
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: PUD MAJOR AMENDMENT, SPECIAL USE PRELIMINARY PUD, PRELIMINARY PLAT OF SUBDIVISION, ZONING DEVIATIONS, AND ARCHITECTURE - BRIGHTON RIDGE (LENNAR)
AGENDA: MARCH 18, 2025 VILLAGE BOARD MEETING
DATE: APRIL 9, 2025

ISSUE

Shall the Village Board approve a PUD (Planned Unit Development) Major Amendment to revoke an underlying PUD, an Ordinance approving a special use for a new preliminary PUD with deviations, and a resolution approving a preliminary plat of subdivision, and architecture for property located at Galena Blvd and IL Route 56 for the Brighton Ridge Development.

DISCUSSION

The Village Board discussed the proposal from Lennar at the March 18, 2025 meeting. The proposal includes 174 single-family detached homes, 148 townhomes, a 1.1 acre park, a 0.7 acre tot lot, and a multi-use path with potential for future connection to the Virgil Gilman Trail. Overall the proposal was well received. A big part of the discussion was the road alignment connecting to Windsor Pointe. In response to the discussion the road alignment was revised to remove the straight connection of Hampton Rd to Road F (see attached final plat showing new road alignment).

With the new road alignment proposal the need for a revised deviation was also added. The revised deviation now reads as follows:

2. Deviation to Section II.B.2 – Table A “Minimum Standards for Street Design” (Subdivision Ordinance) and Section II – Table A “Table of Minimum Standards” (Engineering Manual) to permit:

- 60’ minimum ROW width
- 28’ minimum pavement width (B-B)
- 90’ minimum horizontal centerline radius;

Additionally, the following 2 deviations were added pertaining to the monument sign:

17. Deviation to Section 11-14-8(D) to permit a subdivision monument sign with a width of fifteen feet (15’) as depicted on the Preliminary Landscape Plan.

18. Deviation to Section 11-14-8(A)(1) to permit a subdivision monument sign without the lettering “of Sugar Grove” as depicted on the Preliminary Landscape Plan.

In addition to the request for a Special Use for a Preliminary PUD and approval of a Preliminary Plat of Subdivision, the applicants are also requesting approval of a PUD Major Amendment to revoke an underlying PUD, this will be accomplished with the approval of the new development agreement.

The applicants are requesting the following deviations:

1. The petitioner is proposing to construct 322 residential units. The subject area is 141 acres. There are approximately 57 acres of open space and approximately 21 acres of ROW. The Code requires a net calculation for units per acre (excluding open space and 15% of total acreage for the ROW), which leaves 63 net developable acres. The petitioner is requesting a deviation to Table 3 of Section 11-11-5 to allow 5.2 dwelling units per acre, as opposed to the Village Code allowance for PUDs, which is 4.5 dwelling units per acre.

2. The petitioner is requesting a deviation to Table 3 of Section 11-11-5 to permit an average lot size of 8,700 square feet, as opposed to the minimum PUD Standard of 9,600 square feet.

3. The petitioner is requesting a deviation to Section 11-11-5(C)(3)(b)(1) to permit a minimum lot size of 7,000 square feet for a single-family detached dwelling in a medium density residential PUD, as opposed to the minimum PUD standard of 8,750 square feet.

4. The petitioner is requesting a deviation to Section 11-7-3(E)(1)(b) to permit a minimum lot width of 50 feet at the building setback line and 40 feet at the front lot line in the R-2 zoning district, as opposed to the minimum PUD and R2 District Standards of 75 feet at the building setback line and 50 feet at the front lot line.

5. The petitioner is requesting a deviation to Section 11-7-3(F)(1) to permit a minimum front and corner yard setback of 25 feet in the R-2 district, as opposed to the minimum R2 District Standard of 30 feet.

6. The petitioner is requesting a deviation to Section 11-7-3(F)(2) to permit an interior side yard setback of 7 feet in the R-2 district, as opposed to the minimum R2 District Standard of 10 feet.

7. The petitioner is requesting a deviation to Section 11-7-3(F)(4) to permit a maximum lot coverage of 50% for Lots 1 through 81. The R-2 District Standard of 45% maximum lot coverage shall apply to Lots 82-174.

8. The petitioner is requesting a deviation to Section 11-7-3(I) to permit a first floor living area of 900 square feet in a multi-story residence, as opposed to the R2 District Standard of 1000 square feet.

9. The petitioner is requesting a deviation to Section 11-7-4(G)(1) to waive the minimum front and corner yard setback in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

10. The petitioner is requesting a deviation to Section 11-7-4(G)(2) to waive the interior side yard setback in the R-3 District, as opposed to the R3 District Standard of 15 feet for single-family attached buildings.

11. The petitioner is requesting a deviation to Section 11-7-4(G)(3) to waive the minimum rear yard setback requirement in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

-
12. The petitioner is requesting a deviation to Section 11-7-4(G)(4) to permit a side-to-side separation of 20 feet in the R-3 District, as opposed to the R3 District Standard minimum of 30 feet.

 13. The petitioner is requesting a deviation to Section 11-7-4(I) to waive the FAR value requirement in the R-3 District, as opposed to the R3 District Standard of a maximum FAR of .45.

 14. The petitioner is requesting a deviation to Section 11-7-4(J) to waive the lot coverage requirement in the R-3 District, as opposed to the R3 District Standard of 60% maximum lot coverage.

 15. The petitioner is requesting a deviation to waive the signage requirements set forth in Section 11-14-10. In lieu of the signage requirements of Section 11-14-10, all temporary signage will be constructed in conformance with the Signage Plan included with the submittal material.

 16. The petitioner is requesting a deviation to waive the landscape requirements set forth in Section 11-11-5(E). In lieu of the landscape requirements of Section 11-11-5(E), all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal.

 17. Deviation to Section 11-14-8(D) to permit a subdivision monument sign with a width of fifteen feet (15') as depicted on the Preliminary Landscape Plan.

 18. Deviation to Section 11-14-8(A)(1) to permit a subdivision monument sign without the lettering "of Sugar Grove" as depicted on the Preliminary Landscape Plan.
-

The following are four additional requested deviations to the Engineering Requirements and Subdivision Control Regulations:

1. The petitioner is requesting a deviation to Section II.A. to allow 12" of lime stabilization applied to roadway subgrade and allowance of structural coefficient of 0.10 per 1" of lime stabilization to be credited towards minimum required pavement Structural Number.

2. The petitioner is requesting a deviation to Section II.B.2–Table A "Minimum Standards for Street Design" to permit:
 - a. 60' minimum ROW width
 - b. 28' minimum pavement width (B-B)
 - c. 90' minimum horizontal centerline radius

3. The petitioner is requesting a deviation to waive Section 12-8-2 "Prohibition of Development" and Section 12-8-4 "Drainage into Wetlands" requirements to permit development as depicted on the engineering plans included with the submittal documents. In lieu of the requirements of Section 12-8-2 and Section 12-8-4, the petitioner will comply with the wetland setback and buffer requirements set forth in Section 9-177(B) of the Kane County Stormwater Management Ordinance.

4. The petitioner is requesting a deviation to waive the tree requirements set forth in Section 12-6-11. In lieu of the tree requirements of Section 12-6-11, all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal material. The Landscape Plan shall prevail over the requirements of Section 12-6-11.

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 proposal to include the residents concerns about increased traffic and speeding, stormwater engineering and the architecture, overall they had no concerns, they voted unanimously to recommend that the Village Board approve the proposed PUD Major Amendment, Special use for a Preliminary PUD, Preliminary Plat of Subdivision, zoning deviations, and Engineering and Subdivision Control Regulation Deviations, unless said deviations are omitted from the Village Code prior to the Village Board voting for CalAtlantic Group, LLC/Lennar at the subject property, located at the northwest corner of Galena Blvd and IL Route 56, and to incorporate the Findings of Fact.

ATTACHMENTS

- Plan Commission Recommendation PC25-05
- Land Development Application
- Site Plan
- Petition/Project Narrative
- Preliminary Plat of Subdivision
- Preliminary PUD Plan
- Preliminary Landscape Plan
- Building Elevations
- Color package
- Final Plat of Subdivision (for reference only)
- Ordinance approving a Preliminary Planned Unit Development
- Resolution approving a preliminary Plat of Subdivision

COSTS

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

RECOMMENDATION

The Village Board approve the Ordinance approving a special use for a new preliminary PUD with deviations, approve a resolution for a preliminary plat of subdivision. Staff recommends approval subject to Village Engineer approval.

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

PC25-05

TO: Village President and Board of Trustees

FROM: Planning Commission

DATE: Meeting of March 4, 2025

PETITION: 25-002 Lennar: Planned Unit Development (PUD) Major Amendment, Special Use: PUD, preliminary PUD, preliminary Plat of Subdivision, and Zoning Deviations

PROPOSAL

The applicant is requesting the following: Planned Unit Development (PUD) Major Amendment, Special Use Permit for a PUD, preliminary PUD, preliminary Plat of Subdivision, and Zoning Deviations. The PUD will include 174 single-family detached homes and 148 townhomes, subject to an Annexation Agreement Amendment.

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.

The applicant is requesting 16 Zoning deviations, which are listed below:

1. The petitioner is proposing to construct 322 residential units. The subject area is 141 acres. There are approximately 57 acres of open space and approximately 21 acres of ROW. The Code requires a net calculation for units per acre (excluding open space and 15% of total acreage for the ROW), which leaves 63 net developable acres. The petitioner is requesting a deviation to Table 3 of Section 11-11-5 to allow 5.2 dwelling units per acre, as opposed to the Village Code allowance for PUDs, which is 4.5 dwelling units per acre.

2. The petitioner is requesting a deviation to Table 3 of Section 11-11-5 to permit an average lot size of 8,700 square feet, as opposed to the minimum PUD Standard of 9,600 square feet.

3. The petitioner is requesting a deviation to Section 11-11-5(C)(3)(b)(1) to permit a minimum lot size of 7,000 square feet for a single-family detached dwelling in a medium density residential PUD, as opposed to the minimum PUD standard of 8,750 square feet.

4. The petitioner is requesting a deviation to Section 11-7-3(E)(1)(b) to permit a minimum lot width of 50 feet at the building setback line and 40 feet at the front lot line in the R-2 zoning district, as opposed to the minimum PUD and R2 District Standards of 75 feet at the building setback line and 50 feet at the front lot line.

5. The petitioner is requesting a deviation to Section 11-7-3(F)(1) to permit a minimum front and corner yard setback of 25 feet in the R-2 district, as opposed to the minimum R2 District Standard of 30 feet.

6. The petitioner is requesting a deviation to Section 11-7-3(F)(2) to permit an interior side yard setback of 7 feet in the R-2 district, as opposed to the minimum R2 District Standard of 10 feet.

7. The petitioner is requesting a deviation to Section 11-7-3(F)(4) to permit a maximum lot coverage of 50% for Lots 1 through 81. The R-2 District Standard of 45% maximum lot coverage shall apply to Lots 82-174.

-
8. The petitioner is requesting a deviation to Section 11-7-3(I) to permit a first floor living area of 900 square feet in a multi-story residence, as opposed to the R2 District Standard of 1000 square feet.

 9. The petitioner is requesting a deviation to Section 11-7-4(G)(1) to waive the minimum front and corner yard setback in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

 10. The petitioner is requesting a deviation to Section 11-7-4(G)(2) to waive the interior side yard setback in the R-3 District, as opposed to the R3 District Standard of 15 feet for single-family attached buildings.

 11. The petitioner is requesting a deviation to Section 11-7-4(G)(3) to waive the minimum rear yard setback requirement in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

 12. The petitioner is requesting a deviation to Section 11-7-4(G)(4) to permit a side-to-side separation of 20 feet in the R-3 District, as opposed to the R3 District Standard minimum of 30 feet.

 13. The petitioner is requesting a deviation to Section 11-7-4(I) to waive the FAR value requirement in the R-3 District, as opposed to the R3 District Standard of a maximum FAR of .45.

 14. The petitioner is requesting a deviation to Section 11-7-4(J) to waive the lot coverage requirement in the R-3 District, as opposed to the R3 District Standard of 60% maximum lot coverage.

 15. The petitioner is requesting a deviation to waive the signage requirements set forth in Section 11-14-10. In lieu of the signage requirements of Section 11-14-10, all temporary signage will be constructed in conformance with the Signage Plan included with the submittal material.

 16. The petitioner is requesting a deviation to waive the landscape requirements set forth in Section 11-11-5(E). In lieu of the landscape requirements of Section 11-11-5(E), all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal.

The following are four additional requested deviations to the Engineering Requirements and Subdivision Control Regulations:

1. The petitioner is requesting a deviation to Section II.A. to allow 12" of lime stabilization applied to roadway subgrade and allowance of structural coefficient of 0.10 per 1" of lime stabilization to be credited towards minimum required pavement Structural Number.

2. The petitioner is requesting a deviation to Section II.B.2–Table A “Minimum Standards for Street Design” to permit:
 - a. 60' minimum ROW width
 - b. 28' minimum pavement width (B-B)

c. 150' minimum horizontal centerline radius

-
3. The petitioner is requesting a deviation to waive Section 12-8-2 "Prohibition of Development" and Section 12-8-4 "Drainage into Wetlands" requirements to permit development as depicted on the engineering plans included with the submittal documents. In lieu of the requirements of Section 12-8-2 and Section 12-8-4, the petitioner will comply with the wetland setback and buffer requirements set forth in Section 9-177(B) of the Kane County Stormwater Management Ordinance.
-
4. The petitioner is requesting a deviation to waive the tree requirements set forth in Section 12-6-11. In lieu of the tree requirements of Section 12-6-11, all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal material. The Landscape Plan shall prevail over the requirements of Section 12-6-11.

DISCUSSION

The Commissioners discussed the proposal and discussed residents' concerns about increased traffic and speeding. The Commissioners also discussed stormwater engineering and the architectural design of the homes. The Commissioners agreed with some of the residents' concerns regarding traffic speed, but were complimentary of the proposed architecture of the buildings and were supportive of the proposed development overall.

FINDINGS OF FACT

When considering special use requests, the Zoning Ordinance provides certain Standards to be considered. The Planning Commission hereby finds that the proposed Special Use:

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

The proposed special use will be harmonious with and in accordance with the general objectives of the Comprehensive Plan and/or the Zoning Ordinance and Subdivision Regulations. The Comprehensive Plan identifies the future land use of the Subject Property as "Residential Flex," which is intended to support creative residential development. The development of Brighton Ridge, with a mix of 174 single family detached homes and 148 townhomes units, is consistent with the needs of the community as identified in the Comprehensive Plan. Brighton Ridge's proximity to commercial and convenience uses at the intersection of Galena Boulevard and IL Route 47, the Windsor Pointe Subdivision, the Virgil Gilman Nature Trail, as well as park sites internal to the neighborhood and large preservation of open space, are consistent with the Comprehensive Plan and will provide future residents with the amenities, conveniences, and recreational opportunities they expect and desire.

- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

The proposed development will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area. The proposed development will include two distinct home types – detached single-family homes (174) and townhomes (148 lots). The detached single-family homes will offer both the Petitioner's "Horizon" and "Medallion" series of homes. The different home styles 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 half of the Subject Property. The detached single-family homes and larger lots will be situated at the western half of the Subject Property, providing a transition between the townhomes and Windsor Pointe Subdivision to the west. A large stormwater detention basin will also be located at the northwest corner of the Subject Property to provide additional buffering between Brighton Ridge and Windsor Pointe. The detached single-family homes will be available in both ranch and two-story options, ranging from 3-4 bedrooms and approximately 1,400 to 3,300 square feet. The 3-bedroom traditional style townhomes will range from approximately 1,700 to 1,900 square feet. The exterior of the homes will include a mix of vinyl siding and masonry materials and will offer multiple distinct elevation packages to promote variety and anti-monotony throughout the community. Architectural features will include multiple roof peaks, architectural shingle roofs, a variety of window sizes and placements, and decorative garage doors. The architectural features combined with a mix of masonry and siding is consistent with the existing homes in the Sugar Grove community to ensure the development fits seamlessly into the surrounding area to provide for a single, cohesive community and Village.

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.

The proposed special use will not be hazardous or disturbing to existing or future neighborhood uses. Instead, the proposed development will enhance the currently vacant site with a compatible use in furtherance of the Village's general welfare. The original intent for development of the Subject Property has always been, and continues to be, largely for residential development. Despite being annexed nearly 20 years ago, the Subject Property has remained vacant. The petitioner now seeks to amend the Annexation Agreement and revoke the 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.

- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

The proposed development will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services. The community will be constructed with public roads throughout the subdivision. Primary access to the development will be from the south via Galena Boulevard. A secondary access point via Hampton Road will

connect Brighton Ridge to Windsor Pointe to the west as anticipated since approval of the Underlying PUD nearly 20 years ago. The Subject Property's proximity to IL Route 56 will provide commuting residents with access to the greater area. Utility service necessary for the service of the subdivision will be constructed by Petitioner consistent with the Village's design standards.

- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

The proposed special use will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village. Instead, the proposed development will have a positive effect on the economic welfare of the Village. The Subject Property sits vacant and underutilized as it exists today and contributes little to the surrounding area and Village. As previously mentioned, the intent for development of the 12 Subject Property has always been a residential use, and the proposed development will bring the subdivision to completion consistent with the Village's vision for the Subject Property. The development will also enhance the overall aesthetics of the area by providing landscape treatments and parkway trees throughout the proposed development. Improvement of the Subject Property will complement the essential character of the area with complementary residential uses and enhance the Village's real estate and sales tax bases.

- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

The proposed special use will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors. The original intent for development of the Subject Property has always been, and continues to be, residential development. Further, the proposed development is consistent with the "flex residential" designation set forth in the Comprehensive Plan. A traffic impact study has also been included with the submittal material, which study concluded that the existing roadway system has sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development and no additional roadway improvements and/or traffic control modifications are required.

- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

The proposed development will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways. As previously noted, a traffic impact study was conducted and concluded that the existing roadway system has sufficient reserve capacity to accommodate the traffic that will be generated by the proposed development and that no additional roadway improvements and/or traffic control modifications are required. The proposed access system will adequately

accommodate site-generated traffic and ensure that efficient and flexible access to and from the site is provided and all IDOT requirements are satisfied.

- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

The proposed special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief. Two detention ponds will serve the stormwater needs of the proposed development at full build out. Further, a stormwater management report has been included with the submittal material, and all stormwater improvements will be constructed by Petitioner consistent with the Village's design standards. Additionally, over 41% of the Subject Property has been reserved for open space, woodlands and wetland areas.

- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

The proposed special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village. There are no historic features located on the Subject Property.

EVALUATION

The proposed Brighton Ridge Subdivision would be a welcomed addition to the Village. The proposal would be in line with the Village's Comprehensive Plan and would not be detrimental to the surrounding areas. Staff deem the proposed deviations acceptable.

Generally, this use is required to conform to the Village of Sugar Grove Special Use Standards. The following evaluation is based on the Special Use Standards.

1. Land Use/General – The proposed Special Use is compatible with the surrounding land uses as this is a residential development.

2. Existing Conditions – The property is currently undeveloped, vacant land. The petitioner is also requesting to rezone the property to allow for the proposed residential development. The petitioner plans to make all the necessary improvements to the property for the proposed development; to include retention, utilities, and constructing the proposed streets for access to the property.

3. Lots & Buildings – The proposed residential development complements surrounding properties' lots and buildings.

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.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board

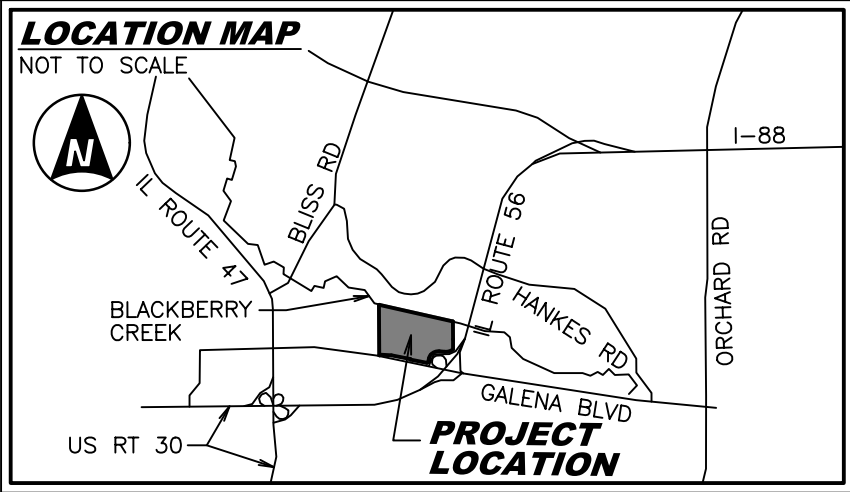
approve the proposed Planned Unit Development (PUD) Major Amendment, Special Use Permit for a PUD, preliminary PUD, preliminary Plat of Subdivision, Zoning Deviations, and Engineering and Subdivision Control Regulation Deviations, unless said Deviations are omitted from the Village Code prior to the Village Board voting, for CalAtlantic Group, LLC. / Lennar at the subject property, located at the NW corner of Galena Blvd and IL Rt. 56, and to incorporate the findings of fact.

