
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: 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: MARCH 10, 2025

ISSUE

Shall the Village Board discuss a PUD (Planned Unit Development) Major Amendment to revoke an underlying PUD, a special use for a new preliminary PUD with deviations, 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 was presented a concept plan by Lennar in October of 2024 for a proposed new subdivision that would consist of detached single-family and attached single-family homes. The concept plan was very well received by both the Plan Commission and Village Board. Since then the Village has received a formal application from Lennar to move forward with the Brighton Ridge subdivision plan.

In addition to the request for rezoning of the property, the applicants are also requesting approval of a PUD Major Amendment to revoke an underlying PUD, a special use for a new Preliminary PUD with deviations, a preliminary plat of subdivision, and architecture. Previously, there was a mixed use development approved for this property that was never completed, therefore, the underlying PUD needs to be revoked to allow for the new plan for the property to move forward. The new plans include 174 single-family detached homes, 148 townhomes, a 1.1 acre park, a 0.7 acre to lot, and a multi-use path with potential future connection to the Virgil Gilman Nature Trail. The applicants are also looking for approval of a new development agreement for the property.

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.

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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.
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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.
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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.

At the March 4, 2025 Village Board Meeting, residents gave comments on their concerns over the increase in traffic through the Windsor Pointe Subdivision. Since this meeting staff has discussed the possible mitigation that could be taken in the Windsor Pointe Subdivision and has begun studying the

traffic by the Police Department placing a speed collecting device on Park. Our Police Chief is also in support of adding two additional stop signs to the intersection at Park, Belle Vue, Exeter, and Regency creating a 4-way stop at this intersection. Regency currently has traffic calming islands from Galena up to Hampton. Additionally, the yield sign on Somerset Drive at the Hampton intersection would be changed to a stop sign.

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
- Timbercrest Preliminary Plat of Subdivision (previously approved plan for reference only)

COSTS

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

RECOMMENDATION

The Village Board discuss the proposed PUD (Planned Unit Development) Major Amendment to revoke an underlying PUD, a special use for a new preliminary PUD with deviations, a preliminary plat of subdivision, and architecture and provide Village staff with direction on preparing the Ordinance for approval. Staff recommends approval of the petition subject to Village Engineer approval.



ECONOMIC DEVELOPMENT REPORT REGARDING THE LENNAR PROJECT

TO: Village President and Board of Trustees

FROM: Michael Cassa, Economic Development Director

Date: March 11, 2025

In June 2023, the Economic Development Department introduced officials representing the Lennar Corporation to representatives of Dolan & Murphy, an Aurora-based real estate firm. Dolan & Murphy represents several parties that own the 141 acre vacant land on the Northwest corner of Galena and Route 56. The property had been annexed into the Village of Sugar Grove in 2006. Lennar was interested in residential development in Sugar Grove. Eventually, Lennar and Dolan & Murphy reached an agreement for the purchase of the property.

Lennar was founded in 1954 and is the second largest home builder in the United States. They have built homes in 21 states. They have had projects in several neighboring communities, including Oswego, Yorkville, Elburn, Elgin, Aurora, New Lenox, Sycamore, Plainfield and Naperville.

Lennar, under the name CalAtlantic LLC, is proposing to build 322 residential units on the property: 174 single family detached homes and 148 townhomes. The project is to be called Brighton Ridge. In October 2024, Lennar presented a Concept Plan to the Plan Commission and the Village Board of Trustees. The Concept Plan was well received.

On February 19, 2025, the Brighton Ridge project was presented to the Plan Commission. Lennar was requesting approval on their application for rezoning to R2 and R3 Planned Unit Development (PUD) districts. In addition, they requested approval for the PUD, preliminary plat of subdivision, zoning deviations, and engineering and subdivision control regulation deviations. The Plan Commission unanimously voted to recommend approval to the Village Board.

The Brighton Ridge project will have many positive economic development benefits for our local economy:

- The new residents will become customers for restaurants, stores and service businesses in the Village;
- The increase in a larger local customer base will make it easier to attract more restaurants and stores to the Village;
- These new customers will generate additional sales tax revenues for the Village;

- Since this proposed project would be the first new residential development in the Village in two decades, other developers may now consider future projects on other vacant properties in Sugar Grove;
- The Brighton Ridge project will enhance the Economic Development Department's efforts to market Sugar Grove as a destination for commercial and residential development, as well as restaurant and retail tenants.

The Economic Development Department recommends that the Village Board of Trustees approve the Brighton Ridge proposal submitted by CalAtlantic LLC on behalf of Lennar Corporation.

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.

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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.

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 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.

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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:
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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.
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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



LAND DEVELOPMENT APPLICATION

DEVELOPMENT NAME: Brighton Ridge

ADDRESS OF PROPERTY: Approximately 141.2 acres at the northwest corner of IL Route 56 and Galena Blvd

PARCEL IDENTIFICATION NUMBER (PIN): 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; 14-15-400-011; 14-15-400-017; 14-15-400-018
APPROVAL REQUESTS: (Check all that apply) 14-15-400-021; 14-15-400-023; 14-15-400-025

- ☐ Annexation (must include executed petition to annex)
- ☒ Annexation Amendment **Revoke underlying annexation agreement.
- ☒ Special Use for PUD
- ☒ Rezoning from R2 PUD, B3 PUD and R1 to R2 PUD and R3 PUD
- ☒ Zoning Variance
- ☒ Preliminary Plat of Subdivision
- ☐ Final Plat of Subdivision
- ☒ Preliminary PUD
- ☐ Final PUD
- ☐ PUD Minor Amendment
- ☒ PUD Major Amendment **Revoke underlying PUD
- ☐ Temporary Use
- ☐ Special Accessory Use for _____
- ☐ Appeal
- ☐ Other Zoning Amendment _____

PETITIONER INFORMATION:

Name: CalAtlantic Group, LLC, a wholly owned subsidiary of Lennar Corporation

Address: 1700 East Golf Road, Suite 1100

City: Schaumburg State: IL Zip: 60173

Phone: [REDACTED] Email: [REDACTED]

CONTACT PERSON (All review comments will be sent to this person)

Name: Eric Prechtel, attorney for Petitioner (please also copy Brandon Raymond)

Address: 445 Jackson Avenue

City: Naperville State: IL Zip: 60540

Phone: [REDACTED] Email: [REDACTED]

ACREAGE OF PROPERTY: Approximately 141.2 acres

CURRENT ZONING DISTRICT: R2 PUD; B3 PUD; R1

DESCRIPTION OF PROPOSAL/USE:

Single-family homes and townhomes - see attached Petition.

**REQUESTED VARIATIONS/DEPARTURES FROM ZONING AND/OR SUBDIVISION
ORDINANCES:**

See attached Petition.

PETITIONER'S SIGNATURE

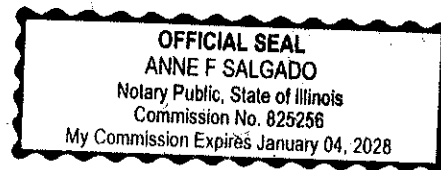
I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The applicant invites Village representatives to make all inspections and investigations of the subject property during the period of processing this application. The applicant understands that they are responsible for posting of all hearing signs, mailing of all surrounding property owner notices and publication of legal notices as required under the Zoning Ordinance, unless advised otherwise by the Village.

11/19/24
DATE



SIGNATURE OF PETITIONER

STATE OF ILLINOIS

COUNTY OF LAKE



I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that BRANDON Raymond is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.


Notary Signature

Given under my hand and notary seal this 11th day of November A.D. 2024
My commission expires this 01 day of 04 A.D. 2028.

OWNER'S AUTHORIZATION LETTER

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are requesting approval of the request(s) referenced in this petition. I/we hereby authorize the petitioner to act on my/our behalf during the processing of this/these request(s).

Owner's Authorization and Disclosure of Beneficiaries is attached separately.

1st Owner Signature

Date

1st Owner Name

2nd Owner Signature

Date

2nd Owner Name

STATE OF ILLINOIS

COUNTY OF _____

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that _____ is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Notary Signature

Given under my hand and notary seal this ____ day of _____ A.D. _____

My commission expires this ____ day of _____ A.D. _____.

STATE OF ILLINOIS)
COUNTY OF KANE)
VILLAGE OF SUGAR GROVE)

PETITION FOR DEVELOPMENT APPROVAL FOR BRIGHTON RIDGE

THE UNDERSIGNED Petitioner, CalAtlantic Group, LLC, a Delaware limited liability company (“**Lennar**”) (hereinafter referred to as the “**Petitioner**”), as the contract purchaser of the property legally described on **Exhibit A** (hereinafter the “**Subject Property**”), respectfully petitions the Village of Sugar Grove (“**Village**”) for the following: (i) approval to revoke an annexation agreement and enter into a development agreement; (ii) approval of a major amendment to a planned unit development (PUD) to revoke an underlying PUD; (iii) approval of a special use for a new PUD; (iv) approval of a preliminary PUD plat with waivers/modifications as specified herein; (v) approval of a preliminary plat of subdivision; (vi) approval of a rezoning to R2 PUD and R3 PUD as depicted on the zoning map attached hereto as **Exhibit B** (“**Zoning Map**”); and (vii) approval of such other relief from the Sugar Grove Zoning Ordinance (“**Zoning Ordinance**”) and the Village of Sugar Grove Subdivision Regulations (“**Subdivision Regulations**”) as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

BACKGROUND INFORMATION

1. The owner of the Subject Property is Chicago Title Land Trust Company, as Successor Trustee to Great Banc Trust Company, as Trustee under Trust Agreement dated August 9, 1973 and known as Trust Number C201207 (“**Owner**”).

2. The Petitioner, CalAtlantic Group, LLC, a Delaware limited liability company, with an office at 1700 E. Golf Road, Ste. 1100, Schaumburg, Illinois 60173, is the contract purchaser and developer of the Subject Property.

3. The Subject Property consists of +/- 141.2 acres located at the northwest intersection of Galena Boulevard and IL Route 56 in the County of Kane, Village of Sugar Grove, State of Illinois.

4. The Subject Property is vacant land zoned R1, R2 PUD, and B3 PUD with a special use for a planned unit development (“**PUD**”).

5. On or about February 21, 2006, the Village of Sugar Grove, First National Bank, Successor to Great Banc Trust Company, Successor to Aurora National Bank, as Trustee under Trust Agreement dated August 9, 1973, and known as Trust No. 1207, and First National Bank, Successor to Great Banc Trust Company, Successor to Aurora National Bank, as Trustee under Trust Agreement dated July 20, 1973, and known as Trust No. 1206, and Pulte Home Corporation, a Michigan corporation, entered into an agreement to annex the Subject Property to the Village, which agreement was recorded with the Kane County Recorder on March 29, 2006 as Document No. R2006K033445 (“**Annexation Agreement**”).

6. The Illinois Fox Metro Pump Station located on the Subject Property was separately annexed to the Village per Ordinance No. 20061017A, an Ordinance Annexing Territory to the Village of Sugar Grove Kane County, Illinois Fox Metro Pump Station on Galena Boulevard, recorded October 30, 2006 as Document No. 2006K119320.

7. On or about February 21, 2006, the Village approved development of the Subject Property as a planned unit development pursuant to Ordinance 20060221C recorded with the Kane County Recorder as Document No. 2006K040308 (“**Underlying PUD**”).

8. The Subject Property has sat vacant, underperforming, and has contributed very little to the Village for 18 years under the current Annexation Agreement and Underlying PUD.

9. Petitioner seeks to revoke the Annexation Agreement and Underlying PUD to

facilitate development of the Subject Property pursuant to the terms of a new planned unit development and mutually agreed upon development agreement with the Village.

10. The Subject Property provides an excellent opportunity for a new residential community that will be complementary to the surrounding area.

11. The Petitioner seeks to develop the Subject Property with 174 single-family detached homes and 148 townhomes to be known as the Brighton Ridge Subdivision (“**Brighton Ridge**”).

12. Demand for single-family homes and townhomes remains high in the Village and surrounding areas.

13. The surrounding uses include:

- a. North – R2 (Bliss Creek Golf Course, Single Family Detached and Attached Residential);
- b. South – Unincorporated Kane County;
- c. East – BP (Business Park); and
- d. West – R3 PUD (Windsor Pointe Subdivision).

BACKGROUND

The Petitioner is a multi-brand homebuilding company capable of serving homeowners during all phases of life through several distinct brands. The Petitioner brings decades of construction and development experience to each project and has been building homes since the 1950s. The Petitioner has built successful subdivisions in many communities spanning the Chicagoland area, including Batavia, Oswego, Yorkville, Naperville, Plainfield, and Manhattan.

The Subject Property consists of approximately 141.2 acres located at the northwest intersection of Galena Boulevard and IL Route 56. The Subject Property was annexed to the

Village in 2006. Per the terms of the Annexation Agreement, the Subject Property was made subject to a PUD and was divided into 2 zoning classifications – R2 Single-Family Detached Residential PUD and B3 Regional Business District PUD. The Illinois Fox Metro Pump Station located on the Subject Property was separately annexed and zoned R1 Low Density Residential District. At the time of the Subject Property’s annexation, it was anticipated that the Subject Property would be developed as a mixed-use development, containing both residential and commercial uses. However, development of the Subject Property did not occur, and Petitioner now seeks to rezone and develop the Subject Property with 174 single-family detached homes and 148 townhomes units consistent with the Village’s 2023 Comprehensive Plan adopted June 6, 2023 (“**Comprehensive Plan**”) and Village’s vision for the Subject Property.

The Comprehensive Plan identifies the future land use of the Subject Property as “Residential Flex,” which designation anticipates residential development, including townhomes, and envisions amenities and protection of environmentally sensitive lands, which is consistent with the Subject Property and proposed development. In preparing the recently adopted Comprehensive Plan, the community was engaged to identify recurring thoughts, comments, and opinions of Sugar Grove residents. The participants highlighted the Village’s need to focus on providing housing choices for aging populations, as well as young professionals and families, to maintain a high quality of life in the Village. “Attracting residents of all ages” was listed as a top 3 priority. It was also noted residents’ desire for an increase in higher density housing in the form of townhomes, duplexes, and single-family attached homes. Emphasis was placed on “neighborhood scale development” to provide services, jobs, recreation, and community gathering spaces as core components of a complete neighborhood. New residential growth in the Village should be encouraged within, and immediately adjacent to, existing neighborhoods, services, and amenities

to provide a greater mix of home types. 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 and vision set forth 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 while simultaneously supporting local businesses in the area.

Despite being annexed nearly 20 years ago, the Subject Property has remained vacant in its current configuration as a result of market trends, the 2008 recession, and burdensome development conditions required by the existing Underlying PUD and Annexation Agreement. After almost 20 years of delay, the Petitioner hopes to develop the Subject Property to enhance the Village's housing stock by providing additional residential housing options that will boost the local economy, increase the real estate tax base, and improve the work force. The proposed community will appeal to a variety of homebuyers, including first time homebuyers, those who are looking for step up single-family options, and families looking to move into the area or stay in the area in a new home that better suits their needs.

The proposed development will include two distinct home types – detached single-family homes (174) and two-story townhomes (148). The detached single-family homes will further 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 nearest IL Route 56 and Galena Boulevard. The detached single-family

homes and larger lots will be situated at the western and northern portions of the Subject Property, providing a transition between the townhomes and Windsor Pointe Subdivision to the west. The townhomes and single-family homes in Brighton Ridge will be separated by landscaped outlots to provide a vegetative buffer between the different home types. 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 are consistent with the existing homes in the Sugar Grove community and nearby Windsor Pointe Subdivision to ensure the development fits seamlessly into the surrounding area and to provide for a single, cohesive community and Village.

The proposed development will be subject to a homeowners association responsible for common open space and landscape maintenance. The streetscape and landscape plans include native plantings and parkway and common area landscaping that thoughtfully enhance the aesthetic appeal of the proposed development. The development plans and landscape improvements include outlots and significant landscape buffering throughout the proposed development. Two detention ponds will serve the stormwater needs of Brighton Ridge at full build out, one of which has been strategically located at the northwest corner of the Subject Property to provide a buffer between Brighton Ridge and existing residences in Windsor Pointe. The basins will be equipped with water features for added aesthetics and interest. Both the townhomes and

detached single-family homes will be separated from Galena Boulevard and IL Route 56 by no less than an 80-foot buffer and significant landscape improvements to provide ample space and buffering between the residences and adjacent roadways.

Sidewalks will be located on both sides of all roadways within the development to provide connectivity within the neighborhood. A pathway stub will be provided for potential future connection to the Virgil Gilman Nature Trail for an additional recreational opportunity, and a park site and tot lot have been included as site amenities. Open space, detention, and park sites consist of 58.8 acres (41.63%) of the Subject Property, providing the proposed development with more than sufficient open space as required by the Zoning Ordinance.

Full access and turn lanes into 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, which has been a planned connection 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. An easement will be granted to the Village at the southeast corner of the Subject Property to allow for a "Welcome to Sugar Grove" sign at this important gateway corridor into the Village.

Petitioner has also been working with the Park District regarding pathway connections to the Virgil Gilman Nature Trail and potential park site/path dedications, as well as preservation of wetlands, woodlands, and environmentally sensitive areas on the Subject Property. The proposed internal roadway network is curvilinear, which affords a more interesting streetscape and provides opportunity for small open spaces to be integrated throughout the community. Both water and sewer are available along the Subject Property frontage in sufficient capacity to serve the future land use.

STANDARDS FOR SPECIAL USE FOR PLANNED UNIT DEVELOPMENT

Per Section 11-13-12 of the Village Code, the Planning Commission/Zoning Board of Appeals shall not recommend, nor the Village Board approve a special use, unless it shall find, based upon the evidence presented to the Planning Commission/Zoning Board of Appeals in each specific case, that the special use:

a. Will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or this title;

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 designation is intended to support creative residential development. These areas are suitable for high-density development, including townhomes. These areas should accommodate amenities and environmentally sensitive lands. In preparing the recently adopted Comprehensive Plan, the community was engaged to identify recurring thoughts, comments, and opinions of Sugar Grove residents. The participants highlighted the Village’s need to focus on providing housing choices for aging populations, as well as young professionals and families, to maintain a high quality of life in the Village. “Attracting residents of all ages” was listed as a top 3 priority. It was also noted residents’ desire for an increase in higher density housing in the form of townhomes, duplexes, and single-family attached homes. Emphasis was placed on “neighborhood scale development” to provide services, jobs, recreation, and community gathering spaces as core components of a complete neighborhood. New residential growth in the Village should be encouraged within, and immediately adjacent to existing neighborhoods, services and amenities to provide a greater mix of home types. 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 in its current configuration as a result of market trends, the 2008 recession, and burdensome development conditions required by the existing underlying PUD and Annexation Agreement. 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.

As the Subject Property has always been slated for residential development, the proposed development will complement the surrounding uses, including the existing Windsor Pointe Subdivision to the west. The proposed development will support the commercial and convenience

uses along IL Route 47 and will contribute to the general welfare by providing additional housing opportunities within the Village's corporate limits, which in turn will enhance the local economy, increase real estate tax base, and improve the Village's work force.

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 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

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 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. These areas are suitable for high-density development, including townhomes. These areas should accommodate amenities and environmentally sensitive lands.

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; and

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.

**ADDITIONAL GENERAL CRITERIA FOR APPROVAL OF A SPECIAL USE FOR A
PLANNED UNIT DEVELOPMENT**

In addition to the general standards required for a special use, Section 11-11-4 of the Village's Zoning Ordinance sets forth the following standards for planned unit developments:

1. Ownership. The proposed development meets the ownership and control requirements. Petitioner is the contract purchaser of the Subject Property.
2. Comprehensive Plan. As noted above, the proposed development is consistent with the Comprehensive Plan's future land use designation for the Subject Property as "Residential Flex."
3. Compatibility. The planned unit development is compatible with the adjacent properties and the neighborhood. The Village annexed the Subject Property in 2006 as part of a larger plan for developing the Subject Property. 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 adjacent Windsor Pointe Subdivision and will help support the commercial and convenience uses along IL Route 47.
4. Subdivided. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Subdivision Regulations.
5. Yards. Both the townhomes and detached single-family homes will be separated from Galena Boulevard and IL Route 56 by no less than an 80-foot buffer and significant landscape improvements to provide ample space and buffering between the residential use and adjacent roadways. Except as where deviations have otherwise been requested

herein, the required yards in proposed development are consistent with the underling R2 and R3 zoning districts.

6. Landscaping. A landscape plan (“**Landscape Plan**”) has been submitted in compliance with the Village’s requirements for landscaping and screening upon development of the Subject Property. The proposed landscaping and screening exceeds base Village requirements and was designed by Petitioner’s landscape architect to match the character of the community and provide important buffering where appropriate.
7. Sidewalks. The development exceeds minimum standards. Sidewalks will be provided throughout the community, offering interconnectivity in the neighborhood. Further, a pathway stub is planned to provide a potential future connection between Brighton Ridge and the Virgil Gilman Nature Trail.
8. Public Streets. All streets will be publicly dedicated and constructed in accordance with applicable standards contained in the Subdivision Regulations.
9. Vehicular Access. 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. A traffic impact study was also 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 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.

