



# AGENDA MEMORANDUM

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**DATE:** April 24, 2025

**TO:** Forest Preserve District Land Acquisition Committee

**FROM:** Jennifer Rooks-Lopez, Director of Planning and Land Protection

**SUBJECT:** Presentation and Approval of a Resolution Approving a Storm Water Easement Agreement with Crown Community Development at Hannaford Woods/Nickels Farm Forest Preserve

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## **PURPOSE:**

The purpose of this memorandum is to provide the Committee with information to consider granting a storm water easement to Crown Community Development at Hannaford Woods/Nickels Farm Forest Preserve in Sugar Grove.

## **BACKGROUND:**

Hannaford Woods/Nickels Farm Forest Preserve is comprised of 400 acres that surround Waubensee Community College in Sugar Grove. The majority of the northern boundary of the preserve is defined by Merrill Road.

Crown Community Development (Crown) is beginning construction on Phase 1 of its 760-acre mixed-use development known as "The Grove", this summer. Phase 1 of the project is primarily residential units on the north side of Merrill Road and bounded by Illinois 47 to the west. The land on which this project is to be built drains to the south via culvert onto Hannaford Woods. The current land use is agricultural. Crown's development project will decrease the amount of permeable surface across their project area and thereby increase the amount of stormwater to be managed north of Merrill Rd.

In early 2025 the District was contacted by the Village of Sugar Grove and Crown with a request for a stormwater easement. Illinois drainage law requires the District, as a downstream neighbor, to natural volumes of water from upstream neighbors (to permit drainage), but has provisions to ensure water velocity does not increase on downstream neighbors, which could result in soil erosion.

Staff met with Crown and their engineers in March to evaluate changes in stormwater volume and velocities and how they might affect Hannaford Woods. Staff specified changes in the stormwater discharge point that will ensure the stormwater that discharges under Merrill Road and onto Forest Preserve property will be properly managed. These requirements primarily consist of a new level spreader, which is a device that converts the high energy level in high-velocity flow into sheet flow, thereby dispersing the energy in the discharged water, so that it may infiltrate into the soil.

The proposed easement is necessary to provide stormwater discharge for Crown's Phase 1 development and to allow access for discharge point improvements and perpetual maintenance, post construction.

Crown Community Development also does business as Sugar Grove LLC.

## **FINANCIAL IMPACT:**

There is no financial impact to the District. Crown and its successors (including any future Homeowners Association) will be responsible for all maintenance.

**RECOMMENDATION:**

Staff recommends the Committee approve the Stormwater Easement Agreement with Crown Development at Hannaford Woods/Nickels Farm Forest Preserve in Sugar Grove.

**ATTACHMENTS:**

*Countywide Locator Map*

*Easement Agreement*

*Plat of Easement*