

**Village of Sugar Grove
Regular Board Meeting
December 6, 2005
6:00 P.M.**

President Michels opened the meeting at 6:00 p.m. and asked that Trustee Heineman lead the Pledge. President Michels then asked that the roll be called

Present: President Michels, Trustee Wolf, Trustee Geary, Trustee Johnson, Trustee Renk, Trustee Bohler and Trustee Heineman.

Quorum Established

Also Present:

Village Administrator Brent Eichelberger, Clerk Cynthia Welsch, Chief Brad Sauer, Finance Director Justin VanVooren, Community Development Director Scott Buening, Attorney Wilson, Planner Mike Ferencak and Public Works Director Tony Speciale.

Public Hearings

None

APPOINTMENTS AND PRESENTATION

None

a. PUBLIC COMMENTS ON ITEMS SCHEDULED FOR ACTION

President Michels called for any public comments on the items scheduled for action on the agenda. No member of the public stepped forward and this portion of the agenda was closed at 6:06 p.m.

CONSENT AGENDA

- b. Approval: Minutes of the November 15, 2005 Meetings
- c. Approval: Vouchers
- d. Ordinance: Tax Levy for Fiscal Year May 1, 2006 to April 30 2007
- e. Ordinances: Abating 2005 Property Taxes Related to Debt Service
- f. Ordinance: 4-4-2 Amend the Weed Ordinance

Trustee Johnson moved to **approve the consent agenda with the removal of the Ordinance Amending Water Restrictions – Sod Permit Issuance.** Trustee Geary seconded the motion. President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Wolf				
	Bohler				
	Heineman				
	Johnson				
	Renk				

Motion Carried.

Ordinance Amending Water Restrictions – Sod Permit Issuance

Trustee Renk moved **to adopt an Ordinance, Amending Section 8-1-14-1 of the Code of Ordinances**. Trustee Johnson seconded the motion. Public Works Direction Special explained that the dates in the ordinance were amended, as there was some conflict. The dates reflected in the sod watering section did not coincide with the regular restriction. The Board inquired if this would hold up occupancies. Director Speciale stated no. The Board also questioned if there was some way to make sure that all communities in the area, followed the same rules when there is a severe drought such as this. Administrator Eichelberger stated that this is a matter of discussion at the Metro West meetings and an item that the Metro West group will be addressing. There was no further discussion and President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Wolf				
	Bohler				
	Heineman				
	Johnson				
	Renk				

Motion Carried.

GENERAL BUSINESS

Approval – Financial Statement & Management Letter

Mr. Horseman of William F. Gurrie & Co., Ltd gave a brief overview of the CAFR and the new GASB Format.

Trustee Heineman moved **to formally acknowledge receipt of the 2005 Comprehensive Annual Finance Report**. Trustee Geary seconded the motion. There was no discussion and President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Wolf				
	Bohler				
	Heineman				
	Johnson				
	Renk				

Motion Carried.

Approval of a Temporary Trailer Extension for the Library

Trustee Renk moved **approve of a three-year extension to January 6, 2009 of the temporary trailer at the Sugar Grove Public Library located at 54 Snow Street.**

Trustee Geary seconded the motion. There was no discussion and President Michels then called for a roll call vote.

AYE:	Geary	NAY:	None	ABSENT:	None
	Wolf				
	Bohler				
	Heineman				
	Johnson				
	Renk				

Motion Carried.

NEW BUSINESS

Administrator Eichelberger stated that Staff would be submitted for a small cities grant for the updating of the Route 47 Plan. Administrator Eichelberger also asked that the Board consider canceling the December 20th meeting and having the meeting on the 13th. The Board agreed and directed staff to publish.

REPORTS

Administrator Eichelberger stated that the Architectural Resource Review Group had met and reviewed a few sights as well as the Comprehensive Land Use Plan and the Route 47 Plan. The group is well staff, flexible, open and keep in mind the concept behind the Comprehensive Plan and the Route 47 Plan.

Trustee Johnson asked why Gordon Road was still closed. Director of Public Works Speciale answered that there are some utility poles that need to be removed. The developer is waiting on the utility company.

President Michels asked where the speed trailer was located. Police Chief Sauer stated he had put it away for the winter.

PUBLIC COMMENTS

Residents were present that complained about the Village’s parkway tree trimming program. They were informed that staff would double check on procedures.

ADJOURNMENT

Trustee Geary **moved to adjourn the regular meeting at 6:30 p.m.** Trustee Johnson seconded the motion. All members in attendance voted **AYE**.