10. Screening. Per the Landscape Plan, the proposed landscaping and screening exceeds base Village requirements and was designed by Petitioner's landscape architect to match the character of the community and provide important buffering where appropriate.
11. Underground Utilities. Where practical and except as otherwise depicted on the development plans submitted to the Village, all future utilizes (electric, telephone, gas, and cable TV) will be installed underground.
12. Tree Replacement/Mitigation. Large swaths of existing woodland area is being preserved along the northern border of the development and Blackberry Creek, and per the Landscape Plan, tree removal has been mitigated where possible. Petitioner will comply with all tree replacement requirements.
13. Performance Standards. Inapplicable, this is not a commercial, industrial, or mixed use planned unit development.
14. Preliminary Approval. Petitioner intends to obtain final planned unit development approval within 18 months of the date of the preliminary approval.
15. Completion. It is anticipated that work on the Subject Property will commence in June 2025 and the last home will be sold and closed in April of 2030.
16. Compliance with Zoning or Other Codes and Ordinances. Petitioner notes that where there is a conflict, or difference between the provisions of Chapter 11 of the Zoning Ordinances and all other chapters of the Zoning Ordinance, the provisions of Chapter 11 shall prevail. However, the provisions of Petitioner's new PUD and development agreement shall prevail over all chapters of the Zoning Ordinance.

17. Exceptions. Petitioner notes that the Planning Commission/Zoning Board of Appeals may recommend, and the Village Board approve, exceptions to standards and criteria as part of a planned unit development, when determined necessary to achieve the planning objectives of a planned unit development. Petitioner's requested deviations are included herein.

18. Natural Features. Petitioner has been in communication and intends to work with the Park District and/or Forest Preserve District in relation to the preservation of parks, wooded areas, and environmental corridors within Brighton Ridge.

**ADDITIONAL CRITERIA FOR APPROVAL OF A SPECIAL USE FOR A
RESIDENTIAL PLANNED UNIT DEVELOPMENT**

In addition to the general standards required for a special use, Section 11-11-5 of the Village's Zoning Ordinance sets forth the following standards for residential planned unit developments:

A. Environmental Corridors/Open Space.

Open space and environmental corridors are provided. Ample open space and outdoor common areas will be provided as part of the community, including a tot lot and park site. A pathway stub is proposed for potential future connection between Brighton Ridge and the Virgil Gilman Nature Trail. Open space and recreational facilities consist of 58.8 acres (41.63%) of the Subject Property, fulfilling the 40% requirement set forth in the Zoning Ordinance and providing the proposed development with more than sufficient open space. Petitioner has also been working with the Park District regarding potential park site/path dedications and preservation of wetlands, woodlands, and environmentally sensitive areas on the Subject Property.

B. Density Transfer, Residential Planned Unit Developments.

Open space and recreational facilities consist of 58.8 acres (41.63%) of the Subject Property, fulfilling the 40% requirement set forth in the Zoning Ordinance and providing the proposed development with sufficient open space. The total net density for the single-family detached homes is 4.62 units/acre. The total net density for the townhomes is 5.26 units/acre. The requisite density deviations have been requested herein. As noted in the Comprehensive Plan, the future land use of the Subject Property as “Residential Flex,” which designation is intended to support creative development. These areas are suitable for high-density development, including townhomes. In preparing the recently adopted Comprehensive Plan, the community was engaged to identify recurring thoughts, comments, and opinions of Sugar Grove residents. It was noted that residents desired an increase in higher density housing in the Village in the form of townhomes, duplexes, and single-family attached homes.

C. Minimum Lot Size. The minimum lot size of the single family-detached homes is 7,056 square feet with an average of 8,715. The minimum lot size of the townhome building envelopes is 8,325 square feet with an average of 10,170 square feet. The requisite lot size deviations have been requested herein.

APPROVAL OF A PRELIMINARY PLAT OF SUBDIVISION

Petitioner seeks approval of the Subdivision Plat, a copy of which has been submitted herewith, to subdivide the Subject Property. The proposed subdivision meets the standards for a subdivision consistent with the standards set forth in the Subdivision Regulations. As such, Petitioner seeks approval of the Subdivision Plat.

**APPROVAL OF A MAP AMENDMENT FROM R1, R2 PUD,
AND B3 PUD TO R2 PUD AND R3 PUD**

Per Section 11-13-11 of the Village Zoning Ordinance, the Planning Commission/Zoning Board of Appeals shall not recommend, nor the Village Board grant an amendment to alter the zoning district boundary lines, unless it shall determine, based upon the evidence presented to the Planning Commission/Zoning Board of Appeals in each specific case, that:

- a. The amendment promotes the public health, safety, comfort, convenience and general welfare of the Village, and complies with the policies and comprehensive land use plan and other official plans of the Village;*

The proposed rezoning promotes the public health, safety, comfort, convenience and general welfare of the Village, and complies with the policies and Comprehensive Plan and other official plans of the Village. The original intent for development of the majority of the Subject Property has always been, and continues to be, residential development. Despite being annexed nearly 20 years ago, the Subject Property has remained vacant in its current configuration as a result of market trends, the 2008 recession, and burdensome development conditions required by the existing Underlying PUD and Annexation Agreement. 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 the majority of the Subject Property has always been slated for residential development, the proposed development will complement the surrounding uses. The proposed development will contribute to the general welfare by providing additional housing opportunities within the Village's corporate limits, which in turn will enhance the local economy, increase real estate tax base, and improve the Village's work force and overall welfare.

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. These areas are suitable for high-density development, including townhomes. These areas should accommodate amenities and environmentally sensitive lands. In preparing the recently adopted Comprehensive Plan, the community was engaged to identify recurring thoughts, comments, and opinions of Sugar Grove residents. The participants highlighted the Village’s need to focus on providing housing choices for aging populations, as well as young professionals and families, to maintain a high quality of life in the Village. “Attracting Residents of all ages” was listed as a top 3 priority. The proposed development satisfies this want and need within the community.

b. The trend of development in the area of the subject property is consistent with the requested amendment;

The trend of development in the area of the Subject Property is consistent with the requested amendment. As mentioned, the original intent for development of the majority of the Subject Property has always been, and continues to be, residential development. Despite being annexed nearly 20 years ago, the Subject Property has remained vacant in its current configuration as a result of market trends, the 2008 recession, and burdensome development conditions required by the existing Underlying PUD and Annexation Agreement. Petitioner now seeks to revoke 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. As the majority of the Subject Property has always been slated for residential development, the proposed development will complement the surrounding uses.

- c. The requested zoning permits uses which are more suitable than the uses permitted under the existing zoning classification; and*

The requested zoning permits uses which are more suitable than the uses permitted under the existing zoning classification. 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. The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment to adjacent property.*

The amendment, if granted, will not alter the essential character of the neighborhood, and will not be a substantial detriment 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 detached single-family homes will be available in both ranch and two-story options, ranging from 3-4 bedrooms and approximately 1,400 square feet to 3,300 square feet. The 3-bedroom traditional style townhomes will range from approximately 1,700 square feet 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 and nearby Windsor Pointe Subdivision to ensure the development fits seamlessly into the surrounding area to provide for a single, cohesive community and Village.

REQUIRED DEVIATIONS TO THE ZONING ORDINANCE

Petitioner requests the following deviations to the Zoning Ordinance:

1. 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 planned unit development;
2. 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;
3. 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;
4. Deviation to Section 11-7-3(F)(2) to permit an interior side yard setback of 7 feet in the R-2 district;
5. Deviation to Section 11-7-3(F)(4) to permit a maximum lot coverage of 50% for Lots 1 through 81. The R-2 zoning district standard of 45% maximum lot coverage shall apply to Lots 82-174;
6. Deviation to Section 11-7-3(I) to permit a first floor living area of 900 square feet in a multi-story residence.

7. Deviation to Table 3 of Section 11-11-5 to permit a maximum net density of 5.2 units/acre;
8. Deviation to Section 11-7-4(G)(1) to waive the minimum front and corner yard setback in the R-3 zoning district;
9. Deviation to Section 11-7-4(G)(2) to waive the interior side yard setback in the R-3 zoning district;
10. Deviation to Section 11-7-4(G)(3) to waive the minimum rear yard setback requirement in the R-3 zoning district;
11. Deviation to Section 11-7-4(G)(4) to permit a side-to-side separation of 20 feet in the R-3 zoning district;
12. Deviation to Section 11-7-4(I) to waive the FAR value requirement in the R-3 zoning district; and
13. Deviation to Section 11-7-4(J) to waive the lot coverage requirement in the R-3 zoning district.
14. Deviation to Table 3 of Section of 11-11-5 to permit an average lot size of 8,700 square feet;
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. The Signage Plan shall prevail over the requirements of Section 11-14-10.
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

material. The Landscape Plan shall prevail over the requirements of Section 11-11-5(E).

**REQUIRED DEVIATIONS TO THE ENGINEERING REQUIREMENTS AND
SUBDIVISION CONTROL REGULATIONS**

1. 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:
 - 60’ minimum ROW width
 - 28’ minimum pavement width (B-B)
 - 150’ minimum horizontal centerline radius; and
3. 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, 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. 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.

WHEREFORE, by reason of the foregoing, the undersigned Petitioner requests the Village Board and Planning and Zoning Commission take the necessary and appropriate action for (i) approval to revoke an annexation agreement and enter into a development agreement; (ii) approval of a major amendment to a planned unit development (PUD) to revoke an underlying PUD; (iii) approval of a special use for a new PUD; (iv) approval of a preliminary PUD plat with waivers/modifications as specified herein; (v) approval of a preliminary plat of subdivision; (vi) approval of a rezoning to R2 PUD and R3 PUD; and (vii) approval of such other relief from the Sugar Grove Zoning Ordinance and Sugar Grove Subdivision Regulations as may be deemed necessary and appropriate to develop the Subject Property consistent with the plans submitted herewith.

RESPECTFULLY SUBMITTED this 21st day of November, 2024.

CalAtlantic Group, LLC,
a Delaware limited liability company

A handwritten signature in black ink, appearing to be "Rosanova & Whitaker", written over a horizontal line.

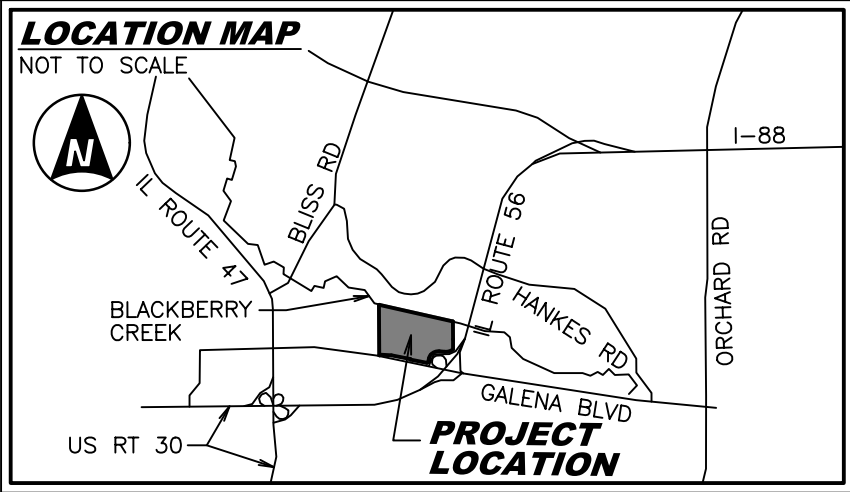
Rosanova & Whitaker, Ltd.
Attorney for the Petitioner

EXHIBIT A
LEGAL DESCRIPTION

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

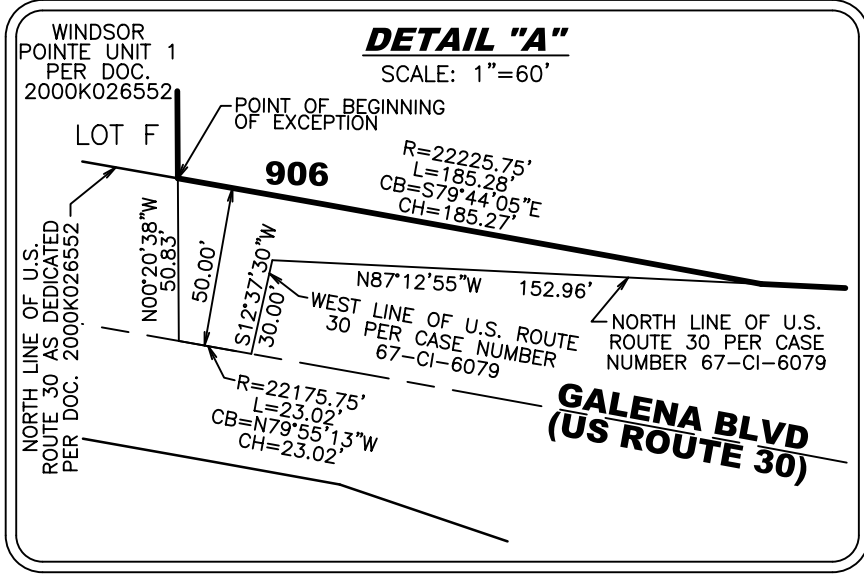
COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 15, 1857.20 FEET, TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00 DEGREES 27 MINUTES 09 SECONDS EAST ALONG SAID EAST LINE 787.40 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
Zoning Map



P.I.N.'s:

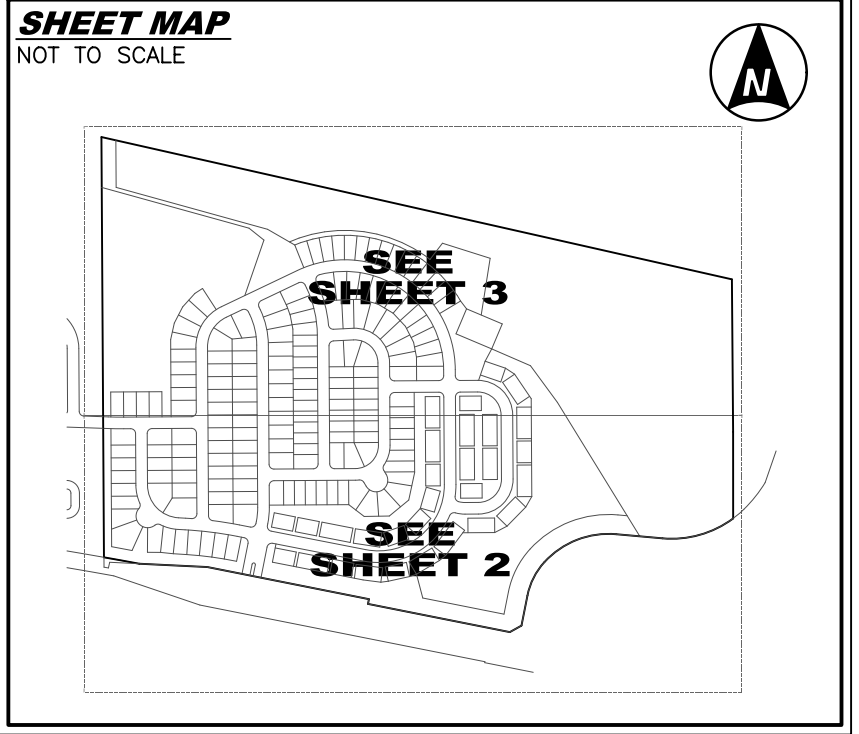
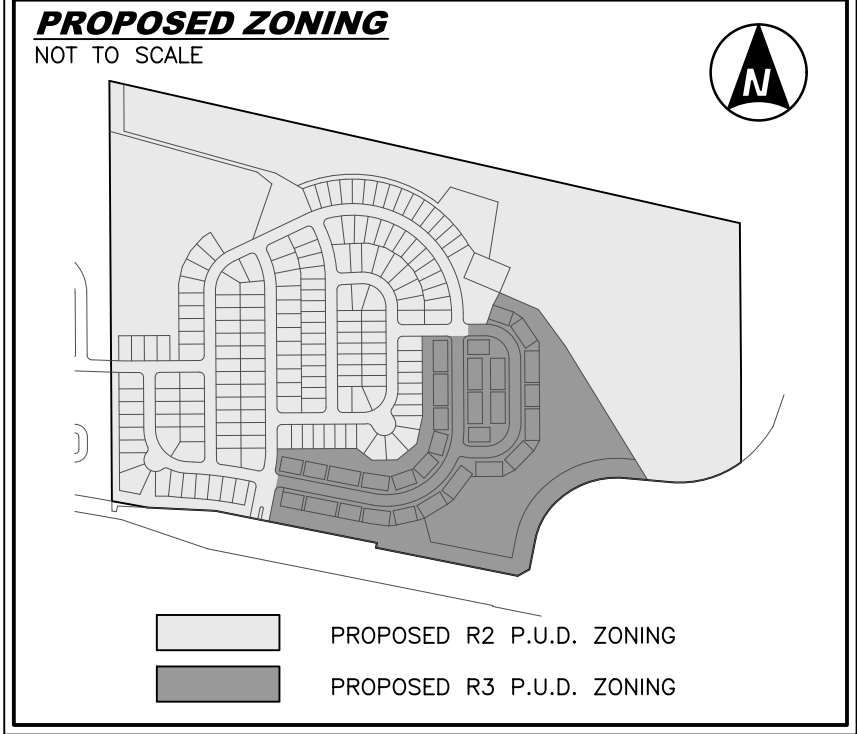
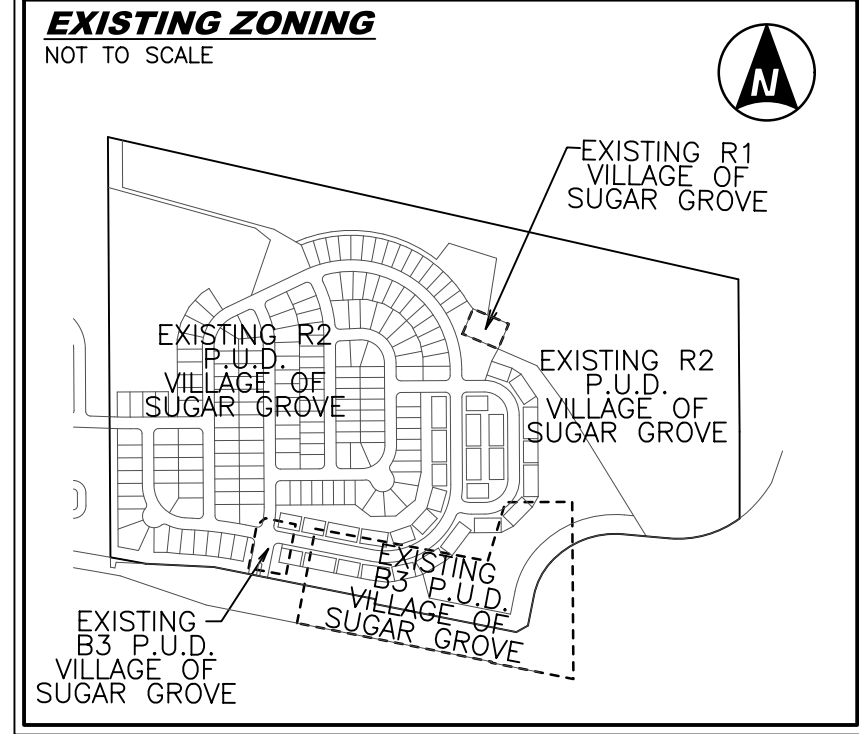
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PRELIMINARY SUBDIVISION PLAT

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 440.00 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, 746.13 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 R2 P.U.D. ZONING 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 FLOODING 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 THE 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
SCHAUMBURG, ILLINOIS 60173

PLAT PREPARED FOR:
MAIL & SEND TAX BILL TO:

CLIENT:

1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, 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