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

NAYES: None

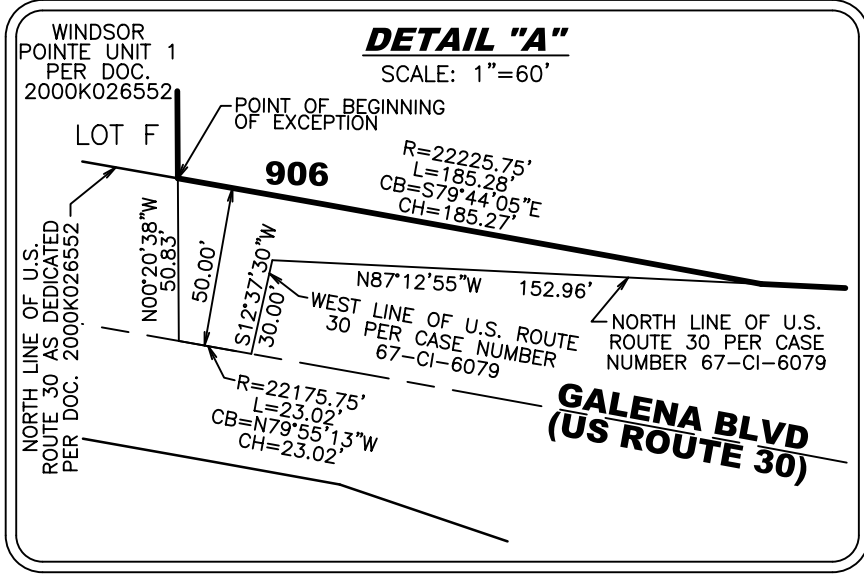
ABSENT: Jones

Motion Passed



P.I.N.'s:

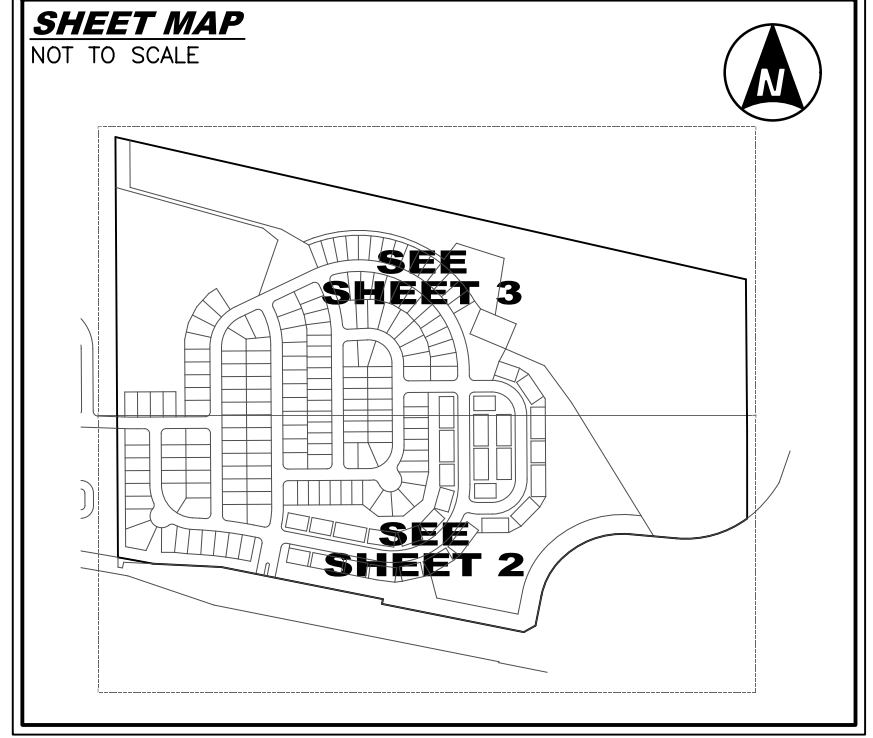
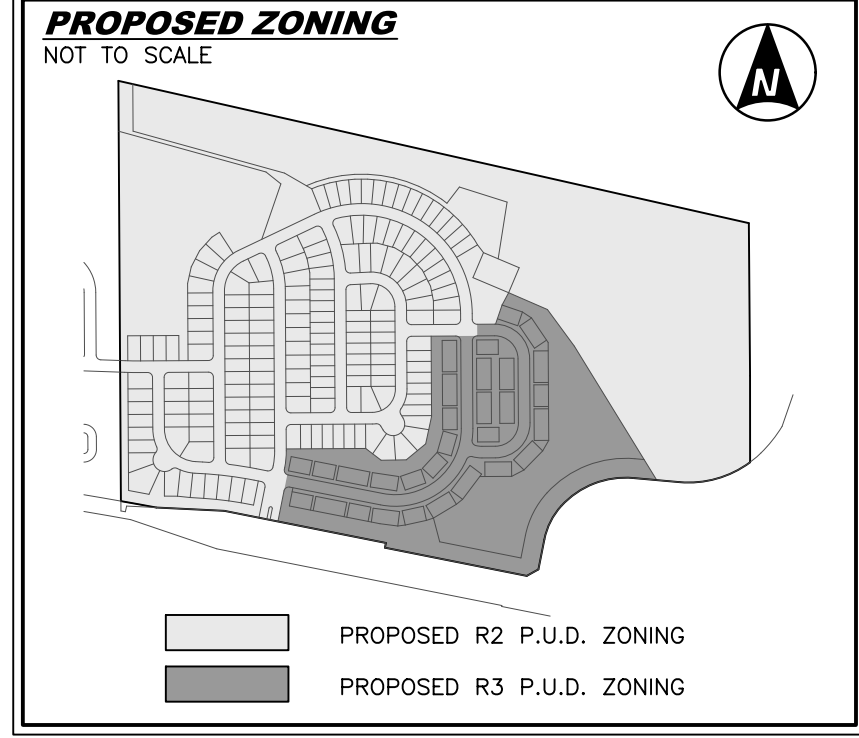
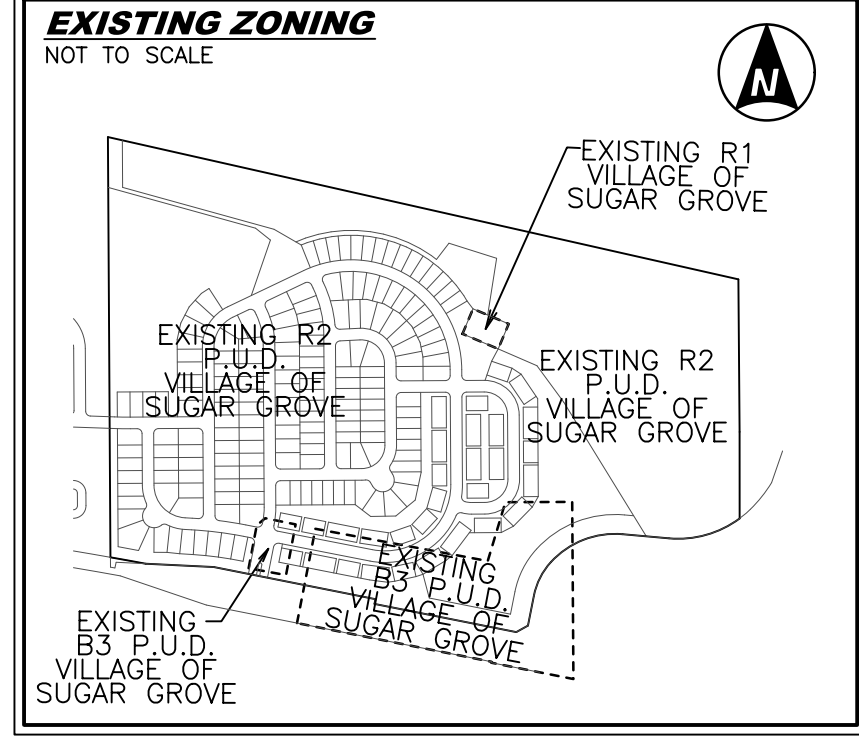
14-15-100-007
14-15-100-010
14-15-200-004
14-15-200-007
14-15-200-028
14-15-200-029
14-15-200-035
14-15-200-061
14-15-200-062
14-15-200-063
14-15-200-064
14-15-300-008
14-15-300-011
14-15-400-017
14-15-400-018
14-15-400-021
14-15-400-023
14-15-400-025



PRELIMINARY SUBDIVISION PLAT

BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



PROPERTY 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 16TH 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 532.85 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 440.86 FEET, WITH A CHORD BEARING SOUTH 68 DEGREES 53 MINUTES 10 SECONDS WEST, 398.52 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, 50.00 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, 3355.52 FEET, TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

EXCEPTING THEREFROM THAT PART OF THE SOUTHWEST CORNER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, BEARINGS AND DISTANCES BASED ON THE ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE, NAD83 (2011 ADJUSTMENT), DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT F IN WINDSOR POINTE UNIT 1, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 12, 2000, PER DOCUMENT 2000K026552 AND ALSO A POINT BEING ON 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 185.28 FEET ALONG AN ARC CONCAVE SOUTHERLY, HAVING A RADIUS OF 22225.75 FEET, WITH A CHORD BEARING SOUTH 79 DEGREES 44 MINUTES 05 SECONDS EAST, 185.27 FEET TO THE NORTH LINE OF U.S. ROUTE 30, ACCORDING TO SAID CASE 67-CI-6079; THENCE SOUTH 12 DEGREES 37 MINUTES 30 SECONDS WEST, 30.00 FEET TO THE CENTERLINE OF SAID U.S. ROUTE 30; THENCE 23.02 FEET, ALONG AN ARC CONCAVE SOUTHERLY, HAVING A RADIUS OF 22175.75 FEET, WITH A CHORD BEARING NORTH 79 DEGREES 55 MINUTES 13 SECONDS WEST, 23.02 FEET TO SAID PARALLEL; THENCE NORTH 00 DEGREES 20 MINUTES 38 SECONDS WEST, ALONG SAID PARALLEL LINE 50.83 FEET TO THE POINT OF BEGINNING OF EXCEPTION, IN KANE COUNTY, ILLINOIS.

AREA:

PROPERTY CONTAINS 6,148,919 SQUARE FEET OR 141.160 ACRES MORE OR LESS.

NOTES:

1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 24004434W, WITH A COMMITMENT DATE OF JUNE 7, 2024 AND PRINTED DATE OF OCTOBER 04, 2024, AND HAS BEEN USED FOR LEGAL DESCRIPTION.
2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
5. ALL EASEMENTS SHOWN HEREON WILL BE GRANTED ON THE FINAL PLAT UNLESS SHOWN OTHERWISE.
7. DIRECT ACCESS TO AND FROM LOTS 905, 906 AND 912 TO GALENA BOULEVARD SHALL BE PROHIBITED. DIRECT ACCESS TO AND FROM LOTS 902 AND 905 TO ILLINOIS ROUTE 56 SHALL BE PROHIBITED.
8. ALL AREAS ARE MORE OR LESS.
9. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
10. ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
11. ALL RIGHT OF WAY DEDICATED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION.
12. A BLANKET STORMWATER MANAGEMENT EASEMENT TO BE GRANTED OVER LOTS 901, 904, 906 AND 911.
13. A BLANKET LANDSCAPE BUFFER EASEMENT TO BE GRANTED OVER LOTS 905 AND 906.
14. A BLANKET PUDE TO BE GRANTED OVER LOTS 175-204 INCLUSIVE, EXCEPTING THAT PART FALLING WITHIN A PROPOSED LOT, FOUNDATION & LOTS 904, 905, 906, 907, 908, 909, 911 AND 912.
15. LOT 900 TO BE CONVEYED TO THE PARK DISTRICT.
16. LOT 910 TO BE CONVEYED TO FOX METRO WATER RECLAMATION DISTRICT.
17. LOTS 901, 903, 904, 905, 906, 907, 908, 909, 911 AND 912 TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
18. FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
19. ACCORDING TO OUR INTERPRETATION OF THE FLOOD INSURANCE RATE MAPS THAT COVER THE AREA, THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X" AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN; A PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN ZONE "X", OTHER FLOOD AREAS - AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS COVERED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, ANOTHER PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN FLOODWAY AREAS IN ZONE AE, THE FLOODWAY IS THE CHANNEL OF A STREAM PLUS ANY ADJACENT FLOODPLAIN AREAS THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASES IN FLOOD HEIGHTS; ANOTHER PORTION OF THE HEREON DESCRIBED PROPERTY FALLS WITHIN SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. ZONE AE - BASE FLOOD ELEVATIONS DETERMINED, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP, MAP NUMBER 17089C0318H, WITH A MAP REVISED DATE OF AUGUST 3, 2009. SUBJECT TO MAP INTERPRETATION AND SCALING.
20. LETTER OF MAP AMENDMENT TO BE PREPARED IN THE FUTURE TO REMOVED PROPOSED LOT 187 FROM FLOODPLAIN, PRIOR TO FINAL PLATTING OF LOT 187.
21. LOT 902 TO BE CONVEYED TO THE KANE COUNTY FOREST PRESERVE DISTRICT.

OWNER OF RECORD

OWNER:

ADDRESS:

DEVELOPER

CALATLANTIC GROUP, LLC
1700 EAST GOLF ROAD
SUITE 1100
SCHUMBURG, ILLINOIS 60173

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

CLIENT:

1700 E. GOLF ROAD
SUITE 1100
SCHUMBURG, IL 60173

NOTICE OF APPROVAL OF PRELIMINARY PLAT

NOTICE IS HEREBY GIVEN THAT THE PRELIMINARY PLAT OF THE SUBDIVISION SHOWN HEREON HAS RECEIVED APPROVAL BY THE VILLAGE BOARD OF THE VILLAGE OF SUGAR GROVE, ILLINOIS, AND UPON COMPLIANCE BY THE OWNER WITH THE NECESSARY REQUIREMENTS OR QUALIFICATIONS, THE VILLAGE BOARD WILL RECEIVE THE FINAL PLAT FOR CONSIDERATION, IF SUBMITTED BY THE OWNER IN SUCH FORM AND WITHIN SUCH TIME AS REQUIRED BY SUBDIVISION REGULATIONS OF THE VILLAGE OF SUGAR GROVE. UNLESS THIS PRELIMINARY APPROVAL AND THE CONDITIONS ARE ACCEPTED WITHIN TEN (10) DAYS, THIS APPROVAL IS NULL AND VOID.

APPLICATION FOR FINAL PLAT APPROVAL SHALL BE MADE WITHIN ONE YEAR AND IN THE EVENT SUCH APPLICATION IS NOT SO MADE, THE PRELIMINARY PLAT APPROVAL HEREBY GIVEN SHALL BE NULL AND VOID AND OF NO FORCE AND EFFECT.

VILLAGE BOARD, VILLAGE OF SUGAR GROVE, ILLINOIS, _____ 20____

BY: _____ VILLAGE PRESIDENT

ATTEST: _____ VILLAGE CLERK

ACCEPTANCE: IN CONSIDERATION OF THE PRELIMINARY APPROVAL HEREBY GIVEN, THE TERMS HEREOF ARE HEREBY ACCEPTED:

BY:

ATTEST: _____

LAND SURVEYOR/ENGINEER:

Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

LENNAR

DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	11/15/2024
SCALE	1" = 200'

PRELIMINARY SUBDIVISION PLAT

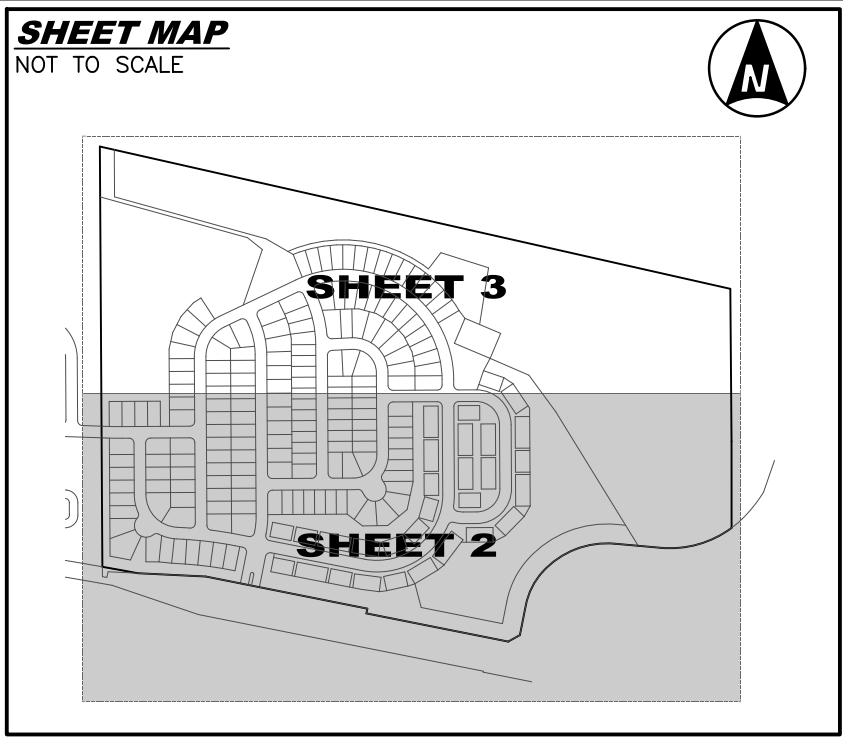
BRIGHTON RIDGE

SUGAR GROVE, IL

SHEET

1 OF 3

PROJECT NUMBER: 4930
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694



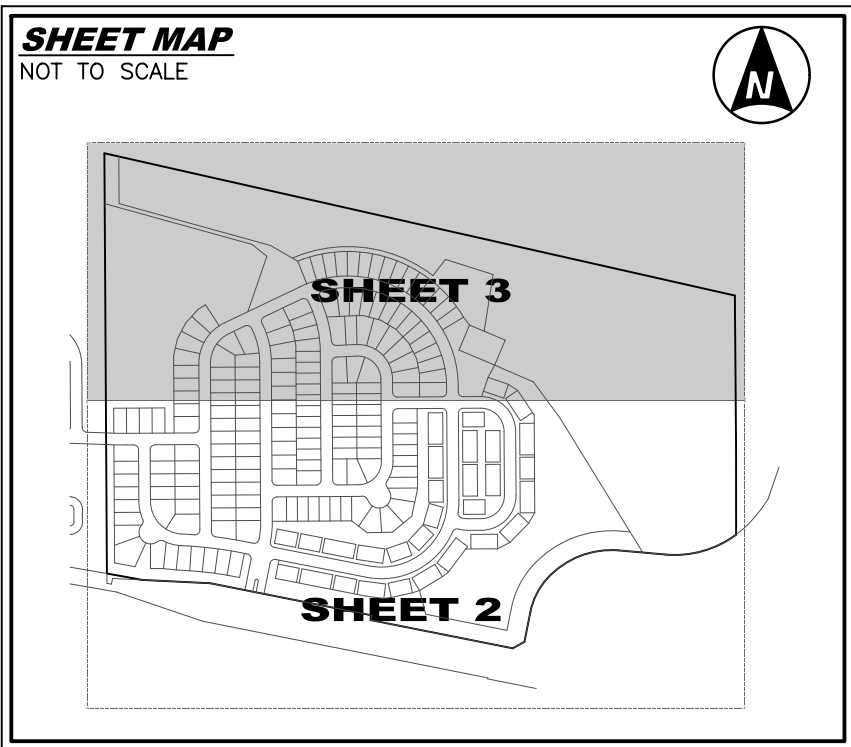
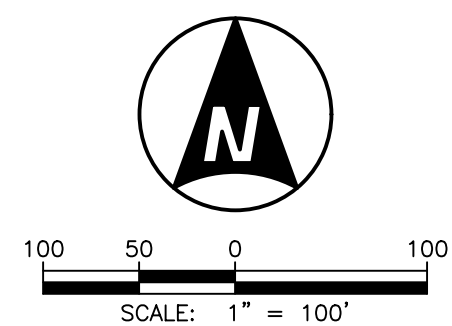
=====	BOUNDARY LINE
-----	PROPOSED LOT LINE
-----	BUILDING SETBACK LINE (BSL)
-----	PROPOSED EASEMENT LINE
-----	EXISTING EASEMENT LINE
-----	EXISTING RIGHT-OF-WAY LINE
-----	EXISTING LOT LINE
-----	UNDERLYING LOT LINE
-----	SECTION LINE
BSL	BUILDING SETBACK LINE
FIR	FOUND IRON ROD
FIP	FOUND IRON PIPE
PUDE	PUBLIC UTILITY & DRAINAGE EASEMENT

