



June 30, 2025

Mr. Ken Garrett
Building and Zoning Official
B&F Construction Code Services Inc.
2400 Vantage Drive
Elgin, IL 60124

Via Email Only

Re: *Bel Air North Subdivision
Annexation & Planned Unit Development Application Review*

Dear Ken:

Please allow this to acknowledge receipt of the following:

- Annexation for petition, dated 6/13/25.
- Annexation plat, prepared by Arc Design Resources dated 5/22/25.
- Special Use Application filed by Mr. Steve Thomas, dated 6/13/25.
- Application for a zoning map amendment filed by Mr. Steve Thomas dated 6/13/2025.
- Final Plat of Bel Air North, prepared by Arc Design Resources dated 6/03/25.
- Plans, Stormwater Management Report, PUD Plan, Water & Sewer Permits.

We have reviewed the same as pertinent to the PUD application and zoning petition. This review is not an "in depth" review of the plan/stormwater management report documents, rather our comments are focused upon the overall layout and general conformance with code. Detailed plan/permit review comments will be supplied to the Village on or before 7/12/25.

Annexation Petition

- We have reviewed the documents and offer no comments at this time.

Annexation Plat

- The Surveyor of Record should sign and seal the plat. No other comments at this time.

Special Use Application

- See reference to the NRI under the review of the final plat.
- Please provide evidence of the EcoCat consultation as outlined in the application.
- We wanted to point out that, as written, the special use application is applicable only to the parcel that will be annexed as a detention facility.

Zoning Map Amendment & Request for Code Variations

- It should be noted that the Developer is making improvements in lieu of providing sidewalks and park space. Specifically, the water main along Travel Air Way will be upsized from 8" to 12", and the water main will be extended to the east property line of the tract. The Developer has also agreed to provide a water main easement along the east property line of PIN number 05-01-100, the north side of PIN number 05-01-300-14 and the west side of PIN number 05-01-400-10. These water main easements will allow for the connection of the Village's west water distribution system with the south distribution system. Once connected, the south system will have a reliable, redundant source of supply from the west system. We recommend that the easement documents be developed and executed concurrently with the construction of the improvements in Bel Air North, and that the documents be recorded as a condition of final acceptance of the subdivision improvements of Bel Air North. Finally, it should be recognized that, unless development occurs requiring a water main extension, the Village will be responsible for the construction of the future main improvements south of Bel Air North subdivision. For the record, it is our opinion that that upsizing improvements and easements are of benefit to the Village and the Village should waive the sidewalk/park space requirements in lieu of the water main/easement.

Final Plat of Bel Air North Subdivision

- A preliminary plat is required by code. The Developer has provided preliminary layout drawings, and since the subdivision is being completed through the PUD process we recommend that the requirement for a preliminary plat be waived as it offers little value to either the Developer or the Village.
- The maintenance responsibilities for the detention facility should be clearly identified. We assume that the owner of the property will be responsible for the maintenance of the pond.
- The code requires a soils investigation to be completed by the Boone County Soil and Water Conservation District. The procedures outlined by code are geared towards evaluation necessary for private sanitary sewer facilities (i.e., septic systems), and determinations if hydric soils exist, or if conditions are conducive to hydric soil formation. We don't want to discount the importance of these types of tests, but this subdivision will be serviced by public sewer so we think that the testing outlined by code should be eliminated, and in its place we suggest that the Village require a geotechnical report appropriate for the proposed improvements be conducted in its place. We do think it is important to obtain soil data at or below the proposed building foundations, and data should be provided for the deepest utility (most likely sanitary sewer).
- Section 9-3-2 (C) requires an NRI to be filed with the Village. We recall that an NRI was completed at or about the time that the property was rezoned or shortly before. Nothing on or surrounding the property has substantially changed since the time that the hangars along Orth Road were constructed. If there was an NRI completed in the past 10 years, we think it could be used to satisfy the code requirement.
- Water main easements need to be added to the plat. See attached red line drawing.
- There is a 20' front building setback line proposed for most of the lots. There are no sidewalks planned for the subdivision so any vehicles parked in the driveway will not block sidewalks. The Village should be aware that there is roughly 35' +/- between the back of curb and building setback line which is not enough room to stack vehicles two deep on most lots.