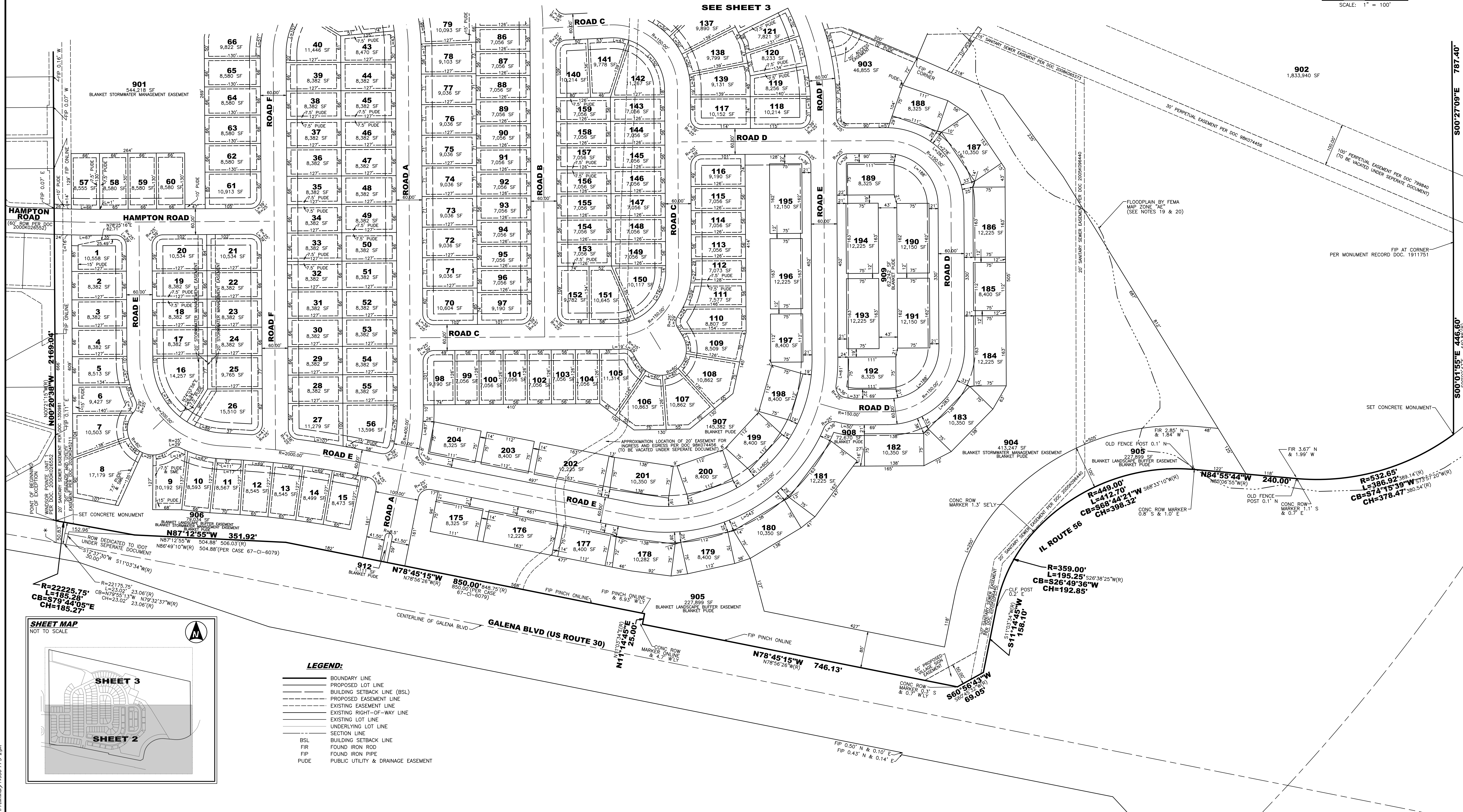
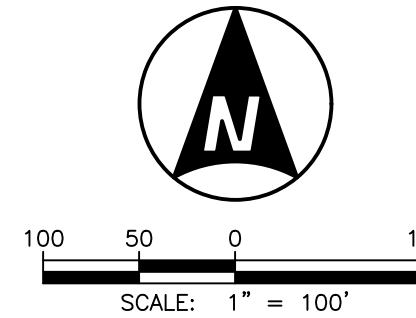
SUGAR GROVE, IL

SHEET

1 OF 3

PROJECT NUMBER: 4930
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ILLINOIS FIRM LICENSE 184-002694

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE



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

LENNAR

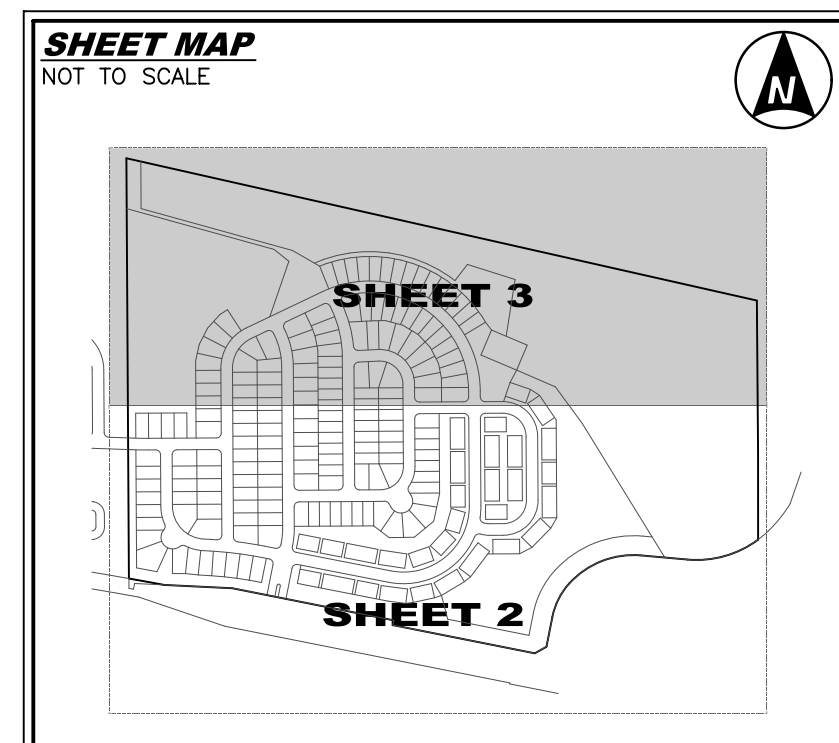
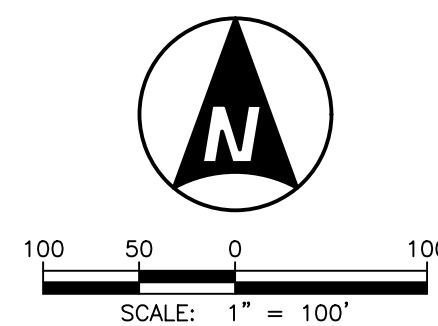
1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

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

PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

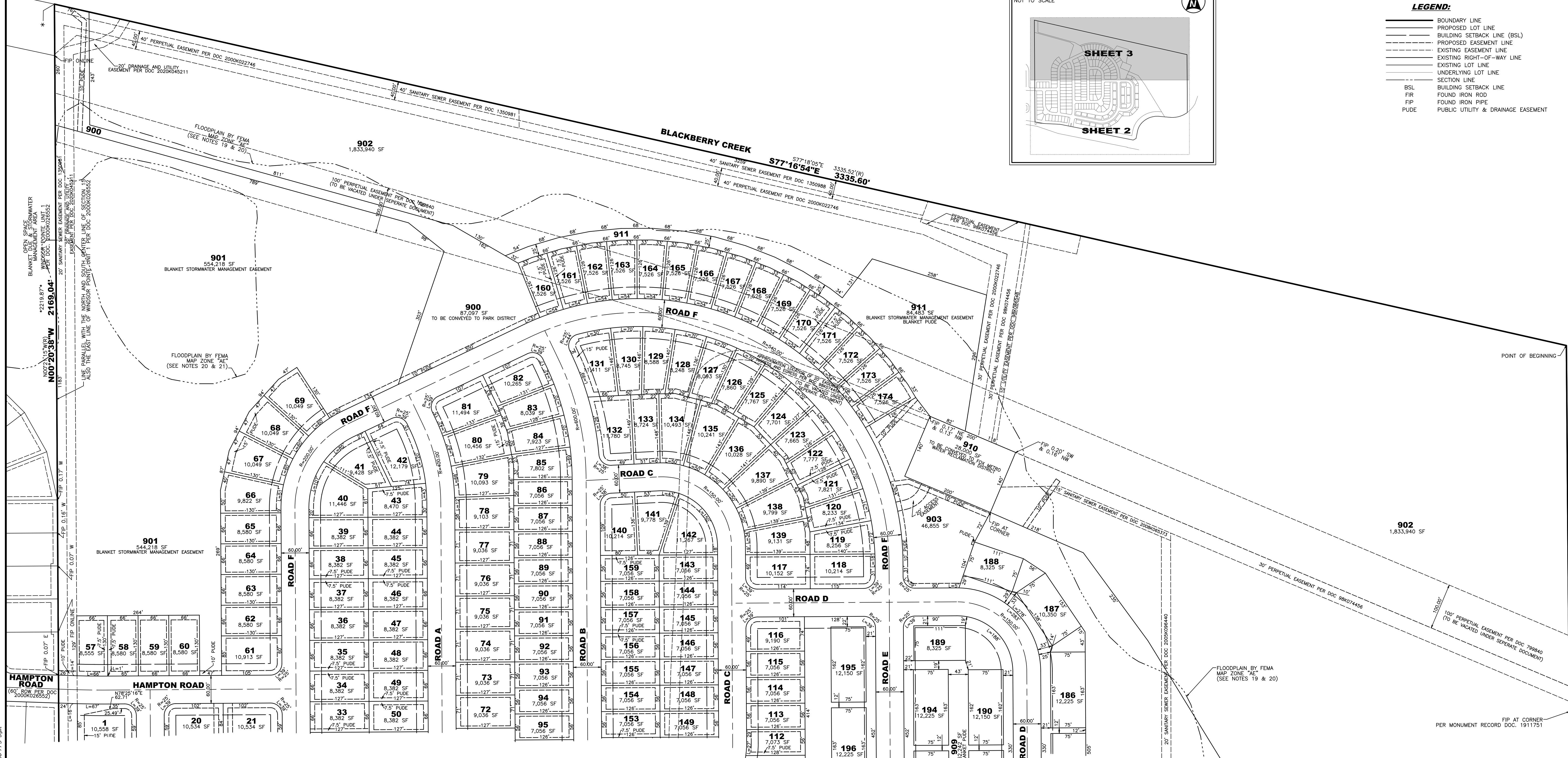
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PROJECT NUMBER:	4930
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ILLINOIS FIRM LICENSE 184-002694	

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



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

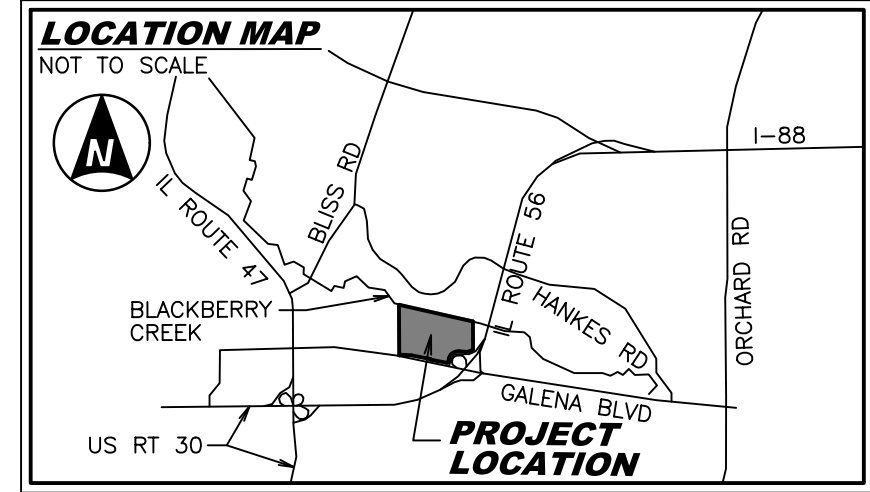
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DATE	11/15/2024
SCALE	1" = 100'
01-17-25 DATE	REVISED PER VILLAGE COMMENTS DESCRIPTION OF REVISION
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PRELIMINARY SUBDIVISION PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET

3 OF **3**

PROJECT NUMBER: 4930
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ILLINOIS FIRM LICENSE 184-002694



P.I.N.'s:

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14-15-400-025

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. 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 440.00 FEET, WITH A CHORD BEARING SOUTH 68 DEGREES 53 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, 92.85 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.

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.

SITE DATA:

CURRENT ZONING: R1, R2 P.U.D. & B3 P.U.D.
PROPOSED ZONING: R2 P.U.D./R3 P.U.D.

TOTAL SITE (GROSS) AREA: 6,148,919 SF (141.160 AC.)
INTERNAL STREETS/RIGHT OF WAY AREA: 691,249 SF (15.869 AC.) [11.24%]
TOTAL OPEN SPACE AREA: 2,475,255 SF (56.824 AC.) [40.26%]
(LOTS 900 + 901 + 902)
FOX METRO LIFT STATION AREA: 28,000 SF (0.643 AC.) [0.46%]
(LOT 910)
ACTUAL NET DEVELOPABLE AREA: 2,954,415 SF (67.824 AC.) [48.05%]
NET DEVELOPABLE AREA PER CODE: 2,751,326 SF (63.162 AC.) [44.74%]
(LESS OPEN SPACE & 15% GROSS FOR ROW)
TOTAL UNITS: 322
TOTAL NET DENSITY: 5.10 UNITS/AC.

TOTAL SINGLE FAMILY AREA: 1,727,868 SF (39.666 AC.) [58.48%]
(LOTS 1-174, 903, 906, 911, 912)
TOTAL SINGLE FAMILY UNITS: 174
MINIMUM LOT SIZE (LOTS 1-81): 8,382 SF
MINIMUM LOT SIZE (LOTS 82-174): 7,056 SF
AVERAGE SINGLE FAMILY LOT SIZE: 8,715 SF
(LOTS 1-174)
NET SINGLE FAMILY DENSITY: 4.39 UNITS/AC.
MAXIMUM LOT COVERAGE (LOTS 1-81): 50%
MAXIMUM LOT COVERAGE (LOTS 82-174): 45%
TOTAL TOWNHOME AREA: 1,226,547 SF (28.158 AC.) [41.52%]
(LOTS 175-204, 904, 905, 907, 908, 909)
TOTAL TOWNHOME UNITS: 148
AVERAGE TOWNHOME BUILDING BOX SIZE: 10,170 SF
(LOTS 175-204)
NET TOWNHOME DENSITY: 5.26 UNITS/AC.
MAXIMUM LOT COVERAGE: NOT APPLICABLE

TOTAL PROPOSED IMPERVIOUS SURFACE: 1,607,288 SF (36.898 AC.) [26.14%]

OWNER OF RECORD

OWNER: _____
ADDRESS: _____

DEVELOPER

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

SITE PLANNER/LANDSCAPE ARCHITECT

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

ARCHITECT

LENNAR HOMES
1700 E. GOLF ROAD
SUITE 1100
SCHAUMBURG, IL 60173

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
SCHAUMBURG, IL 60173

CLIENT:

				DESIGNED	LZ
				DRAWN	MJF
				APPROVED	DAG
				DATE	11/15/2024
01-17-25	REVISED PER VILLAGE COMMENTS		MJF	SCALE	1" = 200'
DATE	DESCRIPTION OF REVISION		BY		

PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE

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

BENCHMARKS:

SOURCE BENCHMARK:
(NGS MONUMENT DESIGNATION ZAU B, PID AA6281)
LOCATED ALONG EVERGREEN DRIVE, 0.35 MILES NORTH OF SULLIVAN
ROAD AND SOUTH OF THE ENTRANCE FOR SMOKE TREE BUSINESS PARK.
ELEVATION = 692.95 (NAVD83)

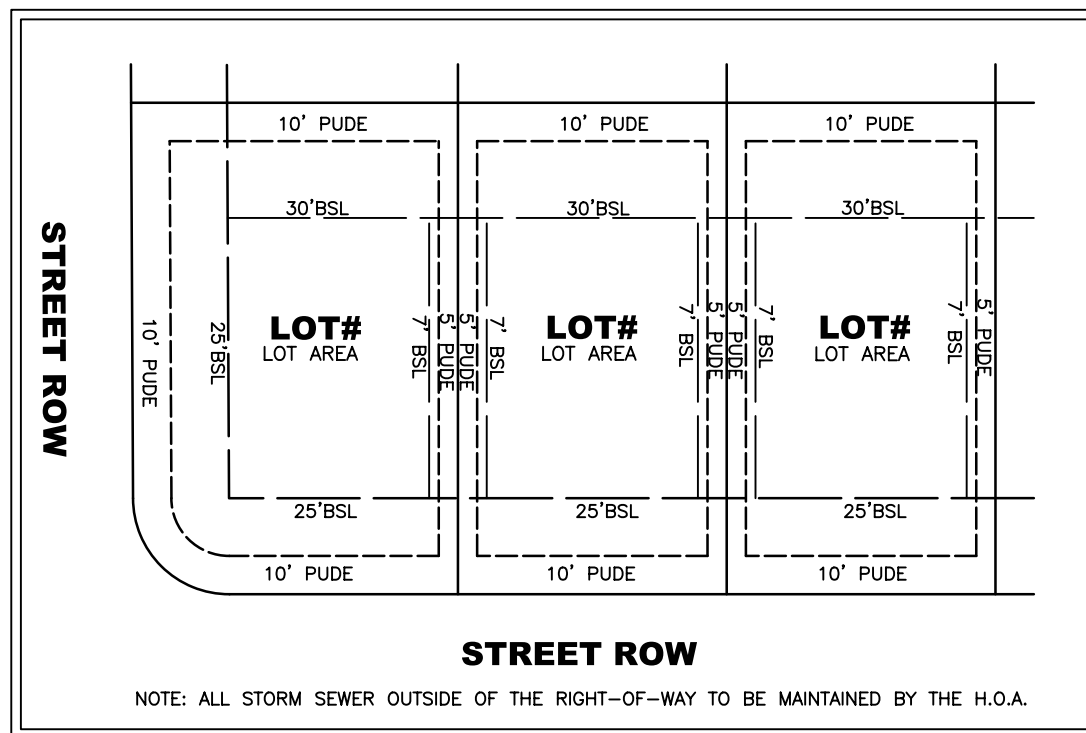
SITE BENCHMARK #1:
CUT "X" ON TOP OF NORTHEAST BONNET BOLT OF FIRE HYDRANT
LOCATED AT THE NORTHEAST CORNER OF HAMPTON ROAD AND
SOMERSET DRIVE.
ELEVATION = 686.92

SITE BENCHMARK #2:
CUT "X" ON TOP OF NORTHEAST BONNET BOLT OF FIRE HYDRANT
LOCATED AT THE SOUTHWEST CORNER OF SITE ON THE NORTH SIDE
OF GALENA BOULEVARD.
ELEVATION = 686.35

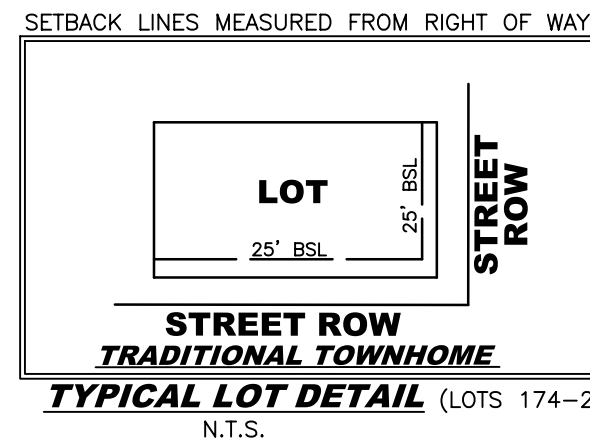
SITE BENCHMARK #3:
SQUARE CUT ON TOP OF NORTHEAST CORNER OF TRAFFIC CONTROL
BOX LOCATED AT THE SOUTHWEST CORNER OF ILLINOIS ROUTE 56
AND GALENA BOULEVARD.
ELEVATION = 684.91

LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING ZONING 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



TYPICAL LOT DETAIL (LOTS 1-173)
N.T.S.



TOWNHOME MIN. BUILDING SEPARATION:

SIDE TO SIDE	20'
BACK TO BACK	50'
BACK TO SIDE	40'
FRONT TO SIDE	40'

NOTES:

- 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.
- BEARINGS BASED ON NAD83 (2011) ILLINOIS STATE PLANE COORDINATE SYSTEM, EAST ZONE.
- ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
- NO DIMENSIONS SHALL BE DERIVED FROM SCALE MEASUREMENT.
- PLANNED UNIT DEVELOPMENT WITH PROPOSED UNDERLYING ZONING SHOWN HEREON.
- A BLANKET STORMWATER MANAGEMENT EASEMENT TO BE GRANTED OVER LOTS 901, 904 & 911.
- A BLANKET LANDSCAPE BUFFER EASEMENT TO BE GRANTED OVER LOTS 905 & 906.
- A BLANKET CONSERVATION EASEMENT TO BE GRANTED OVER LOT 902.
- LOT 902 TO BE CONVEYED TO THE KANE COUNTY FOREST PRESERVE DISTRICT.
- LOT 900 TO BE CONVEYED TO THE PARK DISTRICT.
- LOT 910 TO BE CONVEYED TO THE FOX METRO WATER RECLAMATION DISTRICT
- LOTS 901, 903, 904, 905, 906, 907, 908, 909, 911 AND 912 TO BE CONVEYED TO THE HOMEOWNER'S ASSOCIATION.