Respectfully submitted, Cynthia L. Welsch, Village Clerk

**Village of Sugar Grove
Committee of the Whole Meeting**

December 6, 2005

6:30 P.M.

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Present: President Michels, Trustee Wolf, Trustee Geary, Trustee Johnson, Trustee Renk, Trustee Bohler and Trustee Heineman.

Quorum Established

Also Present:

Village Administrator Brent Eichelberger, Clerk Cynthia Welsch, Chief Brad Sauer, Finance Director Justin VanVooren, Community Development Director Scott Buening, Attorney Wilson, Planner Mike Ferencak and Public Works Director Tony Speciale.

Ordinance Amending the Zoning Ordinance – Sheds in easements

The Board discussed the proposed ordinance and asked that a hold harmless portion be put in for the contents of any shed and to find out if the petitioner does not agree with the findings of the hearing officer if the variance can then be appealed to the Village Board. Staff and the Village attorney will review the requests and bring the findings back to the Board.

Mailbox Variance and Fee Waiver

The Board reviewed the request and found the variance and the request to waive the fee acceptable. The Board further asked that staff review the grad of the drive, as it seems to drop off rather sharply. Staff was then directed to prepare the paperwork and to place these items on a future agenda when appropriate.

Annexation of Gordon Road Parcel (Ziegler)

The Board reviewed the petition for annexation and agreed that it was in the best interest of Sugar Grove to annex the parcel. The annexation ordinance will be placed on a future agenda for approval.

Proposed Promenade Development – Neumann Homes

Attorney James White addressed the Board and outlined the process to date. Mr. White then introduced Mr. Ken Neumann who explained his vision for the proposed Promenade Development. Mr. Neumann stated that this evening he had brought with him part of the team that has put together this proposed development and that they would be walking through various aspects of the development to give the Board an overview of the plan.

An overview of the transportation plan, the golf course and the housing types was given. The housing types include a mix of single and multi family unit varying from single family residential to row homes and some apartment buildings. Prairie Street will be realigned and Municipal Drive will be extended including a bridge over the railroad an various underpass will be built throughout the subdivision to allow for pedestrian and golf cart connectivity. A well and a storage tank will also need to be constructed.

The Board then offered a few comments. Trustee Johnson stated that she would like to see some ranch units offered. Trustee Heineman stated that she liked the cluster use but it could be improved on (Trustee Heineman also read a prepared statement which is attached to these minutes.) Trustee Renk asked about the age restricted. Mr. Neumann clarified that no units are slated to be age restricted but are age targeted.

Mr. Neumann also stated that he would like to have approval soon so that he can market the project as his fear was that other community would do so and the "downtown" Promenade area would then not be viable or have to be much smaller.

The Board reviewed the staff recommendations and agreed with them. (attached) The Board will further review the submittals from the developer and submit any additional comments to Community Development Director Buening to be forwarded to the developer.

As there was no further business the meeting was adjourned at 9:00 p.m.

Respectfully submitted,

Clerk, Cynthia Welsch

Trustee Mary Heineman - Promenade Comments

I like the overall land use plan and the vision of rural low-density residential lots surrounding a golf course section on the outskirts of town with housing density becoming greater as one moves toward the commercial/civic area. I feel marketing plans communicated through the press and Neumann's development presentations have consistently delivered this intent. Unfortunately, when I look at the details, the plan falls far short from what's been communicated.

For instance, the Link's neighborhood marketed as the low-density rural feel golf course community has a gross density of 3.91 units and only 30% of the lots are of a ¼ acre in size. Our land use plan calls for moderate B-2 density in this area which is defined as ¼-1/2 acre lots with 2-3 units per acre; clearly the communication and the detail are not consistent.

In general, the overall density of the Promenade is much greater than I expected to see based on public communications. For the residential portion, Neumann's current plan shows an overall gross density per acre of almost 2.5 units per acre. This compares to Settler's Ridge density of 2.1 units per acre or Stillwater's (Prairie Glen's) 1.4 units per acre. While I am excited by what's taking place in Settler's Ridge, let us not forget that the level of density accepted within this community was a change in philosophy for many and its merits have yet to be proven. I think it would be irresponsible on our part to accept more density within Promenade.

This is in addition to some overriding concerns that I feel need to be addressed.

