
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESOLUTION: APPROVING A FINAL PLAT OF SUBDIVISION (KIMME SUBDIVISION)
AGENDA: DECEMBER 15, 2020 VILLAGE BOARD MEETING
DATE: DECEMBER 10, 2020

ISSUE

Shall the Village Board approve a Resolution approving a final plat of subdivision for Kimme Subdivision.

DISCUSSION

The Applicant, Kyle and Stephanie Kimme, desire to subdivide a five-acre, more or less, tract from the parent parcel located generally at the northeast corner of Denny Road and Merrill New Road in order to construct and occupy a single-family residence on the lot.

The Planning Commission reviewed the requested subdivision and, generally, had no issue with the creation of the estate lot. However, the Commission recognized the creation of the lot presents several issues that should be addressed by the Village Board. Specifically, no new public improvements are proposed with the subdivision, thus the typical public improvement plans (final engineering) are not provided. There is no sanitary sewer in the vicinity of the proposed lot, thus an exception to the subdivision regulations is required for an alternative sanitary waste disposal system (septic system). Additionally, while there are no new roads being created or constructed, Denny Road requires a larger right-of-way and certain right-of-way improvements, i.e., street trees and sidewalk/bike path, or a fee in-lieu-of should be provided.

The Commission recommends approval of the proposed subdivision plat, subject to several conditions in their Recommendation. The Applicant is in agreement with the conditions of approval.

COSTS

All costs associated with the requested action are borne by the Applicant.

ATTACHMENTS

1. Planning Commission Recommendation PC20-020
2. Resolution Approving a Final Plat of Subdivision for Certain Property (Kimme Subdivision)

RECOMMENDATION

That the Village Board approve a Resolution Approving a Final Plat of Subdivision (Kimme Subdivision), including the conditions of approval recommended by the Planning Commission, subject to Attorney's review.

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

PC20-020

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of December 9, 2020
SUBJECT: 20-020
Kimme Final Plat of Subdivision

PROPOSAL

The applicant is requesting approval of a Final Plat of Subdivision to create a single lot of approximately five acres from a larger parcel of land located at the northeast corner of Denny Road and Bliss Road. The intent for this subdivision is to create a single lot for the applicant to build a single-family residence on the property pending approval of the rezoning of the subject property.

LOCATION MAP



CHARACTER OF AREA

The subject property is located on the north side of Denny Road, East of Bliss Road and Merrill New Road. On the north side of Denny Road, and adjacent to the subject property is single-family dwellings on estate-size lots and farmland. On the south side of Denny Road, large lot single-family is the

predominant use and form of development.

BACKGROUND & HISTORY

The subject property is currently zoned OR2- Office Research District and is open land currently being used for farming. The applicant has applied for rezoning the same five acres to E1- Estate Residential, pending approval of this request. The applicant plans to build a single-family residence on the subject property. This is similar to what occurred on the adjacent five acres directly east of the proposed subdivision.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Village Comprehensive Plan designates the subject property as “Single Family Residential”. The property directly east is designated “Estate Residential”, and properties to the west and south are designated “Single Family Residential”.

The remainder of open land along Denny Road has been trending toward estate-type single family residential. The Rezoning of this property to E1- Estate Residential is consistent with the Village’s Future Land Use Plan.

DISCUSSION

The Plan Commissioners discussed the proposal and did not have any concerns regarding the Final Plat of Subdivision.

RECOMMENDATION

After careful consideration, the Planning Commission recommends the Village Board **approve** Kimme Final Plat of Subdivision, subject to the conditions in Exhibit A, attached hereto and made part hereof, provided that the subdivision plat, in accordance with the subdivision regulations be provided to the Village Board.

AYE: J. Eckert, J. Guddendorf, L. Jones, R. Sabo, G. Wilson, I Ochsenschlager

NAY: none

ABSENT: none

ABSTAIN: J. White

MOTION PASSED

Exhibit A

1. That the subdivider provide ROW dedication for Denny Road
2. That the subdivider designate future highway right-of-way at the north end of the lot on the subdivision plat
3. That the subdivider provide a drainage and utility easement on the perimeter of the lot
4. That the future dwelling be connected to municipal water
5. That parkway trees along Denny Road be provided as required by the Subdivision Regulations
6. That the future dwelling be connected to public sanitary sewer once sanitary sewer lines are within two hundred (200) feet of the subject property
7. That the subdivider pay a fee in lieu of sidewalk construction along the Denny Road frontage
8. That the subdivider prepare and provide a storm water report as required by the Subdivision Regulations
9. That the subdivider pay the prevailing Impact Fees at time of building permit application



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

RESOLUTION NO. 2020-1215C

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(KIMME SUBDIVISION)**

Adopted by the Board of Trustees and President of the Village of Sugar Grove
this 15th day of December 2020

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove
this 15th day of December 2020

VILLAGE OF SUGAR GROVE

RESOLUTION NO. 2020-1215C

**A RESOLUTION APPROVING A FINAL PLAT OF SUBDIVISION
(KIMME SUBDIVISION)**

WHEREAS, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-8 *et seq.*; and,

WHEREAS, Kyle and Stephanie Kimme have filed an application for final subdivision approval for a tract of land generally located at the northeast corner of Denny Road and Merrill New Road; and,

WHEREAS, the Planning Commission reviewed the subdivision plat and in their Recommendation PC20-020 recommend the Village Board approve the final subdivision plat for Kimme Subdivision, subject to certain conditions; and,

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

1. That the Final Plat of Subdivision for Kimme's Subdivision, attached hereto as Exhibit A and made a part hereof by this reference, is hereby approved subject to the following conditions and requirements:
 - A. That the subdivider provide the required right-of-way dedication for Denny Road
 - B. That the subdivider designate future highway right-of-way at the north end of the lot on the subdivision plat
 - C. That the subdivider provide a drainage and utility easement on the perimeter of the lot
 - D. That the future dwelling be connected to municipal water
 - E. That parkway trees along Denny Road be provided as required by the Subdivision Regulations
 - F. That the future dwelling be connected to public sanitary sewer once sanitary sewer lines are within two hundred (200) feet of the subject property

- G. That the subdivider pay a fee in lieu of sidewalk construction along the Denny Road frontage
 - H. That the subdivider prepare and provide a storm water report as required by the Subdivision Regulations
 - I. That the subdivider pay the prevailing Impact Fees at time of building permit application
2. That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Final Plat.
 3. That the Village Clerk is hereby directed to cause said Final Plat to be recorded in the Recorders Office of Kane County.

PASSED AND APPROVED by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 15th day of December 2020.

ATTEST:

P. Sean Michels,
President of the Board of Trustees

Alison Murphy,
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Sean Herron	___	___	___	___
Trustee Ted Koch	___	___	___	___
Trustee Jen Konen	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Rick Montalto	___	___	___	___
Trustee Ryan Walter	___	___	___	___

Exhibit A

(Subdivision Plat)