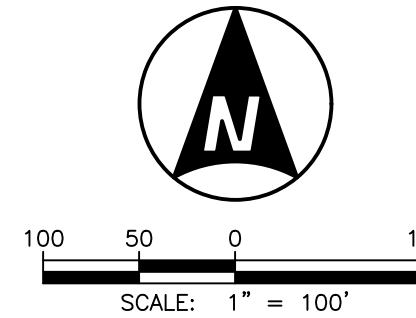
PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

SHEET

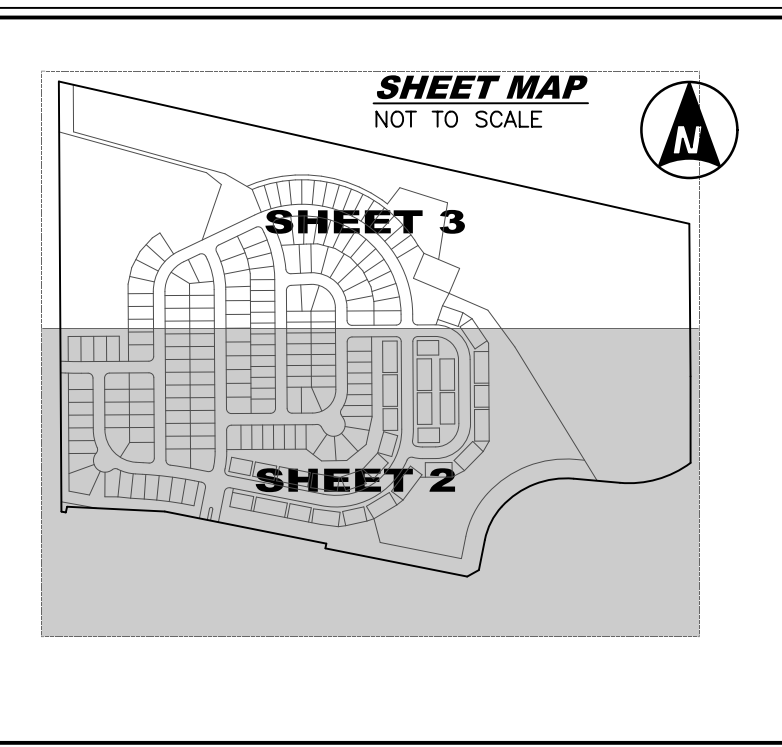
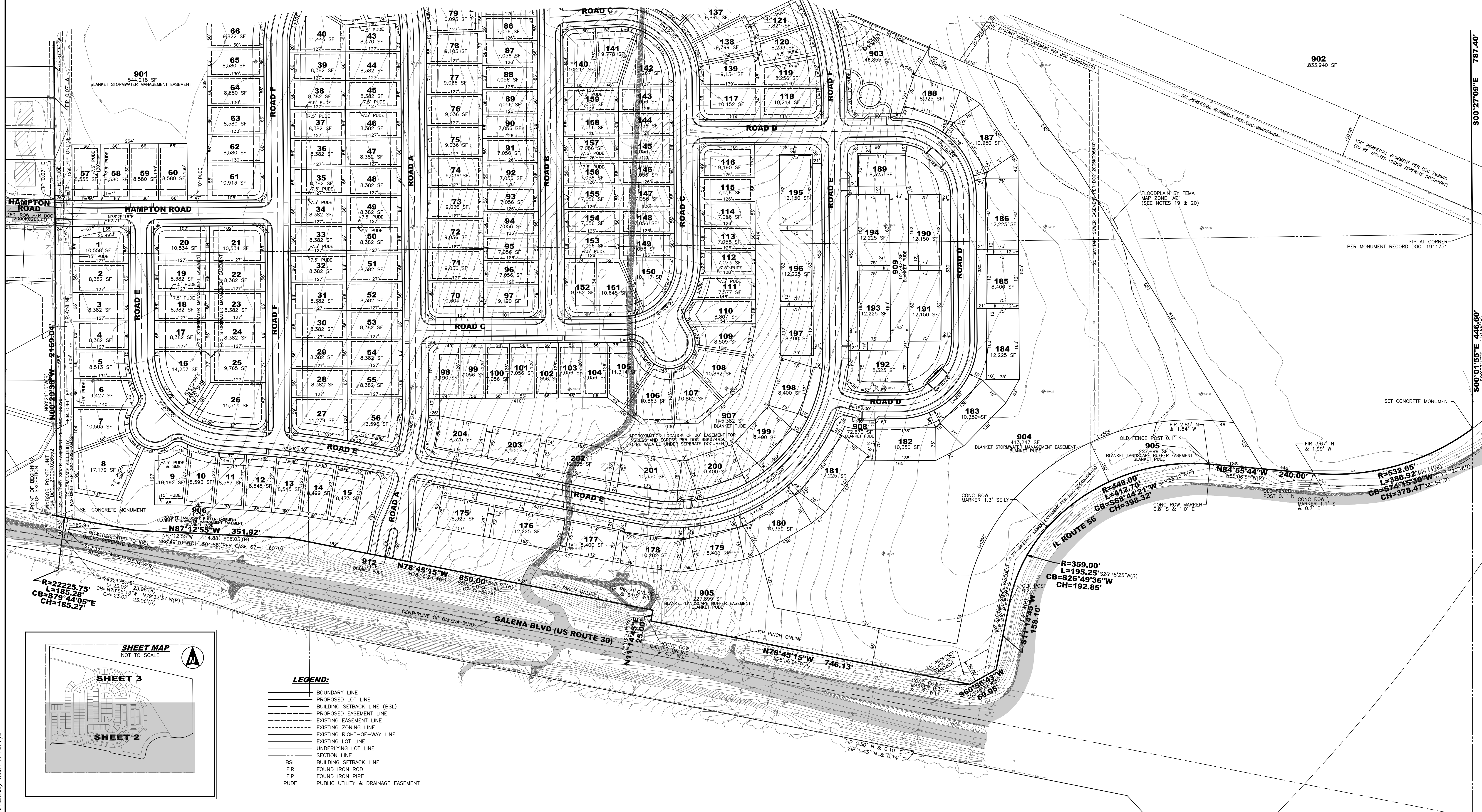
1 OF 3

PROJECT NUMBER: 4930
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ILLINOIS FIRM LICENSE 184-002694

PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE



SEE SHEET 3



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING ZONING 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

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Rosemont, IL 60018
(847)696-1400
www.mackieconsult.com

LENNAR

1700 E. GOLF ROAD
SUITE 1100
SCHUAMBURG, IL 60173

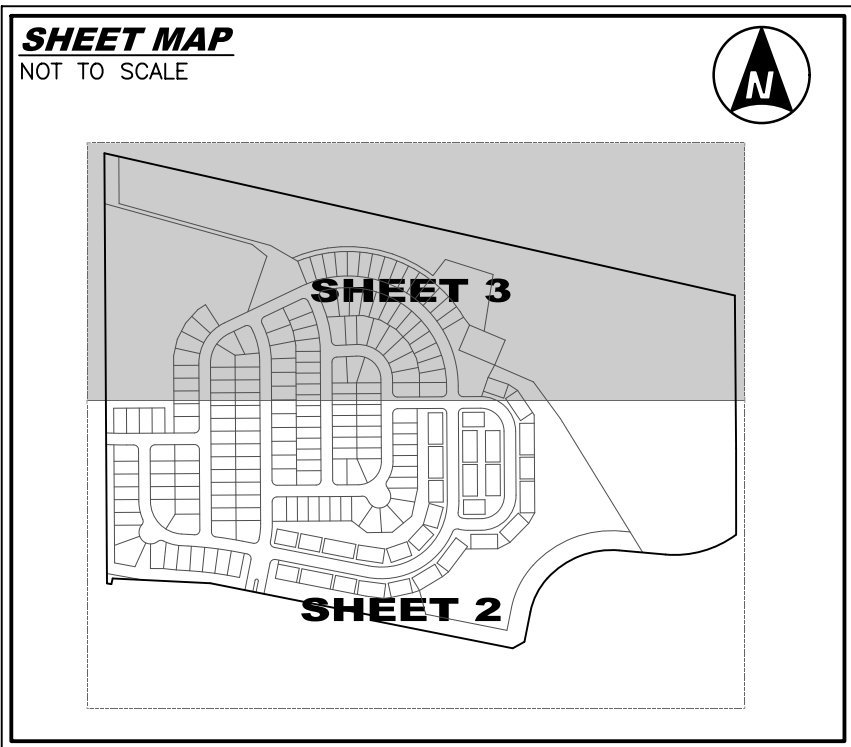
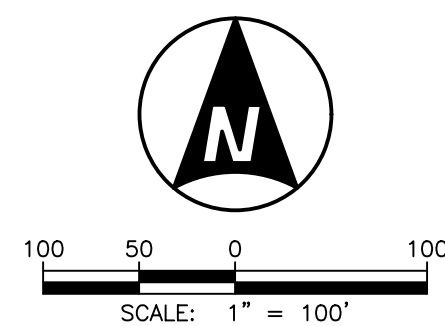
DESIGNED	LZ
DRAWN	MJF
APPROVED	DAG
DATE	11/15/2024
SCALE	1" = 100'

01-17-25	REVISED PER VILLAGE COMMENTS	MJF
DATE	DESCRIPTION OF REVISION	BY

PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL

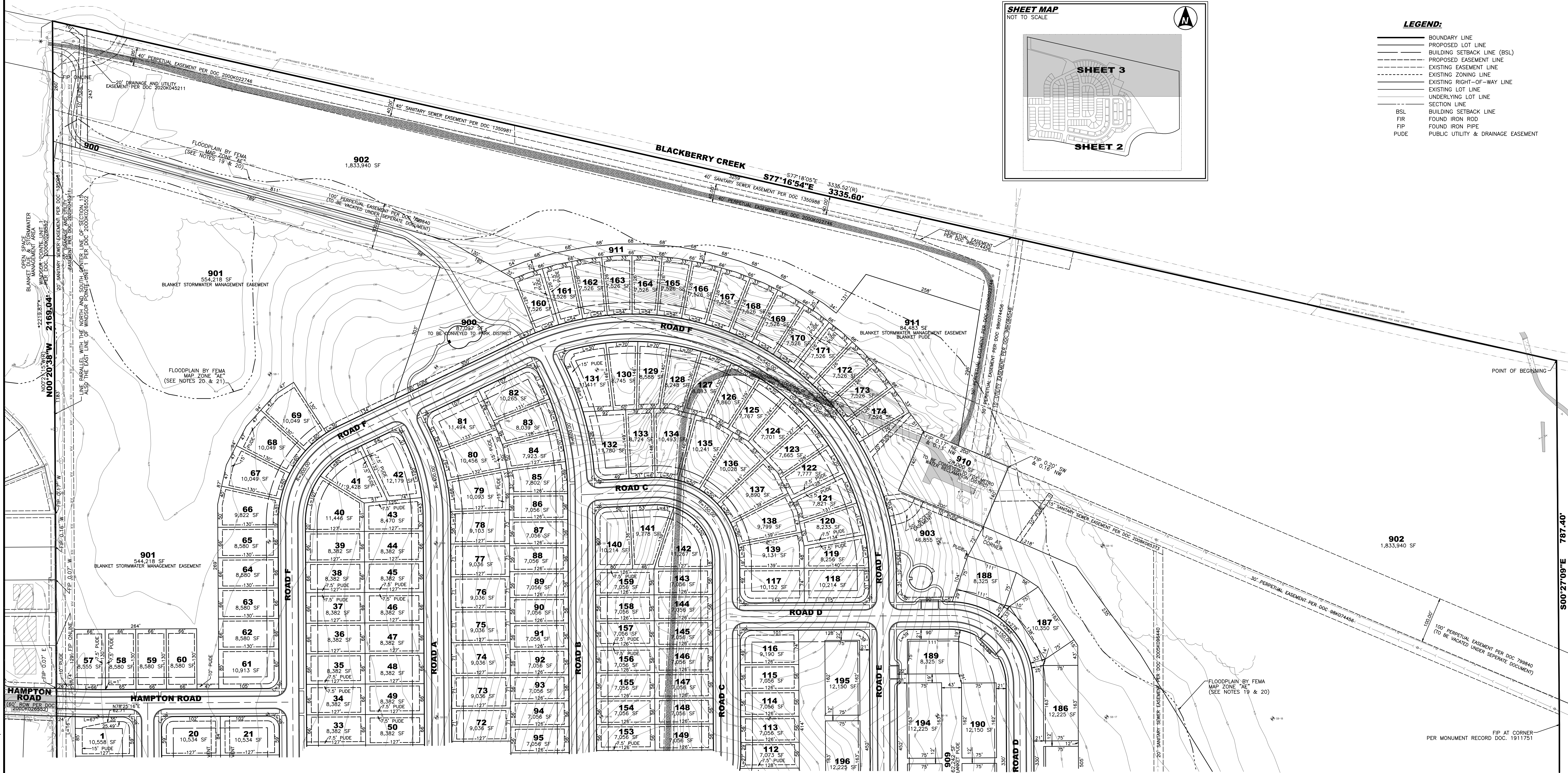
SHEET	2 OF 3
PROJECT NUMBER:	4930
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ILLINOIS FIRM LICENSE 184-002694	

PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE



LEGEND:

- BOUNDARY LINE
- PROPOSED LOT LINE
- BUILDING SETBACK LINE (BSL)
- PROPOSED EASEMENT LINE
- EXISTING EASEMENT LINE
- EXISTING ZONING 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



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Rosemont, IL 60018
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www.mackieconsult.com

CLIENT:



1700 E. GOLF ROAD
SUITE 1100
SCHUMBURG, IL 60173

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

**PRELIMINARY P.U.D. PLAT
BRIGHTON RIDGE
SUGAR GROVE, IL**

SHEET

3 OF 3

PROJECT NUMBER: 4930
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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.
	PERENNIALS AND ORNAMENTAL GRASSES		
	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
	GROUNDCOVERS		
	Liriope spicata CREEPING LILYTURF	#SP4	18" O.C.
	NATIVE PLANTS		
	Vinca minor 'Dart's Blue' DART'S BLUE PERIWINKLE	#SP4	12" O.C.

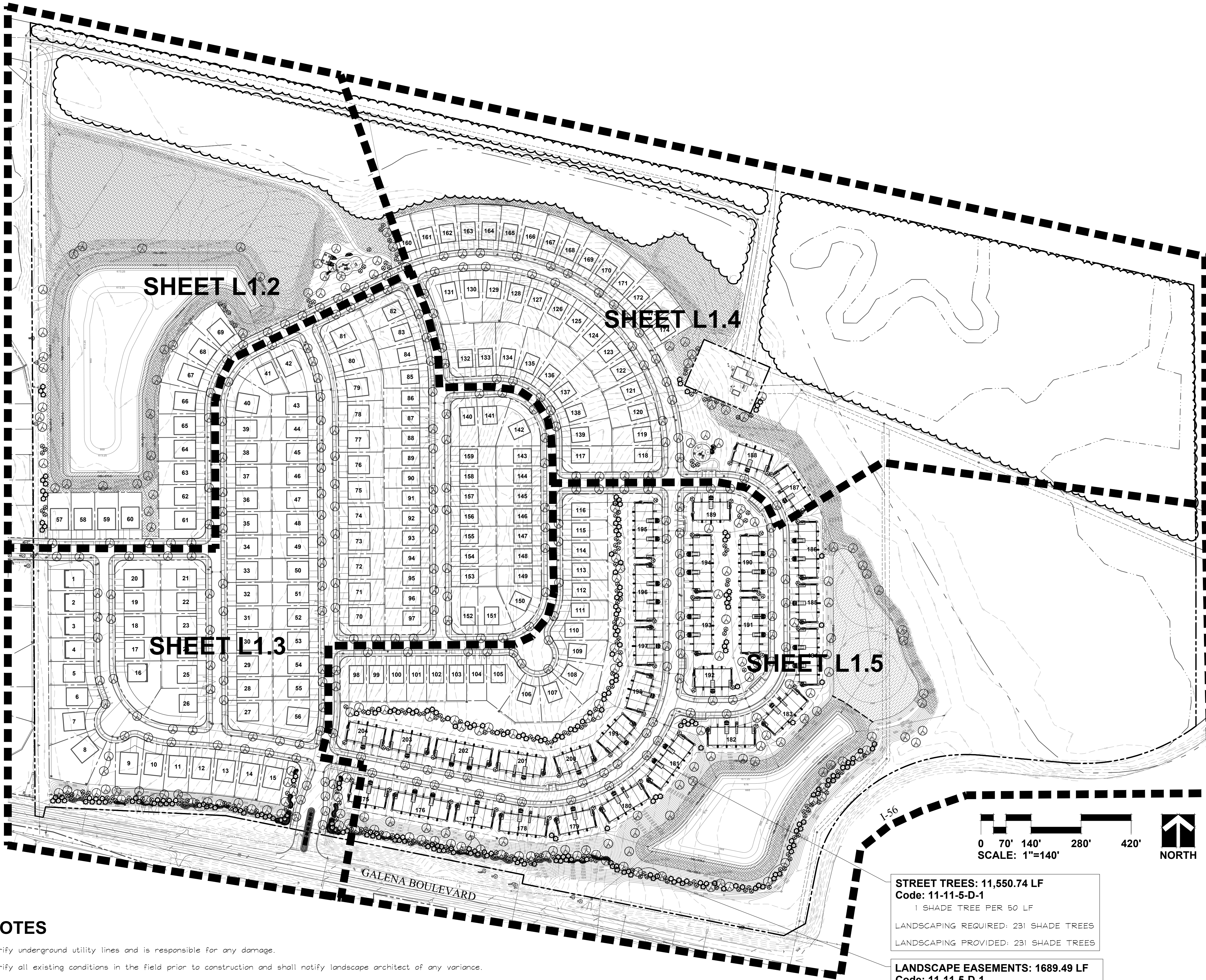
NATIVE LEGEND

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
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ENGINEER
MACKIE CONSULTANTS
9575 W. HIGGINS
SUITE #500
ROSEMONT, IL 60018

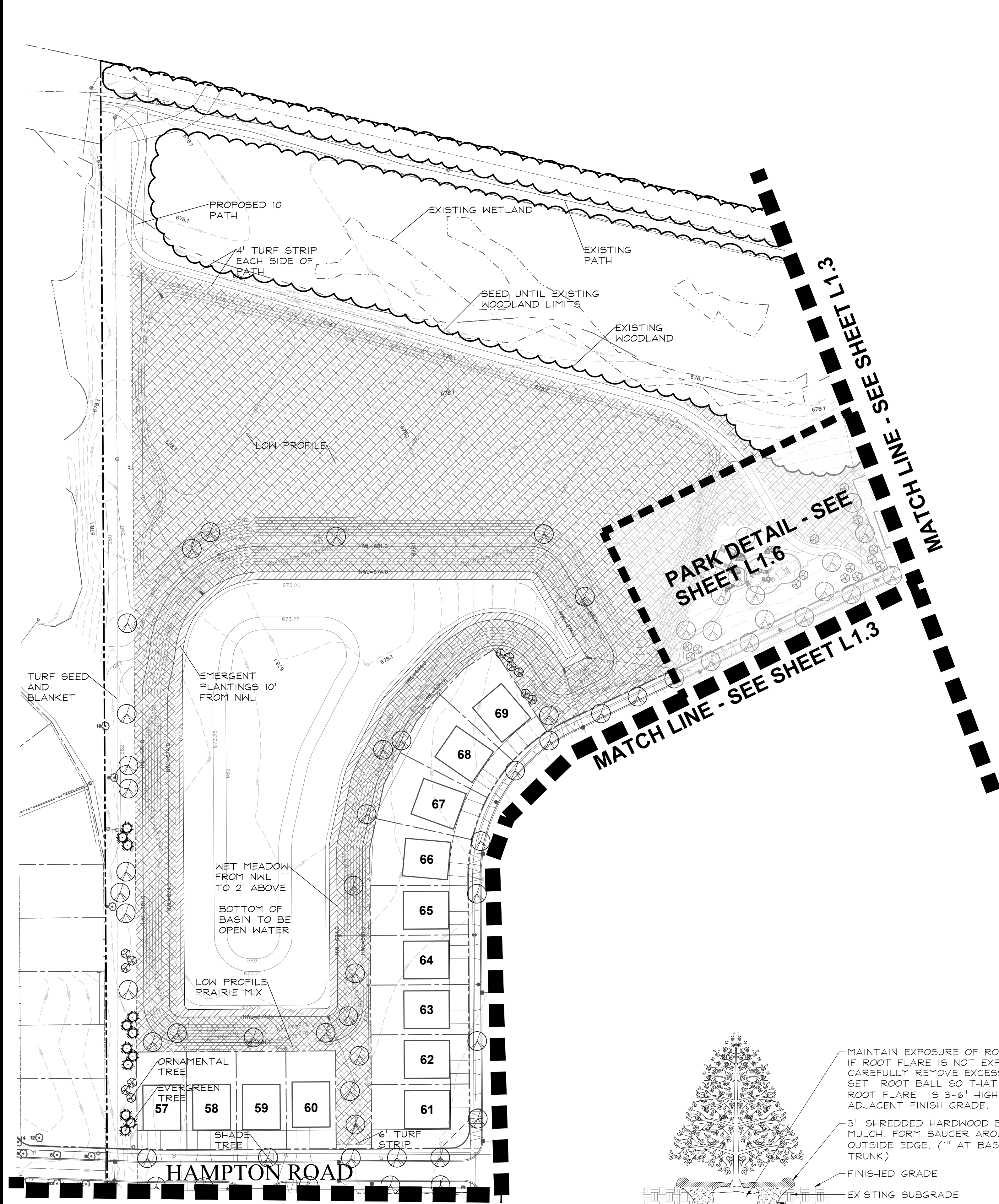
BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
OVERALL LANDSCAPE PLAN