1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

**PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL**

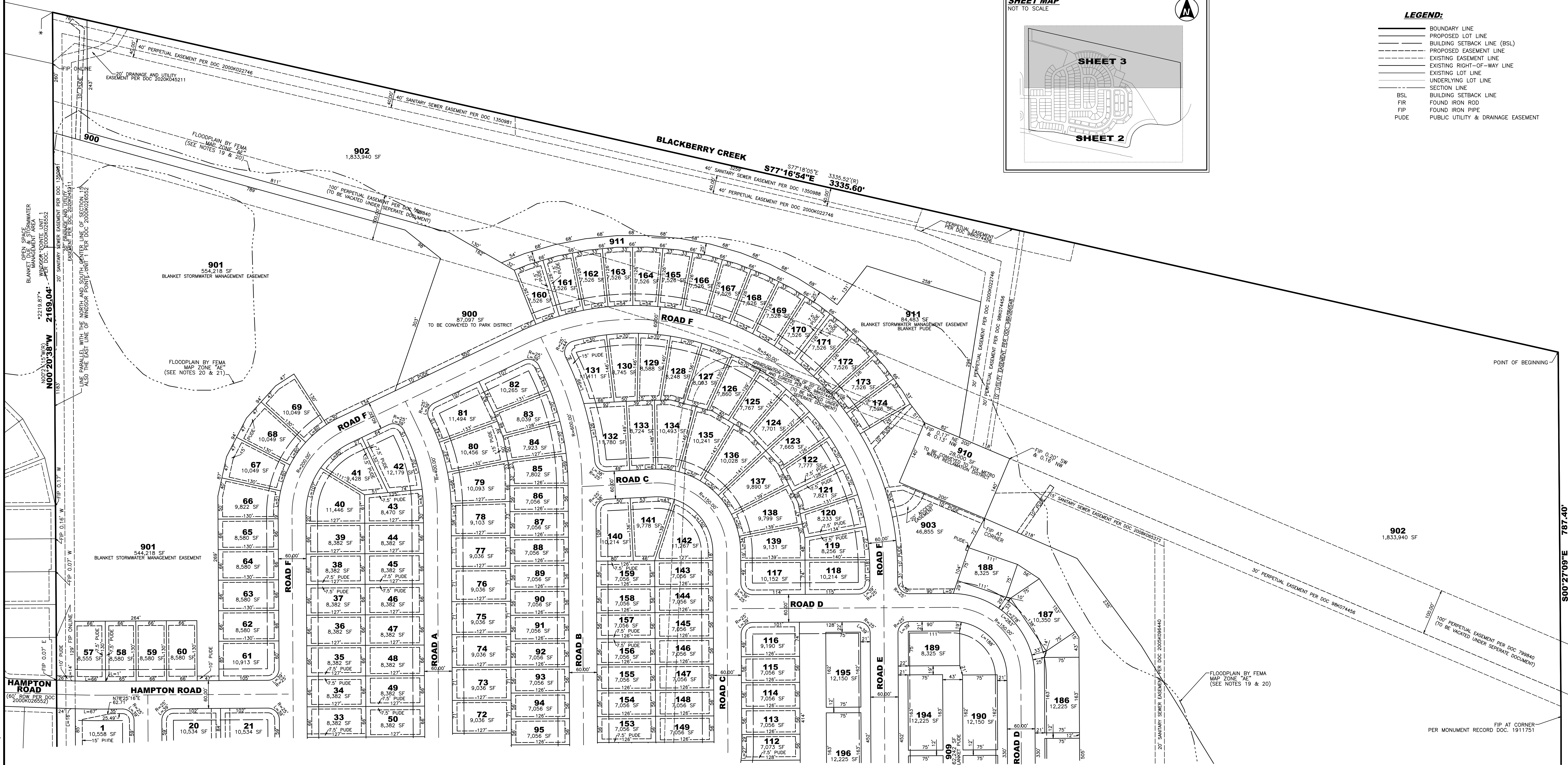
PROJECT NUMBER:	4930
© MACKIE CONSULTANTS LLC, 2024	
ILLINOIS FIRM LICENSE 184-002694	

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- UNDERLYING LOT LINE
- SECTION LINE
- BSL BUILDING SETBACK LINE
- FIR FOUND IRON ROD
- FIP FOUND IRON PIPE
- PUDE PUBLIC UTILITY & DRAINAGE EASEMENT



SEE SHEET 2

1/17/2025 1:30:11 PM
M:\1420\Survey\Proposed Preliminary\4930-495_3.dwg



Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

CLIENT:



1700 E. GOLF ROAD
SUITE 1100
SCHUMBURG, IL 60173

		DESIGNED	LZ
		DRAWN	MJF
		APPROVED	DAG
		DATE	11/15/2024
01-17-25	REVISED PER VILLAGE COMMENTS	MJF	
DATE	DESCRIPTION OF REVISION	BY	SCALE 1" = 100'

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET
3 OF **3**
PROJECT NUMBER: 4930
© MACKIE CONSULTANTS LLC, 2024
ILLINOIS FIRM LICENSE 184-002694

Preliminary Landscape Plan

BRIGHTON RIDGE

Sugar Grove, Illinois

January 17, 2025

CONSULTANTS:



LANDSCAPE ARCHITECT:
GARY R. WEBER ASSOCIATES, INC
402 W. LIBERTY DRIVE
WHEATON, ILLINOIS 60187



CIVIL ENGINEER:
MACKIE CONSULTANTS, LLC
9575 W HIGGINS ROAD, SUITE 500
ROSEMONT, ILLINOIS 60018



LOCATION MAP
SCALE: 1"=350'

INDEX OF SHEETS

SHEET NO.	DESCRIPTION
L1.0	COVER SHEET
L1.1	OVERALL LANDSCAPE PLAN
L1.2	LANDSCAPE PLAN
L1.3	LANDSCAPE PLAN
L1.4	LANDSCAPE PLAN
L1.5	LANDSCAPE PLAN
L1.6	PARK AND MONUMENT PLAN
L1.7	TYPICAL FOUNDATION PLAN
L1.8	TYPICAL FOUNDATION PLAN
L1.9	TYPICAL FOUNDATION PLAN



REPRESENTATIVE PLANT LIST

Key	Botanical/Common Name	Size	Remarks
	SHADE TREES		
	Acer x freemanii 'Jeffers' Red' AUTUMN BLAZE MAPLE	2 1/2" Cal.	
	Acer saccharum 'Green Mountain' GREEN MOUNTAIN SUGAR MAPLE	2 1/2" Cal.	
	Celtis occidentalis COMMON HACKBERRY	2 1/2" Cal.	
	Gleditsia triacanthos var. inermis 'Skycole' SKYLINE HONEYLOCUST	2 1/2" Cal.	
	Quercus bicolor SWAMP WHITE OAK	2 1/2" Cal.	
	ORNAMENTAL TREES		
	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
	EVERGREEN TREES		
	Abies concolor WHITE FIR	8' Ht.	
	Picea abies NORWAY SPRUCE	8' Ht.	
	Picea glauca var. densata BLACK HILLS SPRUCE	8' Ht.	
	DECIDUOUS SHRUBS		
	Cornus sericea 'Bailey' BAILEY'S REDTWIG DOGWOOD	36" Tall	5' O.C.
	Physocarpus opulifolius 'Seward' SUMMER WINE NINEBARK	30" Tall	4' O.C.
	Rhus aromatica 'Gro-low' GRO-LOW SUMAC	24" Wide	4' O.C.
	Viburnum x juddii JUDD VIBURNUM	36" Tall	4' O.C.
	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
	EVERGREEN SHRUBS		
	Juniperus chinensis 'Kallaya Compact' KALLAYS COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
	Taxus x media 'Densiformis' DENSE YEW	24" Wide	4' O.C.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
	Echinacea 'CBG Cone 2' PIXIE MEADOWBRITE CONEFLOWER	#1	18" O.C.
	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
	Nepeta racemosa 'Walker's Low' WALKER'S LOW CATMINT	#1	18" O.C.
	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
	GROUNDCOVERS		
	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

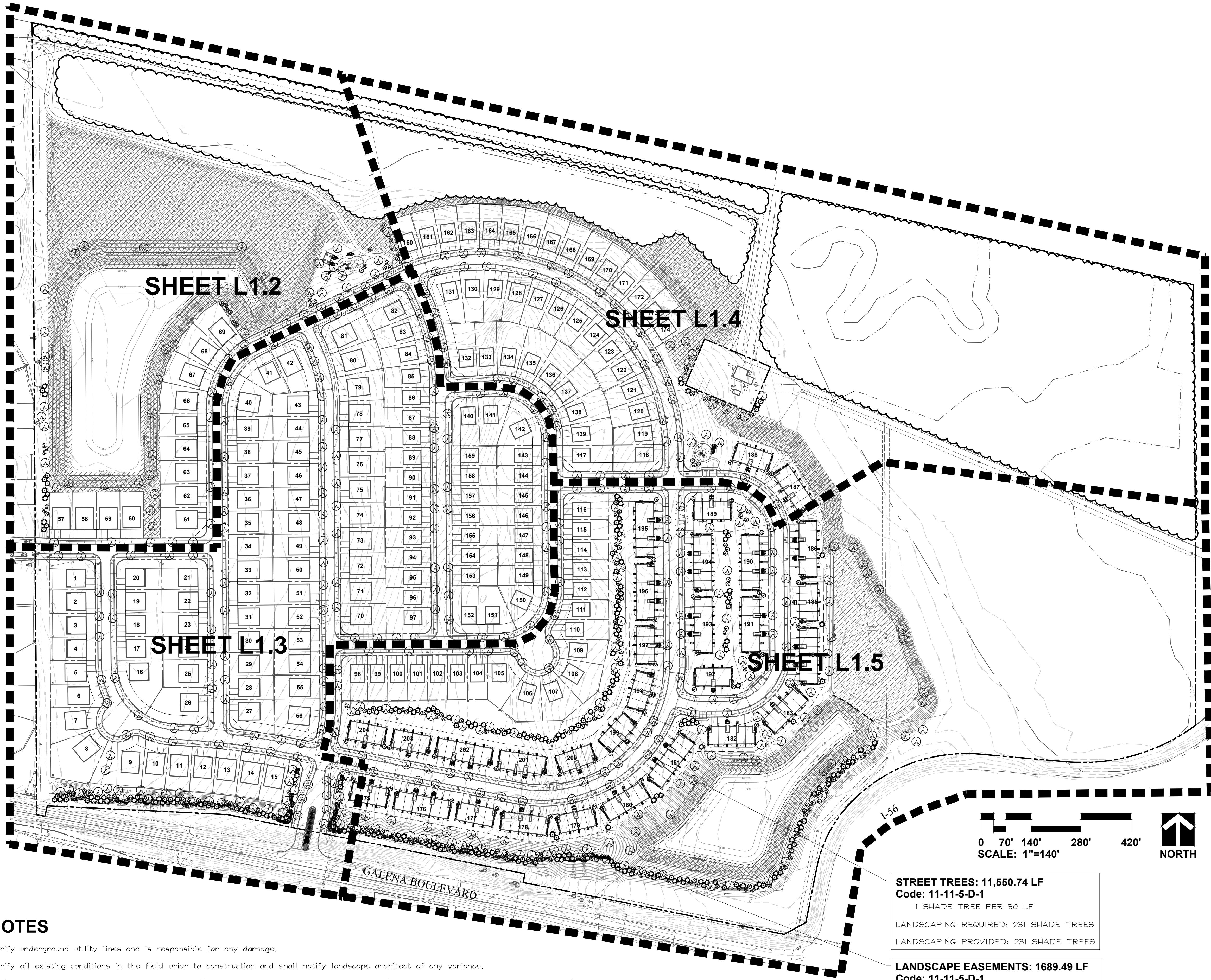
NATIVE LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANT MIX
	WET MEADOW SEED MIX
	NO MOW FESCUE MIX

	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EX. TREE

GENERAL NOTES

- Contractor shall verify underground utility lines and is responsible for any damage.
- Contractor shall verify all existing conditions in the field prior to construction and shall notify landscape architect of any variance.
- Material quantities shown are for contractors convenience only. The Contractor must verify all material and supply sufficient materials to complete the job per plan.
- The landscape architect reserves the right to inspect trees and shrubs either at place of growth or at site before planting, for compliance with requirements of variety, size and quality.
- Work shall conform to American Standard for Nursery Stock, State of Illinois Horticultural Standards, and Local Municipal requirements.
- Contractor shall secure and pay for all permits, fees, and inspections necessary for the proper execution of this work and comply with all codes applicable to this work.
- See General Conditions and Specifications for landscape work for additional requirements.



STREET TREES: 11,550.74 LF
Code: 11-11-5-D-1
1 SHADE TREE PER 50 LF
LANDSCAPING REQUIRED: 231 SHADE TREES
LANDSCAPING PROVIDED: 231 SHADE TREES

LANDSCAPE EASEMENTS: 1689.49 LF
Code: 11-11-5-D-1
PER 100 LF STREET ABUTTING R.O.W., 3 SHADE TREES, 3 ORNAMENTAL TREES, 5 EVERGREEN TREES, AND 20 SHRUBS ARE REQUIRED
LANDSCAPING REQUIRED:
51 SHADE
51 ORNAMENTAL
85 EVERGREEN
338 SHRUBS
LANDSCAPING PROVIDED:
51 SHADE
62 ORNAMENTAL
85 EVERGREEN
338 SHRUBS

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

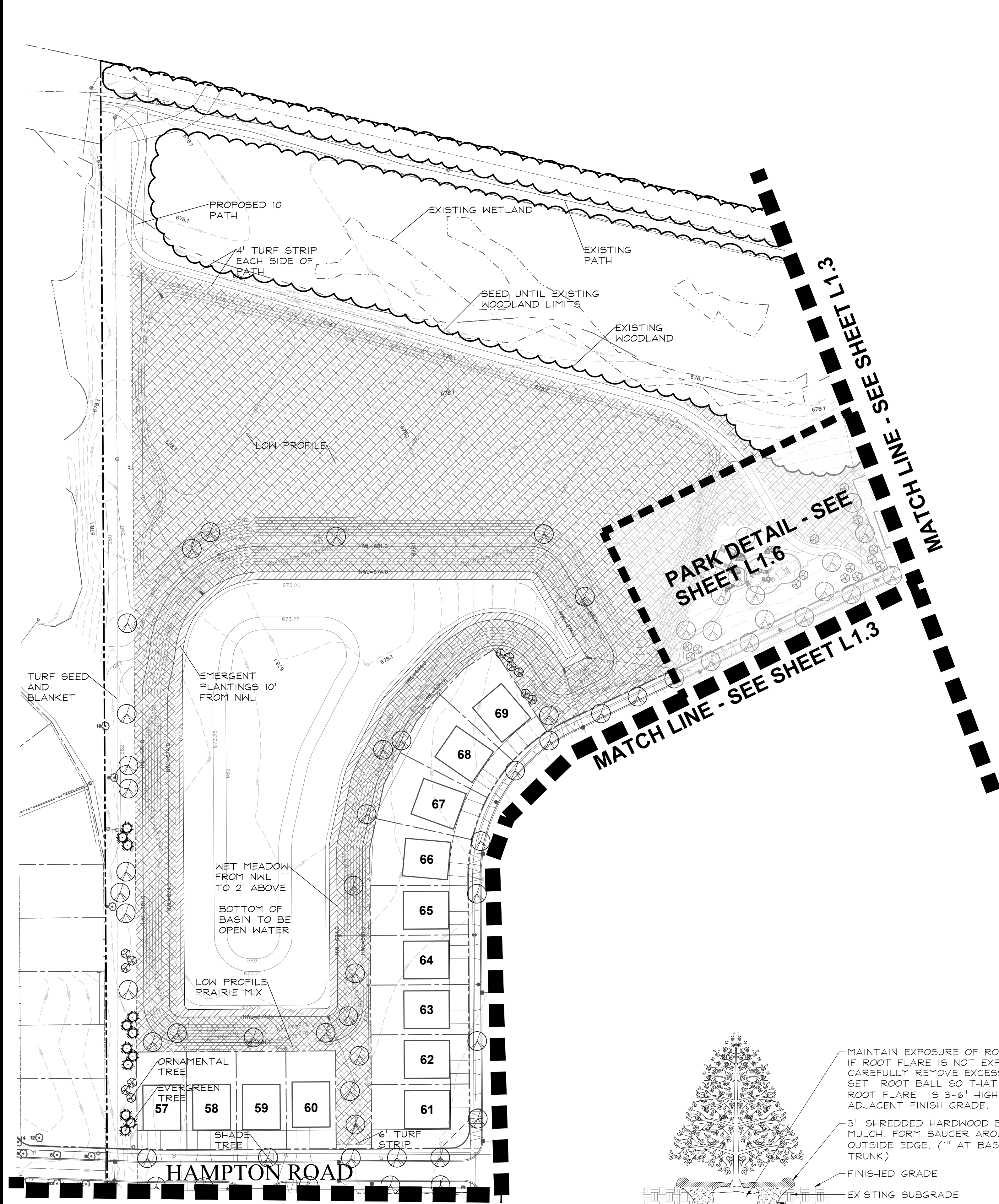
BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
OVERALL LANDSCAPE PLAN

