BOARD REPORT

TO:	VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM:	DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT:	CONCEPT PRESENTATION 391 CAPITOL DRIVE PUD AMENDMENT
AGENDA:	December 1, 2026
DATE:	November 19, 2026

ISSUE
Shall the Village Board listen to a presentation for a proposed PUD Amendment for 391 Capitol Drive.

DISCUSSION
One June 16, 2026 a final PUD was approved for 391 Capitol Drive for a duplex to be constructed on the lot. A condition of this approval stipulates that the duplex must be built to match the approved elevations and plans exactly. The final engineering was completed on the proposed duplex as it was presented in the final PUD approval. Since then, the lot has been sold and the new owner is proposing an alternate site plan, with alternate elevations that do not match the approved plans. In order for him to build the alternate design, a PUD amendment is required. Since the final PUD for this lot was very recently approved, staff suggested the new owner complete the concept process with the Village Board and Plan Commission to receive feedback on the changes before making a formal application for the PUD amendment. The Village Engineers have not yet reviewed the new concept plans, but a full engineering review and approval would be required as part of the PUD amendment. The approved site plans include a permeable paver driveway due to stormwater limitations on the site- expanding the footprint of the building may cause stormwater issues and may require additional stormwater best management practices on the site.

The Plan Commission heard the concept presentation on November 18, 2026. Their discussion included comments on; adding additional evergreens on the property for screening from Bliss and Capitol Drive; the site triangle and if it should be shown on the plans if more landscaping was added; making the chimney be constructed of brick with a decorative cap; providing a landscape plan; what the material of the driveway would be; and ensuring that there would be 1”x4” trim around all of the windows. Overall the Plan Commission seemed to like the new design of the duplex better than the original.

COST
There is no cost for this item at this time.

ATTACHMENTS
Proposed Site Plan and Elevations
Approved Site Plan and Elevations

RECOMMENDATION
That the Board listen to the applicants concept presentation and provide feedback on the new proposal.

NOTES:
1. ALL GRADES ON PROPERTY SHALL BE BETWEEN 2% & 25%

Bliss Road
(93' Right of Way)

Capitol Drive
(66' Right of Way)

Unsubdivided

PROPOSED 4" INV = 701.00 TO BE CORED WITH A MORTAR SEAL

inlet rim=702.24

storm mh rim=703.36 36" inv = 696.83

utility pole (typ.)

water mh rim=702.41

4" INV = 701.56

4" INV = 702.75

A=21.86'
(A=21.86')
(R=1102.14')

(S 65°23'30" E 97.66')
S 65°23'38" E 97.66'

(N 61°44'05" E 37.53')
N 61°55'40" E 37.53'

S 88°36'W

utility risers

fire hydrant & water valve

20' D.& U.E.

25' Building Line

6" SDR 26 PVC SUMP PUMP LINE @ 2.7%

PROPOSED 110 L.F. 4" SDR 26 PVC SUMP PUMP LINE @ 2.7%

PROPOSED 10 L.F. 6" SDR 26 PVC PIPE @1.0% MIN W/ 6" X 8" SDR 26 PVC TEE

PROPOSED SAN MH RIM = 706.85 8" SE INV = 700.00

PROPOSED 7 L.F. 6" SDR 26 PVC PIPE @1.0% MIN W/ 6" X 8" SDR 26 PVC TEE

PROPOSED 86 L.F. 8" SDR 26 PVC PIPE @ 0.6% MIN

(N 89°48'06" E 43.99')
N 89°37'57" E 43.86'

PROPOSED 10' UTILITY EASEMENT

15' Building Line

4" INV = 703.97

UNIT A
TF = 707.60
FF = 708.60

UNIT B
TF = 707.60
FF = 708.60

GARAGE
FF = 707.00

GARAGE
FF = 707.00

20.00'

20.00'

Prop. 5' Sidewalk

LIMIT OF TRENCH BACKFILL

Site TBM

PROPOSED 58 L.F. 1" TYPE K COPPER WATER SERVICE W/ B-BOX

PROPOSED 91 L.F. 1" TYPE K COPPER WATER SERVICE W/ B-BOX

Prop. Permeable Pavers Driveway

5.0%

Prop. Pavers Driveway

10' Building Line

(R=350.00')
A=106.06'

R300.00'

Point "A"

light pole (typ.)

10.67

21.17

asphalt

existing concrete walk

~EXISTING 6" INV = 694.90 TO BE FIELD VERIFIED (TO BE ABANDONED)

EXIST. SANITARY MH
RIM = 704.13
~ 24" INV = 685.97

24" SANITARY INTERCEPTOR

~EXISTING 56 L.F. 6" SDR 26 PVC SANITARY SERVICE LINE @ 1.0% (TO BE ABANDONED)

EXIST. SANITARY MH 701
RIM = ~701.93
~ 6" NW INV = 694.35 (TO BE PLUGGED)
~ 8" SW INV = 683.58

PROPOSED EXTERIOR SANITARY DROP
INV = 699.48
DROP INV = 687.60

S 38°34'58" W 155.00'
(S 38°34'58" W 155.00')

Lot 28

Common Area Utility Easement

Private Driveway

asphalt

16"

ALL DISTURBED AREAS SHALL BE SEEDED WITH IDOT CLASS 1A SEEDMIX

PROPOSED LANDSCAPING MATERIAL

CODE:	DESCRIPTION:		UNIT OF MEASURE	QTY
DECIDUOUS TREES				
AUTM	AUTUMN BLAZE MAPLE	ACER FREEMANII	2 1/2"	4

SITE CALCULATIONS

BUILDING AREA = 2,395 SF
PERMEABLE PAVER DRIVEWAY AREA = 2,692 SF
SIDEWALK AREA = 572 SF

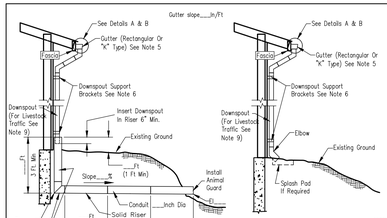
TOTAL PROPOSED AREA = 5,659 SF
TOTAL IMPERVIOUS AREA = 2,967 SF

TOTAL SITE AREA = 14,898 SF
PROPOSED: 19.9% IMPERVIOUS

SEE ARCHITECTURAL PLANS FOR EXACT DIMENSIONS

−10 0 10 20
SCALE IN FEET

ROOF GUTTER AND DOWNSPOUT DETAILS



UNDERGROUND OUTLET DETAIL

ABOVE GROUND OUTLET DETAIL

NOTES:
1. Position the gutter so the outer edge of the gutter is below the roof line projection, if possible.
2. See plan view drawing for downspout and underground outlet locations.
3. Gutter shall be corrosion resistant material of sufficient thickness to prevent flexing between supports. Aluminum gutters shall have a nominal thickness of 0.027 inches. Galvanized steel gutters shall have a minimum thickness of 28 gauge. All gutters shall have end caps.
4. Dissimilar metals shall not be in contact with each other.
5. Gutter hangers shall be located a maximum of 24 inches apart and nailed to fascia board or roof sheathing at rafter locations.
6. Downspouts shall be securely fastened at the top and bottom with support brackets and shall have intermediate supports brackets at a maximum spacing of 10 feet where not housed within a riser.
7. All gutter joints shall be made watertight by use of mastic or caulking.
8. Expansion joints shall be used on straight runs of 40 feet or more and where the gutter system is not free floating. If gutters are [illegible] see the manufacturer's recommendations.
9. Downspout to be PVC material 6 foot above grade where livestock traffic exist.

ESTIMATED QUANTITIES-GUTTERS & DOWNSPOUTS		
ITEM	UNIT	QTY
Gutter-__"K Style Or __"-__" Rectangular	Ft.	
End Caps	Ea.	
Gutter Hangers And Straps	Ea.	
Fascia Board And All Materials To Install	Ft.	
Downspout __" Dia	Ft.	
Downspout PVC __" Dia	Ft.	
Downspout Elbows	Ea.	
Downspout Support Brackets	Ea.	

ESTIMATED QUANTITIES-OUTLETS		
ITEM	UNIT	QTY
Riser Unit (CMP-__" OR PVC-__" W/ 90° Elbow	Ft.	
Solid Riser Outlet Pipe	Ft.	
Underground Outlet Conduit	Ft.	
Solid Outlet Pipe	Ft.	
Animal Guard	Ea.	
Splash Pad	Ea.	