01 01.17.2025
REVISIONS

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

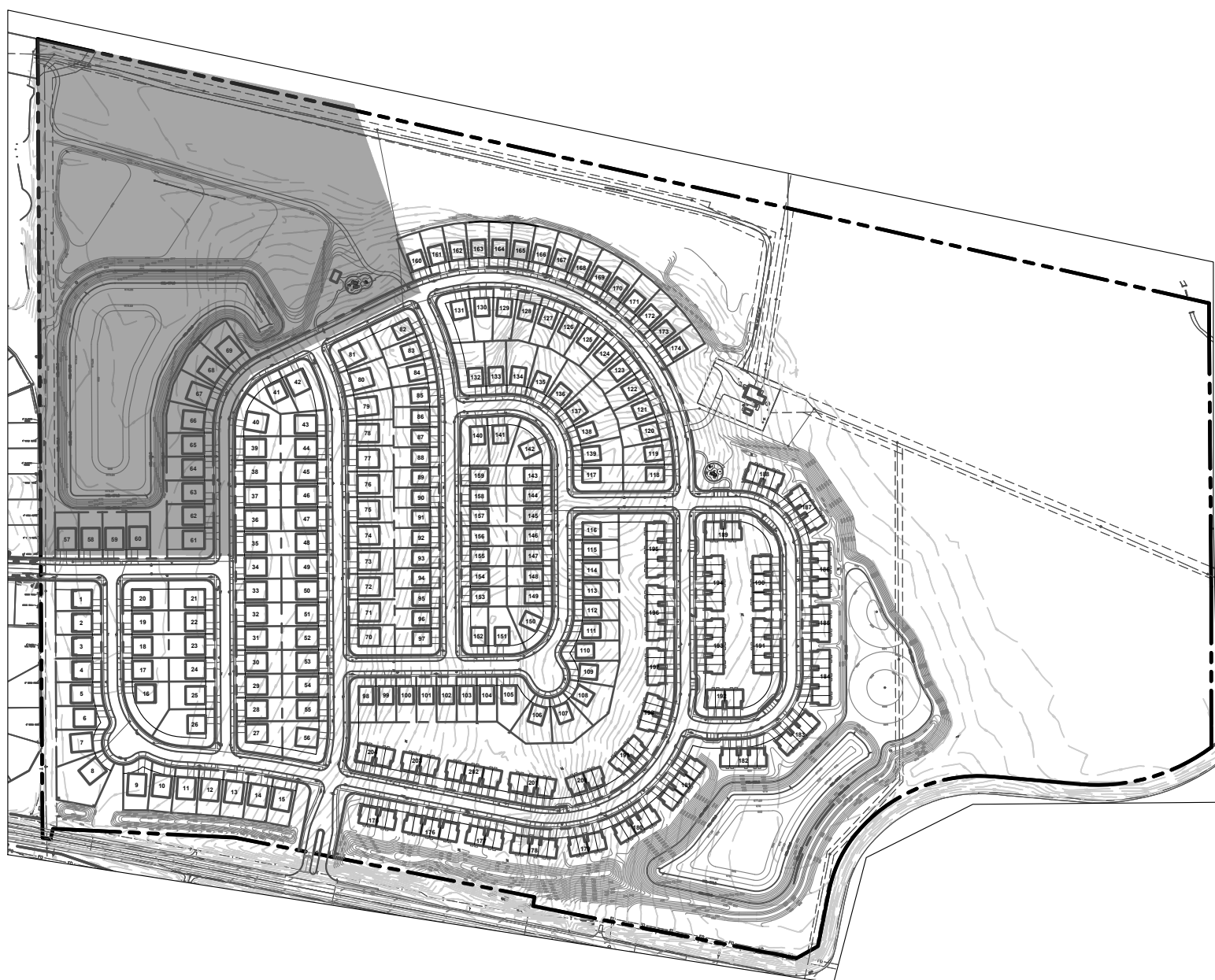
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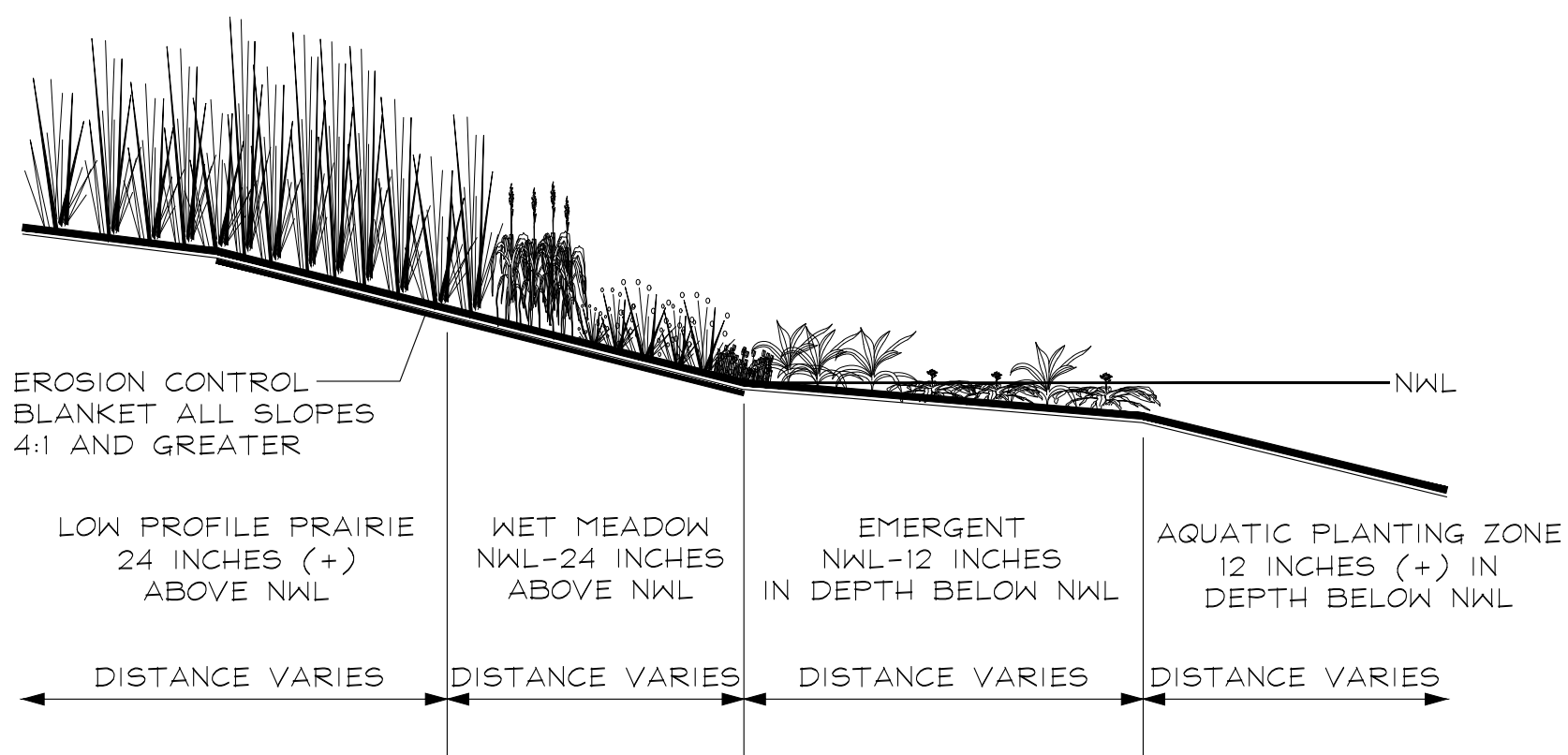
NATIVE LEGEND

- | 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 |

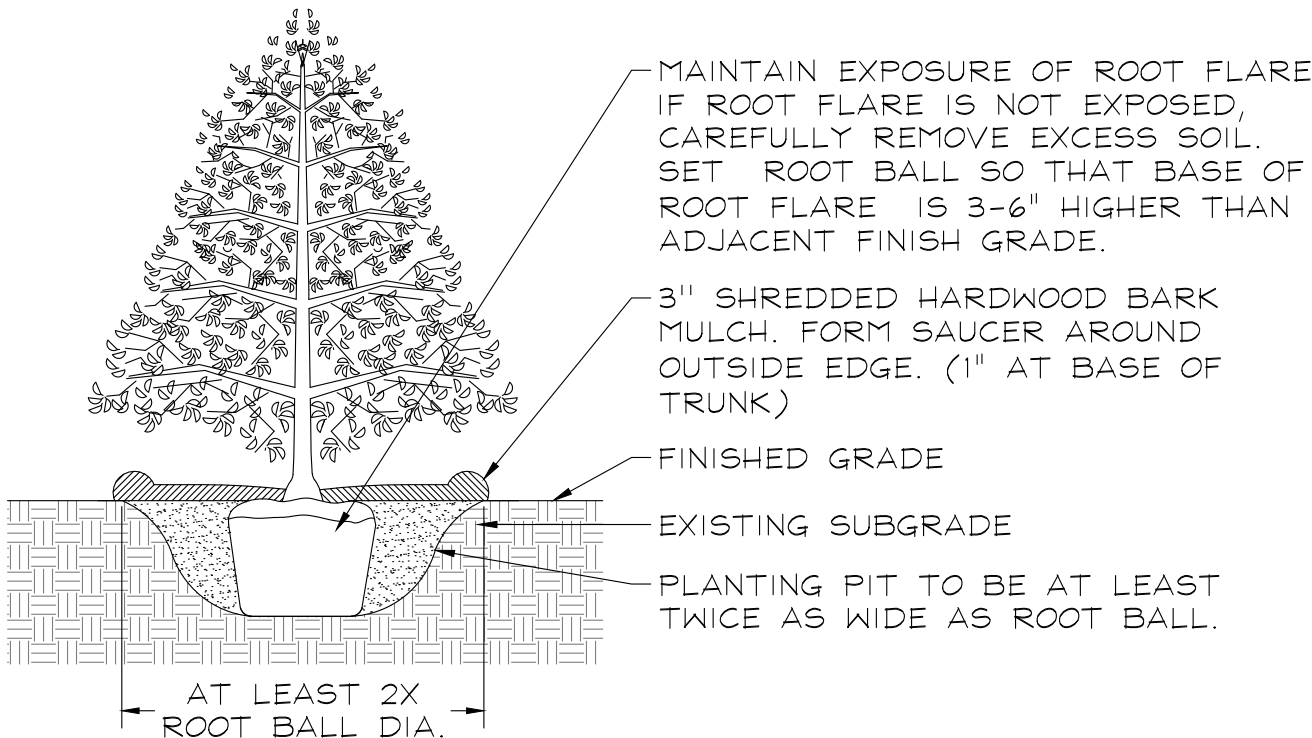


KEY MAP
SCALE: 1"=420' NORTH

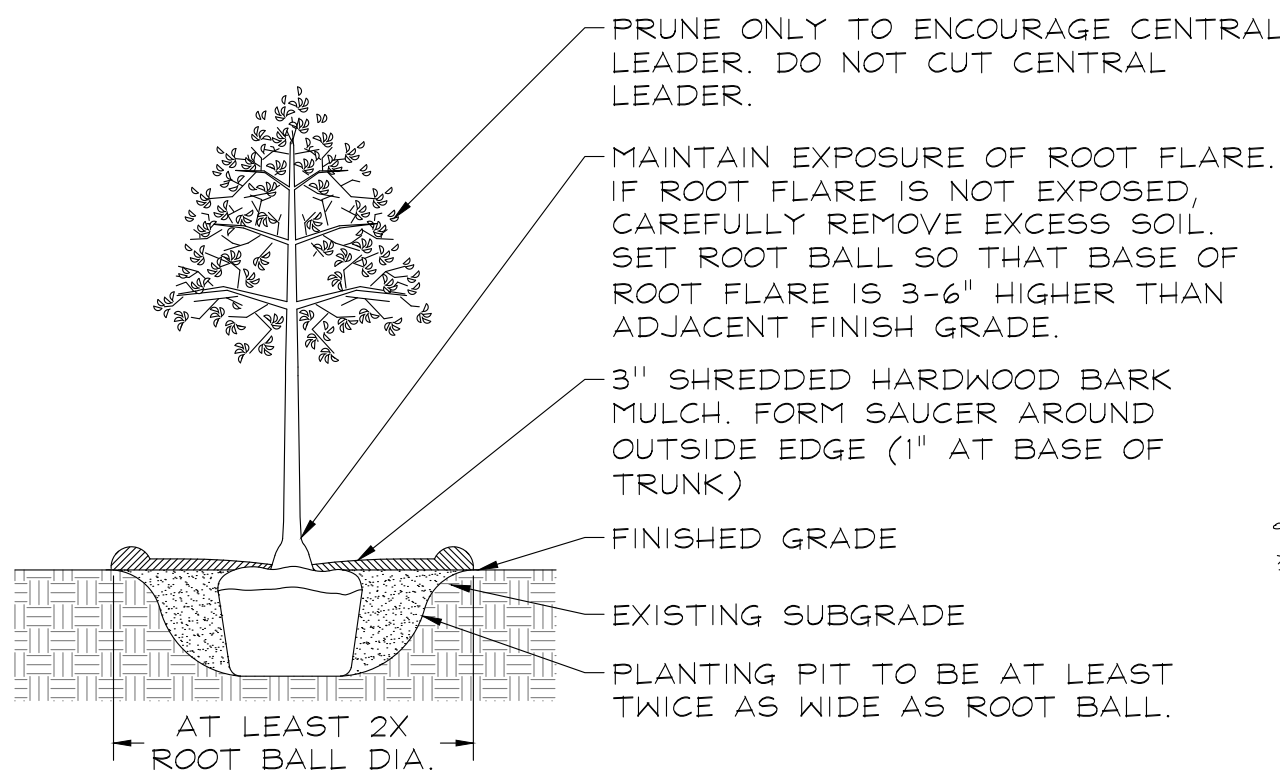
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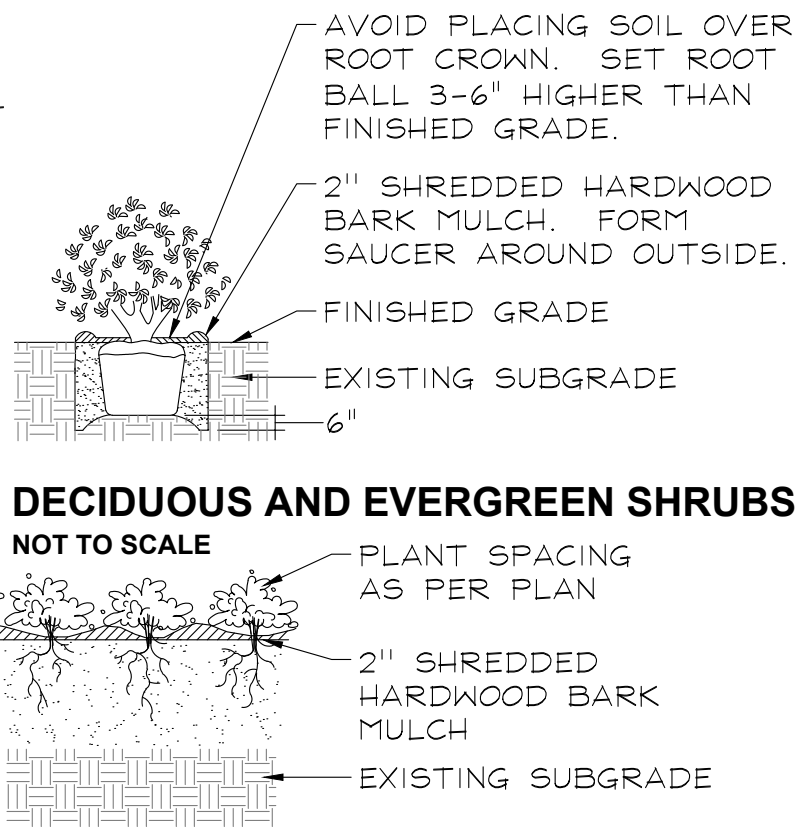
NATURALIZED STORMWATER BASIN SECTION
NOT TO SCALE



EVERGREEN TREES
NOT TO SCALE



DECIDUOUS TREES
NOT TO SCALE



PERENNIALS AND GROUNDCOVERS
NOT TO SCALE

GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING
ECOLOGICAL CONSULTING
LANDSCAPE ARCHITECTURE
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PHONE: 630-668-7197

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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.	



CLIENT
LENNAR
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SUITE 1122
SCHAUMBURG, IL 60173

ENGINEER
MACKIE CONSULTANTS
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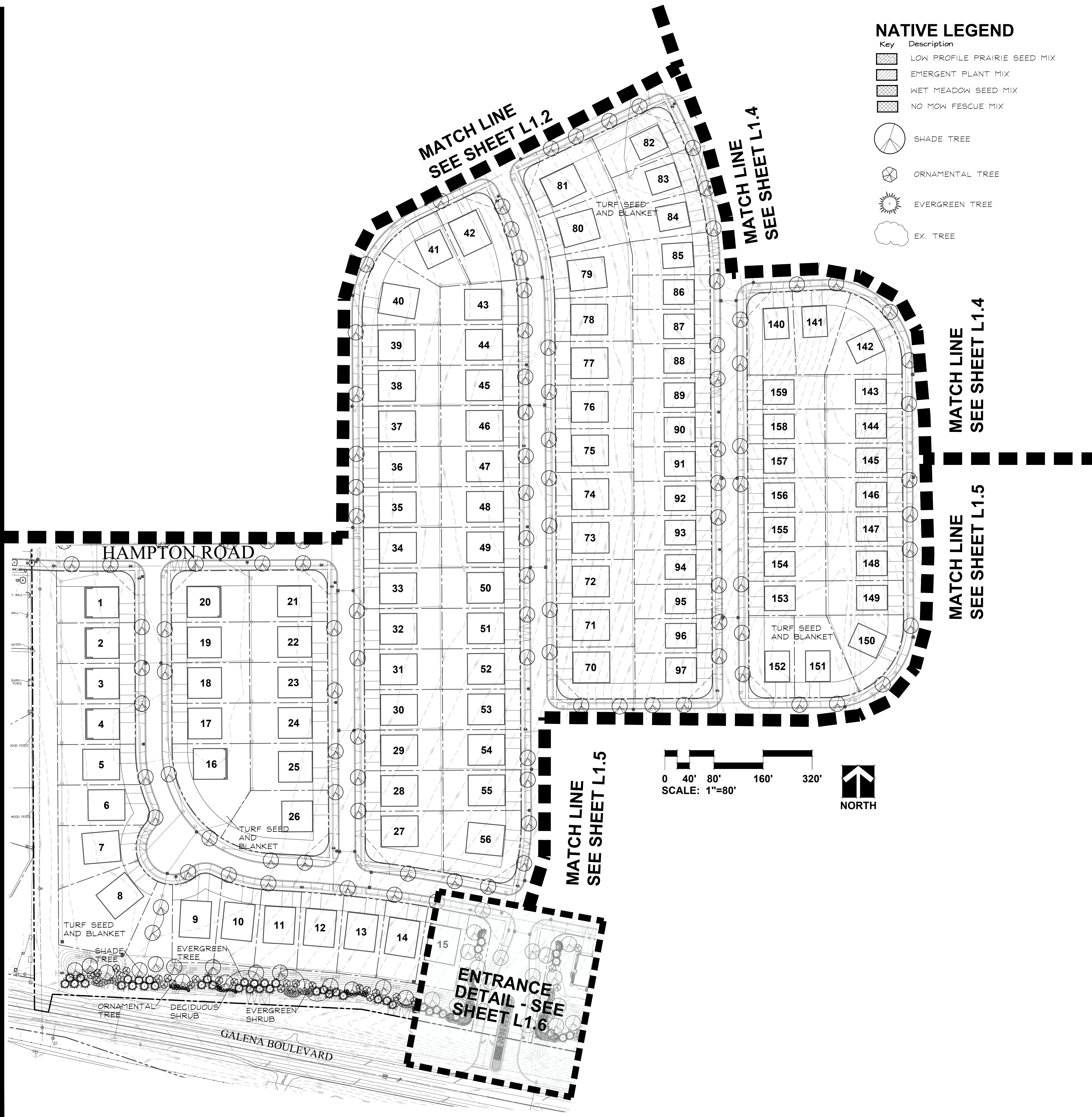
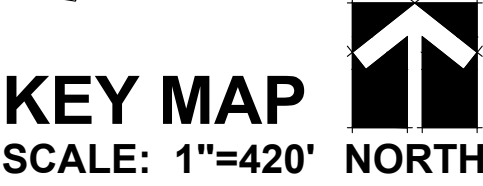
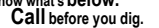
BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS

