
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PRE-APPLICATION CONFERENCE (LENNAR)
AGENDA: OCTOBER 1, 2024 VILLAGE BOARD MEETING
DATE: SEPTEMBER 24, 2024

ISSUE

Shall the Village Board discuss a concept plan for a proposed residential development by Lennar.

DISCUSSION

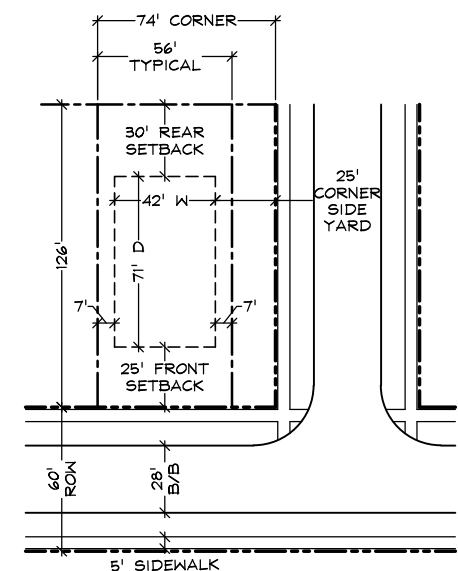
The Village has been contacted by Lennar regarding a proposed subdivision located at the northwest corner of Galena and Route 56. Previously, there was a mixed use development approved for this property that was never completed. Lennar is proposing to building a mixture of single-family detached homes and townhomes. The applicants have prepared concept presentation and are looking for feedback from the Plan Commission on their proposal to aid in their direction moving forward.

The property is vacant land currently zoned R2 – Detached Residential with a Planned Development District (PUD) and B3 – Regional Business District with a PUD. The comprehensive plans designates this area to be residential flex. In order for the new proposal to move forward the existing PUD will need to be either amended or a new PUD will need to be approved.

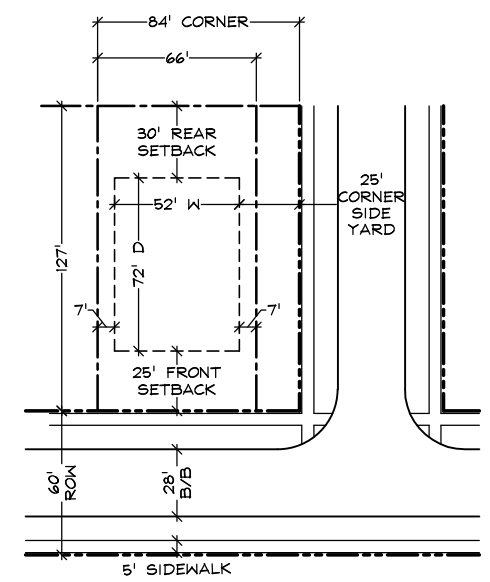
The Plan Commission heard the presentation at the September 18, 2024 Plan Commission meeting. Overall they were supportive of the proposal. The layout of the townhomes, if a single story townhome option was available, and the access point into the subdivision off of Galena in regards to concerns with the traffic on Galena was discussed. The Plan Commission also commented that they would prefer the higher level elevation options that were presented.

RECOMMENDATION

The Village Board provide input and direction to Village staff and the applicant in order to prepare the necessary documents and plans for development and approval.