DETAIL A — Plumb Fascia

DETAIL B — Non-Plumb Fascia; Wedge And Wind Strap Needed Every 8' Max

Adapted From Wisconsin Drawing MI-408

L-ENG-124

TEBRUGGE ENGINEERING
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM

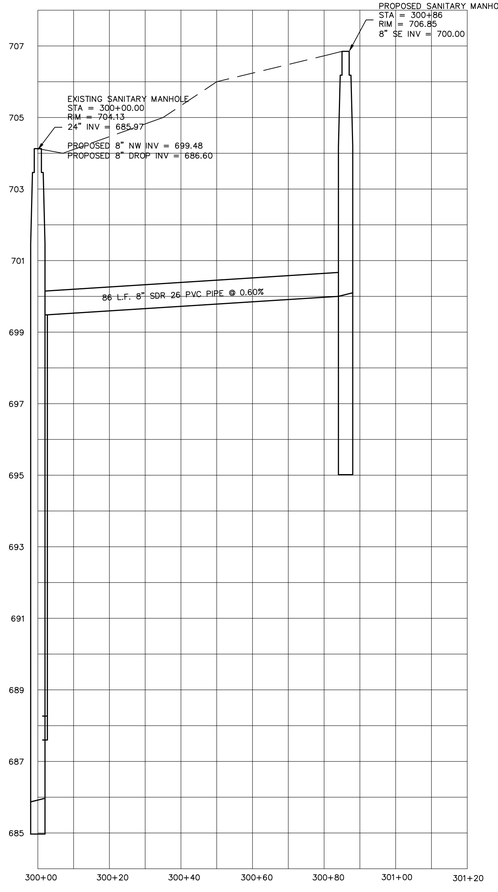
REVISIONS	NO.	DATE	NOTES
	1	2.2.26	SUGAR GROVE REVIEW LETTER 1.5.26
	2	3.25.26	SUGAR GROVE REVIEW LETTER 3.24.26
	3	4.20.26	SUGAR GROVE REVIEW LETTER 4.17.26

PREPARED FOR:
PHIL KUHN
133 VALE AVE, SUGAR GROVE, IL

391 CAPITOL DRIVE SITE PLAN
CIVIL SITE PLAN

PROJECT NO. 24 565 01
SCALE: 1" = 10'
DATE: MAR 25, 2024

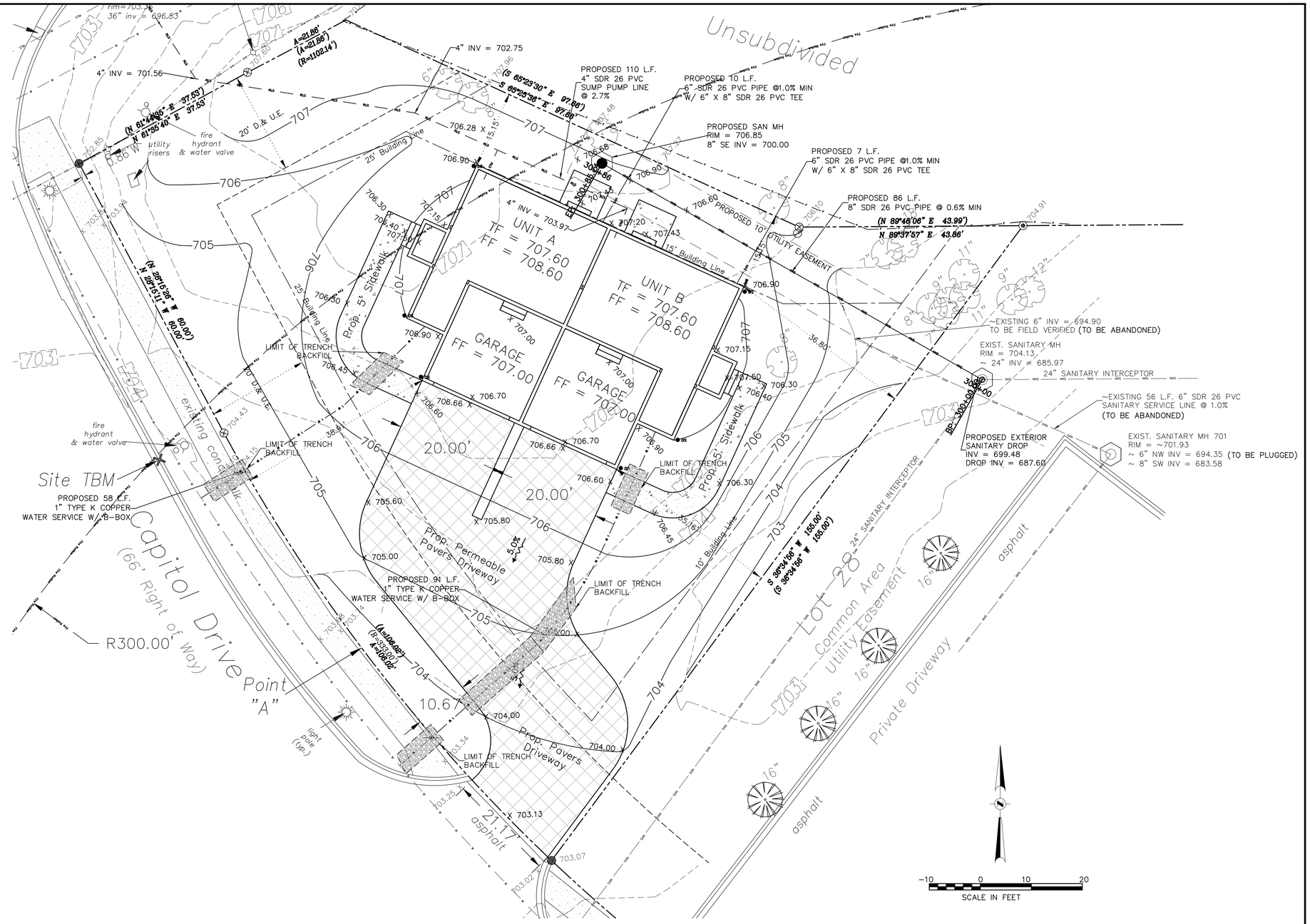
SHEET NO. 3 OF 7 SHEETS



8" SANITARY MAIN PROFILE

HORZ. SCALE: 1" = 20'

VERT. SCALE: 1" = 2'



TEBRUGGE ENGINEERING	REVISIONS	NO.	DATE	NOTES
410 E. CHURCH STREET - SUITE A • SANDWICH, IL 60548		1	2.2.26	SUGAR GROVE REVIEW LETTER 1.5.26
PHONE: (815) 786-0195 TEBRUGGEENGINEERING.COM		2	3.25.26	SUGAR GROVE REVIEW LETTER 3.24.26
		3	4.20.26	SUGAR GROVE REVIEW LETTER 4.17.26