LANDSCAPE PLAN - SOTUHWEST

1 01.17.2025
REVISIONS

DATE	11.25.2024
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1.3





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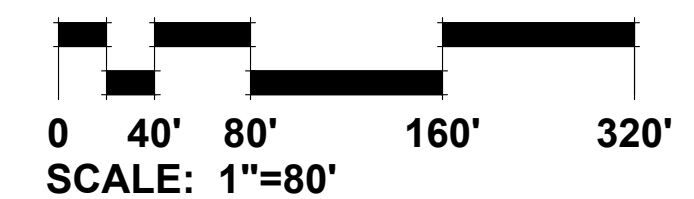
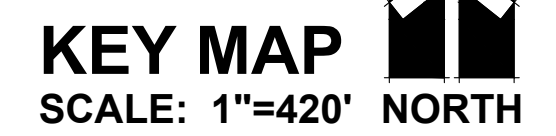
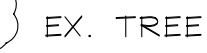
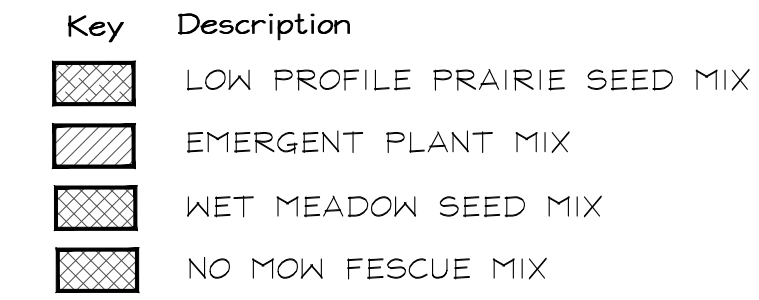
BRIGHTON RIDGE
SUGAR GROVE,¹ ILLINOIS

LANDSCAPE PLAN - NORTHEAST

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ROSEMONT, IL 60018

BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
LANDSCAPE PLAN - SOUTHEAST

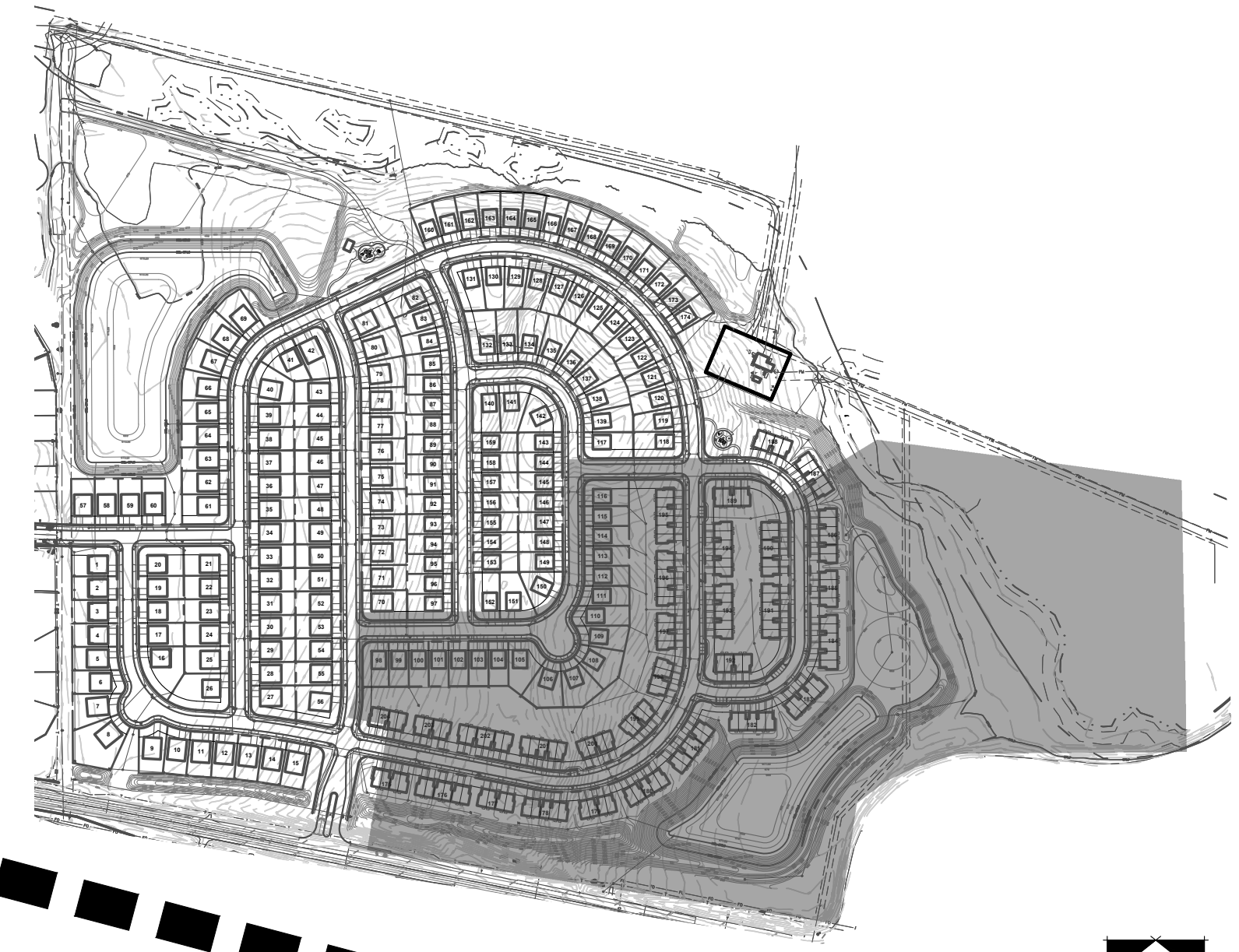
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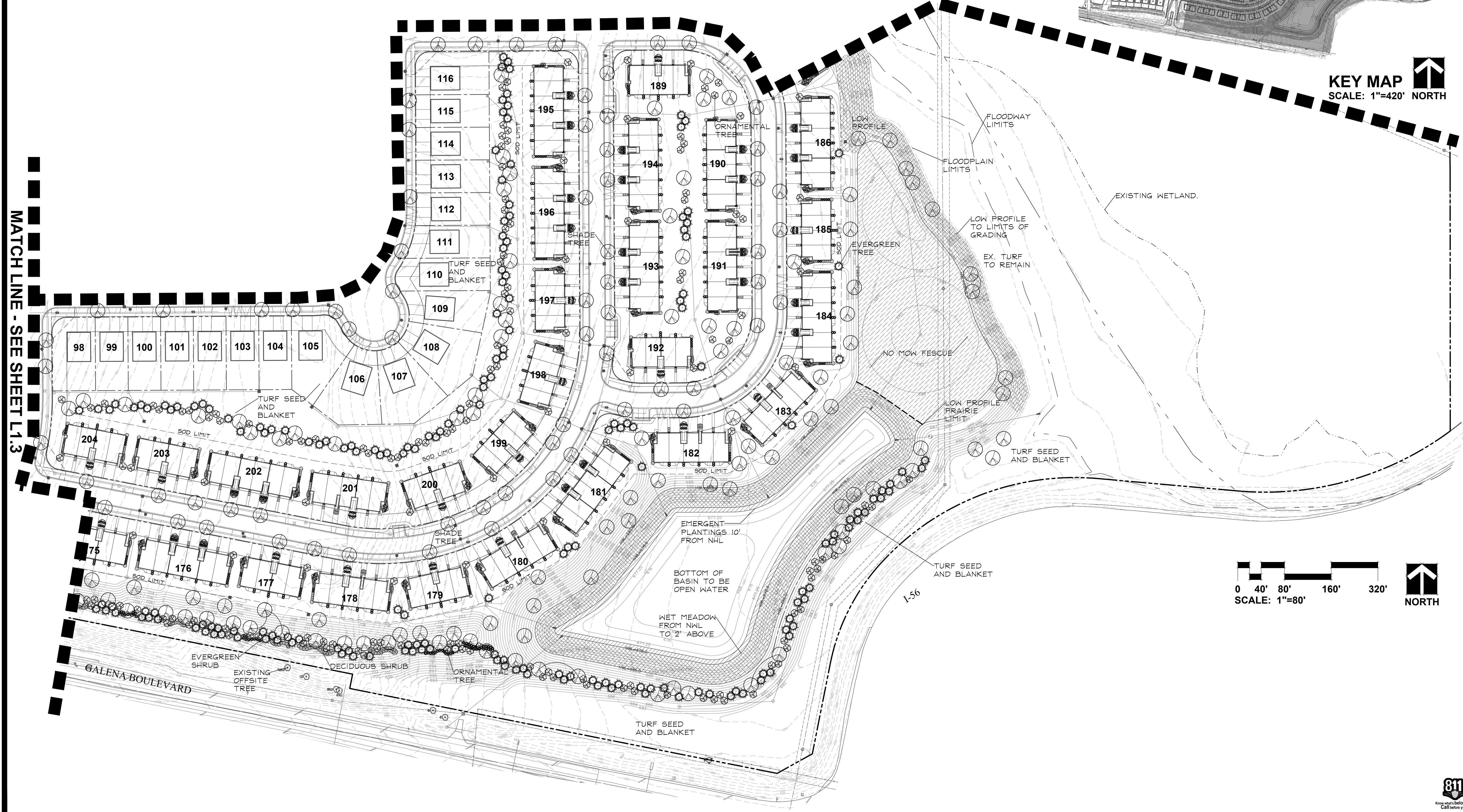
- NATIVE LEGEND**
- | Key | Description |
|-----|------------------------------|
| | LOW PROFILE PRAIRIE SEED MIX |
| | EMERGENT PLANT MIX |
| | WET MEADOW SEED MIX |
| | NO MOW FESCUE MIX |
| | SHADE TREE |
| | ORNAMENTAL TREE |
| | EVERGREEN TREE |
| | EX. TREE |



KEY MAP
SCALE: 1"=420' NORTH

MATCH LINE - SEE SHEET L1.4

MATCH LINE - SEE SHEET L1.3

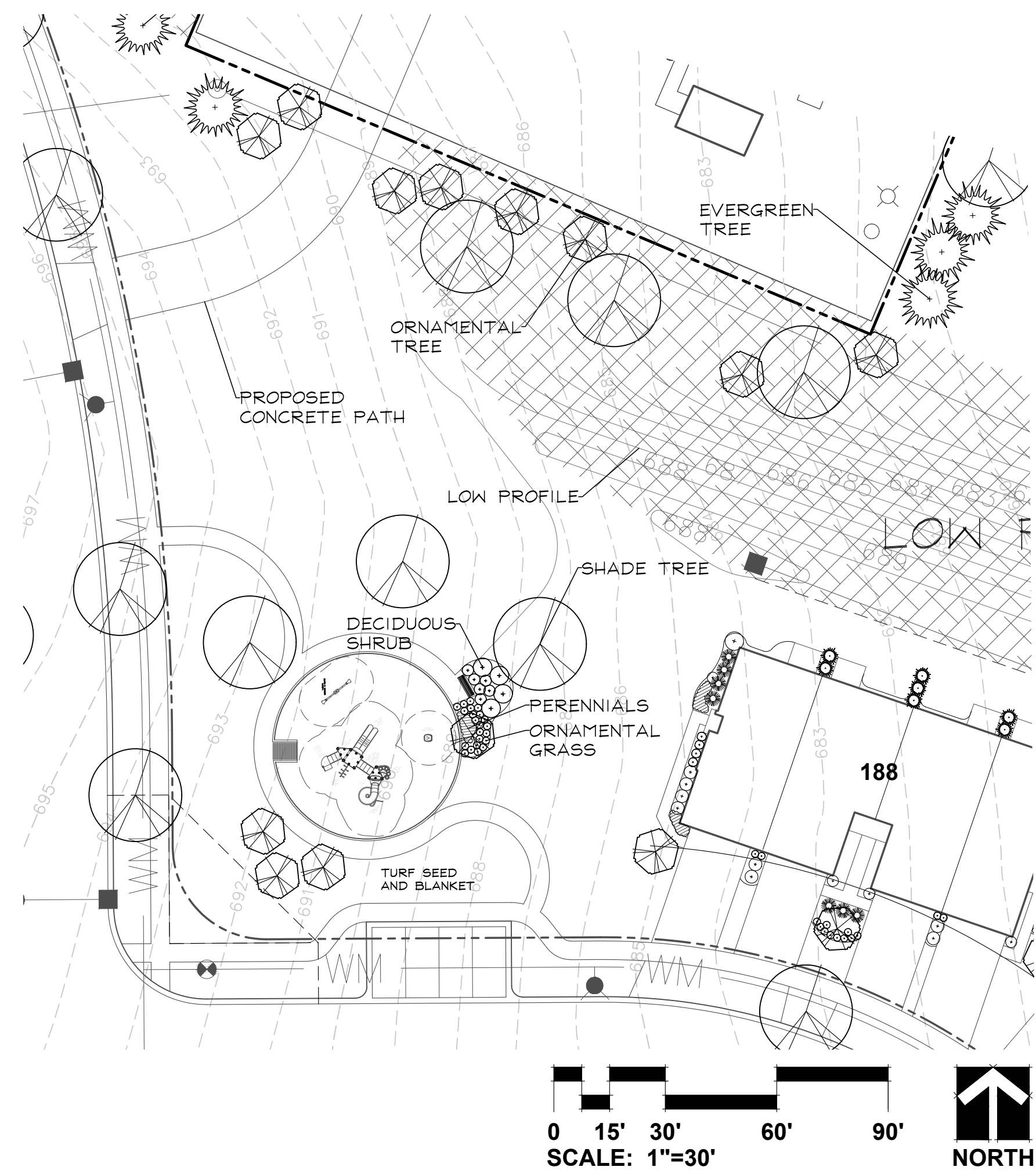
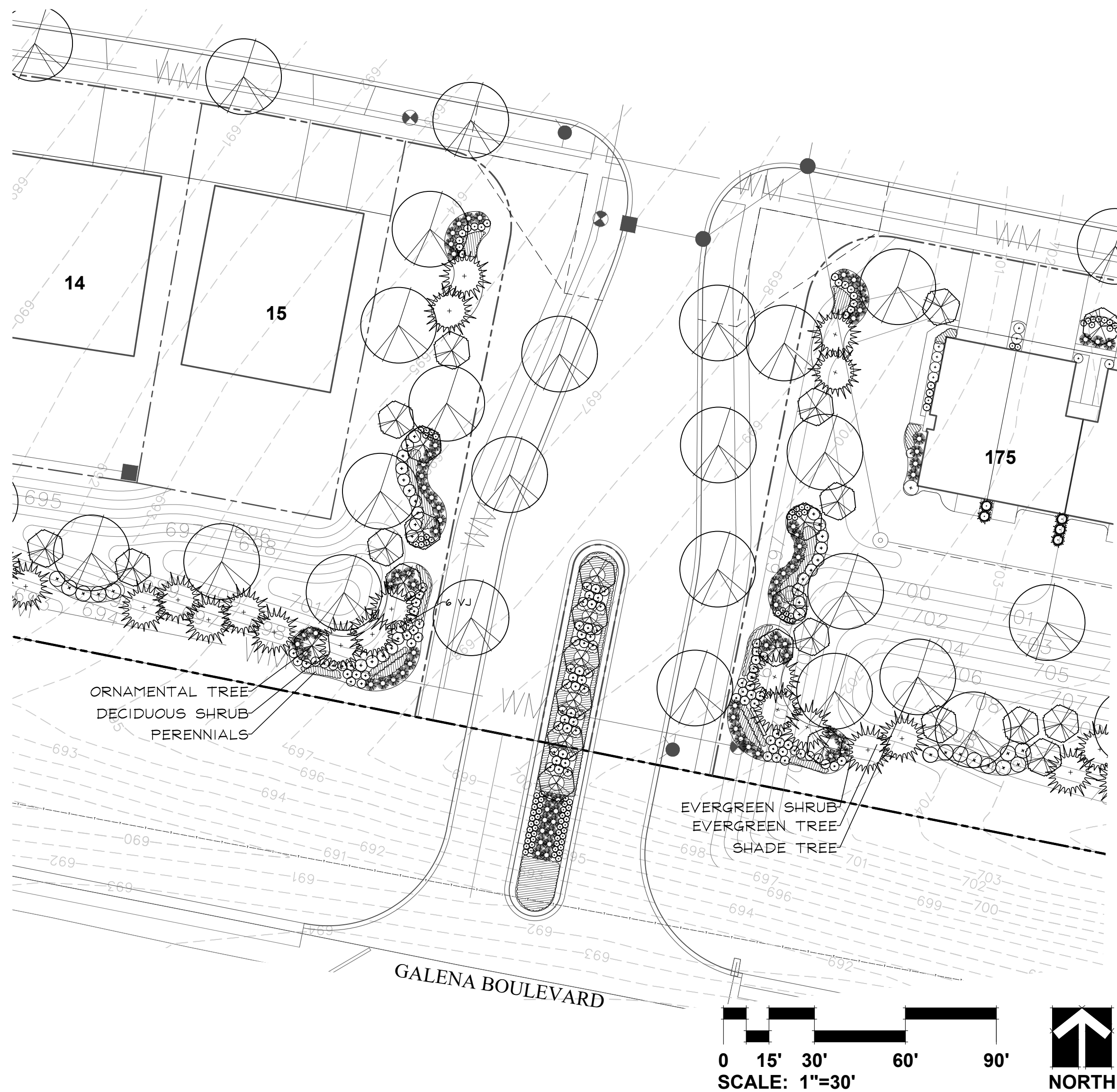


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SCALE: 1"=80' NORTH

NOT CONTOUR

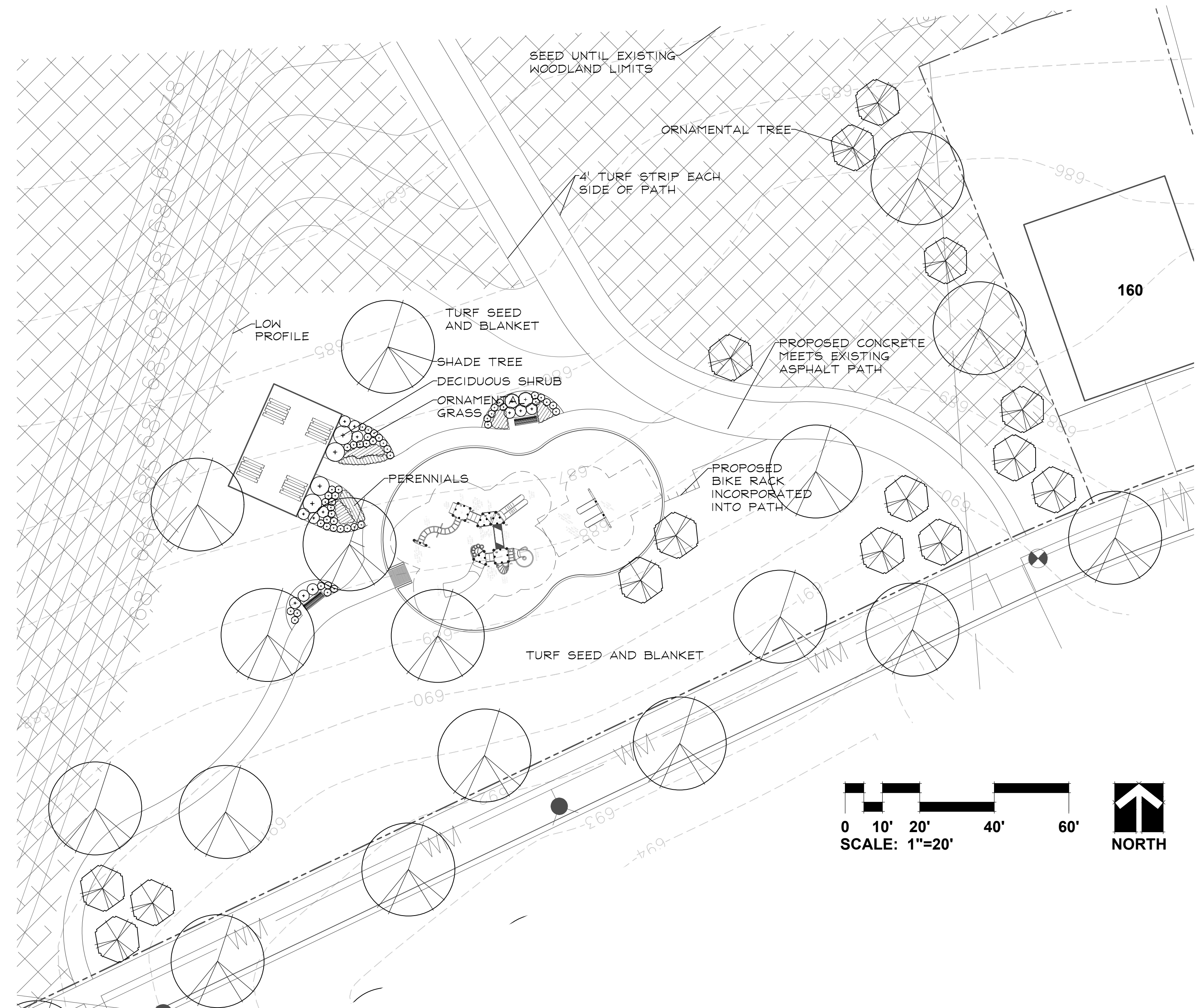
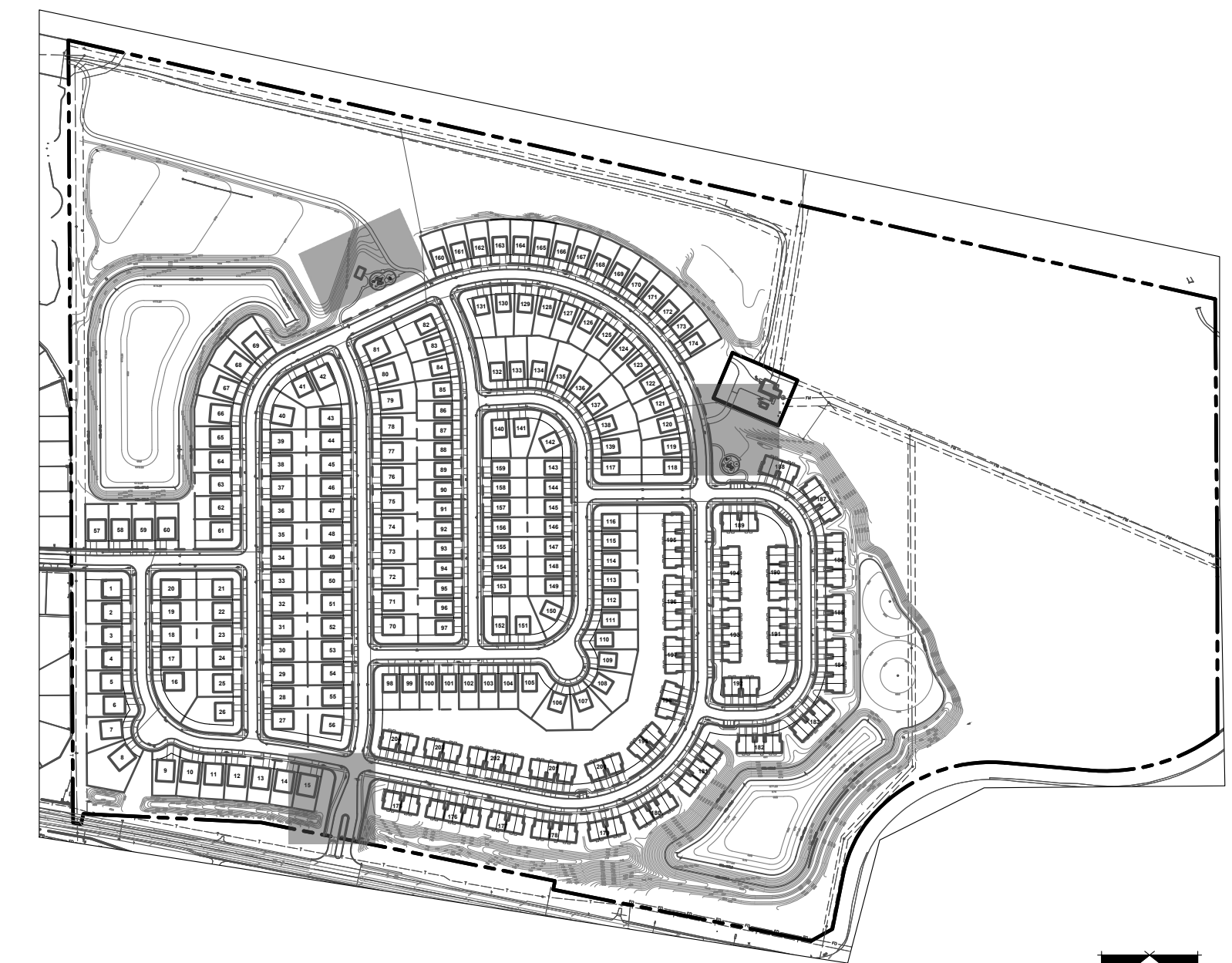
SHEETS