01 01.17.2025
REVISIONS

DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

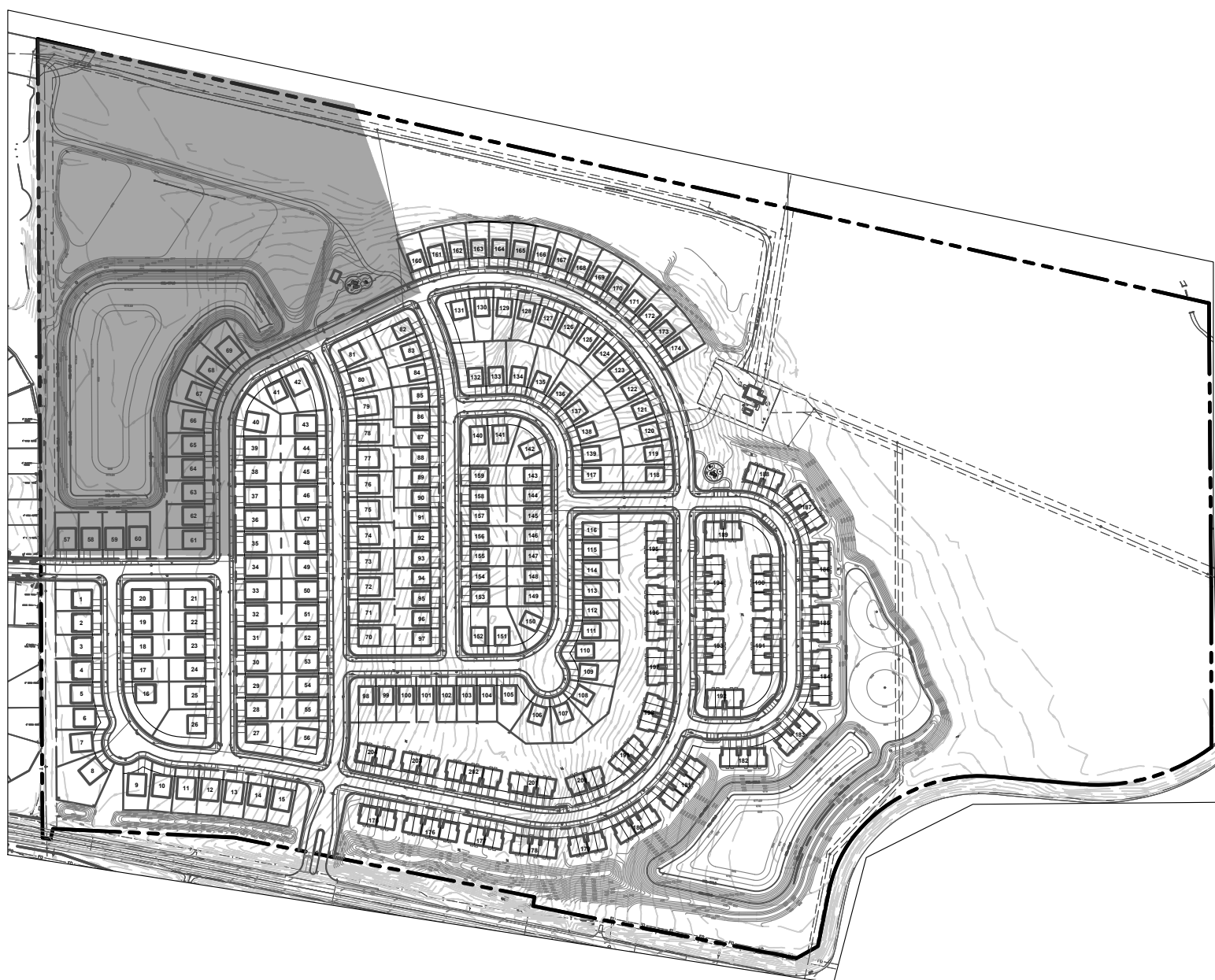
L1.1





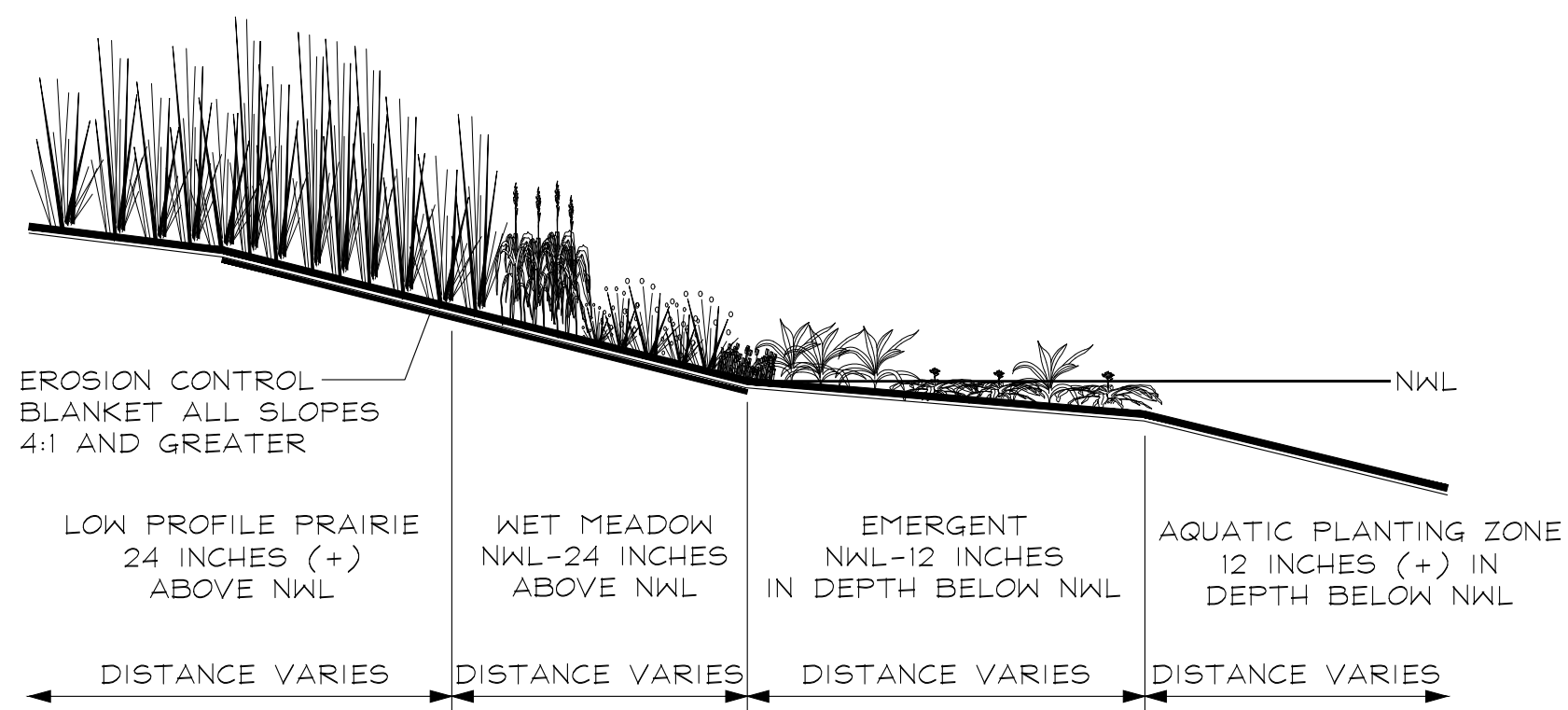
NATIVE LEGEND

- | Key | Description |
|-----------|------------------------------|
| [Pattern] | LOW PROFILE PRAIRIE SEED MIX |
| [Pattern] | EMERGENT PLANT MIX |
| [Pattern] | WET MEADOW SEED MIX |
| [Pattern] | NO MOW FESCUE MIX |
| [Symbol] | SHADE TREE |
| [Symbol] | ORNAMENTAL TREE |
| [Symbol] | EVERGREEN TREE |
| [Symbol] | EX. TREE |

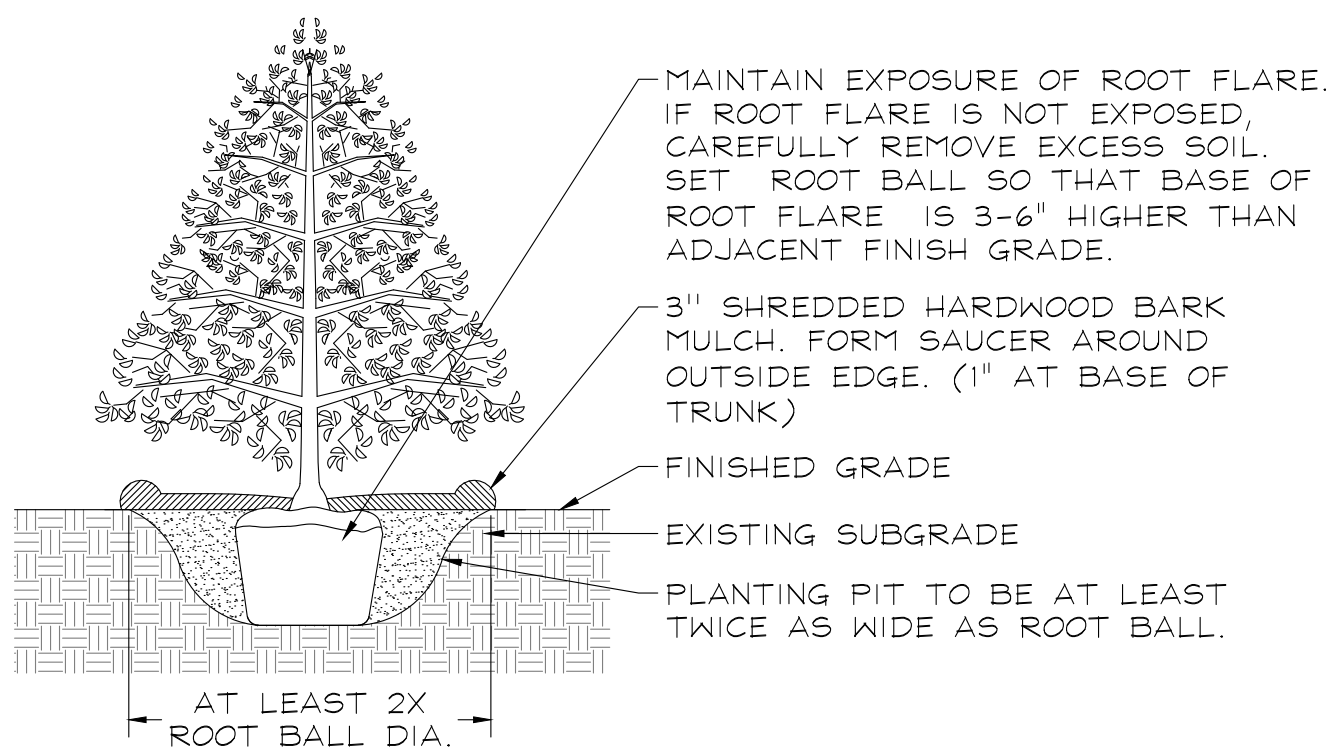


KEY MAP
SCALE: 1"=420' NORTH

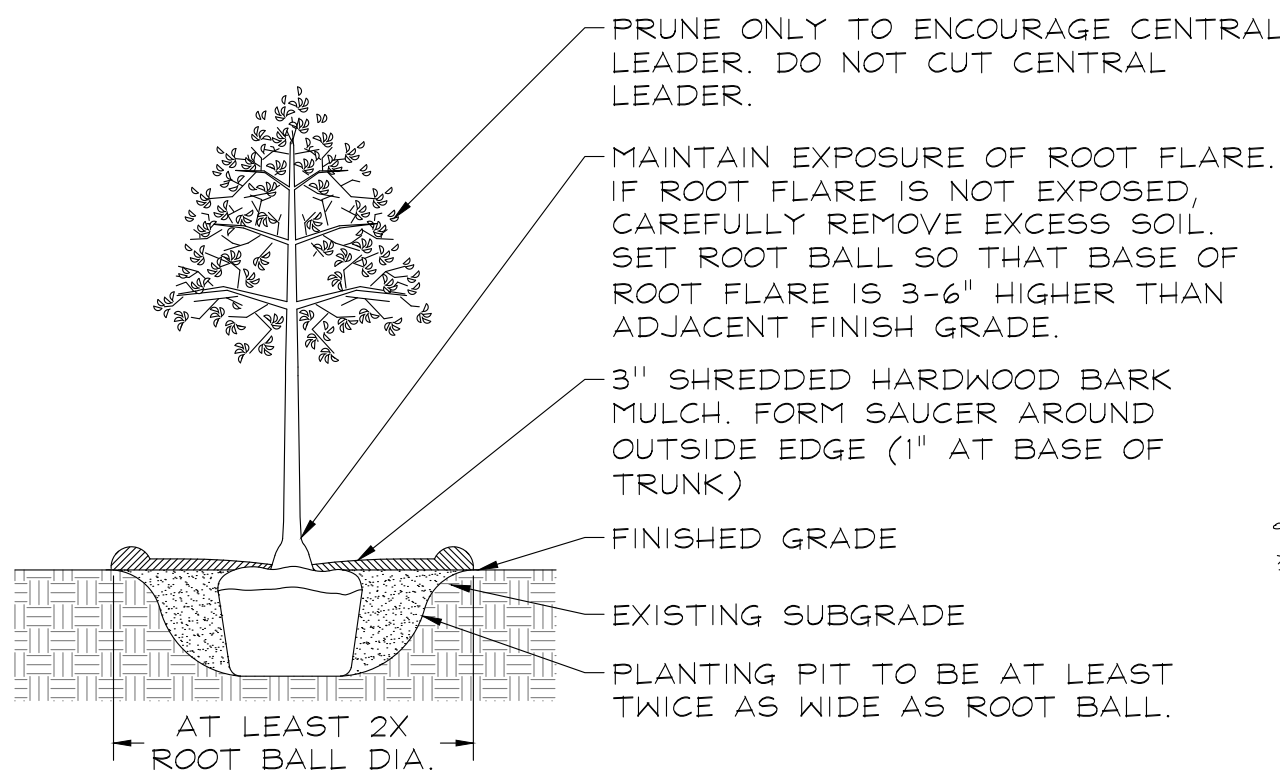
PLANTING DETAILS



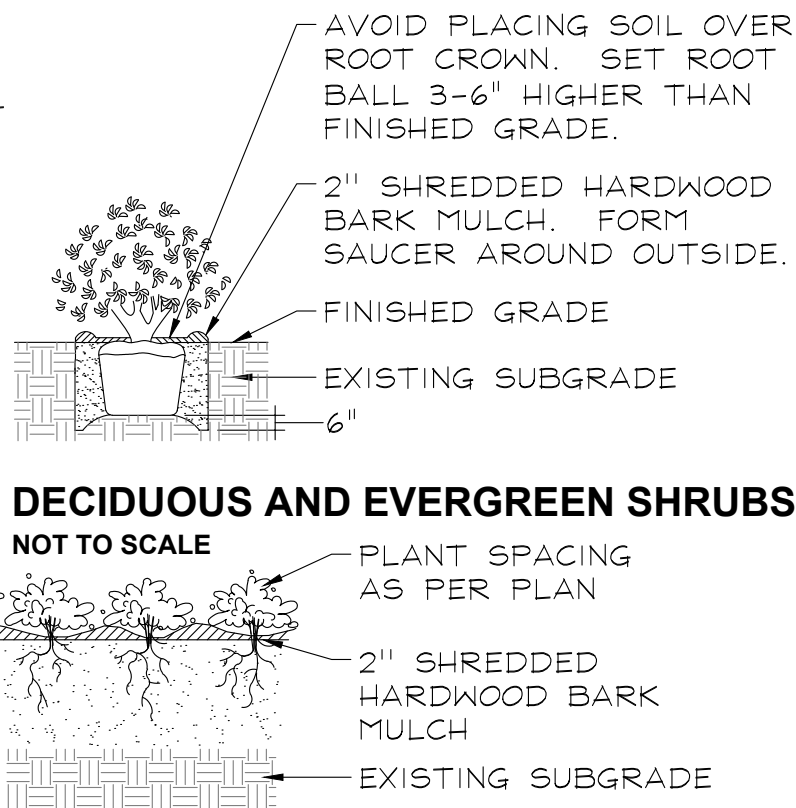
NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

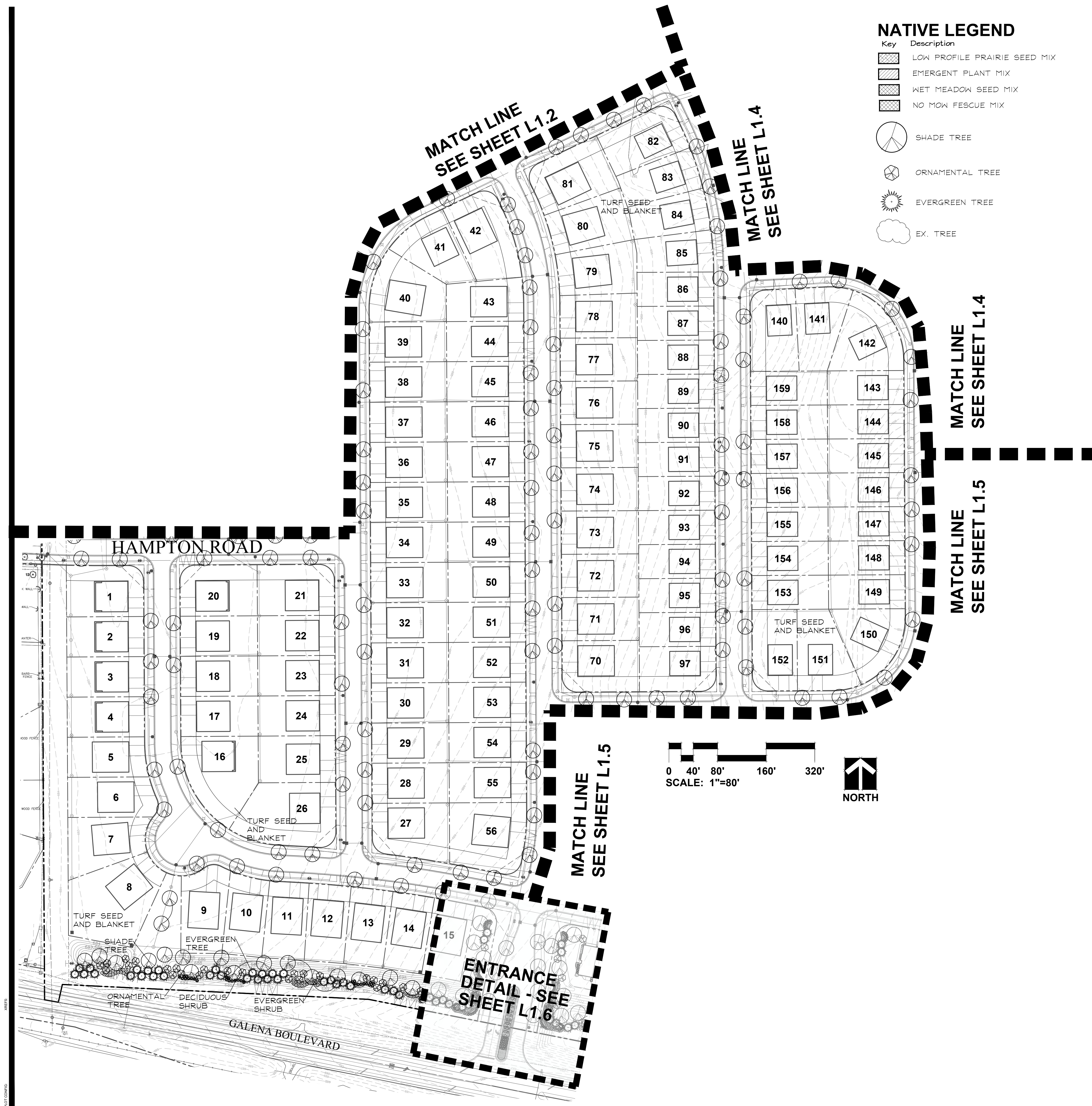
CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
LANDSCAPE PLAN - NORTHWEST

01 01.17.2025
REVISIONS

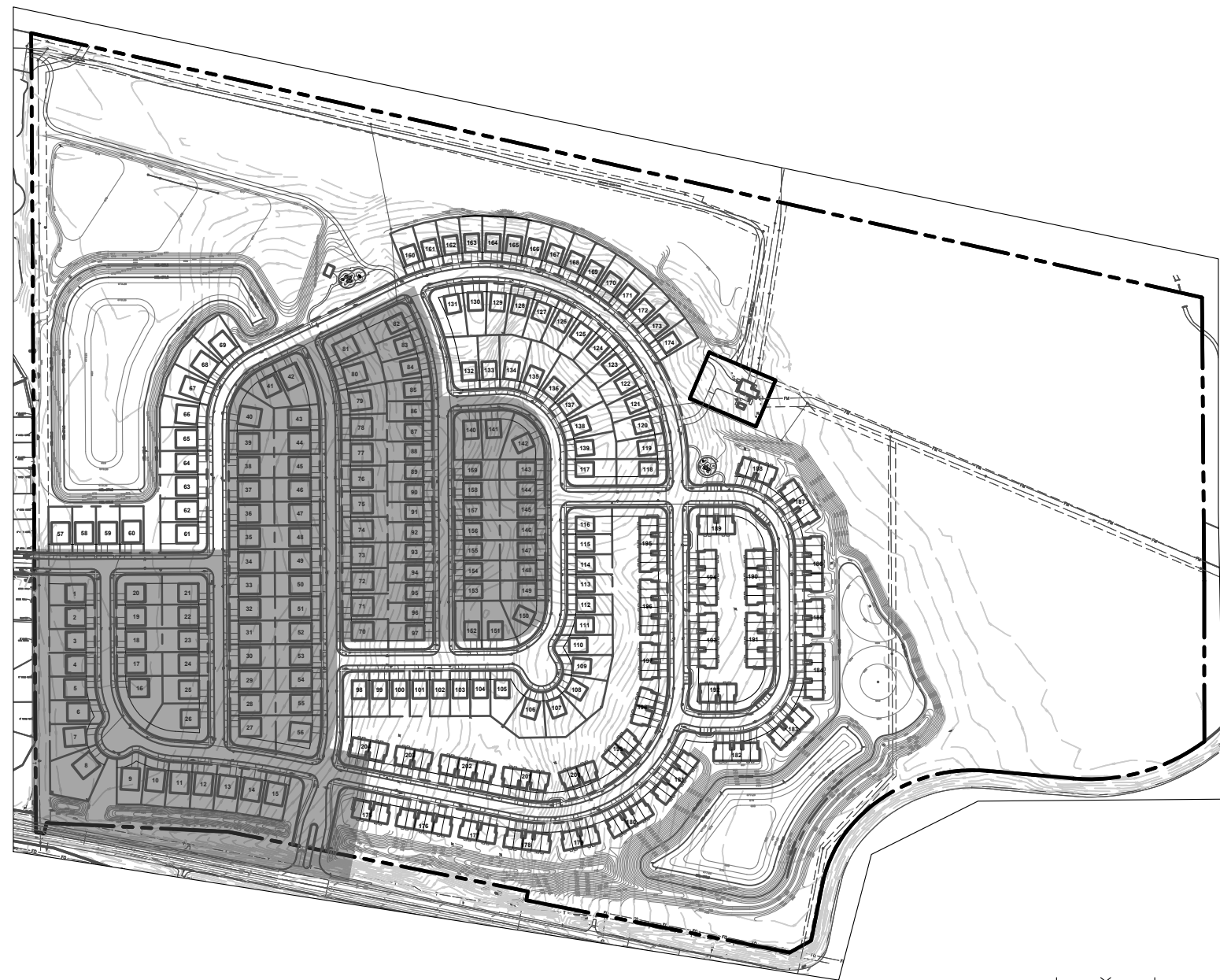
DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.2



NATIVE LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANT MIX
	WET MEADOW SEED MIX
	NO MOW FESCUE MIX
	SHADE TREE
	ORNAMENTAL TREE
	EVERGREEN TREE
	EX. TREE