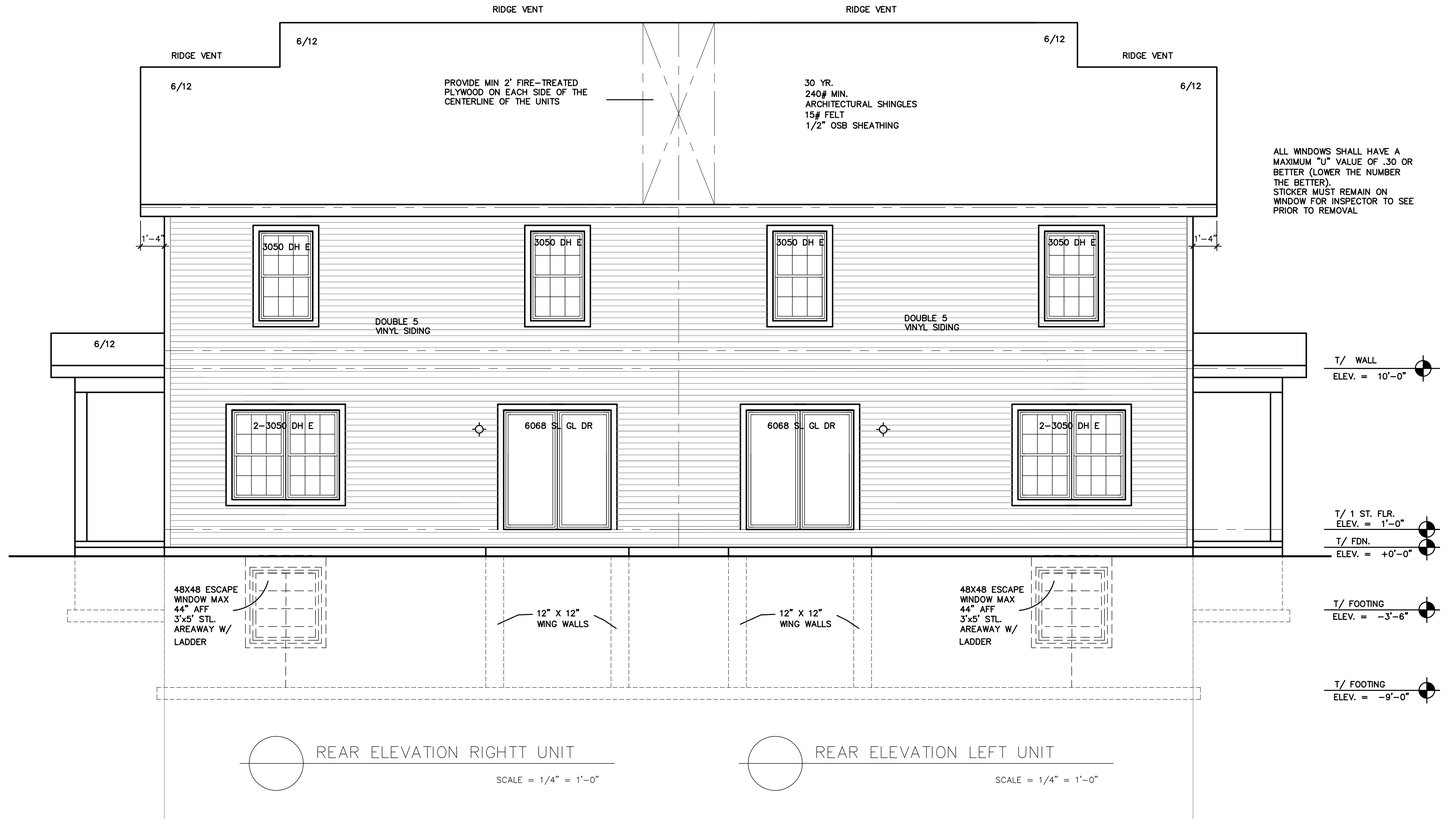
PREPARED FOR:
PHIL KUHN
133 VALE AVE, SUGAR GROVE, IL

391 CAPITOL DRIVE SITE PLAN

SANITARY PLAN & PROFILE

PROJECT NO.	24 565 01
SCALE:	1" = 10'
DATE:	MAR 25, 2024

SHEET NO. 4 OF 7 SHEETS

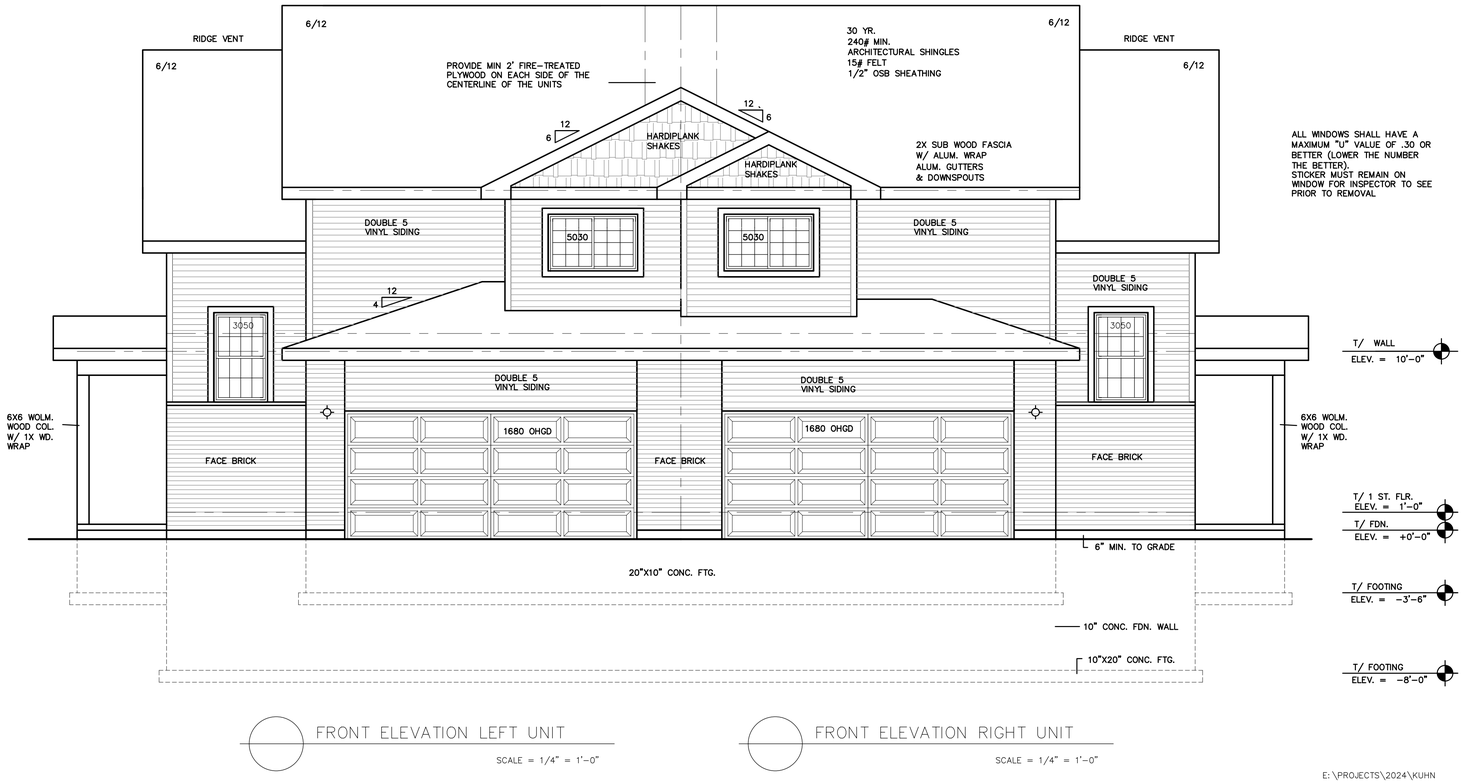


REAR ELEVATION RIGHTT UNIT

SCALE = 1/4" = 1'-0"

REAR ELEVATION LEFT UNIT

SCALE = 1/4" = 1'-0"



FRONT ELEVATION LEFT UNIT

SCALE = 1/4" = 1'-0"

FRONT ELEVATION RIGHT UNIT

SCALE = 1/4" = 1'-0"

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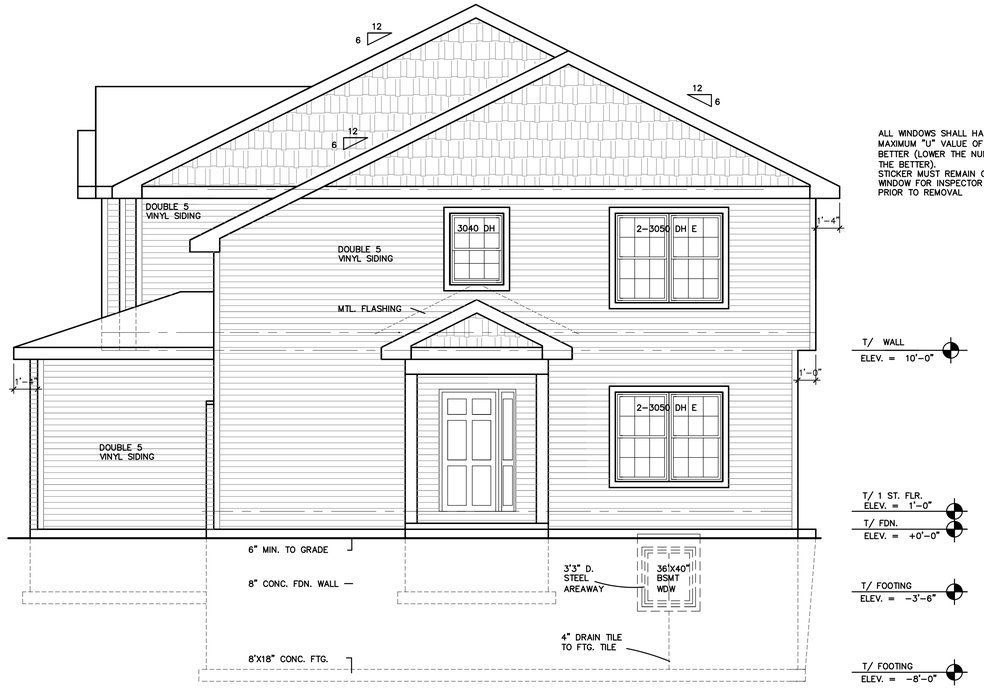
NEW DUPLEX FOR :
MR. PHILLIP KUHN
391 CAPITOL DRIVE
SUGAR GROVE, ILLINOIS

STEVEN W. HANSEN
ARCHITECT
890 LONGVIEW CT.
SUGAR GROVE, IL.
630.4204-8613

No.	DATE	DESCRIPTION
1	3-27-2024	REVIEW
2	4-15-2024	REVIEW
3	4-24-2024	REVIEW
4	5-08-2024	PERMITS

PROJECT NO. 2024-391

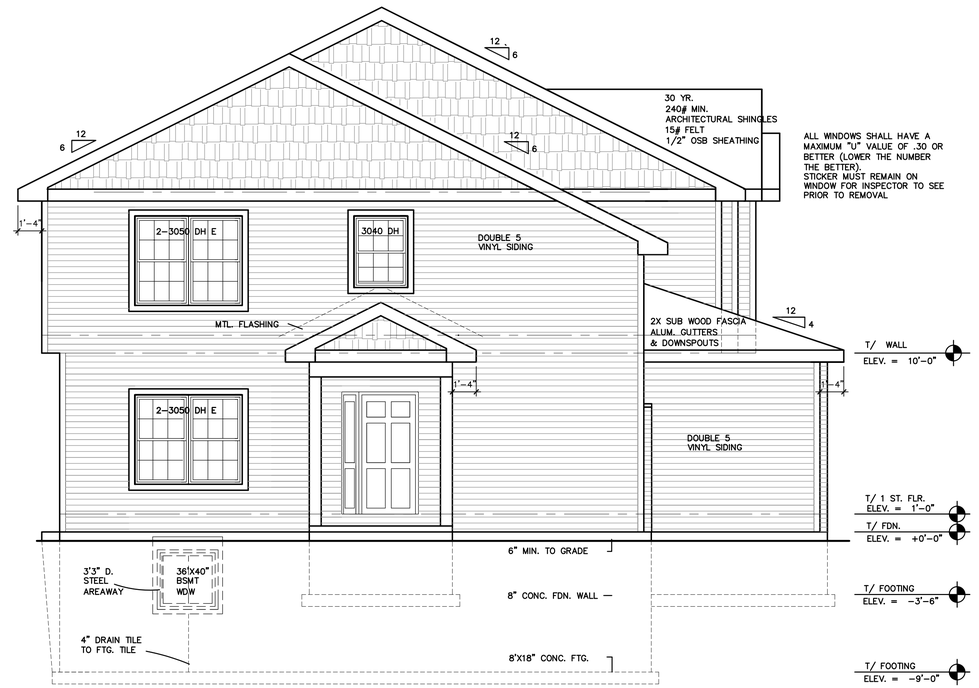
A4.0



ALL WINDOWS SHALL HAVE A MAXIMUM "U" VALUE OF .30 OR BETTER (LOWER THE NUMBER THE BETTER).
STICKER MUST REMAIN ON WINDOW FOR INSPECTOR TO SEE PRIOR TO REMOVAL