PAGE CONTINUED



NATIVE LEGEND

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



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SUGAR GROVE, ILLINOIS

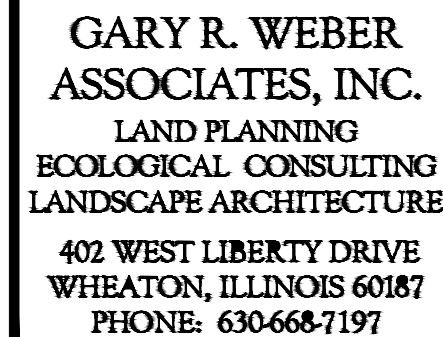
PARK PLAN AND DETAILS

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L1.6





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BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS

TYPICAL TOWNHOME FOUNDATION PLANS

01
REVISIONS

DATE	11.25.2024
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L1.7



SCALE: 1"=10'



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

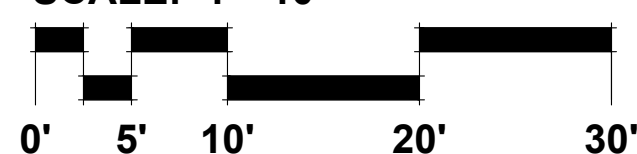
Key	Qty	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES				
OT1	2	'Malus 'Jewelcole' RED JEWEL CRABAPPLE	2" Cal	Tree Form
OT2	1	<i>Cercis canadensis</i> EASTERN REDBUD	6' Ht.	Multi-Stem
EVERGREEN TREES				
ET1	7	<i>Thuja occidentalis</i> 'Emerald' EMERALD GREEN ARBORVITAE	5' Ht.	4' O.C.
DECIDUOUS SHRUBS				
DS1	2	<i>Syringa patula</i> 'Miss Kim' MISS KIM LILAC	30" Tall	5' O.C.
DS2	7	<i>Weigela florida</i> 'Brannelli' FINE WINE WIEGELA	24" Tall	3' O.C.
DS3	4	<i>Hydrangea macrophylla</i> 'Bailmer' ENDLESS SUMMER HYDRANGEA	24" Tall	3' O.C.
DS4	8	<i>Rhus aromatica</i> 'Gro-Low' GRO-LOW FRAGRANT SUMAC	24" Wide	3'-6" O.C.
EVERGREEN SHRUBS				
ES1	9	<i>Juniperus x pfitzeriana</i> 'Kallay's Compact' KALLAY'S COMPACT PFITZER JUNIPER	24" Wide	4' O.C.
ORNAMENTAL GRASSES				
OG1	4	<i>Calamagrostis x acutiflora</i> 'Karl Foerster' FEATHER REED GRASS	#1	30" O.C.
OG2	13	<i>Sporobolus heterolepis</i> PRAIRIE DROPSIDE	#1	24" O.C.
OG3	10	<i>Pennisetum alopecuroides</i> 'Burgundy Bunny' BURGUNDY BUNNY FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS				
P1	21	<i>Allium</i> 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2	34	<i>Hosta</i> 'Royal Standard' ROYAL STANDARD HOSTA	#1	18" O.C.
MISC. MATERIALS				
7.0		SHREDDED HARDWOOD MULCH	C.Y.	

4-UNIT TOWNHOME PLANT LIST - B (BLDGS. 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	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	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.	



SCALE: 1"=10'



**ALTERNATE END 4 UNIT
TOWNHOME PLANT LIST - A
(BLDGS. 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 'Bromwell' FINE WINE WEIGELA	24' Tall	3' O.C.
DS3	2	Hydrangea macrophylla 'Bailmer' ENDLESS SUMMER HYDRANGEA	24' Tall	3' O.C.
		EVERGREEN SHRUBS		
ES1	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 DROPSEED	#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
(BLDGS. 175, 189)**

Key	Qty	Botanical/Common Name	Size	Remark
ORNAMENTAL TREES				
OT1	1	Molus 'Jewelcole' RED JEWEL CRABAPPLE	2' Cal	Tree Form
DECIDUOUS SHRUBS				
DS1	1	Cornus sericea 'Isanti' REDSOSIER DOGWOOD	30' Tall	5' O.C.
DS2	4	Viburnum carlesii 'SPVCB' SPICE BABY VIBURNUM	24' Tall	3' O.C.
DS3	2	Spiraea japonica 'Neon Flash' NEON FLASH SPIREA	24' Tall	3' O.C.
EVERGREEN SHRUBS				
ES1	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 kicknellii 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.	

ALOT CONFIG:



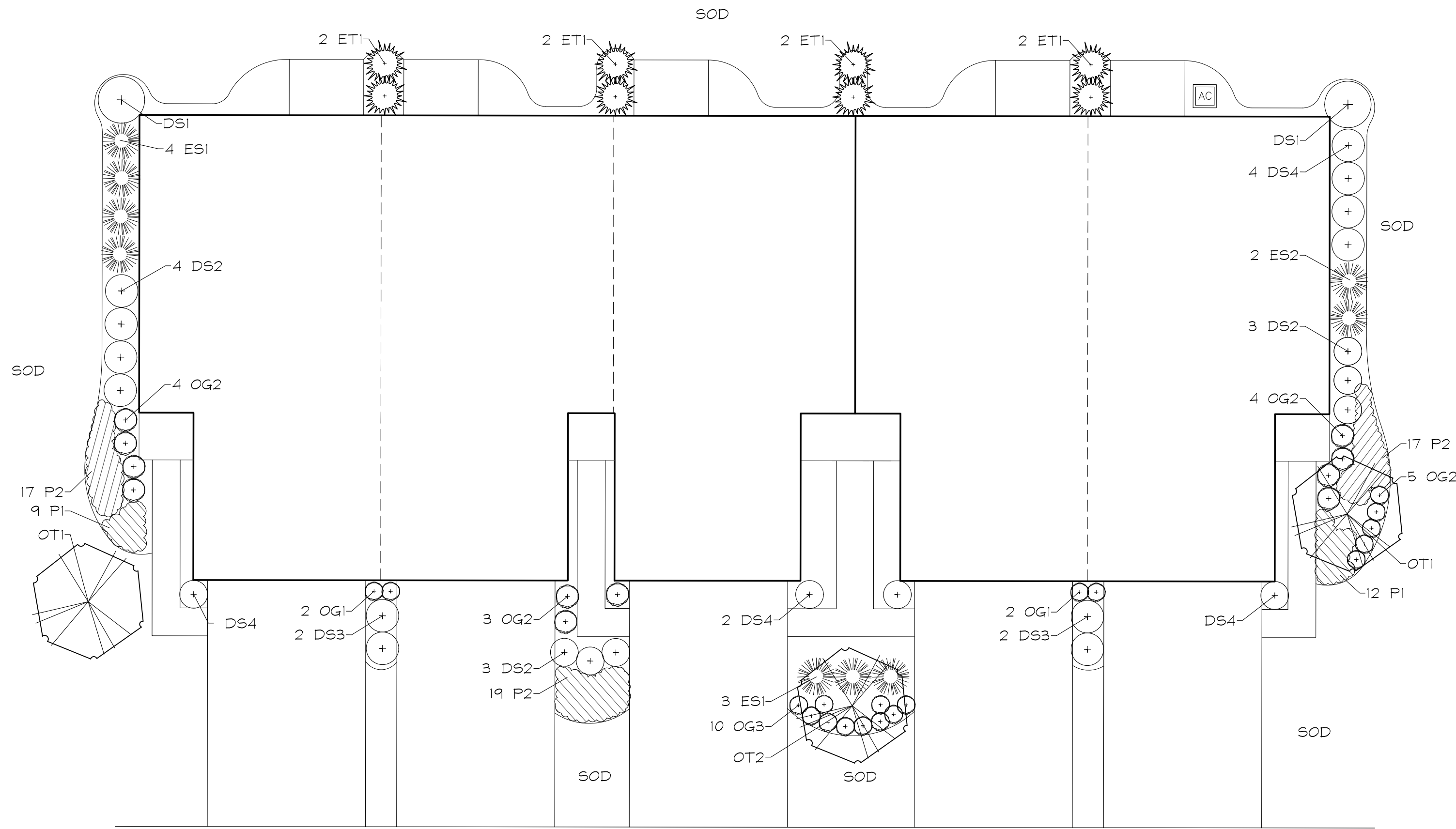
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BRIGHTON RIDGE
SUGAR GROVE, ILLINOIS
TYPICAL TOWNHOME FOUNDATION PLANS

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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 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	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' REDBOSIER 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.	



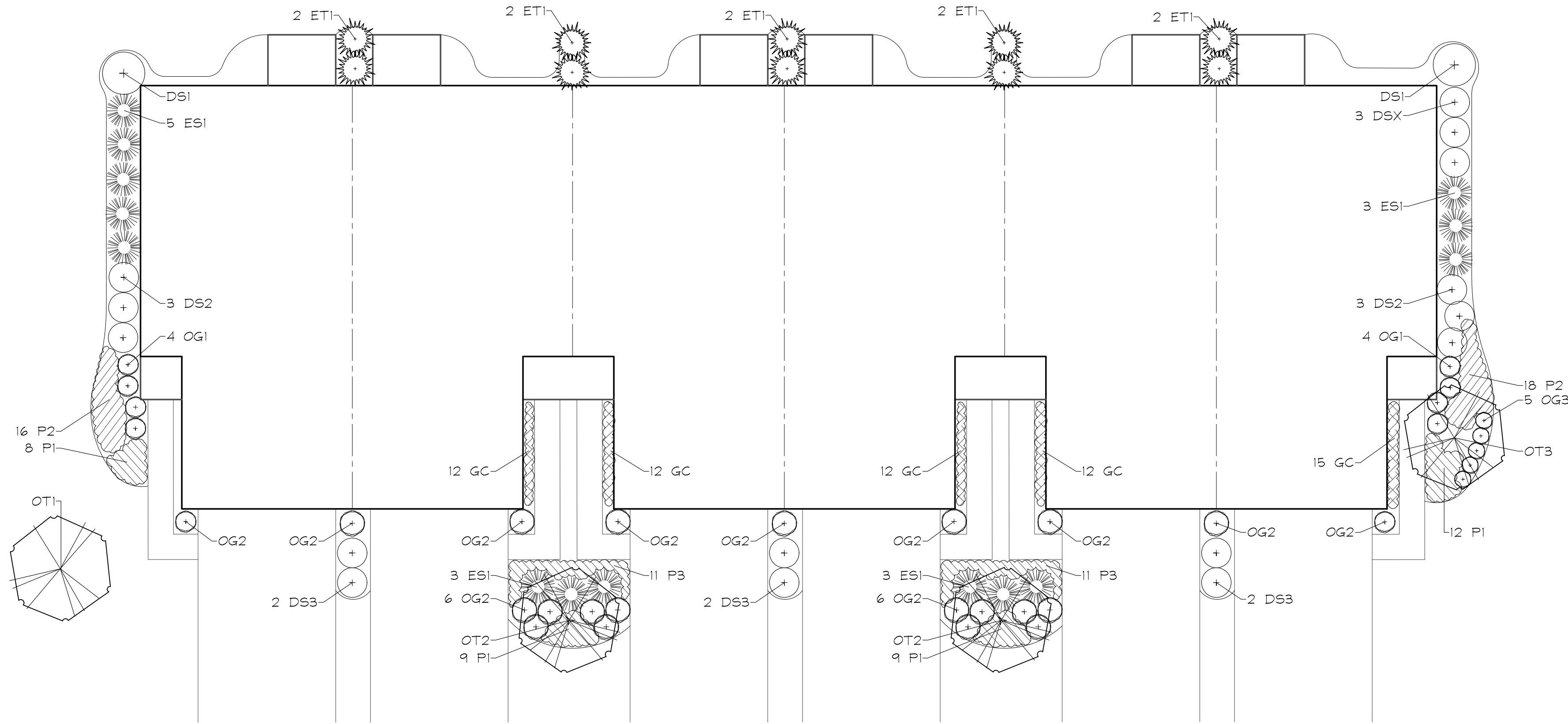
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TYPICAL 6 UNIT FOUNDATION LANDSCAPE DETAIL

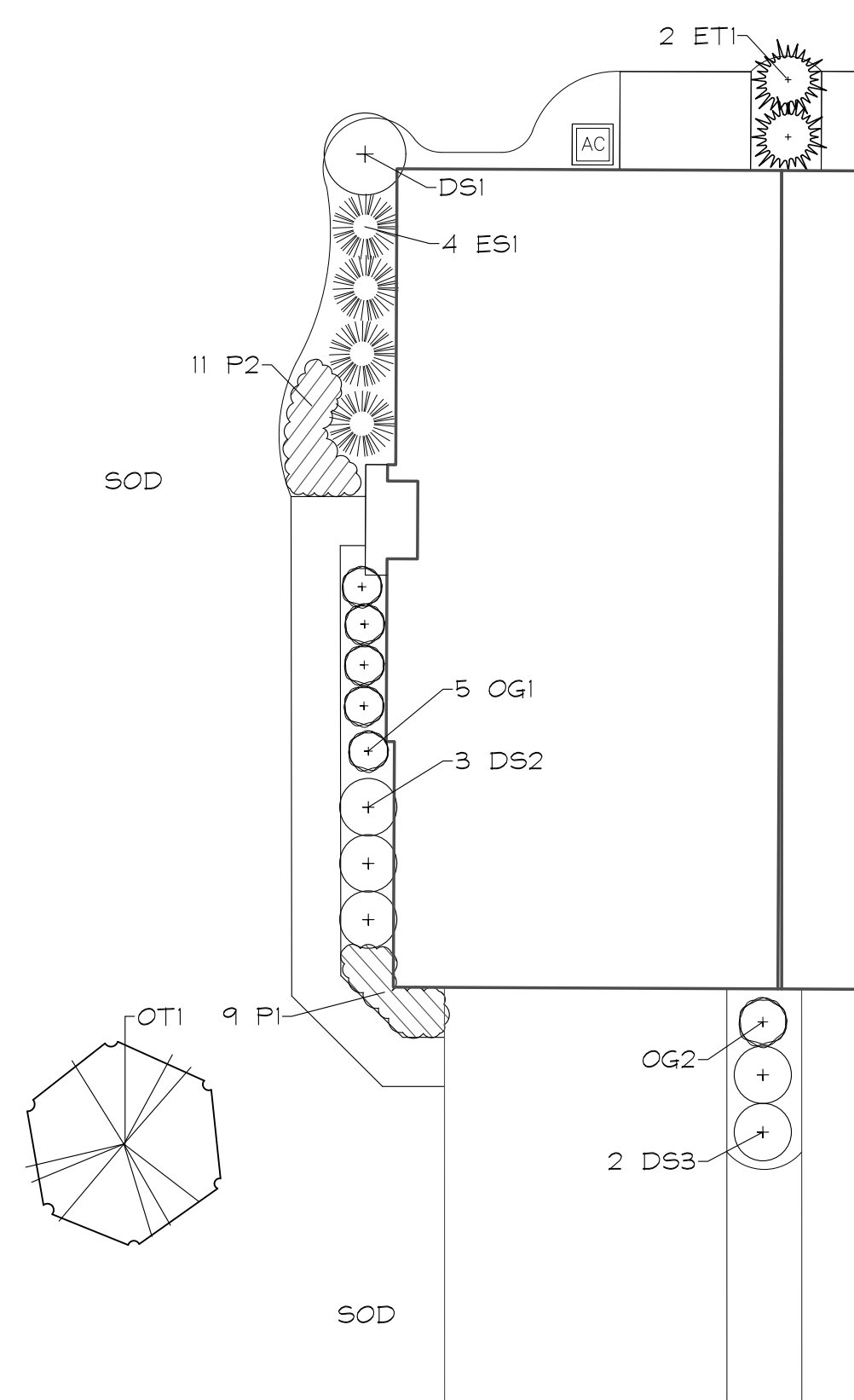
0' 5' 10' 20' 30'
SCALE: 1"=10'

**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 'SMHPLQF' 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 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
OG3 15	Sesleria 'Greenlee Hybrid' GREENLEE'S MOOR GRASS	#1	24" O.C.
PERENNIALS AND GROUNDCOVERS			
P1 38	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 34	Stachys officinalis 'Hummelo' 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 HORNEBEAM	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 'NCC01' 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			
P1 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)**

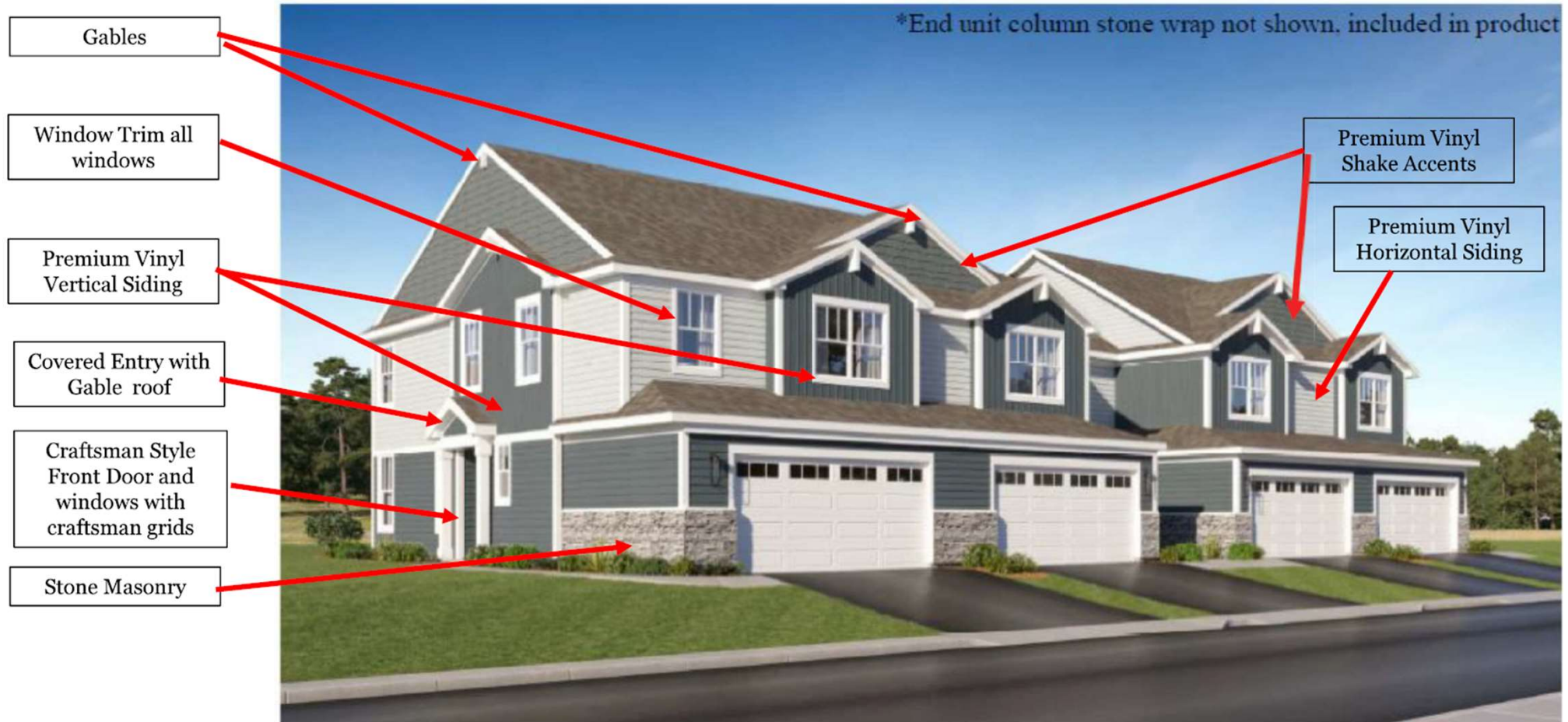
Key	Botanical/Common Name	Size	Remarks
ORNAMENTAL TREES			
OT1 1	Betula nigra 'Cully' HERITAGE RIVER BIRCH	6' Tall	Multi-Stem
EVERGREEN TREES			
ET1 2	Thuja occidentalis 'Fairview' FAIRVIEW ARBORVITAE	5' Tall	
DECIDUOUS SHRUBS			
DS1 2	Viburnum carlcephalum 'Cayuga' CAYUGA VIBURNUM	36" Tall	5' O.C.
DS2 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 'Hameln' DWARF FOUNTAIN GRASS	#1	24" O.C.
PERENNIALS AND GROUNDCOVERS			
P1 9	Allium 'Summer Beauty' SUMMER BEAUTY ONION	#1	18" O.C.
P2 11	Stachys officinalis 'Hummelo' BETONY	#1	18" O.C.
MISC. MATERIALS			
2	SHREDDED HARDWOOD MULCH	C.Y.	

