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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** ORDINANCE: REZONING BRIGHTON RIDGE (LENNAR)  
**AGENDA:** APRIL 15, 2025 VILLAGE BOARD MEETING  
**DATE:** APRIL 9, 2025

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**ISSUE**

Shall the Village Board approve an Ordinance rezoning property located at Galena Blvd and IL Route 56 for the Brighton Ridge Development.

**DISCUSSION**

The Board discussed the proposed rezoning for the property located at Galena Blvd and IL Route 56 as part of the petition the Village received from Lennar for the Brighton Ridge development on March 18, 2025. The rezoning of the property is necessary in order for the new proposed plan for this property to be approved. Overall the board did not express any concerns over the rezoning of the property.

The applicants are requesting to rezone the property from R2 – Detached Residential District with a PUD and B3 – Regional Business District with a PUD to R2 – Detached Residential District with a PUD and R3 – Medium Density Residential District with a PUD. This new zoning classification will accommodate for the proposed detached single-family and attached single-family homes.

The Plan Commission held the required public hearing on February 19, 2025. There were residents present at the hearing. Four residents expressed concerns over the increased traffic through the existing subdivision. The Plan Commission discussed the proposed rezoning and had no concerns, they voted unanimously to recommend that the Village Board approve the proposed rezoning.

**ATTACHMENTS**

- Plan Commission Recommendation PC25-02
- Ordinance approving rezoning of certain property

**COSTS**

All costs associated with the rezoning are borne by the Applicant.

**RECOMMENDATION**

The Village Board approve the ordinance rezoning certain property.

**VILLAGE PRESIDENT**

Jennifer Konen

**VILLAGE ADMINISTRATOR**

Scott Koeppel

**VILLAGE CLERK**

Tracey Conti



**COMMUNITY DEVELOPMENT**

**VILLAGE TRUSTEES**

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

# **R E C O M M E N D A T I O N**

## **PC25-02**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of March 4, 2025  
PETITION: 25-002 Map Amendment: NW Corner of Galena Blvd and IL Rt. 56

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**PROPOSAL**

The applicant is requesting a Map Amendment (rezoning) for property located at the northwest corner of Galena Blvd and IL Rt. 56. The request is to rezone the property from the R2 PUD, B3 PUD, and R1 Districts to the R2 PUD and R3 PUD Districts.

**LOCATION MAP**



## **BACKGROUND & HISTORY**

The subject property is currently zoned R2 PUD, B3 PUD, and R1 Districts. It is approximately 141 acres and is vacant. In 2006, the subject property was annexed into the Village and shortly after, a Planned Unit Development (PUD) was approved with Ordinance 20060221C. Pulte Homes was the prospective developer. Development never commenced and the property has remained vacant. The current petitioner, CalAtlantic Group on behalf of Lennar, presented a concept plan to the Plan Commission and Village Board in October 2024 and has now submitted a formal application for development. The concept plan was received positively by both the Plan Commission and Village Board. The petitioner is proposing to develop 174 single-family detached homes and 148 townhomes on the property and is therefore seeking to rezone the property to the R2 PUD and R3 PUD Districts.

## **CHARACTER OF AREA**

The requested rezoning classification will not change the character of the immediate area. The existing zoning Districts are tied to the previous PUD, and because the previous PUD is being amended, the petitioner is proposing new zoning Districts to align with the new development plans, for a residential development.

## **COMPREHENSIVE PLAN RECOMMENDATIONS**

The Village's Comprehensive Plan designates this site as "Residential Flex". Properties to the east, west, and south are designated "Single-Family Housing" and "Residential Flex" as well. The property directly north is designated as "Parks and Open Space". Rezoning the subject property is consistent with the Village's Future Land Use Plan.

## **PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on February 19, 2025. Four residents expressed concerns about the proposed development, mainly regarding increased traffic.

## **DISCUSSION**

Commissioners did not have any comments specifically regarding the proposed Map Amendment. Comments and concerns regarding the proposed subdivision were discussed along with the second Advisory Report for the case.

## **FINDINGS OF FACT**

The italicized portions in the Findings of Fact items/below constitute the applicant's suggestions on the various required findings:

- a. This rezoning change will promote the public health, safety, comfort, convenience and general welfare of the village and comply with the policies of the comprehensive land use plan and other plans adopted by the village.

*The original intent for development of the majority of the Subject Property has always been, and continues to be, residential development. The petitioner now seeks to revoke the Annexation Agreement and Underlying PUD to facilitate development of the Subject Property pursuant to the terms of a mutually agreed upon development agreement and new PUD to bring the subdivision to completion. As previously highlighted, the proposed development is also consistent with the Comprehensive Plan, which designates the future use of the Subject Property as "flex residential," which designation is intended to support creative residential development.*

- b. The trend of development in the area is consistent with this request.

*There is a residential development west of the property. As the majority of the Subject Property has always been slated for residential development, the proposed development will complement the surrounding uses.*

- c. The permitted uses allowed by the rezoning are more suitable for the property than the permitted uses allowed by the current zoning designation.

*The Subject Property has remained undeveloped and underutilized under its current zoning designation since being annexed to the Village nearly 20 years ago. Rezoning the Subject Property as proposed will result in the development of the Subject Property to its highest and best use.*

- d. This rezoning will not alter the character of the neighborhood or be detrimental to adjacent property.