- Lots 40 and 41 have 12' front building set back lines proposed which appear to be necessary due to the cul-de-sac. The driveways for these lots are not impacted by the smaller BSL, however the BSL should be shown on the plat.
- Section 9-4-2 (N) limits the length of cul-de-sacs to 600'. A variance is needed for the length of the proposed cul-de-sacs. We want to note that the driveways and front yards for lots 12-19 will be heavily impacted by snow removal operations and we strongly recommend that the buyers of these properties understand that there will be considerable snow that will be stored at the end of the cul-de-sac.
- Section 9-4-5 (B) limits the block length to 1,000'. Again, a variance is needed as technically the block length exceeds the limit prescribed by code.

Plans

- Section 9-5-9 of the code requires sidewalks, and a variance to this section of code is needed as the subdivision does not have sidewalks.
- Section 9-5-8 and section 9-6-9 has requirements for street lighting. We didn't see references to street lighting in the plan set. We do recommend that a light be placed at the Cobblestone/Orth intersection.
- The thru lanes of the Orth Road/Cobblestone Trail should align with each other. There isn't enough of Cobblestone Trail shown on the plans to determine if the thru lanes align. The alignment should be a condition outlined in the PUD.

Please do not hesitate to contact me at (815) 636-9590 with any questions, or if I may be of further assistance.

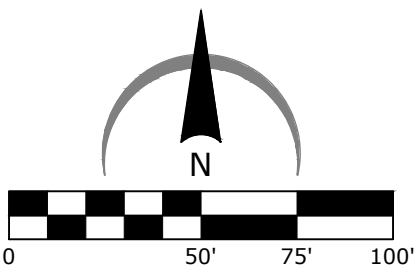
Yours very truly,

McMAHON



Christopher D. Dopkins, P.E.
Associate/Village Engineer

Cc: Ms. Kristi Richardson, Village President
Mr. David Howe, Director of Public Works
Mr. Aaron Szeto, Village Attorney
File



Bearings are based upon G.P.S. observations and referenced to the Illinois State Plane Coordinate System East Zone (NAD 83)

OWNER

Bel-Air Estates LTD
11619 IL Route 76
Poplar Grove, IL, 61065

BEL AIR NORTH SUBDIVISION

OF
PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

ARC DESIGN
RESOURCES INC.

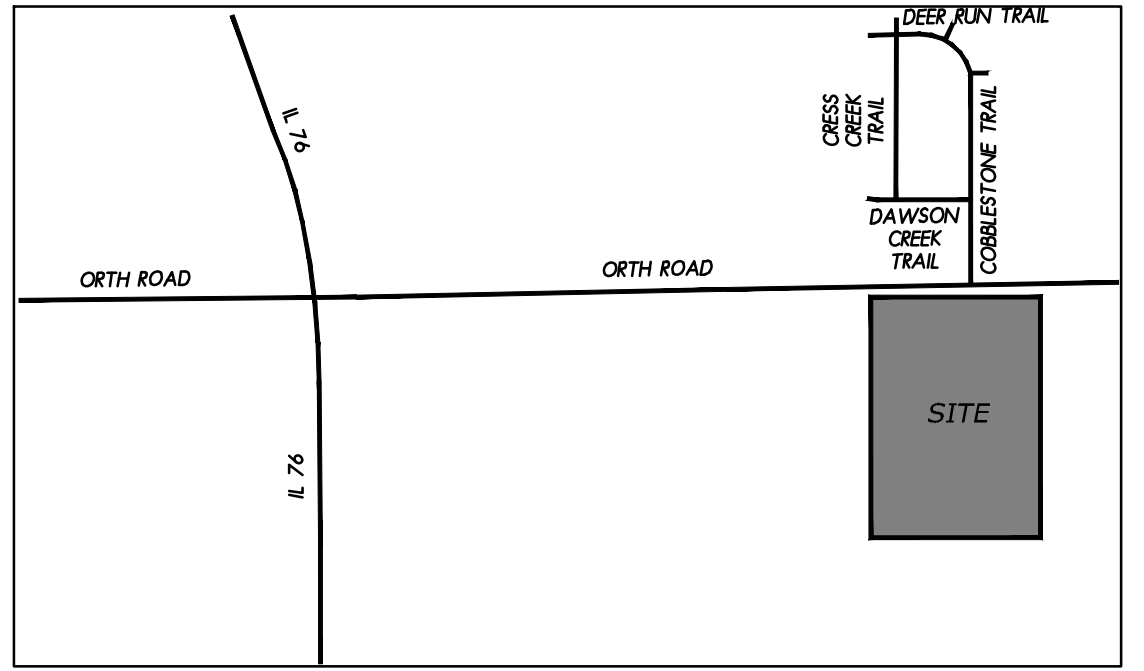
5291 ZENITH PARKWAY
LOVES PARK, IL 61111
VOICE: (815) 484-4300
FAX: (815) 484-4303