Specifically,

- 1) Given the sprawl of the land involved in this development, this development defines what the Southwestern part of Sugar Grove is going to become. This is not a confined area like Settler's Ridge with controlled and signed access points.
- 2) If this development is approved, combined with Kimball Hill, over 2000 acres of new residential development will be in the hands of two builder-developers. To put this in perspective, the total residential acreage in village limits today is 1,760 acres (excluding Kimball Hill). This suggests great caution as we proceed, especially with no learnings as yet from the Kimball Hill annexation.
- 3) Through my research and review, I have found Neumann Homes has very limited commercial development experience or high-end residential experience. The commercial area marketed talks about upscale retail stores but it seems to be an unreasonable leap of faith without an experienced commercial partner.
- 4) Management depth and continuity at Neumann Homes have been an issue in the build out of Walnut Woods. This is a cause of concern with the scale of Promenade at 8x the size of Walnut Woods and much more complex. Walnut Woods consists of only 257 single family homes compared to the proposed 2,200 homes in Promenade in addition to a commercial center.

- 5) Timing of the Commercial build-out is critical to the village and needs to become part of the early phasing of Promenade’s Development and not subsequent to the residential development.

Therefore:

As this project progresses, I will look for the following:

- 1) An overall reduction in density to be in line with Kimball Hill and the Links to be in full compliance with our B-2 standards.
- 2) Addition of a quality commercial partner to increase the Promenade’s ability to draw retailers and a build out schedule in the commercial district that better addresses our communities needs.
- 3) A majority of the Links to be sold to Custom Home Builders. Just as Neumann has stressed the importance of a variety of different building types, I believe a variety of builders is key to the build-out of such a large stretch of land. In addition, high architectural standards should be maintained throughout the community and anti-monotony standards enforced.

I encourage all of us to proceed cautiously with careful due diligence.

Neumann Links Development				
	<u>D.U.s</u>		<u>Acreage</u>	<u>D.U./acre</u>
Single Family	614	A	204.38	3.00
Detached Patio	168		24.32	6.91
Age-targeted	214		32.24	6.64
Townhomes	<u>40</u>		<u>4.27</u>	<u>9.37</u>
Total Links	1,036		265.21	3.91

Sugar Grove's Comprehensive Plan defines
B-2 Moderate Density homes as:
 1) 1/4 - 1/2 acre lots
 2) 2-3 Dwelling Units per Acre

The Links Development, Neumann's low-density, rural-feel golf course community has:
 1) a Gross Density of 3.91 Units per acre
 2) Of the 614 units only 188 are at least 1/4 acre or 30%, all other are less than the 1/4 acre minimum.

Development Comparisons of Gross Density per Acre (excluding Commercial)			
	<u>D.U.s</u>	<u>Acreage</u>	<u>D.U./acre</u>
Neumann Homes	2156	878	2.456
Kimball Hill	2718	1275	2.132
Stillwater	267	186	1.435

SUGAR GROVE - Village Statistics as of 10/5/04		
<i>Zoning District</i>	<i>Area (ac)</i>	<i>Square Miles</i>
Residential		
E-1	84.60	0.13219
R-1	226.35	0.35367
R-2	1190.56	1.86025
R-3	<u>263.13</u>	<u>0.41114</u>
	1,764.64	2.75725

Staff Recommendation

Staff recommends approval of the proposed Rezoning to PDD Planned Development District, approval of a Planned Unit Development and Preliminary Plat for the Promenade development. This recommendation is subject to the following conditions of approval.

1. The development shall substantially conform to the Preliminary Plat of Subdivision, by V3 Consultants, Sheets P-1 to P-15, last revised 08/08/2005; the Preliminary Improvement Plans, by V3 Consultants, Sheets C-0.0 to C-9.03, last revised 08/08/2005; the Sidewalks and Trails Plan by V3 Consultants, submitted 08/08/2005; the Lot Development Standards, 9 Sheets, by Neumann Homes, Inc., submitted 08/08/2005; the Community Parks Plans, by Neumann Homes, Inc., 9 Sheets, last revised 3/31/2005; the Tree Preservation Plan, by Williams Design Group, Sheets T-1 to T-4, last revised 08/08/2005; the Preliminary Landscape Plan, by Norris Dullea, Sheets 2.00 to 2.13, last revised 08/08/2005; and the Monumentation Plan, 2 Sheets, by Neumann Homes, Inc., submitted 08/08/2005, except as such plans may be revised to conform to Village codes and ordinances and the conditions below.
2. Any government/institutional uses in the B-3 District shall only front on Promenade Drive. Churches and synagogues, private schools, libraries, museums and galleries shall be special uses. The church site shall not be on 47-frontage lot.
3. Daycare centers shall be a special use in the R-3 district.
4. Bed and Breakfasts shall be a special use in the R-3 and B- Districts.
5. An adequate sized site to accommodate the size Library needed at Library District build-out is needed, at the discretion of the Village.
6. An adequate sized site to accommodate the size Village Hall needed at Village build-out is needed, at the discretion of the Village.
7. Any changes to the approved PUD or alterations to density, dwelling type, use boundaries and other changes to the development shall be accomplished by the procedures as stated in the Planned Development Section of the Zoning Ordinance as a major or minor planned development amendment.
8. Written statements from the park district and school district shall be provided regarding the proposed dedication/donations and any desired site improvements.
9. The community park at Prairie Street and 11th Avenue, private parks in phase 1, and the school shall be constructed in Phase 1 of the development.
10. A back-up special service area (SSA) is needed for the golf course property should the course fail and it reverts to open space.