RIGHT ELEVATION

SCALE = 1/4" = 1'-0"



ALL WINDOWS SHALL HAVE A MAXIMUM "U" VALUE OF .30 OR BETTER (LOWER THE NUMBER THE BETTER).
STICKER MUST REMAIN ON WINDOW FOR INSPECTOR TO SEE PRIOR TO REMOVAL

LEFT ELEVATION

SCALE = 1/4" = 1'-0"

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A4.1

PROVIDE ARC-FAULT PROTECTION IN ALL SLEEPING ROOMS

FLEXIBLE DUCT
MAX. 5' LENGTH MEETING NFPA STANDARDS 90A AND 90B AND IS UL LISTED 181-CLASS 1, WITH A MINIMUM POSITIVE PRESSURE RATING OF 6" WATER GAGE.
HEAT SUPPLY DUCTS ARE NOT PERMITTED IN EXTERIOR WALLS OR HOUSE-TO-GARAGE COMMON WALLS

FIRESTOPPING
FIRESTOP MECHANICAL PENETRATION, STUD, JOIST, AND RAFTER SPACERS TO MEET CODE REQUIREMENTS.

NOTES;

ALL FLOOR JOISTS, CEILING JOISTS AND RAFTERS SHALL BE S.P.F. #2 OR BETTER (CANADIAN)
Fb = 875 PSI, E = 1,400,000 PSI

ALL ML LVL SHALL BE TRUSS JOIST CORPORATION
Fb = 2,600 psi, E = 1,900,000 psi

ALL FLOOR LOADS	40 psf LIVE LOAD 10 psf DEAD LOAD
SLEEPING ROOMS	40 psf LIVE LOAD 10 psf DEAD LOAD
CEILING LOAD	20 psf LIVE LOAD 10 psf DEAD LOAD
ROOF RAFTER	30 psf LIVE LOAD 10 psf DEAD LOAD

DOUBLE ALL JOISTS UNDER ALL PARALLEL PARTITIONS ABOVE

DOUBLE ALL JOISTS @ WHIRLPOOL TUB

ALL GLAZING SHALL FOLLOW IRC CODE AS REQ'D.

PROVIDE BRIDGING AS REQUIRED IRC CODE AS REQ'D.

IF PROVIDED CONVENTIONAL BIRD'S MOUTH NOTCH AT ALL RAFTERS. ANY OVER CUT OF RAFTERS WILL BE REJECTED AND RECONSTRUCTED AT COST TO THE FRAMER. SET ALL TOP/TOP PLATES HEIGHTS ACCORDINGLY PRIOR TO ANY INCORRECT RAFTER CUTS

◇ TYPICAL EGRESS SYMBOL
WHERE INDICATED OPERABLE WINDOWS SHALL MEET THE FOLLOWING OPENING REQUIREMENTS FOR EGRESS
20" MIN. CLEAR WIDTH
24" MIN. CLEAR HEIGHT
5.7 SF MIN OVERALL CLEAR SASH OPENING
OPENING SHALL BE ACCOMPLISHED BY NORMAL OPERATION OF THE WINDOW

INSULATION MATERIALS INSTALLED WITH-IN FLOOR CEILING ASSEMBLIES CRAWL SPACES AND ATTICS SHALL A FLAME-SPREAD INDEX NOT TO EXCEED 25 WITH AN ACCOMPANYING SMOKE-DEVELOPED INDEX NOT TO EXCEED 450 WHEN TESTED IN ACCORDANCE WITH ASTM E84

HANDRAIL NOTE:
ALL STAIRWAYS WITH MORE THAN ONE RISER SHALL HAVE HANDRAILS AS REQUIRED PER LOCAL CODE

VENT CALCULATION:
PROVIDE ATTIC VENTILATION TOTALING 1,678 SF X 1/300= 5.59 SF MIN..
ALLOW 50 SI (.35 SF) PER VENT
PROVIDE 50% AT EAVE - 50% ROOF VENTS
5.59 SF/2 / .35 SF = 7.98 VENTS REQUIRED

ALL WINDOWS SHALL HAVE A MAXIMUM "U" VALUE OF .35 OR BETTER (LOWER THE NUMBER THE BETTER).
STICKER MUST REMAIN ON WINDOW FOR INSPECTOR TO SEE PRIOR TO REMOVAL

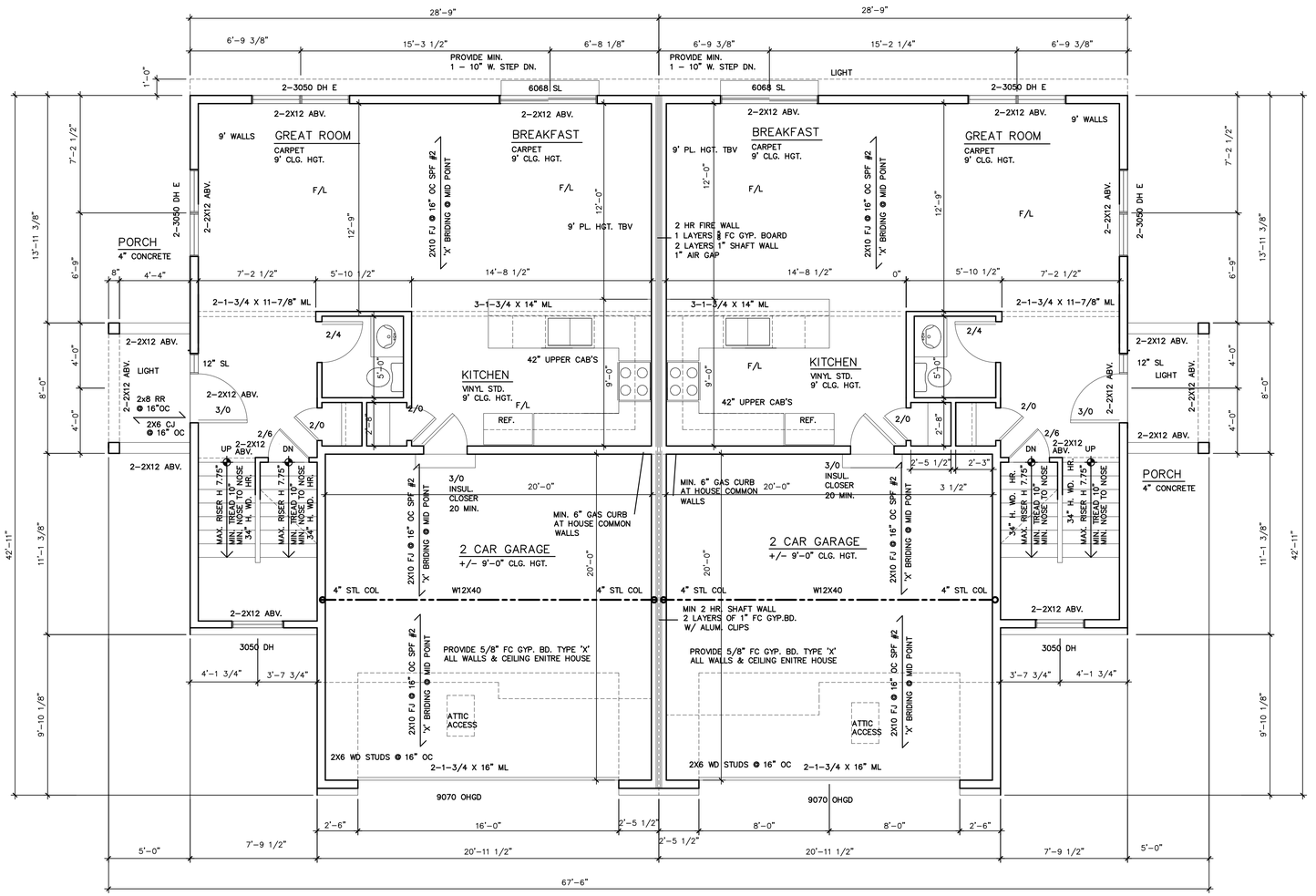
2018 IECC ENERGY REQUIREMENTS

FENESTRATION	MAX. 'U' = .30
SKYLIGHT	MAX. 'U' = .55
CEILING	MIN. 'R' = 49
WALL	R-20 OR R13 + R5 CONTINUOUS
FLOOR	R-30
BASEMENT MIN. 4' DOWN	R-15 CONT. OR R-19
HEATED SLAB	R-10 2 FT. FROM EXTERIOR
CRAWL SPACE	R-15 CONTINUOUS OR R-19

PROVIDE 2-2X12'S ABV. ALL OPENINGS UNLESS NOTED OTHERWISE

ALL EXTERIOR WALLS ON CONDITIONED SPACE TO BE 2X6'S @ 16" OC.