www.arcdesign.com
Design Firm License No. 184-001334

THE TRAILS OF DAWSON CREEK
PLAT 1
Recorded September 9, 2005 in Plat Index File Envelope
332-A, as Document No. 2005R10424

OUTLOT 1

COBBLESTONE TRAIL



LOCATION MAP
(not to scale)

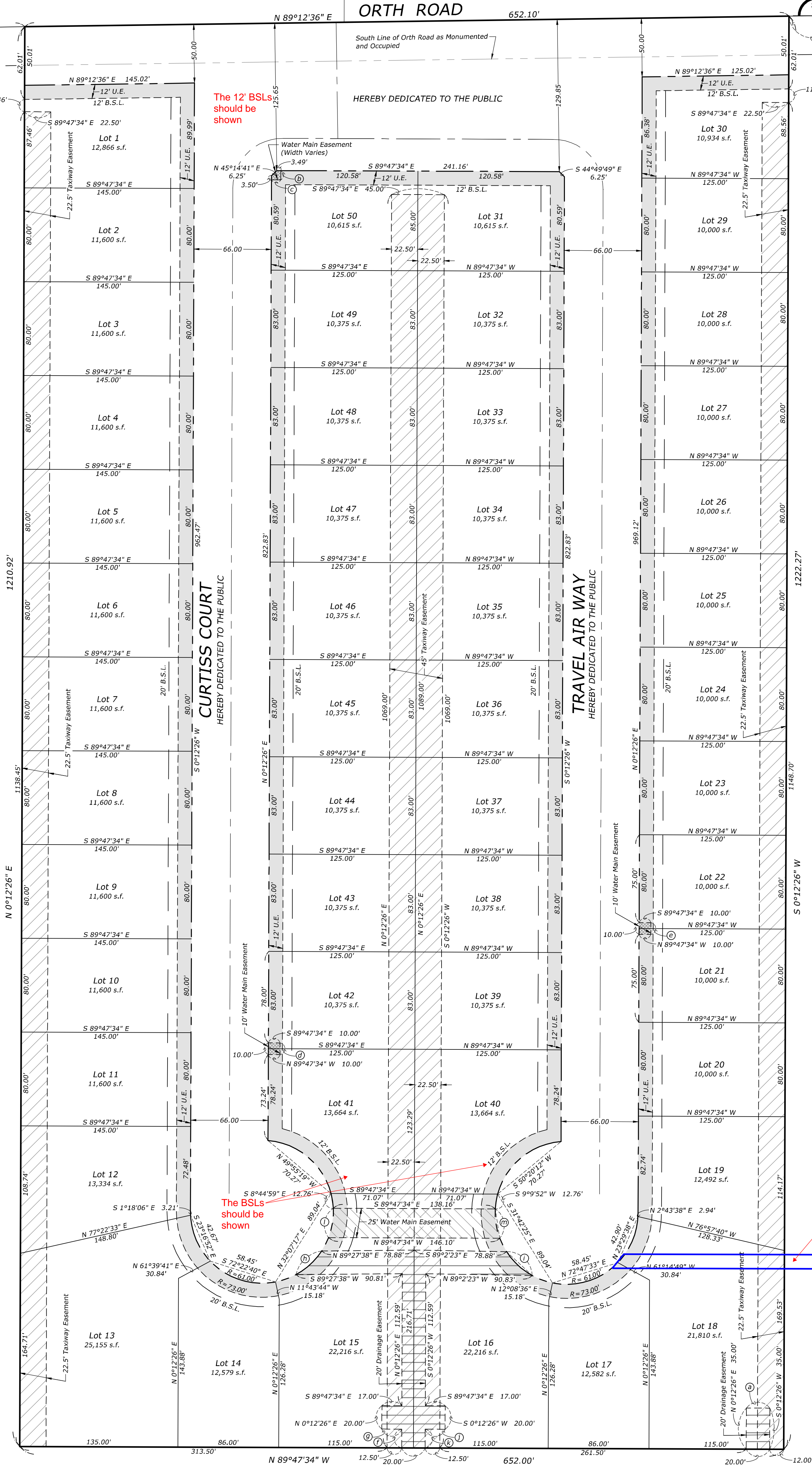
Found "MAG" Nail
Found 3/4" Iron Pin 4.70' West of the coordinate value stated on Illinois Department of Transportation Right-of-Way Plat, Job No. R-92-011-09 dated April 18, 2012.