11. Design standards for the golf course and facilities need to be established.
12. The clubhouse approval shall be subject to a Minor Planned Development amendment, including building elevations, site plan review and landscaping approvals.
13. Any construction in the “downtown” or “apartment” sections of the development shall require a Major Planned Development amendment approval.
14. A full market analysis and a fiscal impact study shall be completed for this development prior to final approval.
15. The conceptual architectural style does not appear to be consistent with the Prairie Style recommended in the Village’s Route 47 corridor study. Architectural standards need to be established for the Downtown Area.
16. The term ‘midrise’ is used to define the height of proposed office buildings. A specific height limit shall be placed on these structures to keep them in scale with the rest of the development.
17. The existing house at the east end of Prairie Street near Route 47 shall be preserved.
18. All single family lots in the Links neighborhood (located west of Municipal Drive and south of Prairie Street/11th Street) shall meet the R-2 district standards in all respects. The lots in the Avenues area (east of Municipal Drive and north of Prairie Street/11th Avenue) shall meet all the Settlers Ridge bulk standards. No deviations to these standards shall be permitted to be consistent with the “neo-traditional” standard set by the Village in the Settlers Ridge development.
19. The cluster homes shall be deleted entirely and replaced with either townhouses, rowhomes or single family dwellings.
20. The apartment area along Promenade Drive shall be permitted a minimum density of 12 du/ac. This density may be increased by the Village upon approval of the Major Planned Development approval, but not to exceed 16 du/ac.
21. Neumann Homes, Inc. needs to prepare plats of annexation for any “donut holes” created by virtue of this annexation.
22. The plat of annexation needs to go to the far side of all roadways, including Prairie Street.
23. All fees are to be paid in accordance with the approved annexation agreement.
24. The typical utility easement shall be shown on the plat or as a separate exhibit.
25. The stormwater conservation easements shall be shown on the plat.

26. The farmhouse on the western portion of the property shall either be saved in place or relocated to another site, prior to site grading.
27. All required permits from other agencies shall be submitted prior to work commencing on the areas of concern by those agencies.
28. The commercial site at the south end of the development shall not be used for a church.
29. All engineering comments shall be adequately addressed prior to commencement of work on the site.
30. The petitioner shall use various methods to signal pedestrian crossings, such as using painted or specially paved crosswalks to enhance visual cues to motorists that a crosswalk is ahead to the satisfaction of the Village Engineer and the Public Works Department.
31. Sidewalks or trails shall be located on both sides of all streets, except where the developer does not own land on the opposite side of the right-of-way. Shared cart paths shall be further defined in the annexation agreement as to use.
32. The Subdivision Covenants shall be reviewed and approved by the Village Attorney prior to recording the final plat.
33. The block length on McCannon Road and Lincoln Drive may exceed the 1,200 foot maximum as shown on the development plans.
34. The land donations and park improvements by the developer shall meet the satisfaction of the Sugar Grove Park District.
35. Improvements to Route 47 shall be done as stated in the traffic study, as well as those requirements imposed by the Village and the Illinois Department of Transportation (IDOT).
36. The realignment of Prairie Street shall be completed prior to the issuance of the first Certificate of Occupancy (CO) in the development.
37. The Municipal Drive bridge shall be completed prior to the issuance of the 500th certificate of occupancy.
38. The right-of-way dedication for Route 47 shall be at least 80 feet wide from the centerline.
39. A plat of vacation for the utility and/or access easements that interfere with the development shall be submitted concurrently with the final plat.
40. Prairie Street shall have a minimum design speed of 45 MPH.