KEY MAP
SCALE: 1"=420' NORTH

GRWA
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

BRIGHTON RIDGE SUGAR GROVE, ILLINOIS LANDSCAPE PLAN - SOTUHWEST

01 01.17.2025
REVISIONS

DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.3





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
LANDSCAPE PLAN - NORTHEAST

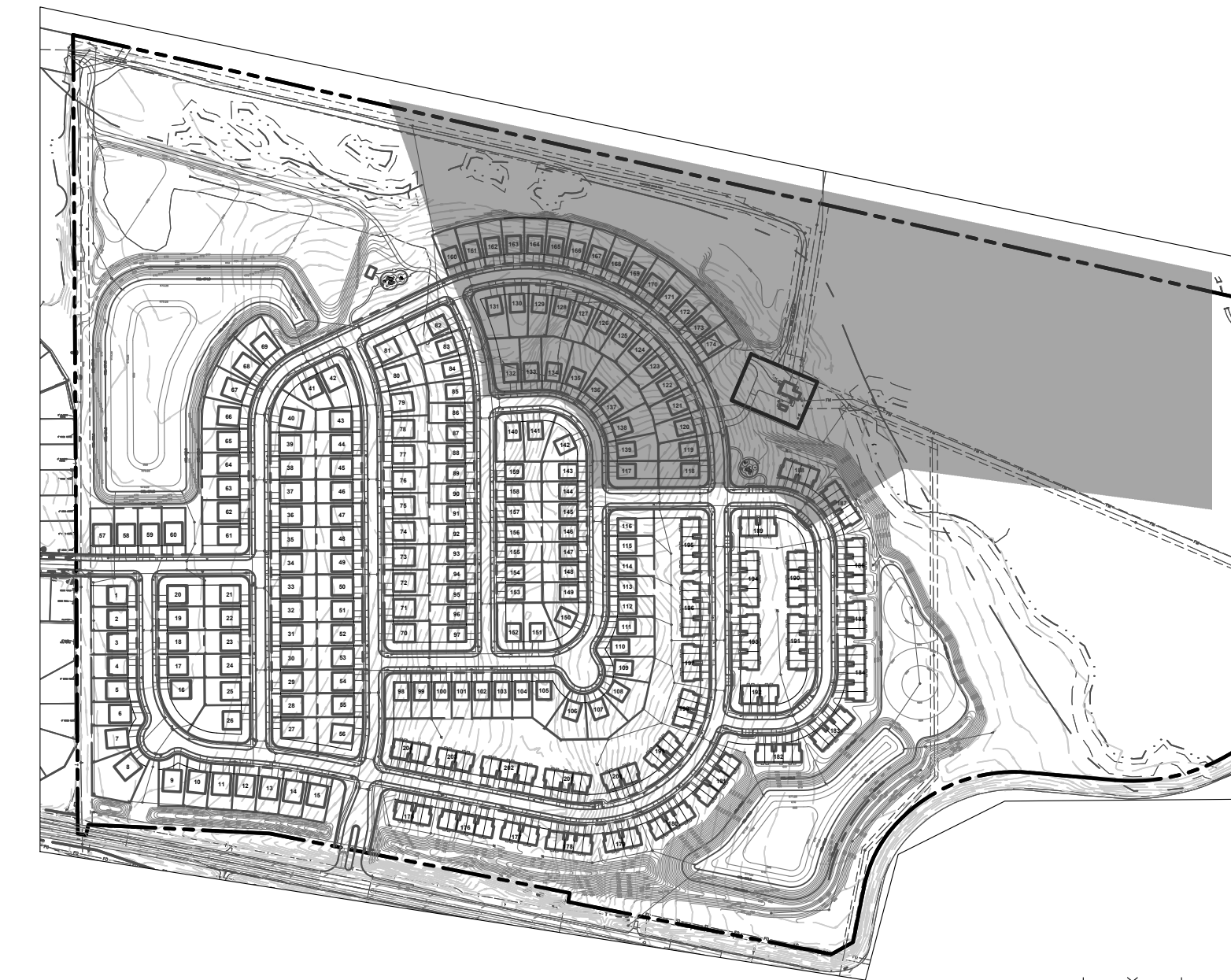
01 01.17.2025
REVISIONS

DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

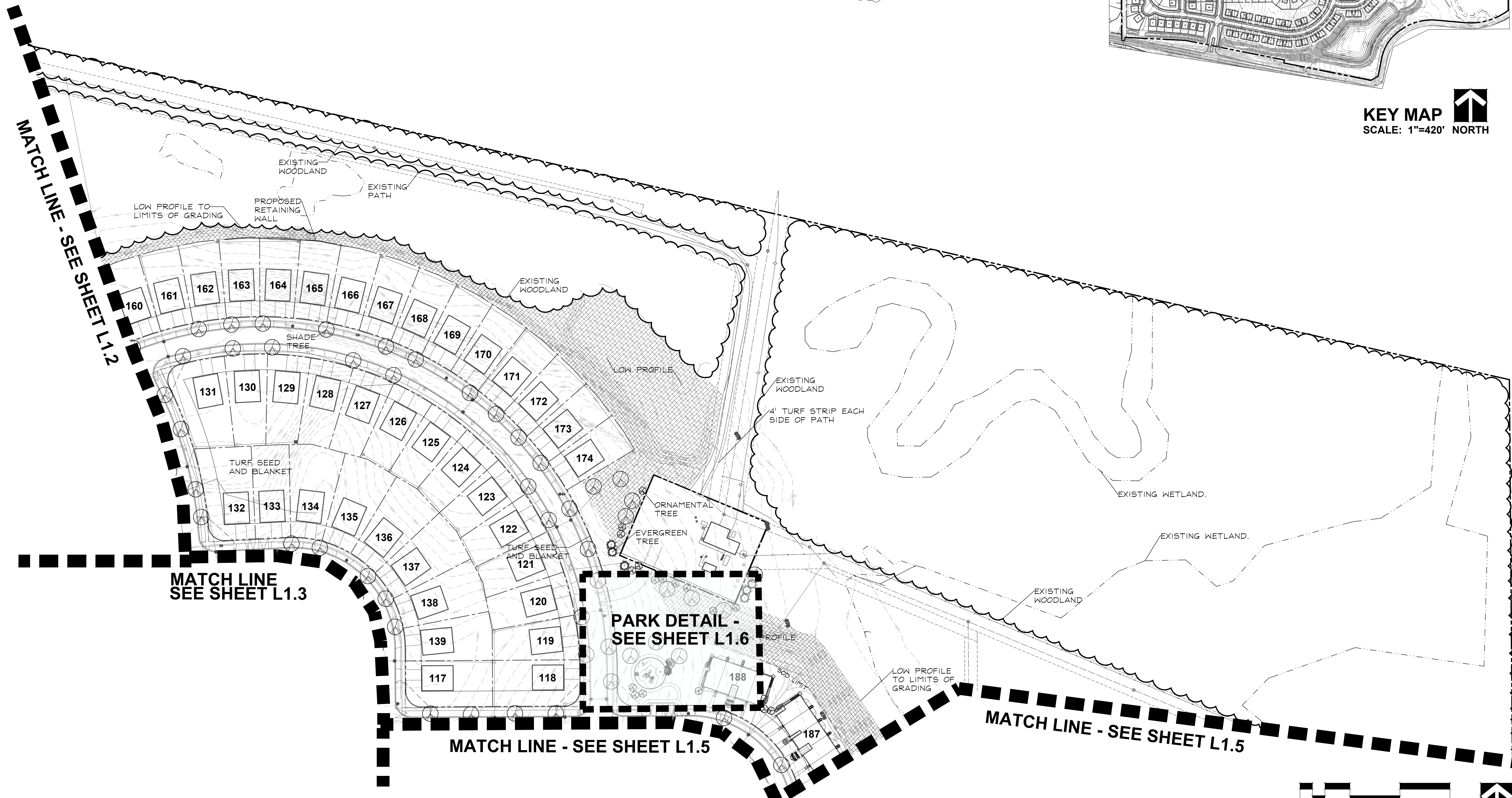
L1.4

NATIVE LEGEND

- | Key | Description |
|-----|------------------------------|
| | LOW PROFILE PRAIRIE SEED MIX |
| | EMERGENT PLANT MIX |
| | WET MEADOW SEED MIX |
| | NO MOW FESCUE MIX |
| | SHADE TREE |
| | ORNAMENTAL TREE |
| | EVERGREEN TREE |
| | EX. TREE |



KEY MAP
SCALE: 1"=420' NORTH



0 40' 80' 160' 320'
SCALE: 1"=80' NORTH





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
LANDSCAPE PLAN - SOUTHEAST

01	01.17.2025
REVISIONS	

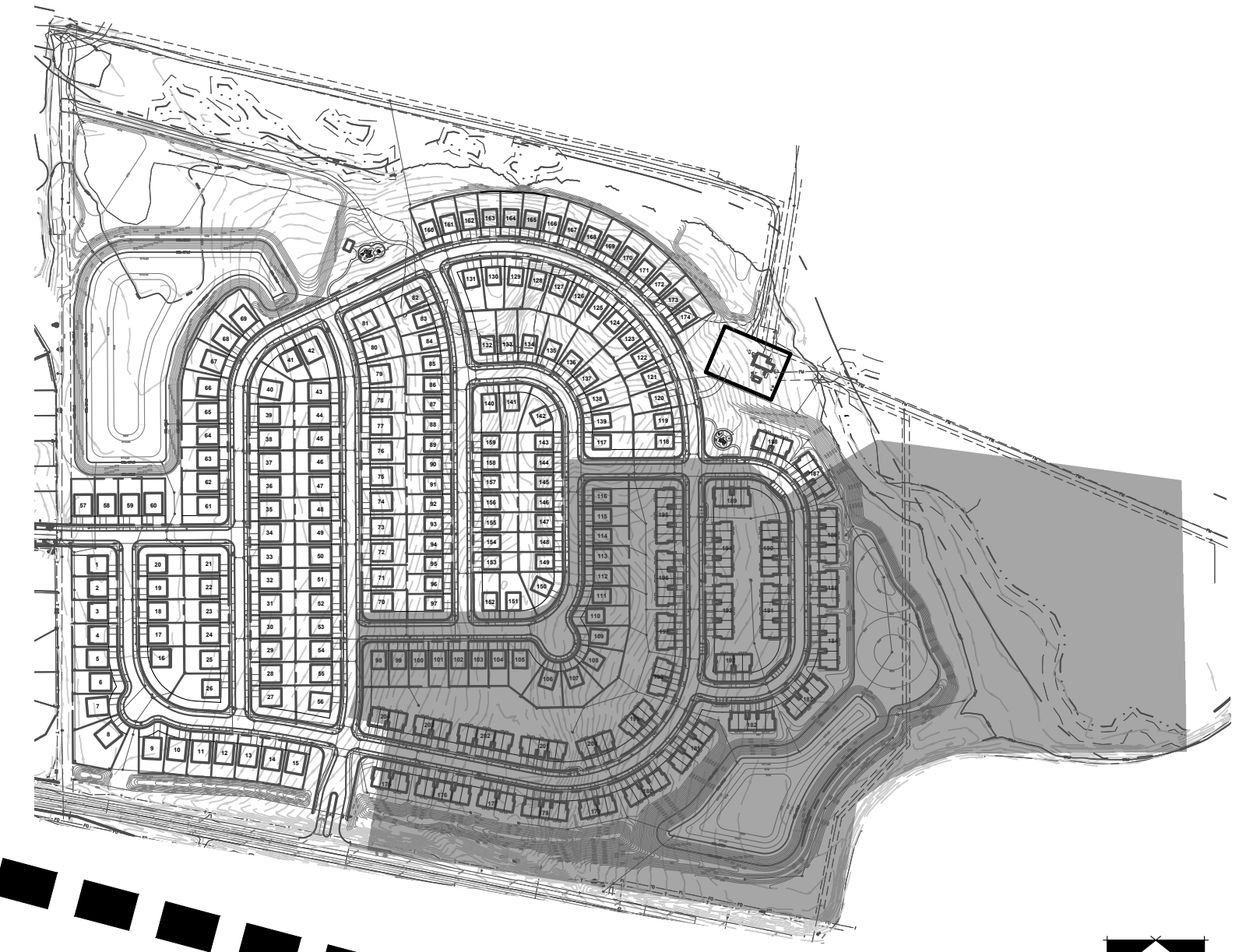
DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.5



NATIVE LEGEND

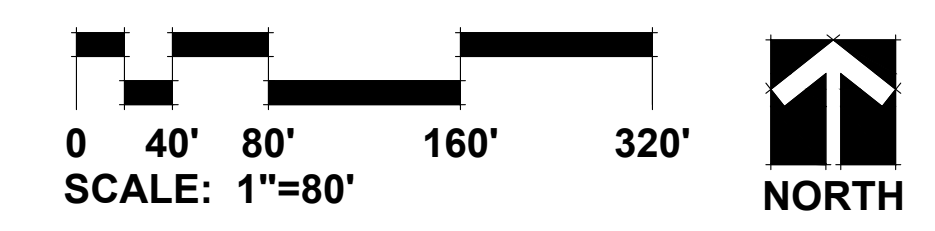
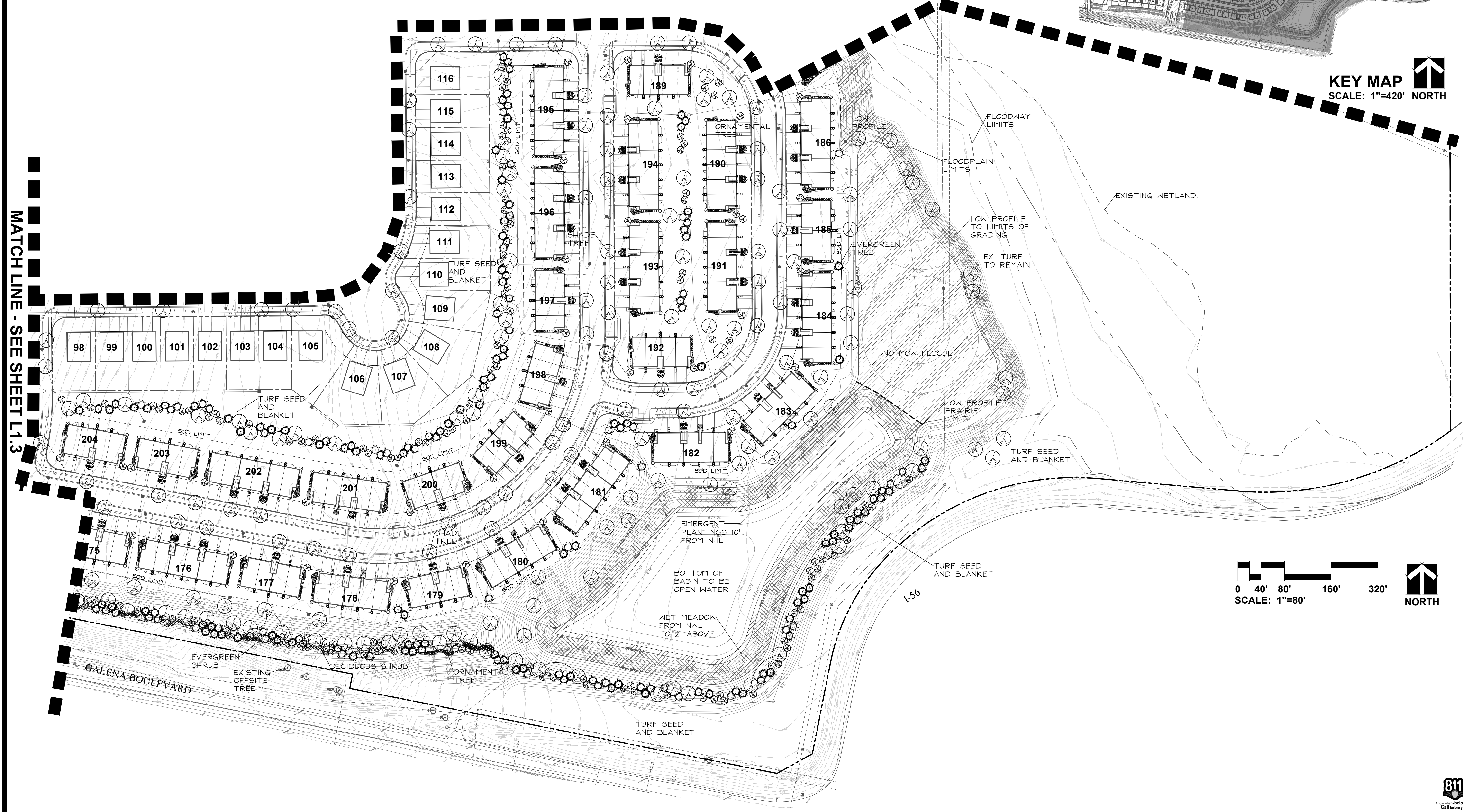
- | Key | Description |
|-----|------------------------------|
| | LOW PROFILE PRAIRIE SEED MIX |
| | EMERGENT PLANT MIX |
| | WET MEADOW SEED MIX |
| | NO MOW FESCUE MIX |
| | SHADE TREE |
| | ORNAMENTAL TREE |
| | EVERGREEN TREE |
| | EX. TREE |



KEY MAP
SCALE: 1"=420' NORTH

MATCH LINE - SEE SHEET L1.4

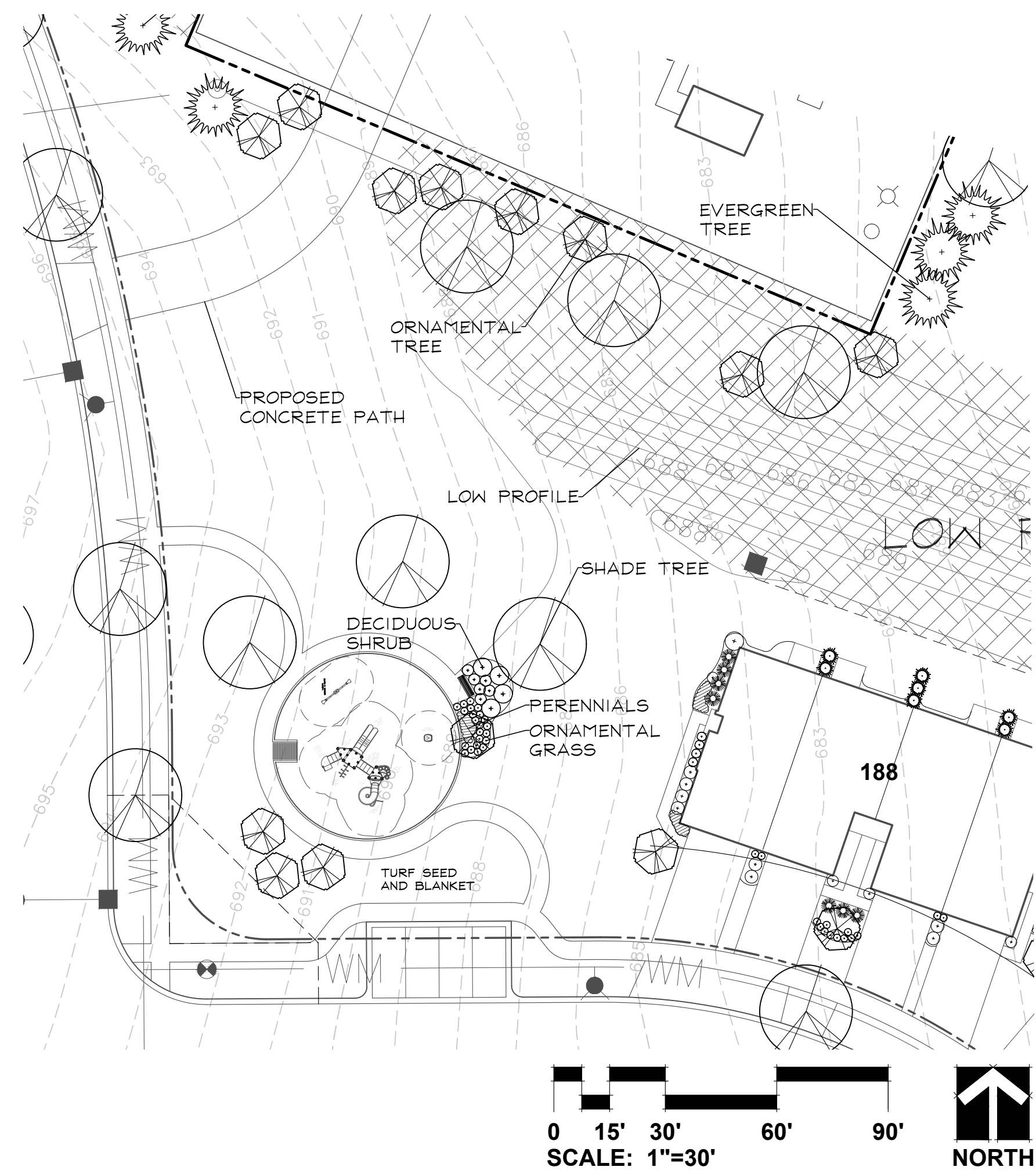
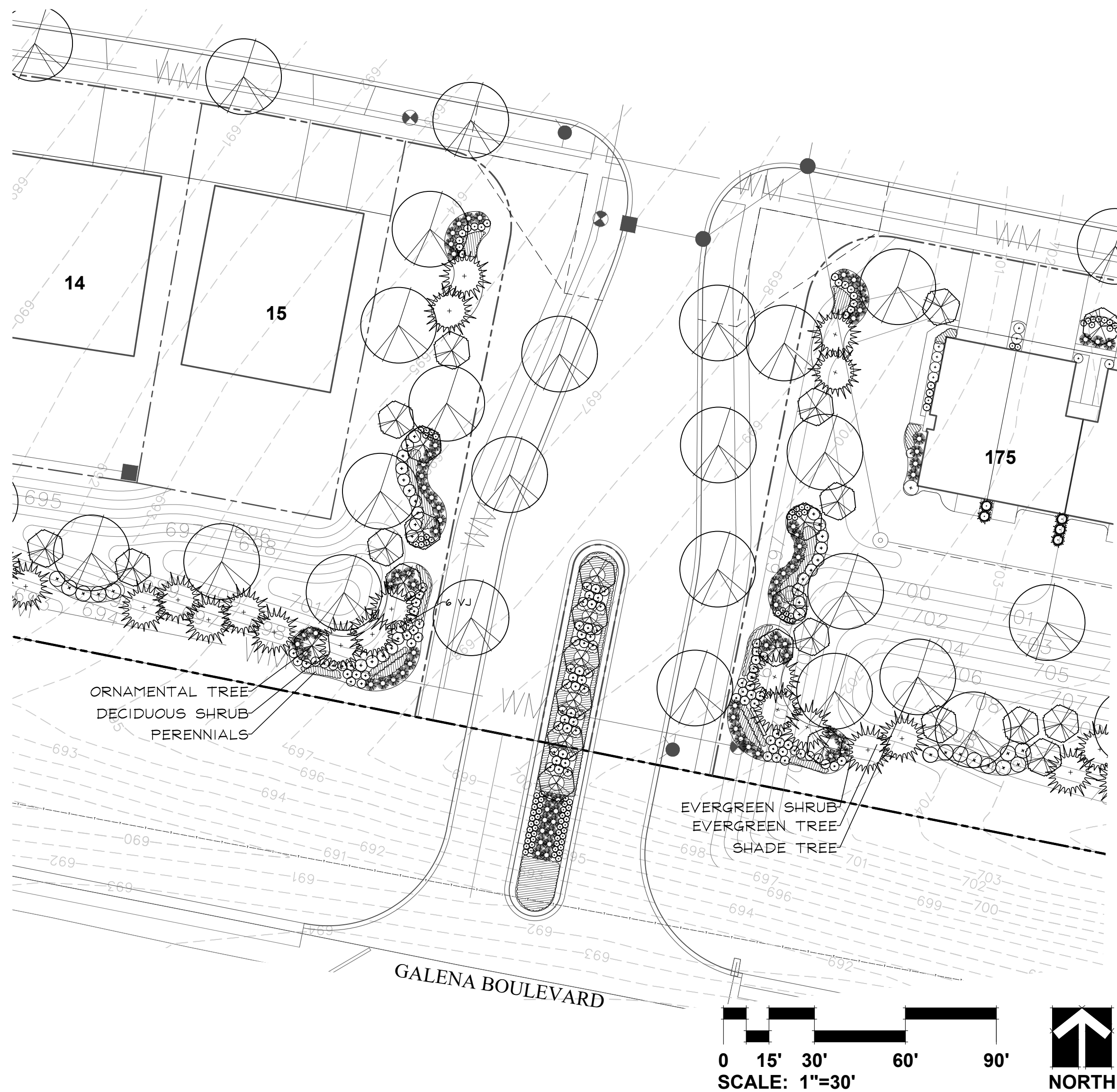
MATCH LINE - SEE SHEET L1.3