LEGEND

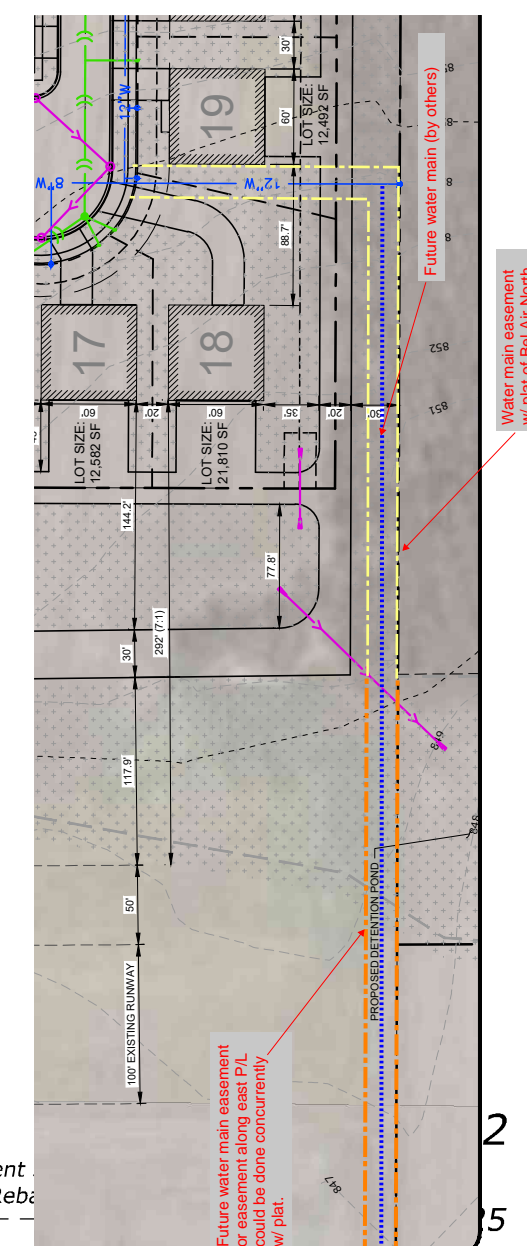
- BOUNDARY LINE
- MEASURED DIRECTION/DISTANCE
- RECORD DIRECTION/DISTANCE
- SURVEY MONUMENT FOUND
- SURVEY MONUMENT SET
- RIGHT-OF-WAY MARKER
- SECTION LINE
- CENTER LINE
- EXISTING RIGHT-OF-WAY LINE
- PROPOSED RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- PROPOSED LOT LINE
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- EXISTING SETBACK LINE
- PROPOSED SETBACK LINE
- SECTION CORNER
- UTILITY EASEMENT
- UTILITY EASEMENT
- TAXIWAY EASEMENT
- DRAINAGE EASEMENT
- WATER MAIN AND EMERGENCY VEHICLE INGRESS/EGRESS EASEMENT
- WATER MAIN EASEMENT