41. Curb openings that are less than 60 feet from an intersection shall be reviewed and approved individually by the Village Engineer and the Public Works Department.
42. Temporary turn around in a "T" configuration shall be provided at each road stub. The design engineer shall incorporate this on all final engineering plan submittals.
43. The street names will need to be reviewed with the fire district. Names shall be reviewed at the time of the final plats.
44. A 20-25 acre site shall be committed by deed to the Village no later than five (5) years from the date of Planned Development approval for a potential future Metra station, to the satisfaction of the Village Attorney. A letter from the Burlington-Northern stating adequate RR ROW exists to provide an additional rail line if necessary for future Metra service or the necessary additional ROW must be provided.
45. Traffic calming measures on longer streets and adjacent to parks shall be incorporated into the proposed street improvements as directed by the Village.
46. All locations and setbacks of all fences, walls, and entry monuments shall be shown on the plans.
47. Each plant on the plan shall be identified and provide counts of each plant species.
48. A separate landscape plan for the golf course shall be provided to ensure appropriate and compatible plant types, appropriate buffering of adjacent lots and streets, and an attractive site design throughout the course.
49. Enhancement of the landscaping along the rear yards of Lots 569, 574, and 588 to screen the rear yards from view of Municipal Drive shall be required. Additional landscaping shall be added along the east side yard of Lot 19, the west side yard of Lot 16, the west side yard of Lot 73, and the rear yards of Lots 67-79 to screen them from view of the adjacent outlot in the case that the outlot is developed.
50. Enhancement of the landscaping for the single family Lots 513-519 and the townhomes on Lots 480-484, which are located south of the Burlington Northern & Quincy Railroad shall be required. Enhanced landscaping such as a berm and dense mass of canopy or evergreen trees would help screen the railroad from view but also help reduce the sound of passing trains.
51. The irrigated turf in the cul-de-sacs islands (Lots 57, 258, 666, 1141, and 1174) shall be replaced with shrub beds or another type of ornamental grass to enhance the visual character of the neighborhood roundabouts. Larger cul-de-sac islands like those on Lots 216, 458, and 756 would be large enough to accommodate both ornamental grass and a cluster of shade trees (similar to the cul-de-sac island) on Lot 778 in one of the townhome neighborhoods.

- 52. The developer shall comply with the approved tree removal and mitigation plan. Any trees removed that are not authorized by the Village shall be subject to a penalty of \$2,500 per tree removed plus the required replacement trees.
- 53. The tree preservation plan shows groups of trees being removed for paths, the CATV cable relocation and the area around 8th & Promenade. Fewer trees shall be proposed for removal. All development shall be kept outside the wooded areas.

54. The development impacts the following trees that shall be preserved:

Number	Diameter	Species
84	20"	White Oak
85	14"	Sugar Maple
88	20"	Shingle Oak
90	21"	Sugar Maple
92	20"	Basswood
1140	18"	Burr Oak
1146	6"	Burr Oak
1364	12"	Burr Oak
1448	10"	Cottonwood
1669	8"	Wafer Ash
1670	6"	Wafer Ash
1825	6"	Wafer Ash

- 55. All trees to be saved shall be protected by silt or snow fencing, to be installed at the drip line of the tree.
- 56. Street trees shall be planted along all rights-of-way in accordance with the subdivision ordinance and the requirements of the Public Works Department.
- 57. The developer shall consider variations in the architectural standards for different neighborhoods. All of the neighborhoods shall have some masonry requirements to enhance quality.
- 58. Fencing shall be permitted in the Avenues neighborhood.
- 59. The typical townhome illustrated appears to be rear-loaded, yet most townhomes in the development appear to be front-loaded. A more realistic elevation shall be provided. In addition, brick or other high quality materials shall be added to provide some variety and visual interest as opposed to buildings that are all siding.
- 60. An illustration shall be submitted to interpret the proposed anti-monotony requirements.