TYPICAL BEARING HEADERS TO BE 2 - 2X12'S



MOUNT OF ELEC. PNL. PERMANENT CERTIFICATE STATING 'U' & 'R' VALUES OF COMPONENTS USED IN CONSTRUCTION PER IECC 2009 SECTION 401.3

ELECTRICAL REQUIREMENT
1. METER SOCKET SHALL HAVE DRIVEN GROUND ROD
2. SERVICE SHALL BE GROUNDED TO STREET SIDE OF WATER SERVICE WITH JUMPER ACROSS METER

1 ST. FLOOR PLAN UNIT LEFT
SCALE = 1/4" = 1'-0"

1 ST. FLOOR PLAN UNIT RIGHT
SCALE = 1/4" = 1'-0"

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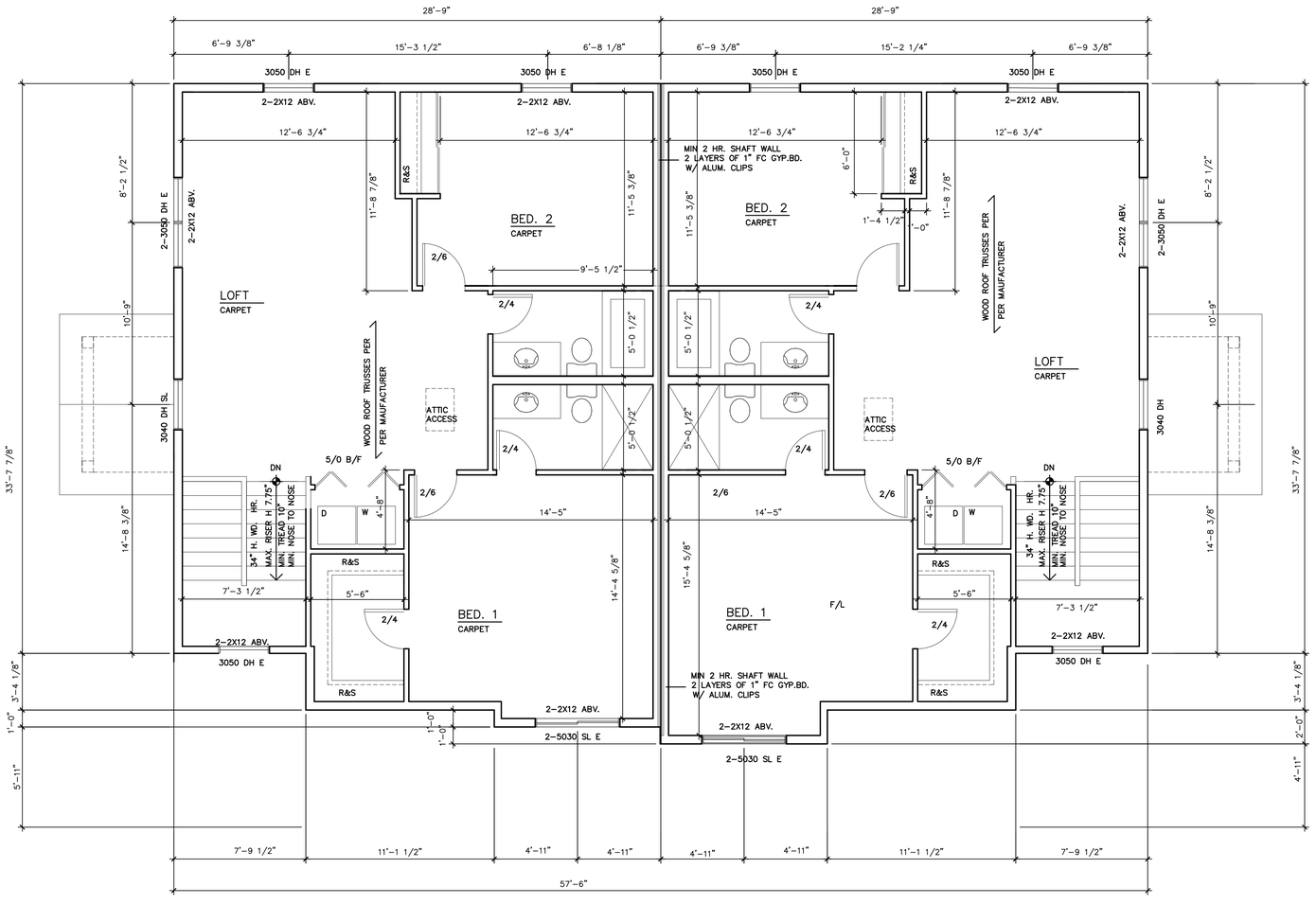
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SUGAR GROVE, ILLINOIS

STEVEN W. HANSEN
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630.4204-8613

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1	3-27-2024	REVIEW
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4	5-08-2024	PERMITS

PROJECT NO. 2024-391

A1.0



2 ND. FLOOR PLAN UNIT LEFT

SCALE = 1/4" = 1'-0"

2 ND. FLOOR PLAN UNIT RIGHT

SCALE = 1/4" = 1'-0"

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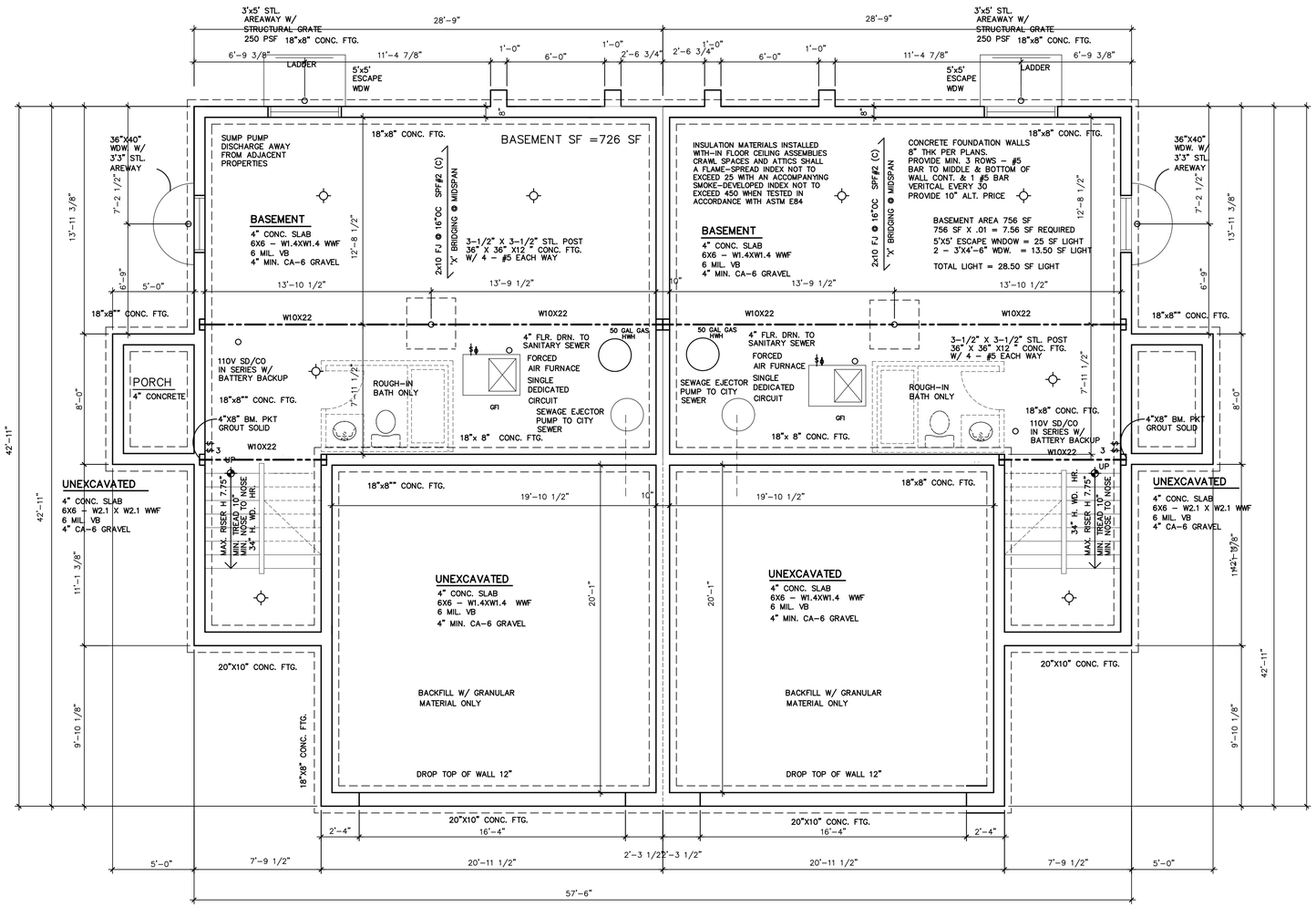
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A2.0