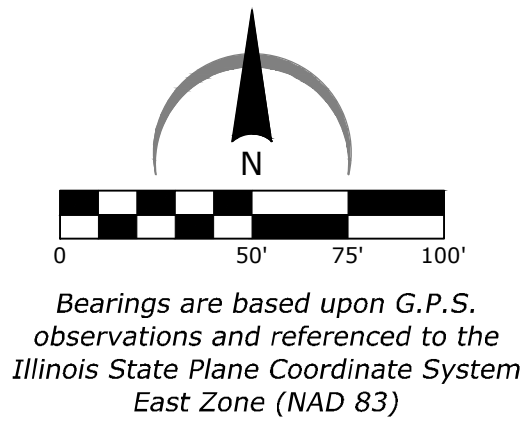
LINE TABLE

- | | | |
|---|---------------|--------|
| Ⓐ | S 89°47'34" E | 20.00' |
| Ⓑ | S 0°12'26" W | 7.91' |
| Ⓒ | N 89°47'34" W | 7.91' |
| Ⓓ | S 0°12'26" W | 10.00' |
| Ⓔ | S 0°12'26" W | 10.00' |
| Ⓕ | N 0°12'26" E | 16.00' |
| Ⓖ | N 89°47'34" W | 17.00' |
| Ⓗ | N 47°26'13" E | 29.88' |
| Ⓘ | S 47°2'16" E | 29.89' |
| Ⓙ | N 89°47'34" W | 17.00' |
| Ⓚ | S 0°12'26" W | 16.00' |
| Ⓛ | N 9°13'42" E | 25.31' |
| Ⓜ | S 8°48'50" E | 25.31' |



Water Main Easement needed





BEL AIR NORTH SUBDIVISION

OF

PART OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF
SECTION 1, TOWNSHIP 44 NORTH, RANGE 3 EAST OF THE THIRD PRINCIPAL
MERIDIAN, VILLAGE OF POPLAR GROVE, BOONE COUNTY, ILLINOIS

OWNER
Bel-Air Estates LTD
11619 IL Route 76
Poplar Grove, IL, 61065



CERTIFICATION BY SURVEYOR

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) S.S.

I, Lee S. Sprecher, hereby certify that, at the request of the owners, I have surveyed and subdivided according to the annexed Bel Air North Subdivision; being part of the Northwest Quarter of Section 1, Township 44 North, Range 3 East of the Third Principal Meridian, Boone County, Illinois, described as follows:

Commencing at the Northeast corner of the Northwest Quarter of said Section 1; thence South 89 degrees 12 minutes 36 seconds West along the North line of the Northwest Quarter of said Section 1, a distance of 40.00 feet to the Point of Beginning for the hereinafter described parcel of land; thence South 0 degrees 12 minutes 26 seconds West along a line being 40.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1222.27 feet; thence North 89 degrees 47 minutes 34 seconds West, a distance of 652.00 feet to a point being 692.00 feet perpendicularly distant West of the East line of the Northwest Quarter of said Section 1; thence North 0 degrees 12 minutes 26 seconds East along a line being 692.00 feet perpendicularly distant West of and parallel with the East line of the Northwest Quarter of said Section 1, a distance of 1210.92 feet to the North line of the Northwest Quarter of said Section 1; thence North 89 degrees 12 minutes 36 seconds East along the North line of the Northwest Quarter of said Section 1, a distance of 652.10 feet to the Point of Beginning containing 18.210 acres, all being situated in the County of Boone and the State of Illinois.

Dimensions are given in feet and decimals of a foot. Dimensions along circular curves are chord distances pin to pin. Iron pins 3/4-inch in diameter and 4 feet long have been found or set at all points marked on the plat with a solid dot, and iron pins 5/8-inch in diameter and 3 feet long have been found or set at all other lot corners.

I hereby certify that no part of the property covered by this plat is located within any regulated flood zones according to the Flood Insurance Rate Map (17007C0105C) with an effective date of February 18, 2011.

I further certify that this plat is situated within the corporate limits of a city which has a city plan and is exercising the special powers authorized by Division 12 of Article 11 of the Illinois Municipal Code, as now or hereafter amended.

I further certify that the parcel identified above is located in North Boone Community Unit School District 200.

This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Given under my hand and seal this _____ day of _____, 2025.