61. Details shall be provided on how the architecture requirements proposed will be regulated. At a minimum, standards that were imposed in the Walnut Woods subdivision shall be incorporated here.
62. Due to their greater visibility to the community, homes abutting the golf course or open spaces and homes located on side or corner lots shall have enhanced side and rear elevation designs. Enhancements include window grids, shutters, bay windows, façade and foundation plantings, and decks/porches, among other items. Changes to the rear façade shall be continued through both the first and second story for greater impact
63. The development shall use the decorative lighting standard throughout the entire subdivision.
64. A total of 15 model homes shall be permitted within the subdivision. All model homes must be closed when 1) they are no longer marketing the Promenade subdivision, 2) until 90% of the lots in the subdivision have been sold or 3) by December 31, 2015, whichever is earlier. The petitioner shall submit a model area plan for the Village to review and approve at the time of building permit. Model homes shall not be used to exclusively market other subdivisions.
65. Municipal Drive shall be installed with a landscaped irrigated median.
66. A list of variances requested shall be submitted prior to final approval by the Village Board.
67. A deed restriction shall be added to the final plat that prevents direct access to Route 47, Municipal Drive, and Prairie Street from any of the abutting residential lots.
68. Fox Metro shall approve of the sanitary sewer routing prior to final plat approval, and prior to site grading. If any temporary sewer improvements are authorized by Fox Metro and the Village, the developer shall establish an active SSA over the subdivision to pay for maintenance of these temporary improvements. Said SSA shall be dissolved once the permanent improvements have been completed.
69. The water main shall loop into Dugan Woods subdivision. NHII will need to acquire an easement from the intervening property for this purpose.
70. A backup SSA shall be established for all property owned by the homeowners association.
71. The commercial area shall be completed no later than 10 years from the date of planned development approval.
72. A 10 foot bike path shall be added to the west side of Route 47 to facilitate regional trail access.

73. Additional variation and mixing of lot sizes and widths in the Avenues neighborhood is needed to reduce the possible monotony of this area in accordance with the Village staff review memorandum.
74. Architectural enhancements shall be added to all building facades that abut a public right-of way, the golf course, open space areas and any commercial developments.
75. All park improvements shall be constructed to the specifications as requested in the staff review memorandum as listed in the Subdivision Ordinance, or a Village or Park District approved equivalent. Said improvements shall be installed by the developer no later than one (1) year from the date of final plat recording. Playground and other improvements are needed in the main park areas to the satisfaction of the Park District.
76. A sign shall be added at the end of all dead-end streets that shall state "This road will be extended at a future date." Said signs shall be erected upon completion of the binder course of pavement along the adjacent road.
77. Land-cash and impact fee amounts shall be paid at the time building permits are issued. Said land-cash or impact fee amounts shall be at those rates as established in the impact fee schedule, attached as an exhibit to the annexation agreement, at the time the individual permit is issued.
78. A back-up special service area (SSA) shall be in place prior to recording the final plat of subdivision. Said SSA shall include all park, open space and common areas of the site as well as the lift station for the site. Said SSA shall be established at a maximum rate of \$1.10 per \$100.00 of equalized assessed valuation.
79. The Village shall be given a non-revocable, no-cost option to purchase any islands within Village right-of-ways as well as common area lots. Said option shall be put in writing to the satisfaction of the Village Attorney prior to recording the final plat.
80. Mountable curb and gutter shall be used along minor and local residential roads. Barrier curb and gutter shall be used along collector roads.
81. Restrictions limiting the use of the open space/detention areas to open space and/or detention shall be lettered directly on the plat, prior to recording the final plat.
82. A street signage plan, including but not limited to stop signs, speed limit signs, overnight parking signs and no parking signs, shall be submitted and approved by the Village prior to final plat approval.
83. The final plans shall be revised to show all sidewalk stubs and crosswalks extending to the street pavement.
84. All structures, other than the homes to be preserved, shall be removed prior to site grading.

85. The landscape plans shall be reviewed and approved by the Village and its consultants prior to final plat approval.
86. Any existing wetlands on the site shall receive a permit for filling, modification or mitigation as required by the Army Corps of Engineers or under the Kane County Stormwater Ordinance, prior to grading of the site.
87. Subdivision signage will need to be shown as part of the PUD submittal, otherwise it will need to fully comply with zoning ordinance requirements. This should include sign dimensions and setbacks from the property line and/or right-of-way.
88. Architectural elevations and/or minimum architectural standards need to be submitted prior to approval of the annexation agreement to the satisfaction of the Village.
89. A maximum of 330 building permits per calendar year is permitted. Said permits are not cumulative on an annual basis.
90. All residential structures with fireplaces shall have full-depth, full-height masonry chimneys.
91. Garages in the Avenues Paired Homes must be setback a minimum of 22' from the property line.
92. A minimum of 50% of the single-family homes in the Links neighborhood shall be side loaded or designed with garages that setback a minimum of 5' from the front façade of the home.
93. The words "of Sugar Grove" or other approved text shall be included on all subdivision monument signs in a size and font to be approved by the Village. No text, logo, symbol or other marking identifying the developer shall be used on any permanent signage.