NOT CONTOUR

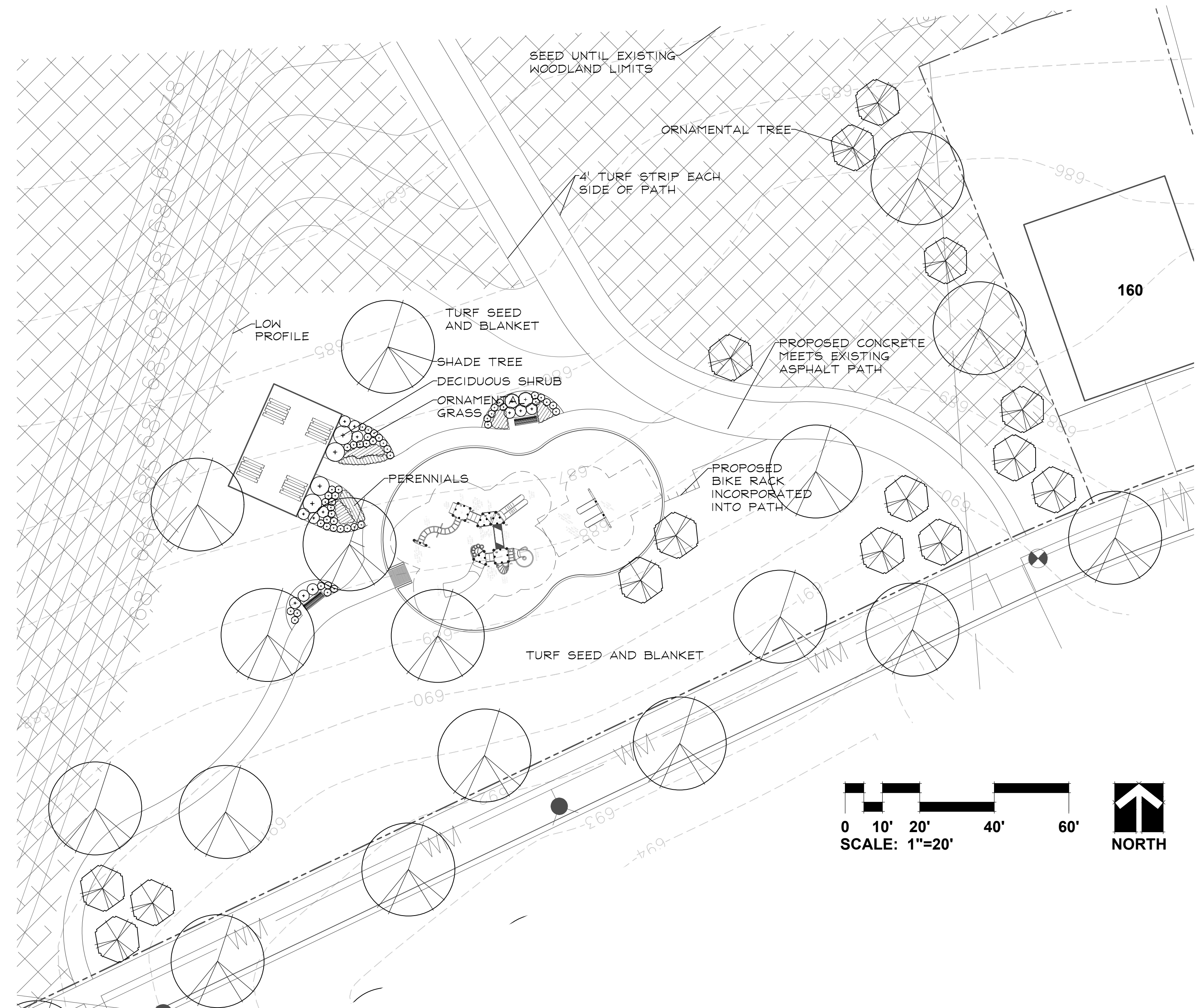
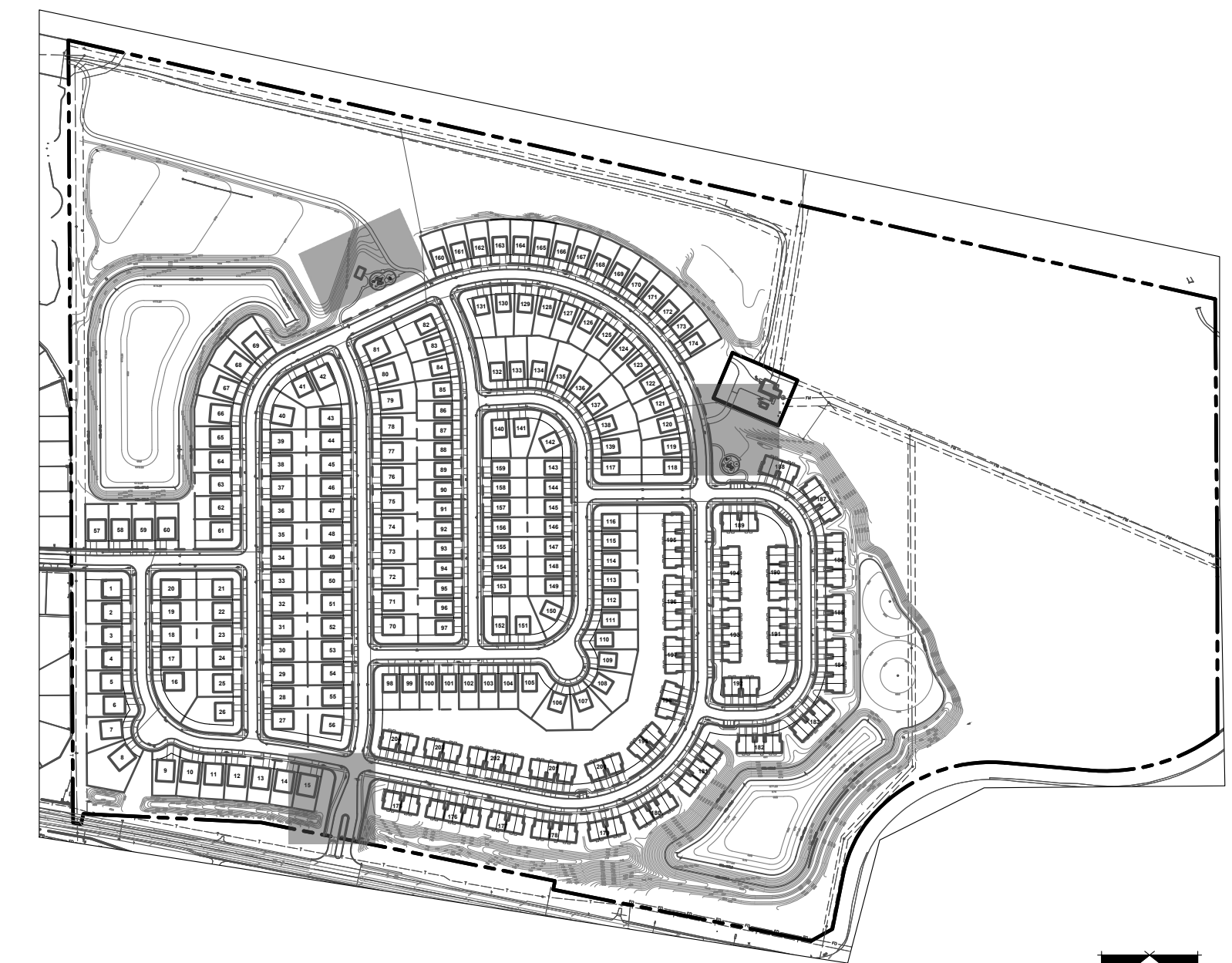
SHEETS

PAGE CONTINUED



NATIVE LEGEND

Key	Description
	LOW PROFILE PRAIRIE SEED MIX
	EMERGENT PLANT MIX
	WET MEADOW SEED MIX
	NO MOW FESCUE MIX
	SHADE TREE
	ORNAIMENTAL TREE
	EVERGREEN TREE
	EX. TREE



GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT

LENNAR

1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173

ENGINEER

MACKIE CONSULTANTS

9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

BRIGHTON RIDGE SUGAR GROVE, ILLINOIS PARK PLAN AND DETAILS

01

01.17.2025

REVISIONS

DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.6





GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

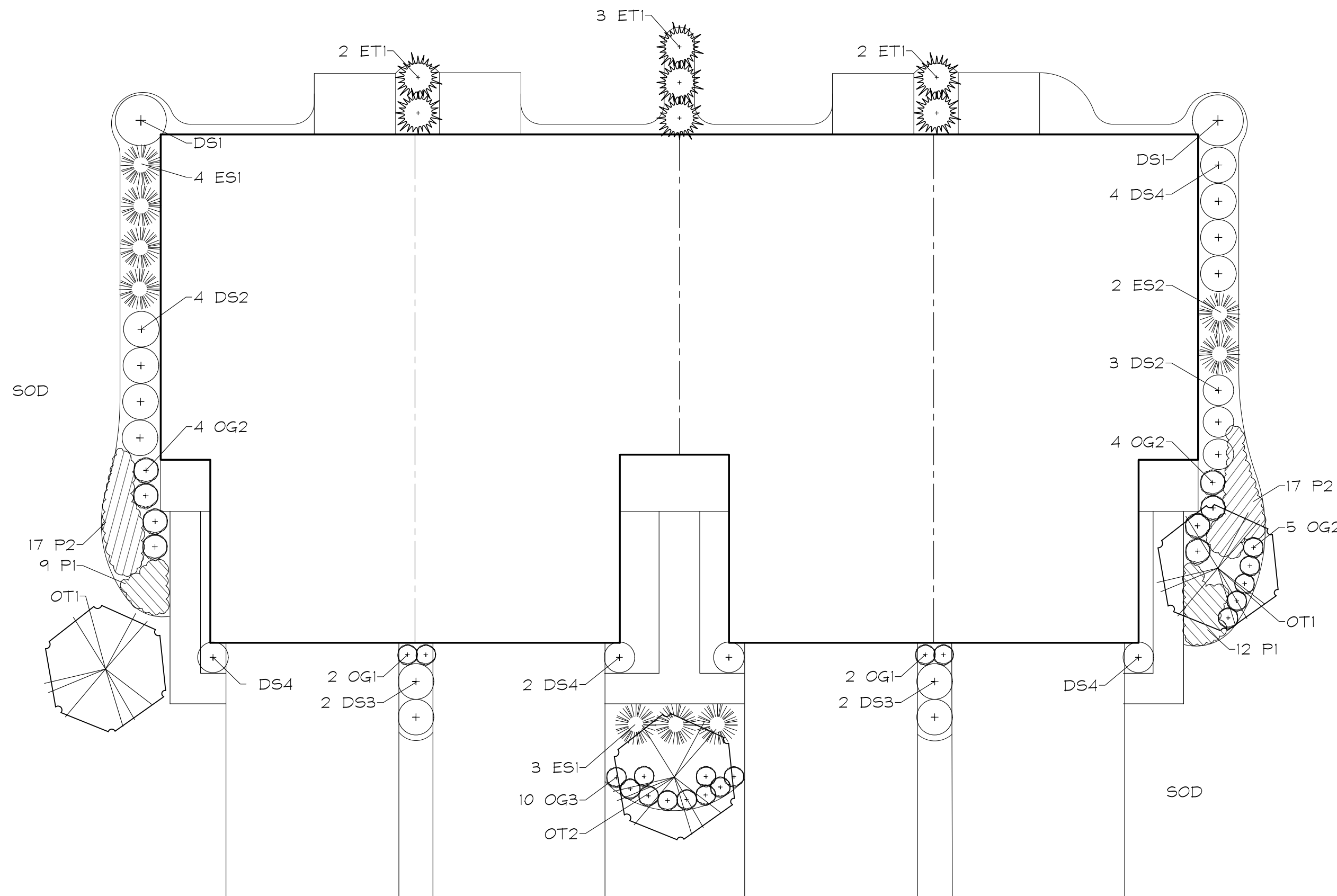
CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #600
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

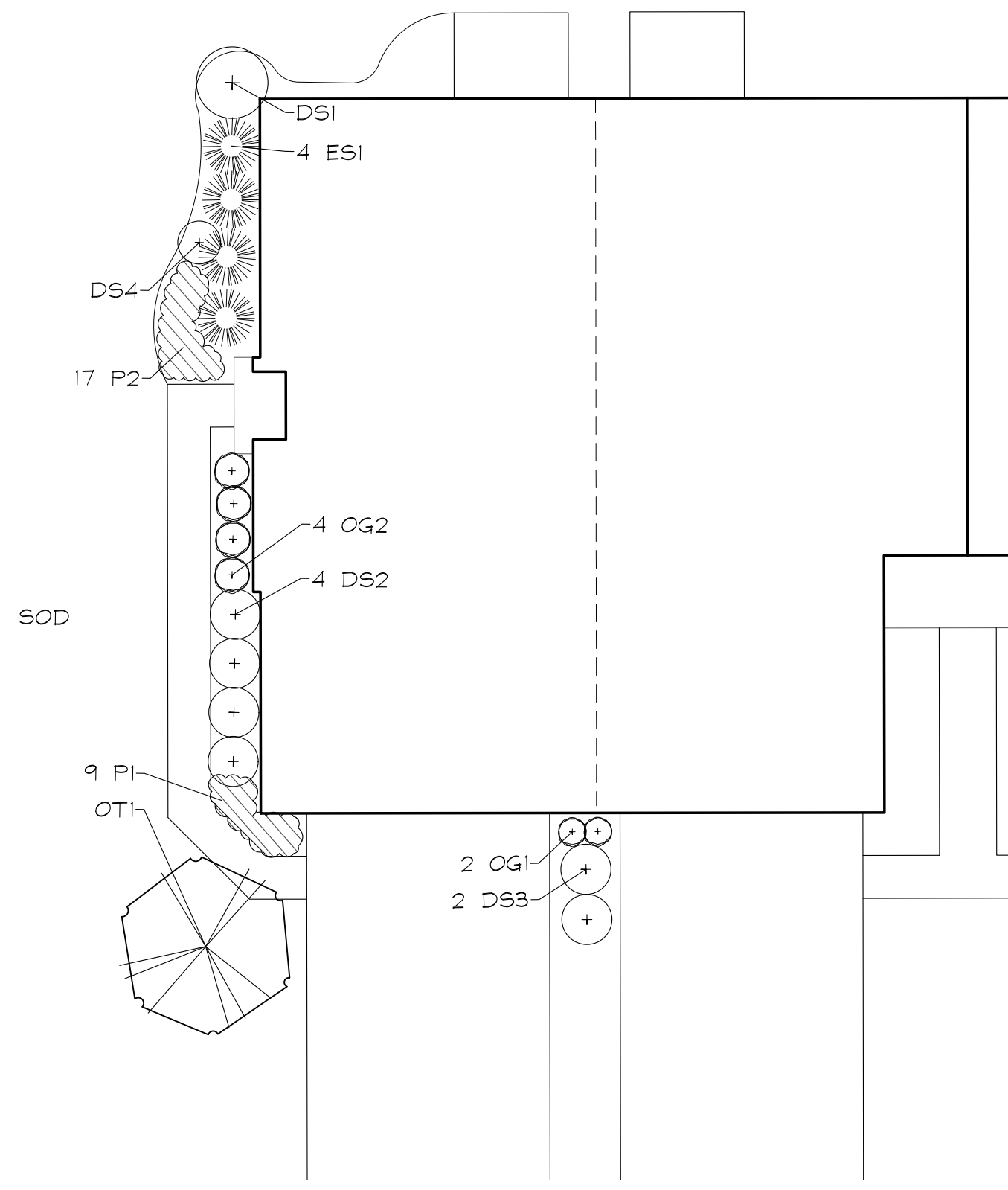
01 11.17.2025
REVISIONS

DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.7



TYPICAL 4-UNIT TOWNHOME FOUNDATION PLAN
SCALE: 1"=10'



ALTERNATE END FRONT-LOADED UNIT PLAN
SCALE: 1"=10'



4-UNIT TOWNHOME PLANT LIST - A
(BLDG. 185, 199, 200, 203)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	2" Cal	Tree Form
OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	7	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	7	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
DS3	4	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
DS4	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ESI	9	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	13	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
OG3	10	Pennisetum alopecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	21	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	Hosta 'Royal Standard' ROYAL STANDARD HOSTA	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT TOWNHOME PLANT LIST - B
(BLDG. 177, 179, 197, 198)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
OT2	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	7	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	2	Cornus sericea 'Isanti' REDOSIER DOGWOOD	30" Tall	5' O.C.
DS2	7	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3' O.C.
DS3	4	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
DS4	6	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ESI	9	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	13	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
OG3	10	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
PERENNIALS				
P1	21	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	34	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	

ALTERNATE END 4 UNIT
TOWNHOME PLANT LIST - A
(BLDG. 188, 192, 204)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
DECIDUOUS SHRUBS				
DS1	1	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	4	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
DS3	2	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ESI	4	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	2	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	4	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
PERENNIALS				
P1	9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	17	Hosta 'Royal Standard' ROYAL STANDARD HOSTA	#1	18" O.C.
MISC. MATERIALS				
2.0		SHREDDED HARDWOOD MULCH	C.Y.	

