

High 86



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## SG development decisions made

*Two projects move forward; 3rd halted*

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SUGAR GROVE — Residential development decisions dominated the village's regular board meeting Tuesday.

Three votes moved two established projects forward and halted another newly proposed subdivision.

The hour-long meeting resolved major changes to the Stillwater development, solidified an agreement for water system improvements in Settler's Ridge, and finalized the denial of Bliss Woods North.

### Stillwater

The filing of final plans is the next step in the process for Stillwater, a 267-home development south of Route 30.

Village officials voted 5-1 Tuesday to approve amendments to the planned development, moving the project forward after nearly a year of delays.

The revised plan now includes an additional 15.4 acres of commercial land along Route 30, payment of cash instead of land for the park district, and a prairie restoration project instead of a golf course.

The changes are the result of the denial of a wetland permit by the Army Corps of Engineers.

Grading on the 200 acres already has begun. The Windham Group's attorney James White said he did not have a timeline for when homes and commercial businesses should be expected on the site.

### Settler's Ridge

Engineers are moving on to the next step of water system improvements within the Settler's Ridge subdivision.

Village officials voted to enter into an agreement with Engineering Enterprises Inc. Tuesday, allowing the company to begin design and construction engineering on a 2 million gallon ground storage tank, two deep wells and a water treatment plant.

The system's design work began last year. Public Works superintendent Tony Speciale said developers hope to finish construction and be online by October 2006.

All improvements will be paid for by developer Kimball Hill.

Settler's Ridge is a 2,000 unit, mixed-use development proposed on 1,300 acres south of Route 56 and west of Gordon Road.

### Bliss Woods North

Village officials voted to deny developer Inland's preliminary plans and rezoning request for the proposed Bliss Woods North subdivision.

Village President Sean Michels said the denial was based on the fact that the village's ordinance — requiring all developments larger than 3 acres or 10 lots be petitioned for as a planned development — was not being followed.

The development, a 132-home project, was proposed north of Denny Road, south of Interstate 88, on both sides of Bliss Road.

Inland representatives have said they do not believe that the ordinance is valid. They also did not seek to amend an existing annexation agreement on the property that required the village to zone it for office research.