*The proposed development will include two distinct home types detached single-family homes (174) and townhomes (148 lots). The detached single-family homes will further offer both the Petitioner's "Horizon" and "Medallion" series of homes. The different home styles and series will accommodate a variety of home sizes at differing price points to appeal to a wide range of individuals with different wants and needs. The townhomes will be situated on the eastern portion of the Subject Property. The detached single-family homes will be situated at the north and west portions of the Subject Property, providing a transition between the townhomes and Windsor Pointe Subdivision to the west. The development fits seamlessly into the surrounding area to provide for a single, cohesive community and Village*

## **EVALUATION**

1. Land Use / General – The proposed rezoning is compatible with the surrounding land uses.

2. Comprehensive Plan – The proposed rezoning is consistent with the Village's Comprehensive Land Use Plans.

3. Lots & Buildings – The proposed use of the property would be residential; the surrounding properties

are also residential or open space.

**RECOMMENDATION**

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Map Amendment (rezoning) for property located at the northwest corner of Galena Blvd and IL Rt. 56 from R2 PUD, B3 PUD, and R1 Districts to R2 PUD and R3 PUD Districts.

AYES: Rockwell, Sabo, Coia, Guddendorf, Bieritz, Speciale

NAYES: None

ABSENT: Jones

**Motion Passed**



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2025-0415\_\_**

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**An Ordinance Rezoning Certain Property  
(Brighton Ridge)**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 15<sup>th</sup> day of April 2025

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove  
this 15<sup>th</sup> day of April 2025

**VILLAGE OF SUGAR GROVE**

**ORDINANCE NO. 2025-0415\_**

**An Ordinance Rezoning Certain Property  
(Brighton)**

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**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-8 *et seq.*; and,

**WHEREAS**, CalAtlantic Group, LLC are the owners of the property legally described in Exhibit A, and have filed with the Village an application to reclassify from R-2 District, B-3 District, and R-1 District to R-2 District and R-3 District; and,

**WHEREAS**, after due notice the Planning Commission held a public hearing on February 19, 2025, and in their report, Recommendation PC25-02, recommended approval of the rezoning; and,

**WHEREAS**, the Village Board has reviewed the request and concurs with the Planning Commission Recommendation.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE:      ZONING CLASSIFICATION**

The Zoning Map of the Village of Sugar Grove be, and it is, hereby amended to classify the property legally described in **Exhibit A**, attached hereto and made a part hereof by this reference, to the R-2 Detached Residential District and R-3 Medium Density Residential District.

**SECTION TWO:      GENERAL PROVISIONS**

**REPEALER:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SEVERABILITY:** Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 15<sup>th</sup> day of April 2025.

ATTEST:

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Jennifer Konen,  
President of the Board of Trustees

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Tracey Conti,  
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	___	___	___	___
Trustee Sean Herron	___	___	___	___
Trustee Heidi Lendi	___	___	___	___
Trustee Sean Michels	___	___	___	___
Trustee Michael Schomas	___	___	___	___
Trustee James White	___	___	___	___



**Exhibit A**

*(Legal Description)*

THAT PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1857.20 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 787.40 FEET, TO THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 02 MINUTES 47 SECONDS EAST, ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 15, 440.86 FEET, TO THE NORTH LINE OF F.A.I. ROUTE 141, ACCORDING TO PROCEEDINGS HELD IN THE CIRCUIT COURT FOR THE 16<sup>TH</sup> JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, AS CASE 67-CI-6079; THENCE 389.14 FEET, ALONG AN ARC, CONCAVE TO THE NORTH, HAVING A RADIUS OF 532.65 FEET, WITH A CHORD BEARING SOUTH 73 DEGREES 57 MINUTES 20 SECONDS WEST, 380.54 FEET; THENCE NORTH 85 DEGREES 06 MINUTES 55 SECONDS WEST, 240.00 FEET; THENCE 412.70 FEET, ALONG AN ARC, CONCAVE TO THE SOUTHEAST, HAVING A RADIUS OF 449.00 FEET, WITH A CHORD BEARING SOUTH 68 DEGREES 33 MINUTES 10 SECONDS WEST, 398.32 FEET; THENCE 195.25 FEET, ALONG AN ARC, CONCAVE TO THE EAST, HAVING A RADIUS OF 359.00 FEET, WITH A CHORD BEARING SOUTH 26 DEGREES 38 MINUTES 25 SECONDS WEST, 192.85 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS WEST, 158.10 FEET; THENCE SOUTH 60 DEGREES 45 MINUTES 32 SECONDS WEST, 69.05 FEET, TO THE NORTH LINE OF U.S. ROUTE 30, ACCORDING TO SAID CASE 67-CI-6079; THENCE NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST, 746.13 FEET; THENCE NORTH 11 DEGREES 03 MINUTES 34 SECONDS EAST, 25.00 FEET; THENCE NORTH 78 DEGREES 56 MINUTES 26 SECONDS WEST 848.75 FEET; THENCE NORTH 86 DEGREES 49 MINUTES 10 SECONDS WEST, 506.03 FEET; THENCE SOUTH 11 DEGREES 03 MINUTES 34 SECONDS WEST, 30.00 FEET TO THE CENTER LINE OF SAID U.S. ROUTE 30; THENCE 23.06 FEET, ALONG AN ARC CONCAVE TO THE SOUTH, HAVING A RADIUS OF 22175.75 FEET, WITH A CHORD BEARING NORTH 79 DEGREES 32 MINUTES 37 SECONDS WEST, 23.06 FEET, TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WEST OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION 15, THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 15; THENCE NORTH 00 DEGREES 21 MINUTES 15 SECONDS WEST, ALONG SAID PARALLEL LINE 2219.87 FEET; THENCE SOUTH 77 DEGREES 18 MINUTES 05 SECONDS EAST, 3335.52 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.