

SITE

SW Corner of Route 47 & Galena Blvd
Sugar Grove, IL

Existing Zoning B-3
Required Zoning B-3 PUD

PUD Development Area

642,145 sf
14.74 Acres

Maximum Floor Area Ratio

1.5

Maximum Site Impervious Area

70%

SETBACKS

- * If Lot 5 is subdivided, the interior side yard setbacks for each subdivided lot shall be 5 ft. for both parking and building.
- * All lots with a front yard facing Galena Blvd shall have a front yard parking setback of 25' and front yard building setback of 55' and with a front yard facing IL Route 47 shall have a front yard parking setback of 45' and the front yard building setback of 75'.
- * All lots with a front yard facing either Galena Blvd or IL Route 47 and also directly adjacent to the private roadway, will have a 10' parking setback and 20 building setback as the corner and rear yard setbacks.

PUD SITE NOTES

1. See an ordinance granting a special use for a Planned Unit Development and approving a Plat of Subdivision (Prairie Grove Commons Unit Two) for landscaping, signage and other development (PUD Ordinance).
2. See PUD Ordinance for installation requirements of sidewalk & bike path.

LEGEND

PROPERTY LINE

PARKING SETBACK LINE

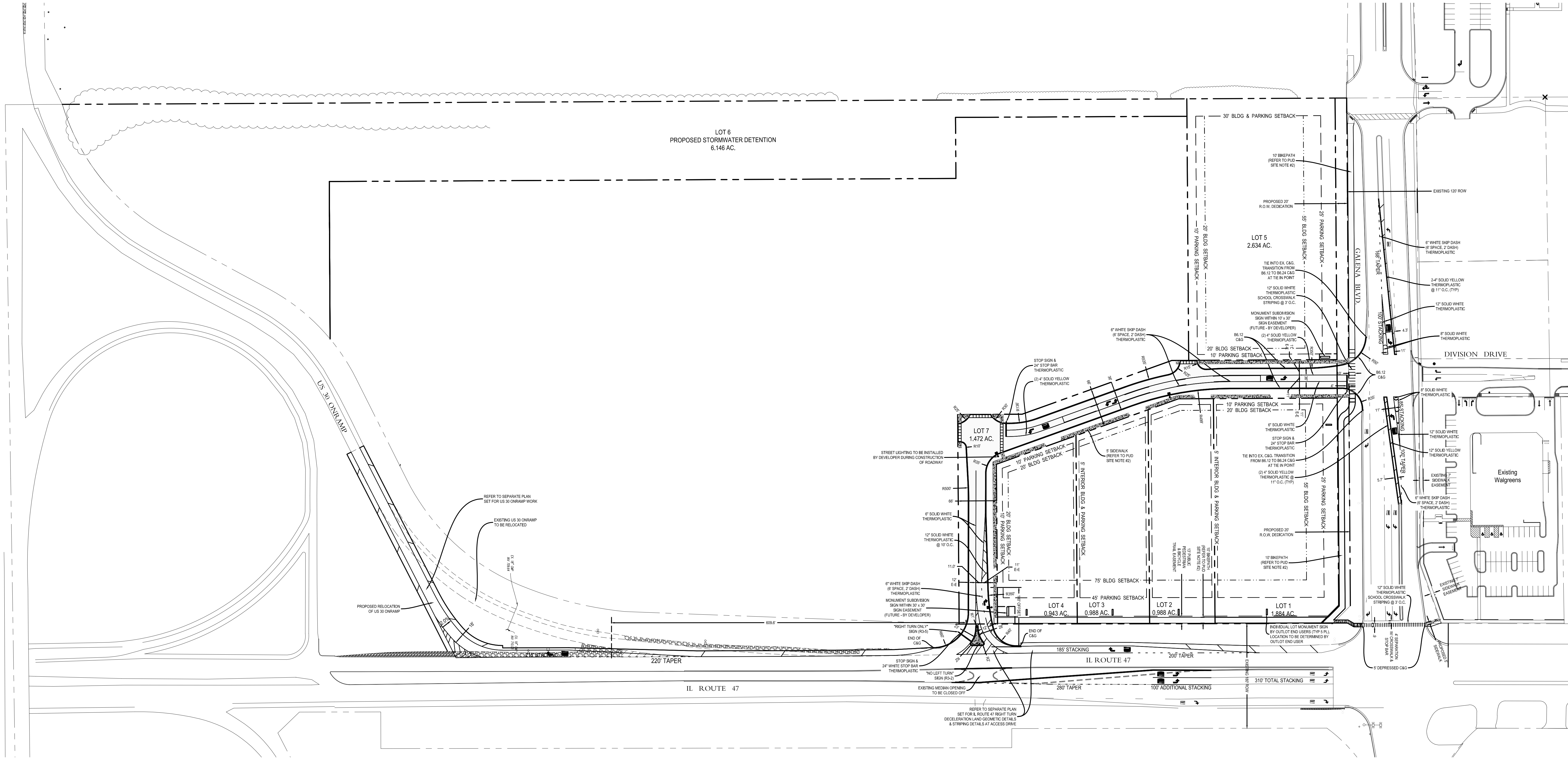
BUILDING SETBACK LINE

STREET LIGHT

DIVISION STREET PAVING

SIDEWALKS

Scale 1"=80'



REVISIONS					
11	9/16/22	PER VILLAGE COMMENTS			
10	8/16/22	PER VILLAGE COMMENTS			
9	5/2/22	PER PRIVATE ROADWAY CHANGE			
5	12/9/21	PER GALENA ROW DEDICATION			
3	9/15/21	PER VILLAGE COMMENTS			
NO.	DATE	DESCRIPTION	NO.	DATE	DESCRIPTION

P.U.D.
PLAN

PRAIRIE GROVE COMMONS UNIT TWO
SWC IL ROUTE 47 & GALENA BLVD
SUGAR GROVE, ILLINOIS

Craig R. Knoche & Associates • Civil Engineers
• Surveyors
• Land Planners
1161 Commerce Drive • Geneva, IL 60134 • phone (630) 845-1270 • fax (630) 845-1275

DATE: 5/24/21
FILE: 20-036 C10
JOB NO: 20-036

C1.1
SHEET NO.

PRAIRIE GROVE COMMONS UNIT TWO SUGAR GROVE, ILLINOIS