _____
- Appeal

PETITIONER INFORMATION:

Name: Thomas O'Malley

Address: 141 Edgewater Ln

City: Sugar Grove State: IL Zip: 60554

Phone: 630-546-2269 Email: tjoiii@sbcglobal.net

CONTACT PERSON (All review comments will be sent to this person)

Name: Thomas O'Malley

Address: 141 Edgewater Ln

City: Sugar Grove State: IL Zip: 60554

Phone: 630-546-2269 Email: tjoiii@sbcglobal.net

ACREAGE OF PROPERTY: 6.30

CURRENT ZONING DISTRICT: E1

DESCRIPTION OF PROPOSAL/USE:

See attached

**REQUESTED VARIATIONS/DEPARTURES FROM ZONING AND/OR SUBDIVISION
ORDINANCES:**

PETITIONER'S SIGNATURE

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The applicant invites Village representatives to make all inspections and investigations of the subject property during the period of processing this application. The applicant understands that they are responsible for posting of all hearing signs, mailing of all surrounding property owner notices and publication of legal notices as required under the Zoning Ordinance, unless advised otherwise by the Village.

7/27/2020
DATE

[Handwritten Signature]
SIGNATURE OF PETITIONER

STATE OF ILLINOIS

COUNTY OF Kane

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas O'Malley is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

[Handwritten Signature]
Notary Signature



Given under my hand and notary seal this 28 day of JULY A.D. 2020
My commission expires this 4 day of AUG A.D. 2021.

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are requesting approval of the request(s) referenced in this petition. I/we hereby authorize the petitioner to act on my/our behalf during the processing of this/these request(s).

[Signature] _____ Date 7/27/2020

1st Owner Signature
Thomas O'Malley

1st Owner Name
[Signature] _____ Date 7/27/2020

2nd Owner Signature
Michael Ripinger

2nd Owner Name

STATE OF ILLINOIS

COUNTY OF Kane

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Thomas O'Malley Michael Ripinger is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

[Signature]
Notary Signature



Given under my hand and notary seal this 28 day of JULY A.D. 2020
My commission expires this 4 day of AUG A.D. 2021.



ACKNOWLEDGEMENT OF FINANCIAL RESPONSIBILITY AND REIMBURSEMENT OF FEES

It is the policy of the Village of Sugar Grove ("Village") to require an escrow deposit for all land development applications which require review and approval by the Village. Said account shall be established to cover all costs associated with the processing of the request, including, but not limited to, professional services (e.g. attorneys, engineers, planners, architects, or other external consultants), administrative and processing costs (e.g. required mailings, notices of publication, document recording), and staff time. Land development applications include new or amendments to annexation agreements, rezoning, planned developments, subdivisions, requests for TIF benefits or other financial incentives.

The initial escrow deposit shall be submitted in accordance with Village Ordinance. If the balance of the account falls below fifty percent (50%) of the original deposit, the petitioner/ applicant shall receive written notification from the Village on its monthly invoice. Upon the occasion that such escrow balance falls below fifty percent (50%), no additional processing and review will take place until said balance is replenished to its original amount. Upon final review by the Village, any balance remaining at the completion of the Project will be refunded. No interest shall accrue on said escrow deposit.

Escrow deposits shall be non-transferrable. Should the subject property be transferred or sold, the new owner and/or developer shall be required to establish a separate escrow account with the Village.

By signing below, I hereby acknowledge that I have read and agree to be bound by the terms of this Agreement.

Thomas O'Malley

RESPONSIBLE PARTY NAME (Print)

Thomas O'Malley

SIGNATURE

RELATIONSHIP: PROPERTY OWNER PETITIONER DEVELOPER CONTACT OTHER

Thank you for taking the time to consider the annexation of parcel # 14-22-300-019 located at 41w950 Prairie St Sugar Grove IL, 60554. We are requesting the annexation of this property so that we may operate an agriculture and landscape retail from this parcel. Our intentions would include harvesting walnuts from the black walnut orchard to sell at farmer markets. Growing and harvesting alfalfa/hay for retail towards local equestrian and cattle farms. Also, providing pumpkins, straw bales, kiln dried firewood, topsoil and various mulches for sale. With this proposed annexation we believe we can preserve one of the few farmlands left near civilization for many to enjoy.

We have no intentions on any production of firewood or mulch on this site. With the nearby community in consideration any piles of material will be kept contained in manageable material bins in a neat and sightly order.. Business hours will be kept in accordance with the nearby village's ordinance.

Again, we appreciate your consideration and look forward to working with you and the Village of Sugar Grove in preserving this farmland.

SCHEDULE A
(continued)

5. The Land is described as follows:

THAT PART OF THE SOUTHWEST 1/4 OF SECTION 22, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF SAID SOUTHWEST 1/4 AND THE CENTERLINE OF PRAIRIE STREET; THENCE NORTHEASTERLY ALONG SAID CENTERLINE 566.99 FEET FOR THE POINT OF BEGINNING; THENCE NORTHERLY, PARALLEL WITH SAID WEST LINE, 491.05 FEET TO THE SOUTHERLY LINE OF THE RIGHT-OF-WAY OF THE BURLINGTON NORTHERN RAILROAD; THENCE WESTERLY ALONG SAID SOUTHERLY LINE TO A LINE WHICH IS PARALLEL WITH AND 66.0 FEET (NORMALLY DISTANT) EASTERLY OF SAID WEST LINE; THENCE SOUTHERLY, ALONG SAID PARALLEL LINE, 630.02 FEET OF THE SAID CENTERLINE; THENCE NORTHEASTERLY, ALONG SAID CENTERLINE, 500.0 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

TO END OF SCHEDULE A

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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