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: _____



CERTIFICATION OF DEDICATION BY OWNER(S) OF LAND

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

As owner, I/we hereby certify that I/we have caused the land described in the foregoing affidavit of the surveyor, to be surveyed, divided, and mapped as presented on this Plat. All streets, alleys, walkways, parks, playgrounds and school sites shown on this plat are hereby dedicated to the public for public purposes, and all easements shown are subject to the Easement Provisions hereon. I/we further certify that there are no liens or encumbrances on the property contained in this plat except. I/we further certify that the parcel identified above is located in North Boone Community Unit School District 200.

Bel-Air Estates LTD

Steve Thomas - President

CERTIFICATION BY NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF _____) S.S.

I, the undersigned, a Notary Public, in and for said County and State aforesaid, DO HEREBY CERTIFY THAT Steve Thomas, personally known to me to be the President of Bel-Air Estates LTD and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such President of said corporation, he signed the foregoing document pursuant to authority given by the Board of Directors of said corporation, as his free and voluntary act, and as the free and voluntary act of said corporation, for the purposes therein set forth.

Subscribed and Sworn before me this _____ day of _____, 2025.

Notary Public

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that, to the best of my knowledge, the property described in the attached surveyor's certificate, which will be known as Bel Air North Subdivision is located within the boundaries of the following School District, North Boone Community Unit School District 200.

Dated this _____ day of _____, 2025.

Nan Schilling - Board President

VILLAGE ENGINEER CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I hereby certify that I have caused measurements to be taken of the property embraced within the annexed plat of Bel Air North Subdivision, and found it correct as to the distances and monuments. All streets and sidewalks shown herein have been graded, drained and surfaced and all drainage structures have been built, as required, or have been provided for by bonded contract to my approval.

Dated this _____ day of _____, 2025.

Village Engineer

VILLAGE PRESIDENT CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Village of Poplar Grove has reviewed the attached plat of Bel Air North Subdivision.

In witness thereof, I have hereto set my hand this _____ day of _____, 2025.

Kristi Richardson - President of Village Board of Trustees

VILLAGE CLERK CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

This is to certify that the Board of Trustees of the Village of Poplar Grove did, at its meeting on the _____ of _____, 2025 approve of the annexed plat and authorize it to be recorded.

IN WITNESS THEREOF, I, _____, Village Clerk of the Village of Poplar Grove, hereunto set my hand and affixed the seal of said Village of Poplar Grove, this _____ day of _____, 2025.

Village Clerk

CERTIFICATION BY COUNTY CLERK

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

I, Julie A. Bliss, County Clerk of Boone County in the State of Illinois, do hereby certify that I find no delinquent general taxes, unpaid current general taxes, delinquent special assessments or unpaid current special assessments against the lands embraced within the plat of Bel Air North Subdivision.

In witness thereof, I have hereunto set my hand and seal of the County of Boone this _____ day of _____, 2025.

Julie A. Bliss - County Clerk

CERTIFICATION OF RECORDING OFFICIAL

STATE OF ILLINOIS)
COUNTY OF BOONE) S.S.

"Filed for record this _____ day of _____, 2025, at _____ o'clock ____ M.
recorded in Book _____ of Plats, page _____ and examined."

Julie A. Bliss - County Recorder

Giselle Lenover - Chief Deputy Recorder

Document Number _____

UTILITY COMPANIES CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF BOONE) SS.

We Commonwealth Edison Company, Verizon Select Services, Inc. and Northern Illinois Gas Company by our signatures hereon do hereby acknowledge that we have received a copy of Bel Air North Subdivision and we hereby consent to the recording of said plat as prepared.