FOOTING & FOUNDATION PLAN

SCALE = 1/4" = 1'-0"

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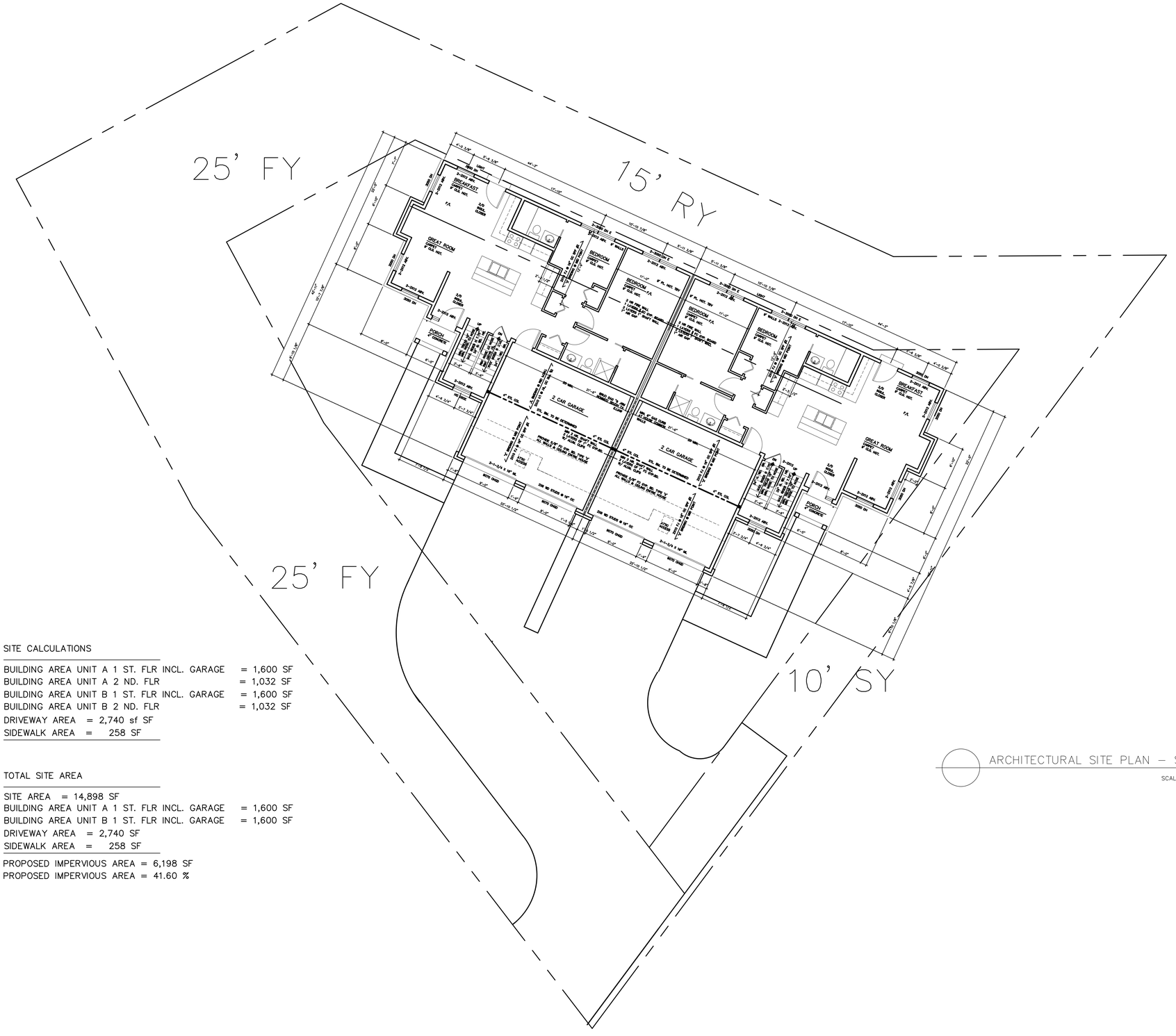
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PROJECT NO. 2024-391

A3.0



ARCHITECTURAL SITE PLAN – SCHEME 8

SCALE = 1/8" = 1'-0"

SITE CALCULATIONS

BUILDING AREA UNIT A 1 ST. FLR INCL. GARAGE	= 1,600 SF
BUILDING AREA UNIT A 2 ND. FLR	= 1,032 SF
BUILDING AREA UNIT B 1 ST. FLR INCL. GARAGE	= 1,600 SF
BUILDING AREA UNIT B 2 ND. FLR	= 1,032 SF
DRIVEWAY AREA	= 2,740 sf SF
SIDEWALK AREA	= 258 SF

TOTAL SITE AREA

SITE AREA	= 14,898 SF
BUILDING AREA UNIT A 1 ST. FLR INCL. GARAGE	= 1,600 SF
BUILDING AREA UNIT B 1 ST. FLR INCL. GARAGE	= 1,600 SF
DRIVEWAY AREA	= 2,740 SF
SIDEWALK AREA	= 258 SF

PROPOSED IMPERVIOUS AREA = 6,198 SF
PROPOSED IMPERVIOUS AREA = 41.60 %

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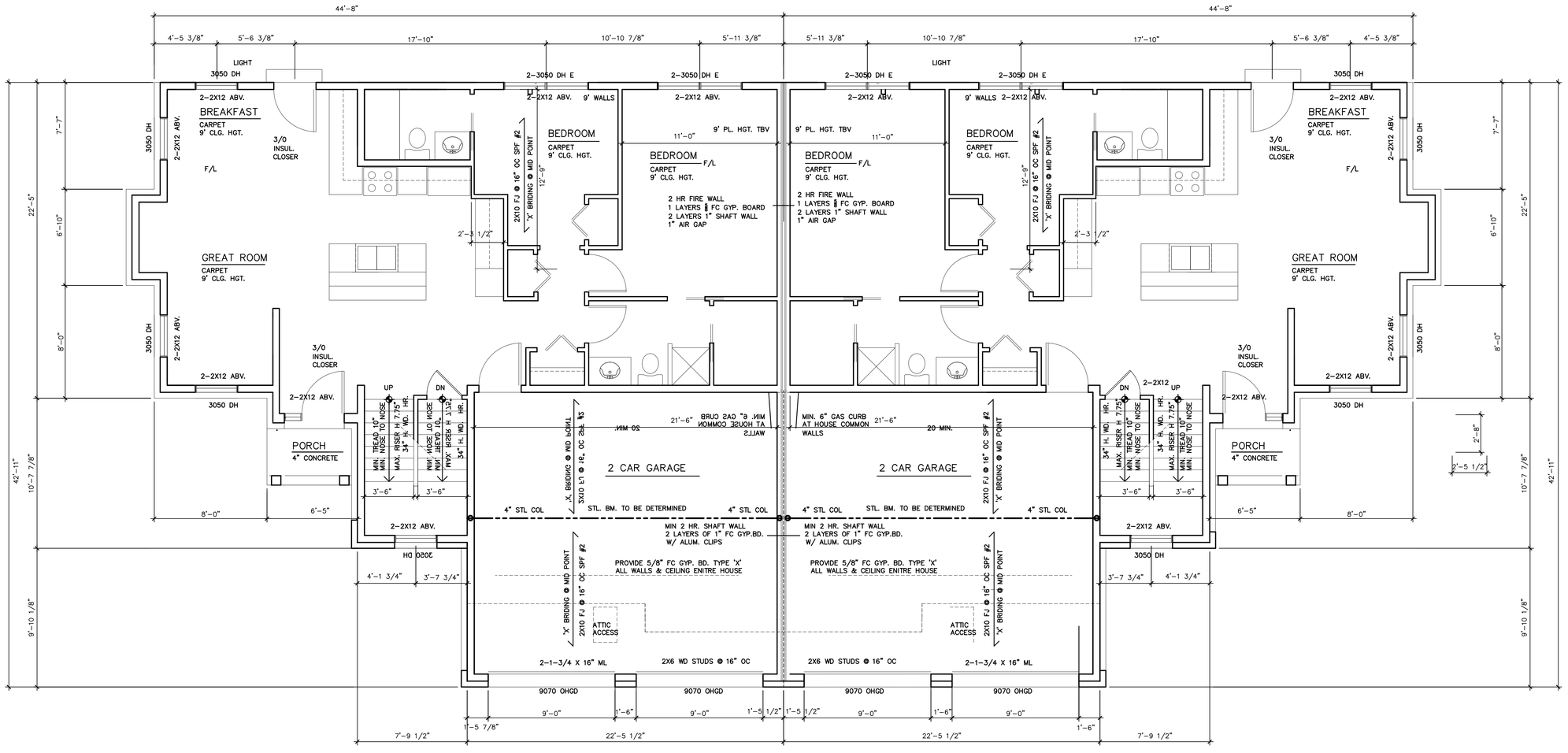
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#	DATE	DESCRIPTION
1	10-20-2026	REVISE UNITS PER OWNER
2	11-06-2026	SCHEME 8
3	11-19-2026	PER PLAN COMMISSION