ALTERNATE END 4 UNIT
TOWNHOME PLANT LIST - B
(BLDG. 175, 189)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	1	Malus 'Jewelcole' RED JEWEL CRABAPPLE	2" Cal	Tree Form
DECIDUOUS SHRUBS				
DS1	1	Cornus sericea 'Isanti' REDOSIER DOGWOOD	30" Tall	5' O.C.
DS2	4	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3' O.C.
DS3	2	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
EVERGREEN SHRUBS				
ESI	4	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	2	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	4	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
PERENNIALS				
P1	9	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	17	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
MISC. MATERIALS				
2.0		SHREDDED HARDWOOD MULCH	C.Y.	



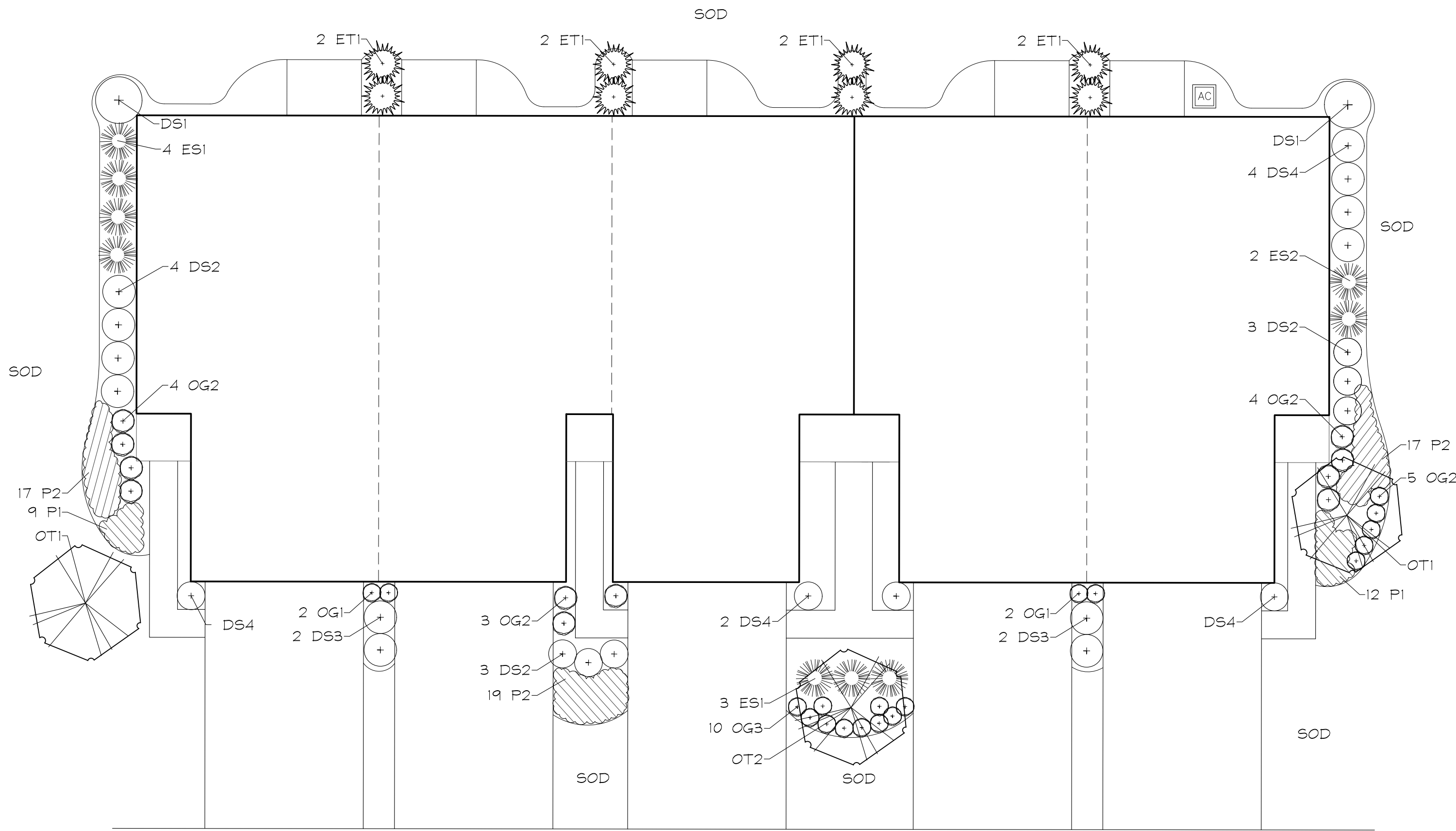
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #600
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

01 01.17.2025
REVISIONS
DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.8



TYPICAL 5-UNIT TOWNHOME FOUNDATION PLAN

SCALE: 1"=10'



5-UNIT TOWNHOME PLANT LIST - A
(BLDGS. 178, 180, 182, 183)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Malus 'Jewelcole' RED JEWEL CRABAPPLE	2" Cal.	Tree Form
OT2	1	Cercis canadensis EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	2	Syringa patula 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	10	Weigela florida 'Bramwell' FINE WINE WEIGELA	24" Tall	3' O.C.
DS3	4	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
DS4	8	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
EVERGREEN SHRUBS				
ES1	9	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	16	Sporobolus heterolepis PRAIRIE DROPSEED	#1	24" O.C.
OG3	10	Pennisetum alpecuroides 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	21	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	53	Hasta 'Royal Standard' ROYAL STANDARD	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	

5-UNIT TOWNHOME PLANT LIST - B
(BLDGS. 187, 201)

Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Ht.	Multi-Stem
OT2	1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	8	Thuja occidentalis 'Smaragd' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	2	Cornus sericea 'Isanti' REPOSIER DOGWOOD	30" Tall	5' O.C.
DS2	10	Viburnum carlesii 'SMVCB' SPICE BABY VIBURNUM	24" Tall	3' O.C.
DS3	4	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24" Tall	3' O.C.
DS4	8	Rhus aromatica 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6' O.C.
EVERGREEN SHRUBS				
ES1	9	Juniperus x pfitzeriana 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	4	Calamagrostis x acutiflora 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	16	Carex bicknellii COPPER SHOULDERED OVAL SEDGE	#1	24" O.C.
OG3	10	Sesleria autumnalis AUTUMN MOOR GRASS	#1	18" O.C.
PERENNIALS				
P1	21	Hemerocallis 'Rosy Returns' ROSY RETURNS DAYLILY	#1	18" O.C.
P2	53	Nepeta racemosa 'Blue Wonder' BLUE WONDER CATMINT	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	



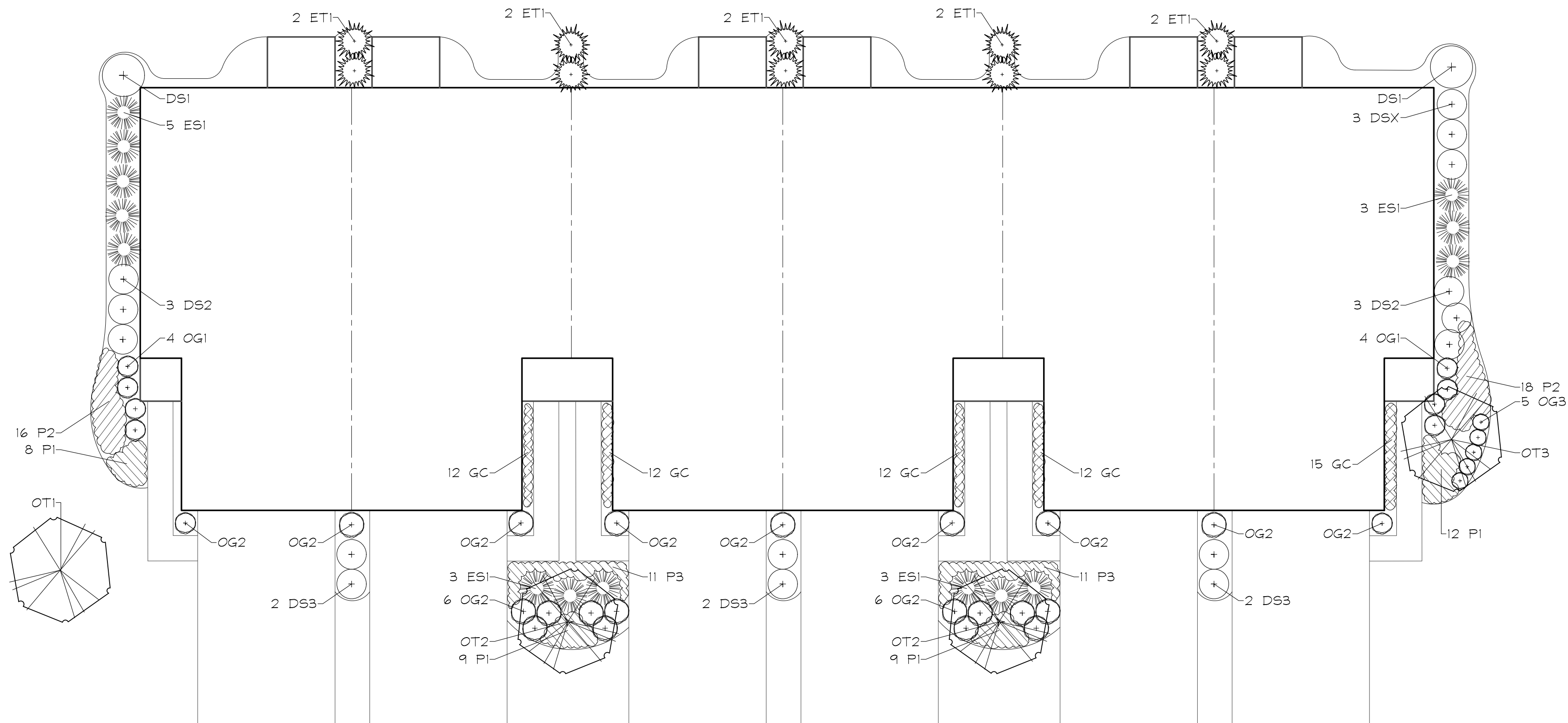
GARY R. WEBER
ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
402 WEST LIBERTY DRIVE
WHEATON, ILLINOIS 60187
PHONE: 630-668-7197

CLIENT
LENNAR
1700 GOLF ROAD
SUITE 1122
SCHAUMBURG, IL 60173
ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #600
ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

01 11.17.2025
REVISIONS
DATE 11.25.2024
PROJECT NO. LN23167
DRAWN EAN
CHECKED ZL
SHEET NO.

L1.9



TYPICAL 6 UNIT FOUNDATION LANDSCAPE DETAIL

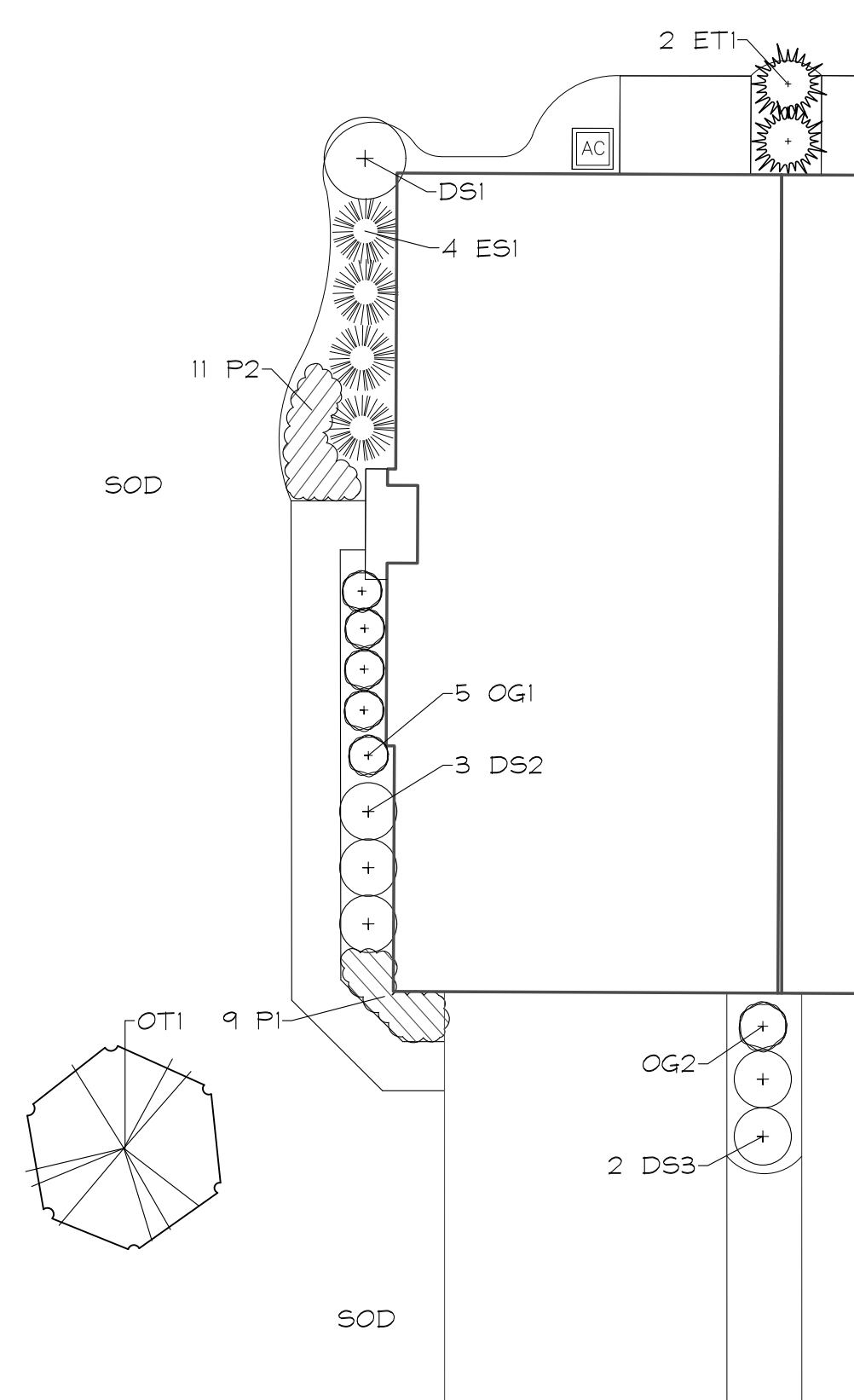
0' 5' 10' 20' 30'
SCALE: 1"=10'

**6 UNIT REAR-LOAD FOUNDATION PLAN
PLANT LIST A
(BUILDING 196, 202)**

Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1 1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
OT2 2	Syringa reticulata 'Ivory Silk' IVORY SILK JAPANESE TREE LILAC	2" Cal.	Single Stem
OT3 1	Malus x 'Jewelcole' RED JEWEL CRABAPPLE	6' Tall	Multi-Stem
EVERGREEN TREES			
ET1 10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 2	Viburnum 'SMVCB' SPICE BABY VIBURNUM	36" Tall	5' O.C.
DS2 9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3 10	Hydrangea paniculata 'SMHPLQ' LITTLE QUICK FIRE HYDRANGEA	24" Tall	4' O.C.
EVERGREEN SHRUBS			
ESI 14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 8	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS		24" O.C.
OG2 21	Pennisetum alopecuroides 'Hamel' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3 15	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
PERENNIALS AND GROUNDCOVERS			
PI 38	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 34	Stachys officinalis 'Hummel' BETONY	#1	18" O.C.
P3 22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC 63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
MISC. MATERIALS			
10	SHREDDED HARDWOOD MULCH	C.Y.	
13	DOWNSPOUT BLOCKS	EA.	

**6 UNIT REAR-LOAD FOUNDATION PLAN
PLANT LIST B
(BUILDING 176, 181, 184, 186, 193, 194)**

Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1 1	Amelanchier x grandiflora APPLE SERVICEBERRY	6' Tall	Multi-Stem
OT2 2	Cornus caroliniana AMERICAN HORNEBAM	2" Cal.	Single Stem
OT3 1	Crataegus crusgalli var. inermis THORNLESS COCKSPUR HAWTHORN	6' Tall	Multi-Stem
EVERGREEN TREES			
ET1 10	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 2	Cotinus coccinea 'NCCO1' WINECRAFT BLACK SMOKEBUSH	36" Tall	5' O.C.
DS2 9	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3 10	Diervilla 'GSX885411' KODIAK RED BUSH HONEYSUCKLE	24" Tall	4' O.C.
EVERGREEN SHRUBS			
ESI 14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 8	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS		24" O.C.
OG2 21	Schizachyrium scoparium 'Standing Ovation' #1 STANDING OVATION LITTLE BLUESTEM		24" O.C.
OG3 15	Sporobolus heterolepis PRAIRIE DROPSIDE	#1	24" O.C.
PERENNIALS AND GROUNDCOVERS			
PI 38	Hemerocallis 'Happy Returns' HAPPY RETURNS DAYLILY	#1	18" O.C.
P2 34	Agastache 'Blue Fortune' ANISE HYSSOP	#1	18" O.C.
P3 22	Geranium 'Brookside' BROOKSIDE GERANIUM	#1	18" O.C.
GC 63	Pachysandra terminalis 'Green Carpet' GREEN CARPET PACHYSANDRA	#SP4	12" O.C.
MISC. MATERIALS			
10	SHREDDED HARDWOOD MULCH	C.Y.	
13	DOWNSPOUT BLOCKS	EA.	

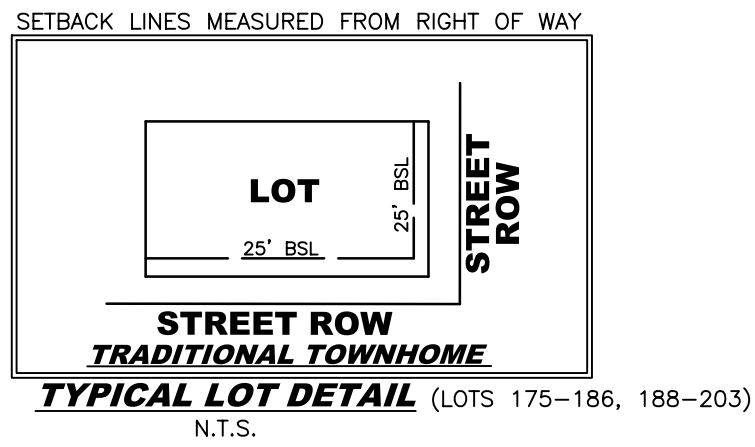
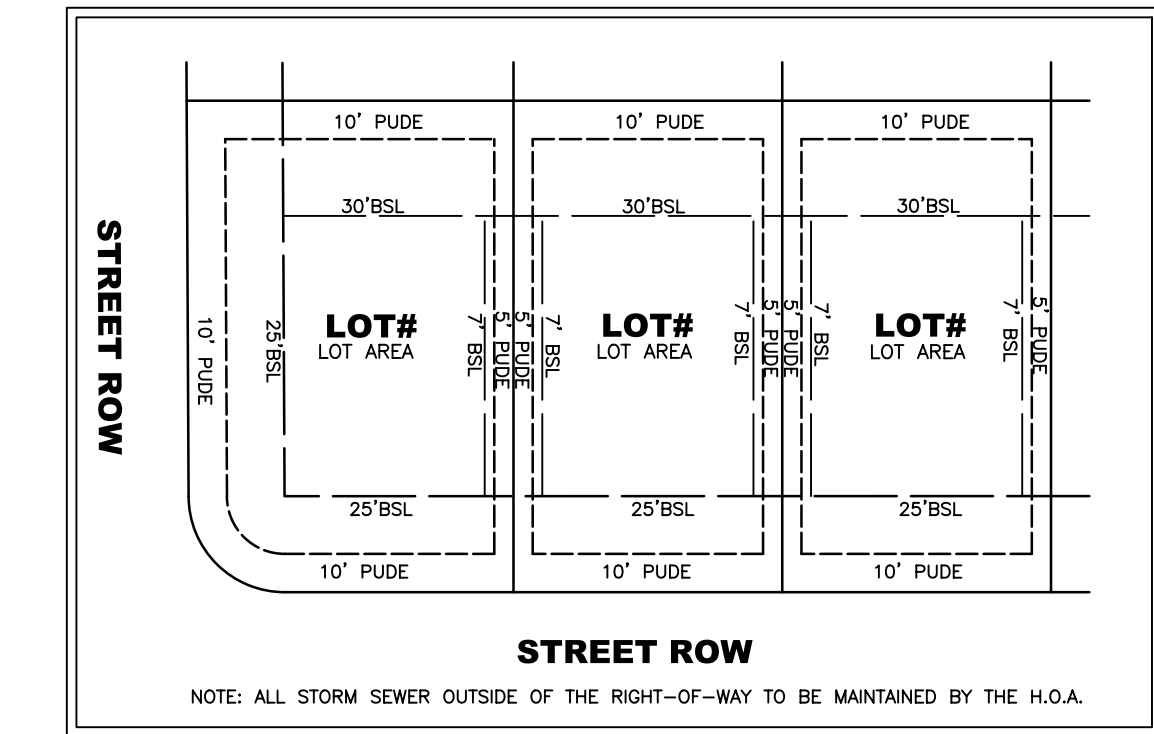
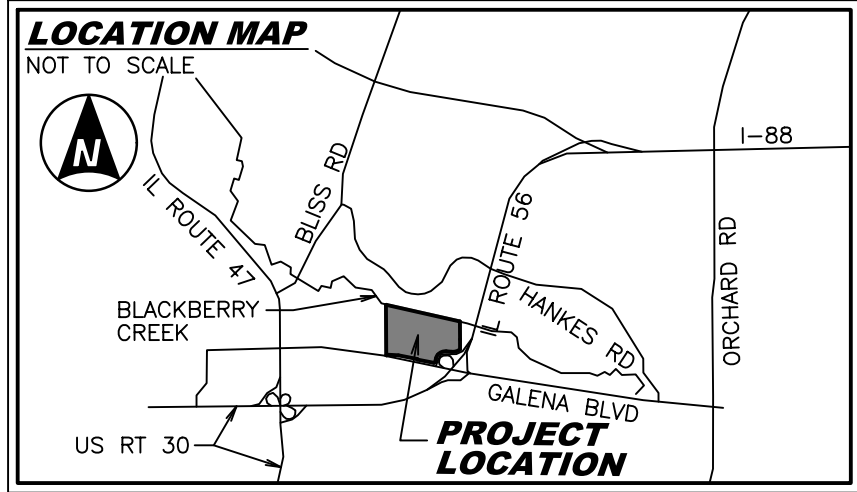


ALTERNATE END UNIT

0' 5' 10' 20' 30'
SCALE: 1"=10'

**ALTERNATE 6 UNIT END FOUNDATION PLAN
PLANT LIST A
(BUILDING 190, 191, 195)**

Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1 1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
EVERGREEN TREES			
ET1 2	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 2	Viburnum carlcephalum 'Cayuga' CAYUGA VIBURNUM	36" Tall	5' O.C.
DS2 3	Hydrangea paniculata 'ILVOBO' BOBO HYDRANGEA	24" Tall	4' O.C.
DS3 10	Syringa meyeri 'Palibin' DWARF KOREAN LILAC	24" Tall	4' O.C.
EVERGREEN SHRUBS			
ESI 14	Buxus 'Green Velvet' GREEN VELVET BOXWOOD	24" Wide	4' O.C.
ORNAMENTAL GRASSES			
OG1 5	Calamagrostis x acutiflora 'Karl Foerster' #1 FEATHER REED GRASS		24" O.C.
OG2 2	Pennisetum alopecuroides 'Hamel' DWARF FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS AND GROUNDCOVERS			
PI 9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 11	Stachys officinalis 'Hummel' BETONY	#1	18" O.C.
MISC. MATERIALS			
2	SHREDDED HARDWOOD MULCH	C.Y.	