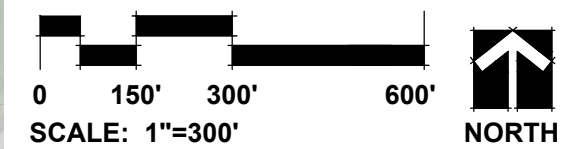
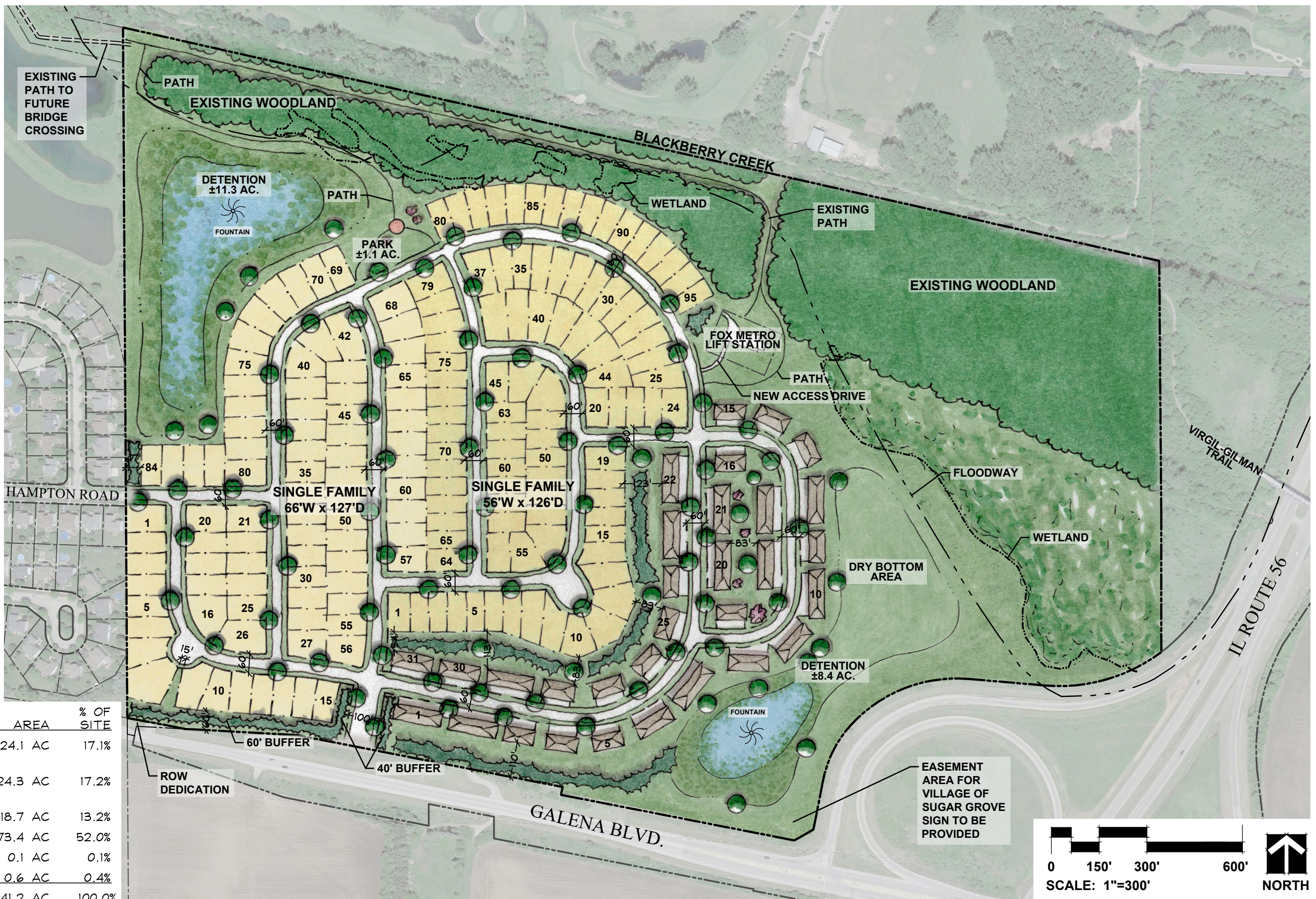
56'W x 126'D - HORIZON SERIES



66'W x 127'D - MEDALLION SERIES

TYPICAL LOT DETAILS
SCALE: 1"=80'

SITE DATA			
LAND USE	UNITS	AREA	% OF SITE
66' SINGLE FAMILY (66'w x 127'd MINIMUM)	84	24.1 AC	17.1%
56' SINGLE FAMILY (56'w x 126'd MINIMUM)	95	24.3 AC	17.2%
TRADITIONAL TOWNHOMES	153	18.7 AC	13.2%
DETENTION / OPEN SPACE	-	73.4 AC	52.0%
ROW DEDICATION	-	0.1 AC	0.1%
FOX METRO LIFT STATION	-	0.6 AC	0.4%
TOTAL	332	141.2 AC	100.0%



Medallion Homes

Variety of Elevations for the 66' Single Family Homesites

Adams



Bryce



Sequoia



Medallion				
Name	Sq. Ft.	Bed	Bath	Garage
Adams (Ranch)	2,146	3	2	3
Biscayne	2,258	3	2.5	2
Bryce	2,509	4	2.5	2
Rainier	2,758	4	2.5	2
Santa Rosa	3,084	4	2.5	2
Sequoia	3,237	4	3.2	2

Horizon Homes

Variety of Elevations for the 56' Single Family Homesites

Brighton



Starling



Wren



Horizon				
Name	Sq. Ft.	Bed	Bath	Garage
Brighton (Ranch)	1,455	3	2	2
Meadowlark	2,052	3	2.5	2
Starling	2,193	4	2.5	2
Townsend	2,362	4	2.5	2
Wren	2,607	4	2.5	2

Traditional Townhomes



Traditional Townhomes

Floorplan	Darcy	Marianne	Charlotte
Square Footage	1,717	1,767	1,840
Bedrooms	3.0	3.0	3.0
Bathrooms	2.5	2.5	2.5
Garage	2.0	2.0	2.0