PROJECT NO. 2026-391

S1.0



1 ST. FLOOR PLAN 2 UNIT SCHEME 8

SCALE = 1/4" = 1'-0"

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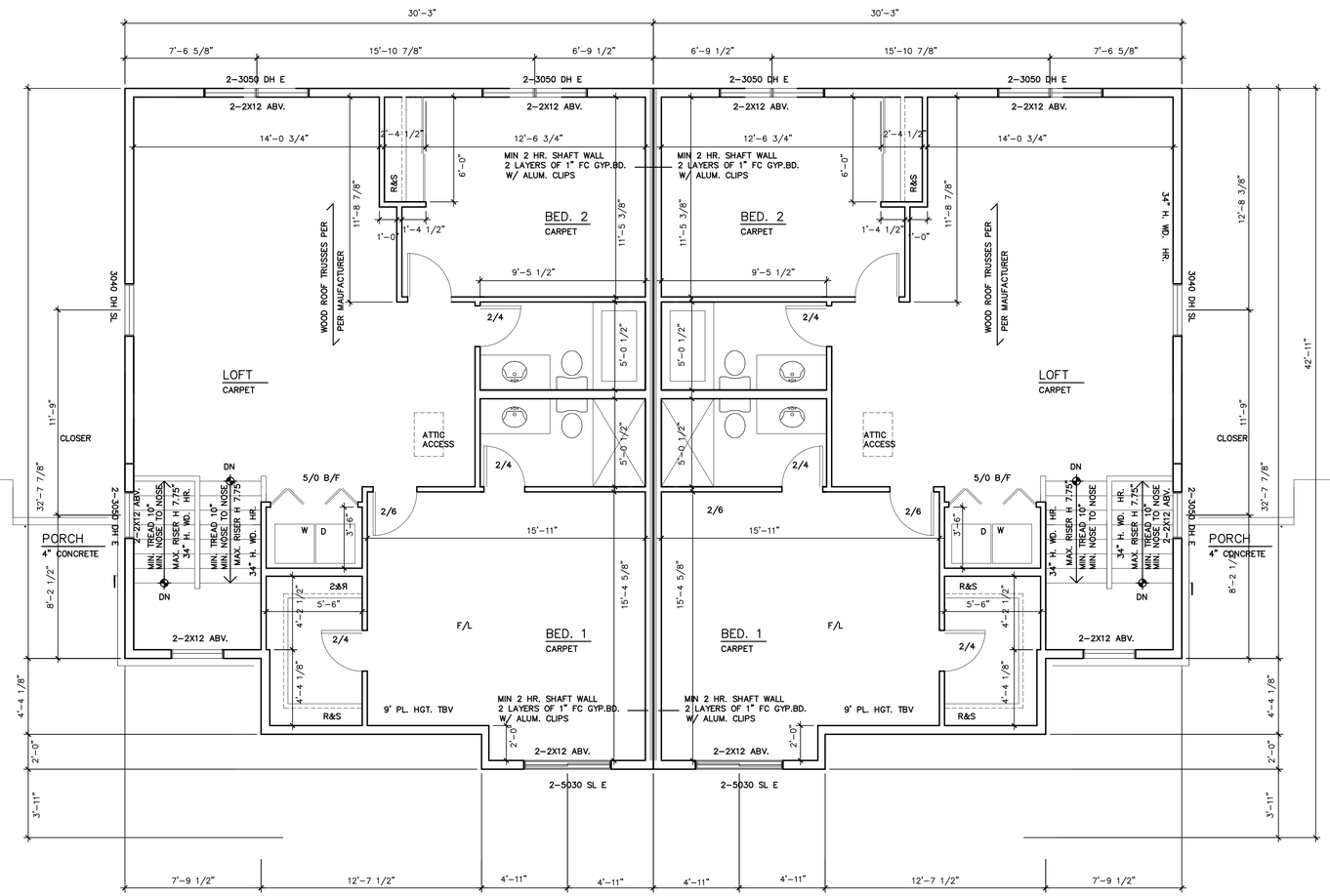
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SUGAR GROVE,
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#	DATE	DESCRIPTION
7	10-14-2026	REVISE UNIT b ENTRY / BEDROOM
8	10-20-2026	SCHEME 7
9	11-06-2026	SCHEME 8
10	11-19-2026	ADJUST PER PLSN COMMISSION
5	9-27-2026	SCHEME 5 - 3 UNITS
6	10-12-2026	SCHEME 6 - 2 UNITS ADDED 17'2Z", 3" WIDER GARAGE

PROJECT NO. 2026-391

A1.0



2 ND. FLOOR PLAN SCHEME 7

SCALE = 1/4" = 1'-0"

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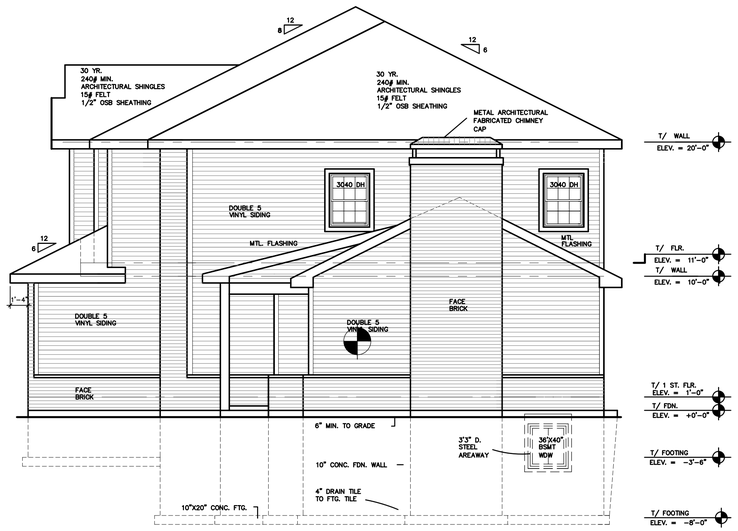
#	DATE	DESCRIPTION
1	8-17-2026	SCHEME 2
2	8-21-2026	COORDINATED W/ SITE PLAN
3	9-04-2026	SCHEME 4
4	10-20-2026	SCHEME 7
5	11-06-2026	SCHEME 8
6	11-19-2026	PER PLAN COMMISSION