- NOTES:**
1. THIS PLAT IS BASED IN PART ON INFORMATION CONTAINED IN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 24004434W WITH A COMMITMENT DATE OF JUNE 7, 2024 AND PRINTED DATE OF OCTOBER 04, 2024.
 2. BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
 3. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
 4. NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
 5. ALL EASEMENTS SHOWN HEREON ARE HEREBY GRANTED UNLESS SHOWN OTHERWISE.
 6. ALL AREAS ARE MORE OR LESS.
 7. DIRECT ACCESS TO AND FROM LOTS 905, 906 AND 912 TO GALENA BOULEVARD SHALL BE PROHIBITED. DIRECT ACCESS TO AND FROM LOTS 902 AND 905 TO ILLINOIS ROUTE 56 SHALL BE PROHIBITED.
 8. ALL CURVES ARE TANGENT TO ADJOINING COURSES UNLESS DEFINED BY CHORD BEARING.
 9. FOR ADDITIONAL INFORMATION PERTAINING TO DEFINITIONS/USES OF EASEMENTS, SETBACKS AND OTHER MATTERS, SEE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED BY SEPARATE DOCUMENT.
 10. A BLANKET STORMWATER MANAGEMENT EASEMENT IS HEREBY GRANTED OVER LOTS 901, 904, 906 AND 911.
 11. A BLANKET LANDSCAPE BUFFER EASEMENT IS HEREBY GRANTED OVER LOTS 905 AND 906.
 12. A BLANKET PUDE IS HEREBY GRANTED OVER LOTS 175-204 INCLUSIVE, EXCEPTING THAT PART FALLING WITHIN A PROPOSED OR EXISTING FOUNDATION & LOTS 901, 904, 905, 906, 907, 908, 909, 911 AND 912.
 13. LOTS 900 AND 913 IS HEREBY CONVEYED TO THE PARK DISTRICT.
 14. LOTS 901, 903, 904, 905, 906, 907, 908, 909, 911 AND 912 ARE HEREBY CONVEYED TO THE HOMEOWNER'S ASSOCIATION.
 15. LOT 902 IS HEREBY CONVEYED TO THE KANE COUNTY FOREST PRESERVE DISTRICT.
 16. LOTS 187 AND 910 IS INTENTIONALLY OMITTED.

OWNER OF RECORD

OWNER: _____

ADDRESS: _____

DEVELOPER

CALATLANTIC GROUP, LLC
1700 EAST GOLF ROAD
SUITE 1100
SCHAUMBURG, ILLINOIS 60173

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

LAND SURVEYOR/ENGINEER:



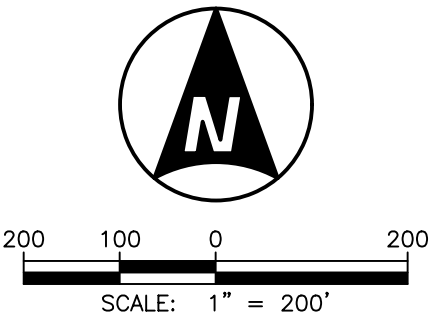
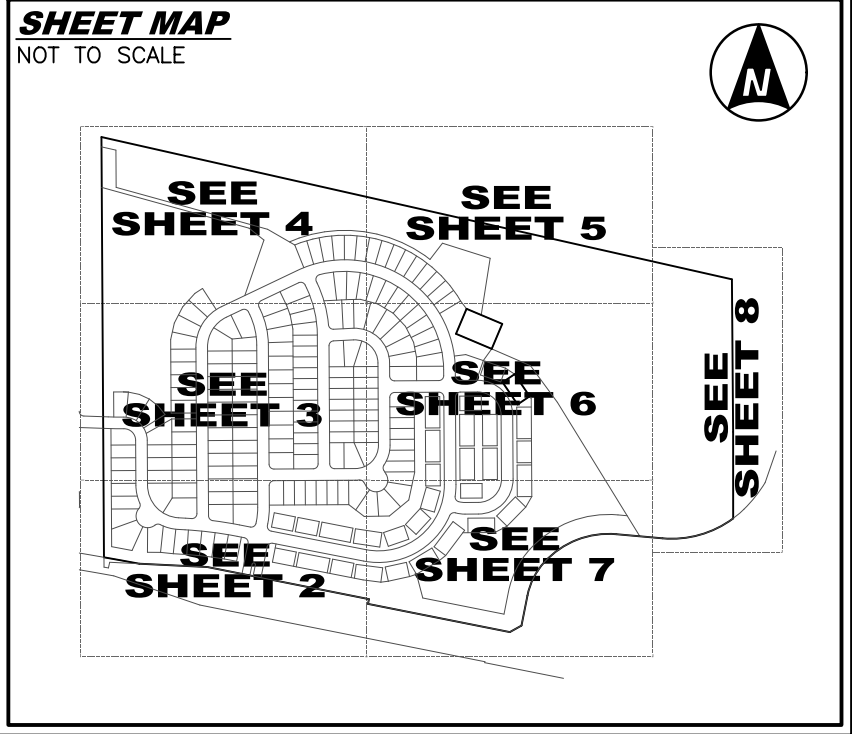
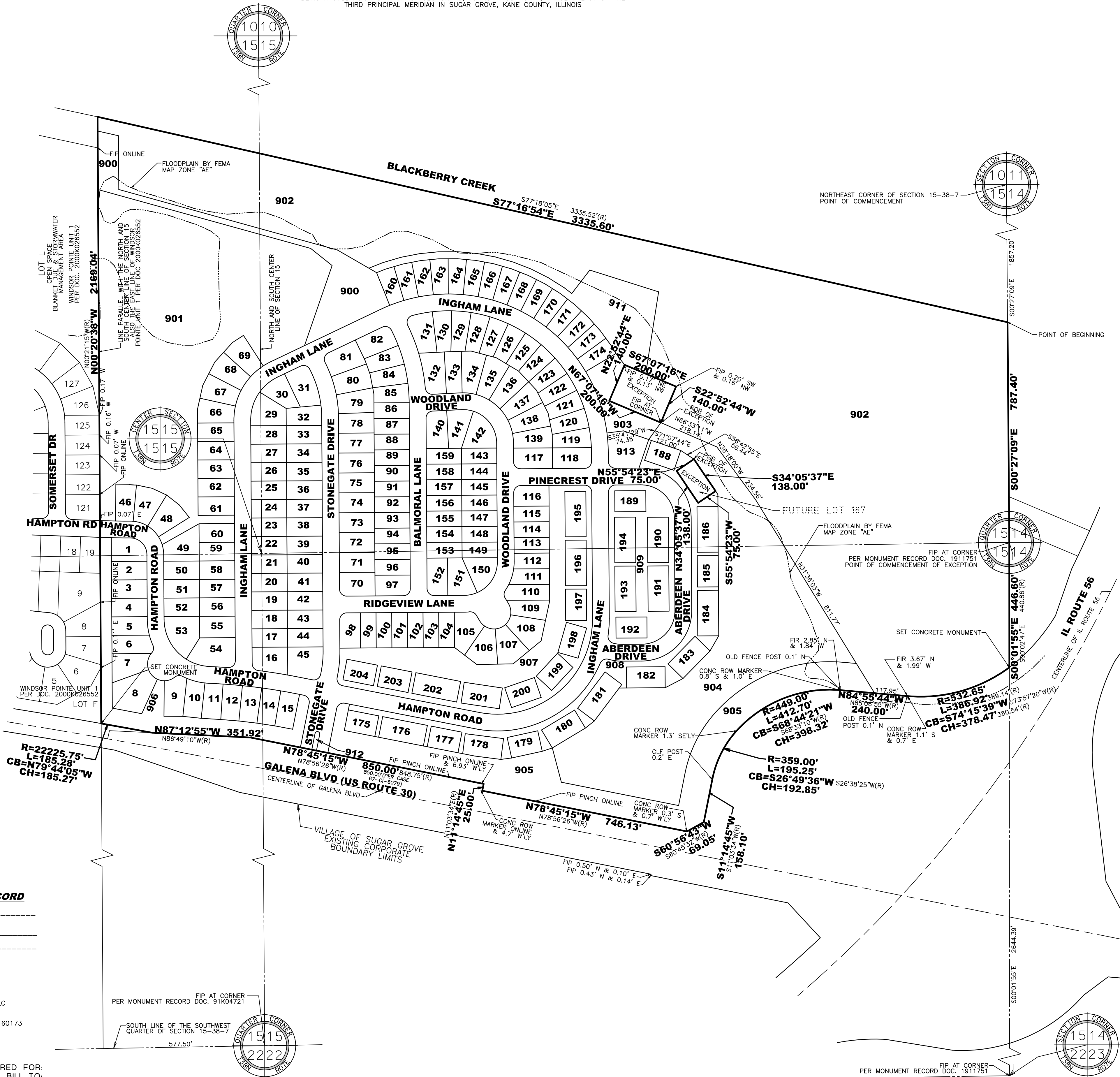
Mackie Consultants, LLC
9575 W. Higgins Road, Suite 500
Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com



1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

FINAL PLAT OF SUBDIVISION
BRIGHTON RIDGE

BEING A SUBDIVISION OF PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN IN SUGAR GROVE, KANE COUNTY, ILLINOIS



AREA:
PROPERTY CONTAINS 6,110,569 SQUARE FEET
OR 140.279 ACRES MORE OR LESS.

LEGEND:

- | | |
|------|------------------------------------|
| --- | BOUNDARY LINE |
| --- | PROPOSED LOT LINE |
| --- | BUILDING SETBACK LINE (BSL) |
| --- | PROPOSED EASEMENT LINE |
| --- | EXISTING EASEMENT LINE |
| --- | EXISTING RIGHT-OF-WAY LINE |
| --- | EXISTING LOT LINE |
| --- | UNDERLYING LOT LINE |
| --- | SECTION LINE |
| BSL | BUILDING SETBACK LINE |
| DUE | DRAINAGE AND UTILITY EASEMENT |
| FIR | FOUND IRON ROD |
| FIP | FOUND IRON PIPE |
| POB | POINT OF BEGINNING |
| PUDE | PUBLIC UTILITY & DRAINAGE EASEMENT |
| SME | STORMWATER MANAGEMENT EASEMENT |
| CB= | CHORD BEARING |
| CH= | CHORD LENGTH |
| L= | ARC LENGTH |
| R= | RADIUS |
| (R) | RECORD |

4/14/2025 8:46:19 AM
M:\1420\Survey\Proposed\Final\1420-FPS.dwg



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

ORDINANCE NO. 2025-0415__

**An Ordinance Granting Approval of a Special Use for a Preliminary Planned Unit Development for
Brighton Ridge
(Lennar)**

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

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

VILLAGE OF SUGAR GROVE

ORDINANCE NO. 2025-0415_

**An Ordinance Granting Approval of a Special Use for a Preliminary Planned Unit Development
for Brighton Ridge
(Lennar)**

WHEREAS, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

WHEREAS, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses, including planned unit developments; and,

WHEREAS, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which establishes a process for the approval of planned unit developments and final plans related thereto; and,

WHEREAS, CalAtlantic Group, LLC (“Applicant”), has requested approval of a Preliminary Planned Unit Development Plan for property on Galena Boulevard (“Preliminary PUD”), with the subject property legally described in Exhibit “A”, attached hereto and incorporated herein by reference (“Property”); and,

WHEREAS, the Planning Commission/Zoning Board of Appeals held a meeting on February 19, 2025, to consider the Preliminary PUD, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the Preliminary PUD as described in their report PC Recommendation 25-05; and,

WHEREAS, the Village Board has reviewed the request and has deemed that Preliminary PUD complies with the standards as set forth in the Zoning Ordinance of the Village of Sugar Grove and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals.

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: INCORPORATION OF RECITALS

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

**SECTION TWO: APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT
PLAN**

Pursuant to Section 11-11-6-D of the Village of Sugar Grove Zoning Ordinance, Planning Commission/Zoning Board of Appeals has confirmed that the preliminary plan submittals are in conformity with the preliminary plan development ordinance. Accordingly, the Village Board hereby establishes that the Preliminary PUD, attached hereto as Exhibit “B” and made a part hereof by this reference, is hereby approved on the Property.

SECTION THREE: 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 15th day of April 2025.

ATTEST:

Jennifer Konen,
President of the Board of Trustees

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 16TH 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.

Exhibit B

(Preliminary PUD)

DEVIATIONS

1. The petitioner is proposing to construct 322 residential units. The subject area is 141 acres. There are approximately 57 acres of open space and approximately 21 acres of ROW. The Code requires a net calculation for units per acre (excluding open space and 15% of total acreage for the ROW), which leaves 63 net developable acres. The petitioner is requesting a deviation to Table 3 of Section 11-11-5 to allow 5.2 dwelling units per acre, as opposed to the Village Code allowance for PUDs, which is 4.5 dwelling units per acre.

2. The petitioner is requesting a deviation to Table 3 of Section of 11-11-5 to permit an average lot size of 8,700 square feet, as opposed to the minimum PUD Standard of 9,600 square feet.

3. The petitioner is requesting a deviation to Section 11-11-5(C)(3)(b)(1) to permit a minimum lot size of 7,000 square feet for a single-family detached dwelling in a medium density residential PUD, as opposed to the minimum PUD standard of 8,750 square feet.

4. The petitioner is requesting a deviation to Section 11-7-3(E)(1)(b) to permit a minimum lot width of 50 feet at the building setback line and 40 feet at the front lot line in the R-2 zoning district, as opposed to the minimum PUD and R2 District Standards of 75 feet at the building setback line and 50 feet at the front lot line.

5. The petitioner is requesting a deviation to Section 11-7-3(F)(1) to permit a minimum front and corner yard setback of 25 feet in the R-2 district, as opposed to the minimum R2 District Standard of 30 feet.

6. The petitioner is requesting a deviation to Section 11-7-3(F)(2) to permit an interior side yard setback of 7 feet in the R-2 district, as opposed to the minimum R2 District Standard of 10 feet.

7. The petitioner is requesting a deviation to Section 11-7-3(F)(4) to permit a maximum lot coverage of 50% for Lots 1 through 81. The R-2 District Standard of 45% maximum lot coverage shall apply to Lots 82-174.

8. The petitioner is requesting a deviation to Section 11-7-3(I) to permit a first floor living area of 900 square feet in a multi-story residence, as opposed to the R2 District Standard of 1000 square feet.

9. The petitioner is requesting a deviation to Section 11-7-4(G)(1) to waive the minimum front and corner yard setback in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

10. The petitioner is requesting a deviation to Section 11-7-4(G)(2) to waive the interior side yard setback in the R-3 District, as opposed to the R3 District Standard of 15 feet for single-family attached buildings.

11. The petitioner is requesting a deviation to Section 11-7-4(G)(3) to waive the minimum rear yard setback requirement in the R-3 District, as opposed to the R3 District Standard of 25 feet for single-family attached dwellings.

12. Deviation to Section 11-7-4(G)(4) to permit a side-to-side separation of 20 feet in the R-3 District, as opposed to the R3 District Standard minimum of 30 feet.

13. Deviation to Section 11-7-4(I) to waive the FAR value requirement in the R-3 District, as opposed to the R3 District Standard of a maximum FAR of .45.

14. Deviation to Section 11-7-4(J) to waive the lot coverage requirement in the R-3 District, as opposed to the R3 District Standard of 60% maximum lot coverage.

-
15. Deviation to waive the signage requirements set forth in Section 11-14-10. In lieu of the signage requirements of Section 11-14-10, all temporary signage will be constructed in conformance with the Signage Plan included with the submittal material.

 16. Deviation to waive the landscape requirements set forth in Section 11-11-5(E). In lieu of the landscape requirements of Section 11-11-5(E), all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal.

 17. Deviation to Section 11-14-8(D) to permit a subdivision monument sign with a width of fifteen feet (15') as depicted on the Preliminary Landscape Plan.

 18. Deviation to Section 11-14-8(A)(1) to permit a subdivision monument sign without the lettering "of Sugar Grove" as depicted on the Preliminary Landscape Plan.

The following are four additional requested deviations to the Engineering Requirements and Subdivision Control Regulations:

1. The petitioner is requesting a deviation to Section II.A. to allow 12" of lime stabilization applied to roadway subgrade and allowance of structural coefficient of 0.10 per 1" of lime stabilization to be credited towards minimum required pavement Structural Number.

2. Deviation to Section II.B.2–Table A "Minimum Standards for Street Design" to permit:
 - a. 60' minimum ROW width
 - b. 28' minimum pavement width (B-B)
 - c. 90' minimum horizontal centerline radius

3. The petitioner is requesting a deviation to waive Section 12-8-2 "Prohibition of Development" and Section 12-8-4 "Drainage into Wetlands" requirements to permit development as depicted on the engineering plans included with the submittal documents. In lieu of the requirements of Section 12-8-2 and Section 12-8-4, the petitioner will comply with the wetland setback and buffer requirements set forth in Section 9-177(B) of the Kane County Stormwater Management Ordinance.

4. The petitioner is requesting a deviation to waive the tree requirements set forth in Section 12-6-11. In lieu of the tree requirements of Section 12-6-11, all landscaping and trees will be constructed in conformance with the Landscape Plan included with the submittal material. The Landscape Plan shall prevail over the requirements of Section 12-6-11.



RESOLUTION NO. 2025-0415__

**RESOLUTION APPROVING
A PRELIMINARY PLAT OF SUBDIVISION FOR
THE BRIGHTON RIDGE SUBDIVISION(LENNAR)**

WHEREAS, the petitioner for the subdivision known as Brighton Ridge Subdivision has presented for approval the Preliminary Plat of said subdivision.

NOW, THEREFORE, BE IT HEREBY RESOLVED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois as follows:

That the Preliminary Plat of Subdivision for Brighton Ridge Subdivision is hereby approved.with the following condition:

1. Subject to Village Engineer approval

That the President and Village Clerk, be, and they are, hereby directed and authorized to execute said Preliminary Plat.

That the Village Clerk is hereby directed to cause said Preliminary Plat to be recorded in the Records Office of Kane County.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on the 15th day of April 2025.

Jennifer Konen,
President of the Board of Trustees

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 F. White	___	___	___	___