COMMONWEALTH EDISON COMPANY VERIZON SELECT SERVICES NORTHERN ILLINOIS GAS COMPANY

By: _____ By: _____ By: _____

Dated: _____, 2025 Dated: _____, 2025 Dated: _____, 2025

EASEMENT PROVISIONS

Easements are hereby reserved for and granted to the designated governmental bodies and public utilities or cable television companies with the necessary authorizations and/or franchises and their respective successors and assigns within the area as shown by dotted lines on the Plat and marked "Easement" to install, lay, construct, renew, operate and maintain storm and sanitary sewers, water mains, surface drainage facilities, pipes, conduits, cables, poles and wires, overhead and underground, with all necessary braces, guys, anchors and other equipment for the purpose of serving the subdivision and other properties with telephone, electric and other utility services or cable television service; also is hereby granted the right to use the streets for said purposes, the right to overhang lots with aerial service wires to serve adjacent lots, the right to enter upon the lots at all times to install, lay, construct, renew, operate and maintain within said easement area, said storm and sanitary sewers and water mains, pipes, conduits, cables, poles wires, braces, guys, anchors and other equipment, and finally the right is hereby granted to cut down and remove or trim and keep trimmed any trees, shrubs or saplings that interfere with any of the said public utility equipment or cable television equipment installed on said easement. No permanent structures shall be placed on said easement, but same may be used for purposes that do not then or later interfere with the aforesaid uses or rights herein granted.

If the grade of the subdivision property must be so altered or if private storm and sanitary sewer service lines require that the underground utility or cable television equipment be moved or otherwise altered, the property owners, their respective successors and assigns shall reimburse the utility company or cable television company for the necessary expense involved.

An easement is hereby reserved for and granted to NICOR F/K/A NORTHERN ILLINOIS GAS COMPANY, its successors and assigns ("NICOR") to install, operate, maintain, repair, replace and remove, facilities used in connection with the transmission and distribution of natural gas in, over, under, across, along and upon the surface of the property shown on this plat marked "Easement", "Common Area or Areas" and streets and alleys, whether public or private, and the property designated in the Declaration of Condominium and/or on this plat as "Common Elements," together with the right to install required service connections over or under the surface of each lot and Common Area or Areas, and to serve other property, adjacent or otherwise, and the right to remove obstructions, including but not limited to, trees, bushes, roots and fences, as may be reasonably required incident to the rights herein given, and the right to enter upon the property for all such purposes, Obstructions shall not be placed over NICOR facilities or in, upon or over the property identified on this plat for utility purposes without the prior written consent of NICOR. After installation of any such facilities, the grade of the property shall not be altered in a manner so as to interfere with the proper operation and maintenance thereof.

The term "Common Elements" shall have that meaning set forth for such term in Section 505/2(e) of the "Condominium Property Act (Illinois Compiled Statutes, Ch. 765, Sec. 605/2(e)), as amended from time to time.

The term "Common Area or Areas" is defined as a lot, parcel or area of real property, including real property surfaced with interior driveways and walkways, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the property, even though such areas may be designated on this plat by other terms.

An easement for serving the subdivision and other property with electric and communications service is hereby reserved for and granted to Commonwealth Edison Company G.T.E. North, Grantees, their respective successors and assigns, jointly and severally, to install, operate, maintain and remove, from time to time, facilities used in connection with overhead and underground transmission and distribution of electricity and sounds and signals in, over, under, across, along and upon the surface of the property shown within the dashed lines on the plat marked "Easement", the property designated in the Declaration of Condominium and/or on this plat as "Common Elements", and the property designated on the plat as "Common area or areas", and the property designated on this plat for streets and alleys, whether public or private, together with the right to install the required service connections over or under the surface of each lot and common area or areas to serve improvements thereon, or on adjacent lots and common area or areas, the right to cut, trim or remove trees, bushes and roots as may be reasonably required incident to the rights herein given and the right to enter upon the subdivided property for all such purposes. Obstructions shall not be placed over grantees facilities or in, upon or over the property within the dashed lines marked "Easement" without the prior written consent of grantee. After installation of any such facilities, the grade of the subdivided property shall not be altered in a manner as to interfere with the proper operation and maintenance thereof. The term "Common Elements" shall have the meaning set forth for such term in the "Condominium Property Act", Chapter 765 ILCS 605/2(e), as amended from time to time. The term "Common area or areas" is defined as a lot, parcel or area of real property, the beneficial use and enjoyment of which is reserved in whole as an appurtenance to the separately owned lots, parcels or areas within the planned development, even though such be otherwise designated on the plat by terms such as "outlots": "common elements "open space "open area", "common ground "parking and common area". The terms "Common area or areas" and "Common Elements " includes real property surfaced with interior driveways and walkways, but excludes real property physically occupied by a building, Service Business District, or structures such as a pool or retention pond, or mechanical equipment. Relocation of the facilities will be done by the Grantee at cost of Grantor/Lot Owner, upon written request.