PROJECT NO. 2026-391

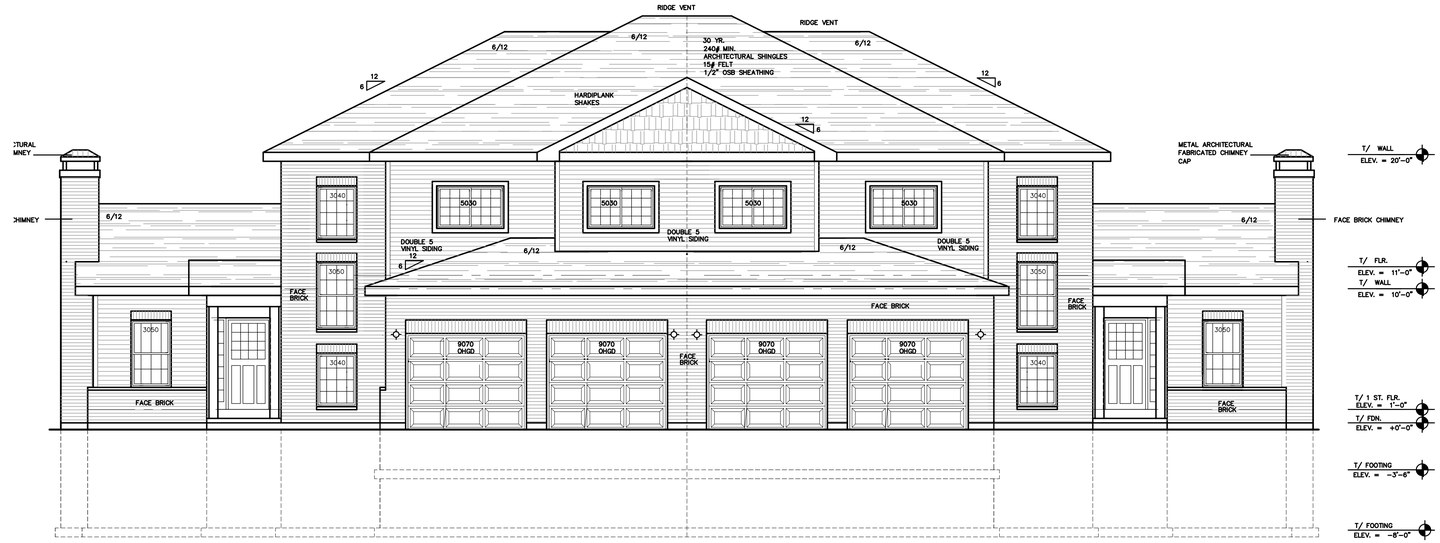
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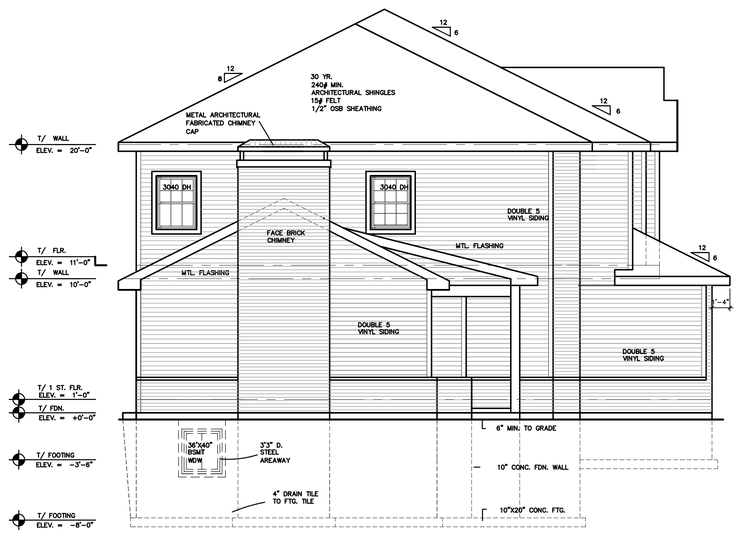
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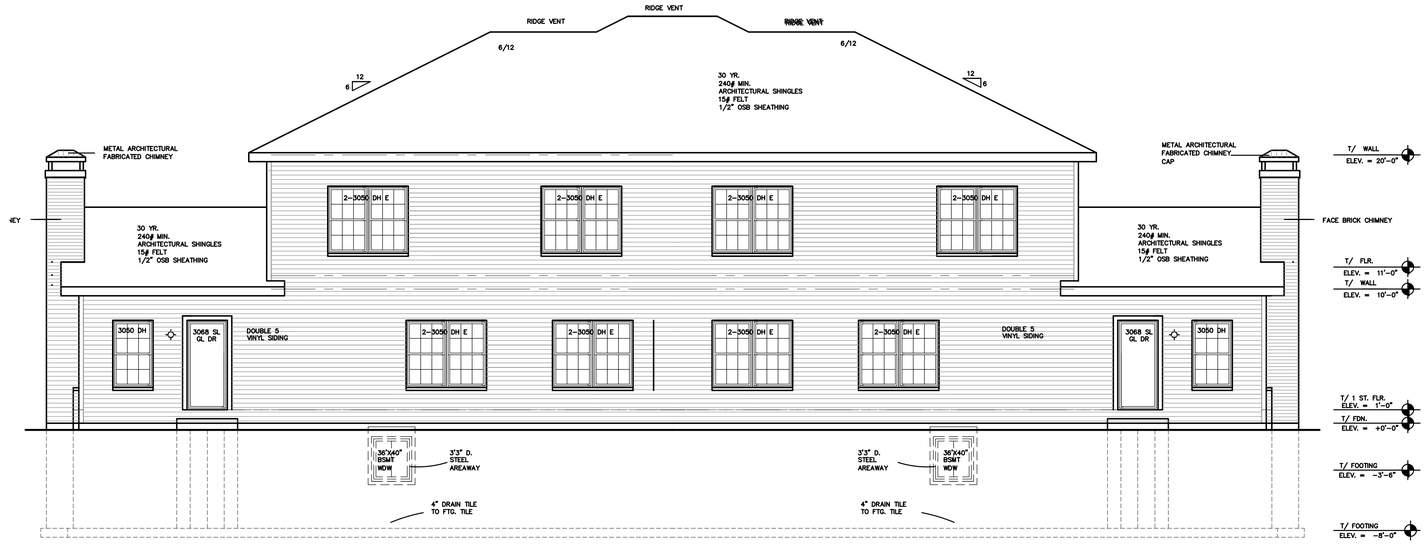
391 SCHEME 7 RIGHT ELEVATION
SCALE : 3/16" = 1'-0"



391 SCHEME 7 FRONT ELEVATIONS
SCALE : 3/16" = 1'-0"



391 SCHEME 7 LEFT ELEVATION
SCALE : 3/16" = 1'-0"



391 SCHEME 7 REAR ELEVATION
SCALE : 3/16"= 1'-0"

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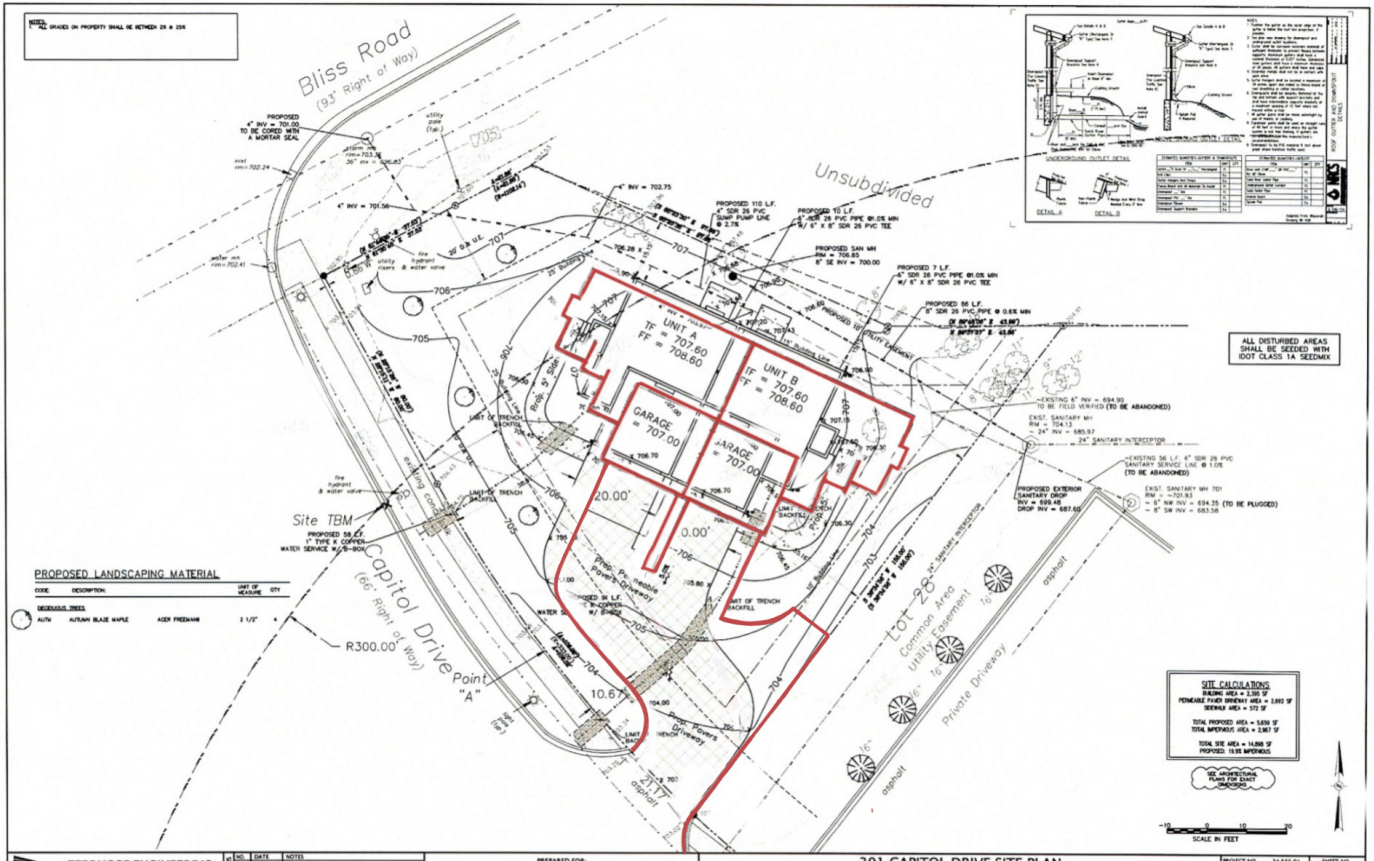
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NO.	DATE	DESCRIPTION
1	9-04-2026	SCHEME 4
2	10-20-2026	SCHEME 7
3	11-06-2026	SCHEME 8
4	11-19-2026	PER PLAN COMMISSION

PROJECT NO. 2026-391

A4.0



TEBRUGGE ENGINEERING
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PHONE: (815) 786-8595 TEBRUGGEENGINEERING.COM

REVISIONS	NO.	DATE	NOTES
	1	7.2.24	SUGAR GROVE REVIEW LETTER (7.2.24)
	2	7.30.24	SUGAR GROVE REVIEW LETTER (7.30.24)
	3	9.24.24	SUGAR GROVE REVIEW LETTER (9.17.24)

PREPARED FOR:
PHIL KUHN
133 VALE AVE, SUGAR GROVE, IL

391 CAPITOL DRIVE SITE PLAN
CIVIL SITE PLAN

PROJECT NO. 24 565 01
SCALE: 1" = 10'
DATE: MAR 25, 2024
SHEET NO. 3
OF 7 SHEETS