Traditional Townhome Elevation Upgrades



January 16, 2025

New Elevation Upgrade Highlights



January 16, 2025











BISCAYNE "D"



BRYCE "D"



RAINIER "D"



SANTA ROSA "D"



SEQUOIA "D"



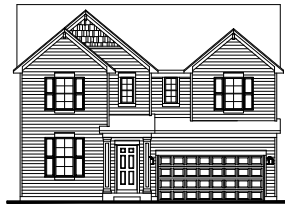
ADAMS "D"



BISCAYNE "E"



BRYCE "E"



RAINIER "E"



SANTA ROSA "E"



SEQUOIA "E"



ADAMS "E"



BISCAYNE "F"



BRYCE "F"



RAINIER "F"



SANT ROSA "F"



SEQUOIA "F"



ADAMS "F"



BISCAYNE "G"



BRYCE "G"



RAINIER "G"



SANTA ROSA "G"



SEQUOIA "G"



ADAMS "G"



BISCAYNE "H"



BRYCE "H"



RAINIER "H"



SANTA ROSA "H"



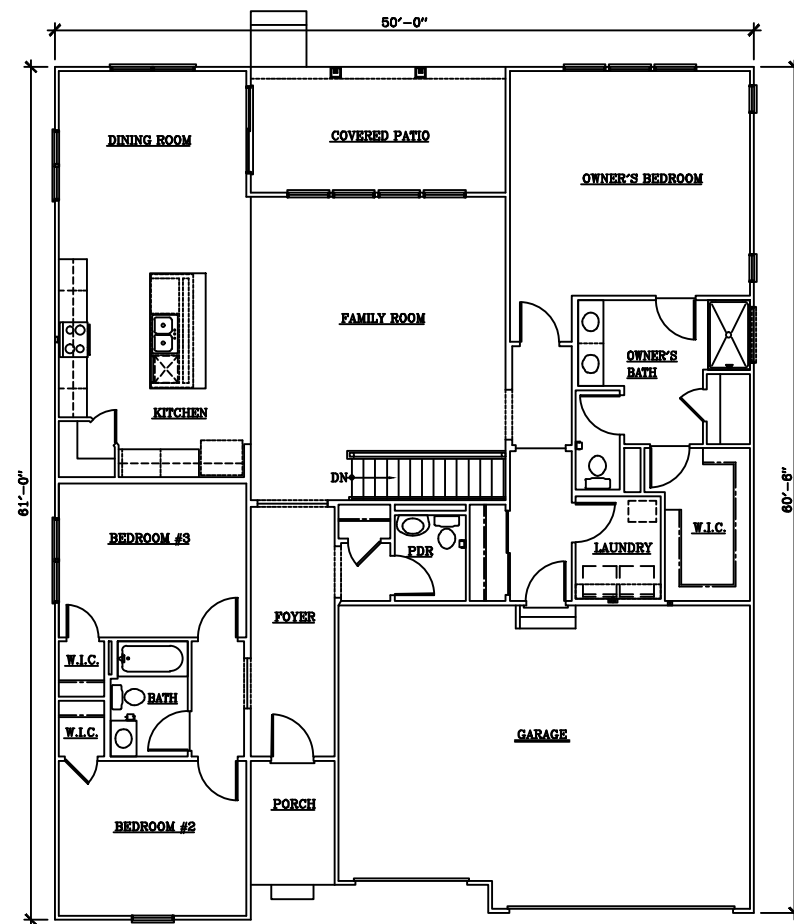
SEQUOIA "H"



ADAMS "H"

MEDALLION SERIES

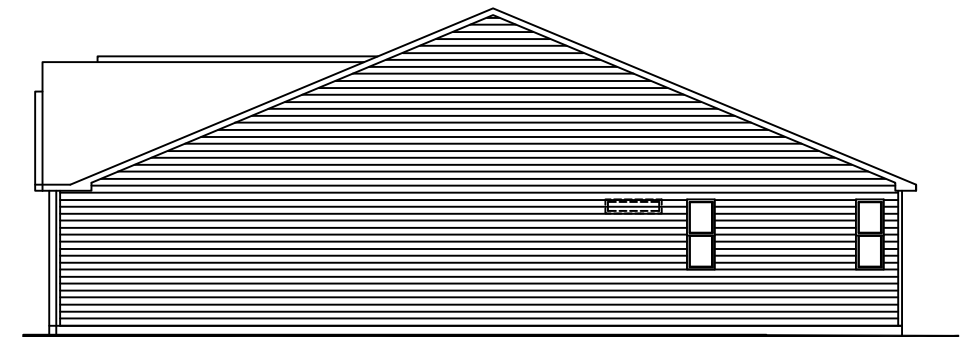
ALL ELEVATIONS



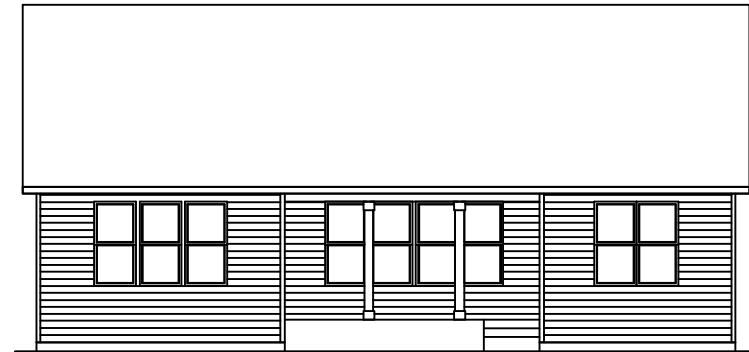
1ST FLR.
2146 SF.



FRONT ELEVATION



RIGHT ELEVATION

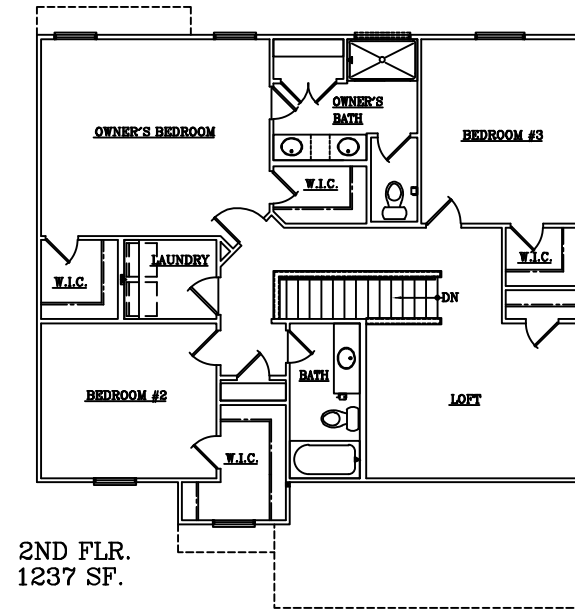


REAR ELEVATION

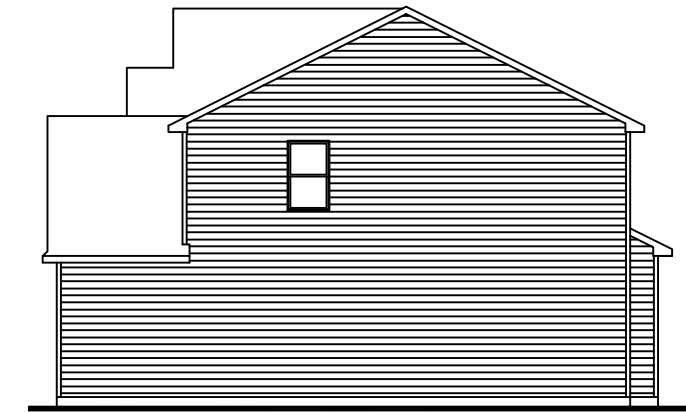


LEFT ELEVATION

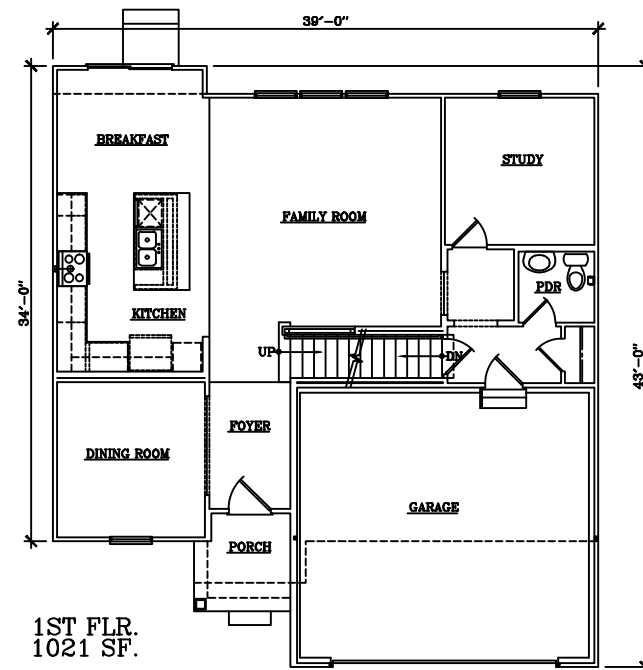
MEDALLION SERIES
ADAMS "D"
2146 SF.



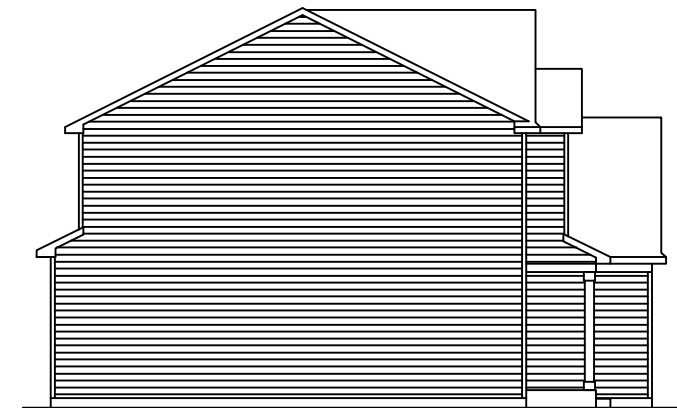
FRONT ELEVATION



RIGHT ELEVATION

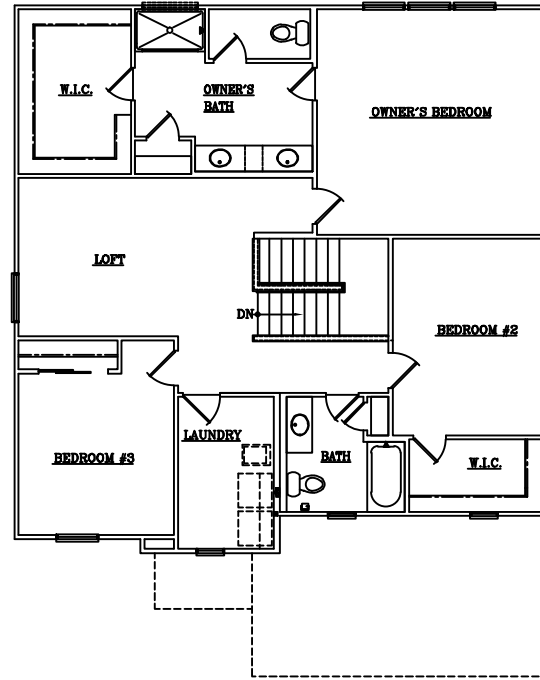


REAR ELEVATION

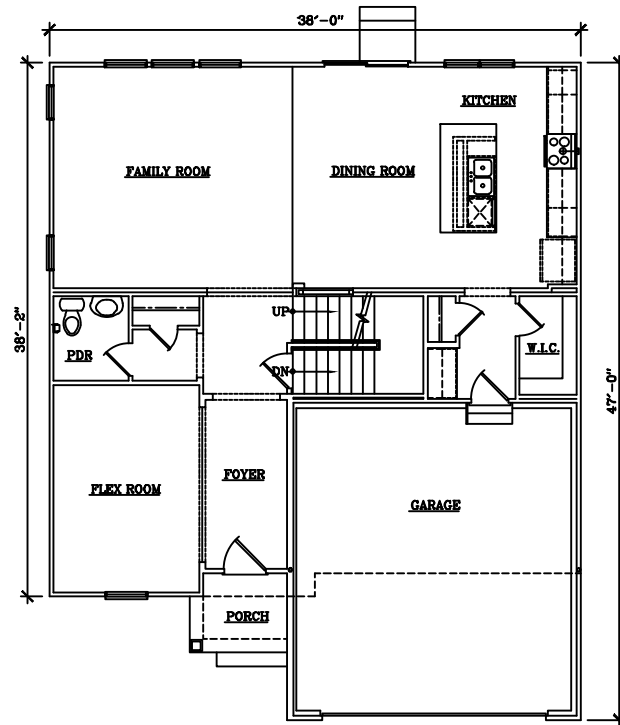


LEFT ELEVATION

MEDALLION SERIES
BISCAYNE "D"
2258 SF.



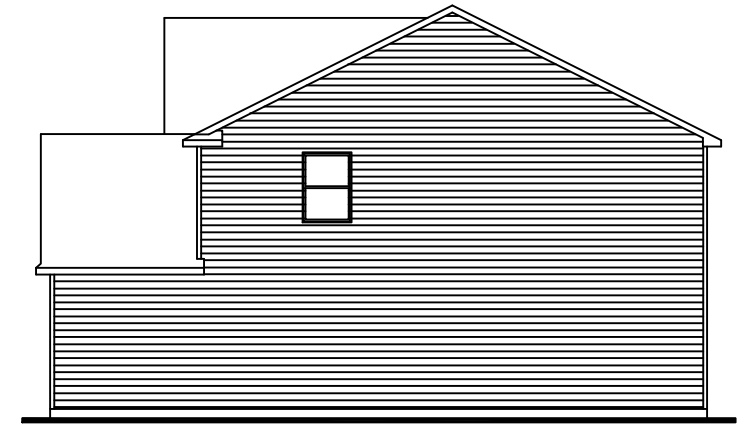
2ND FLR.
1354 SF.



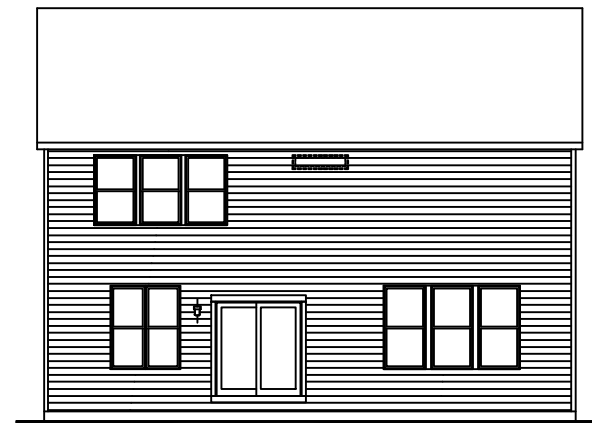
1ST FLR.
1155 SF.



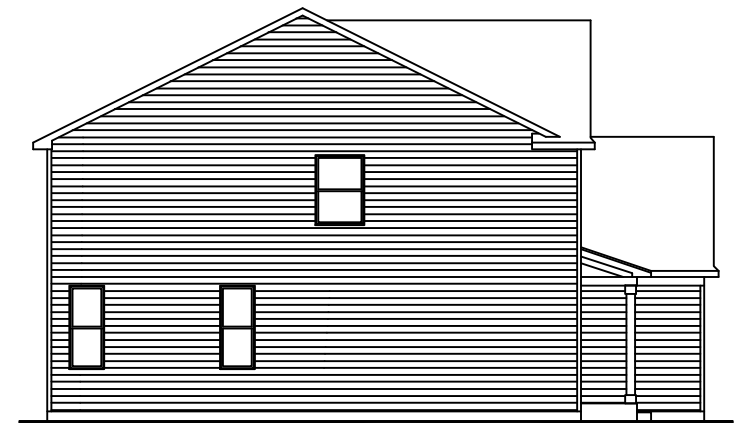
FRONT ELEVATION



RIGHT ELEVATION

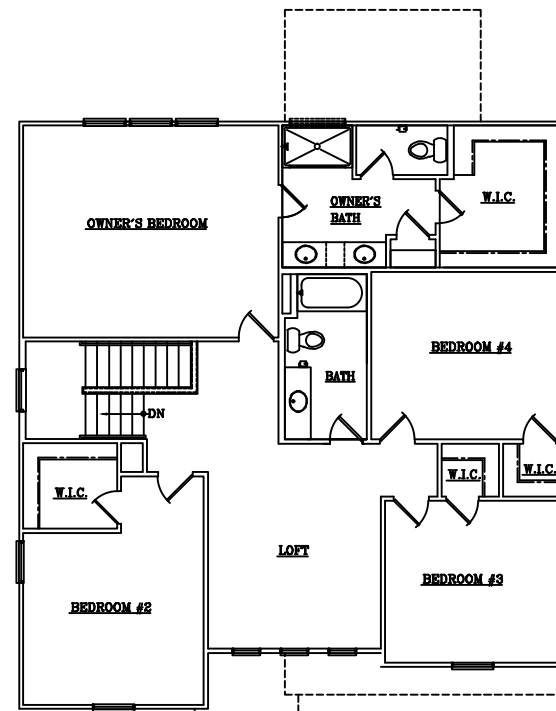


REAR ELEVATION

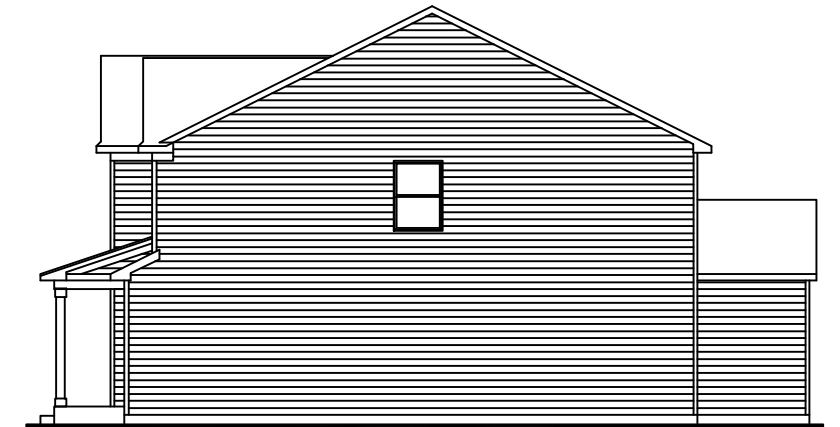


LEFT ELEVATION

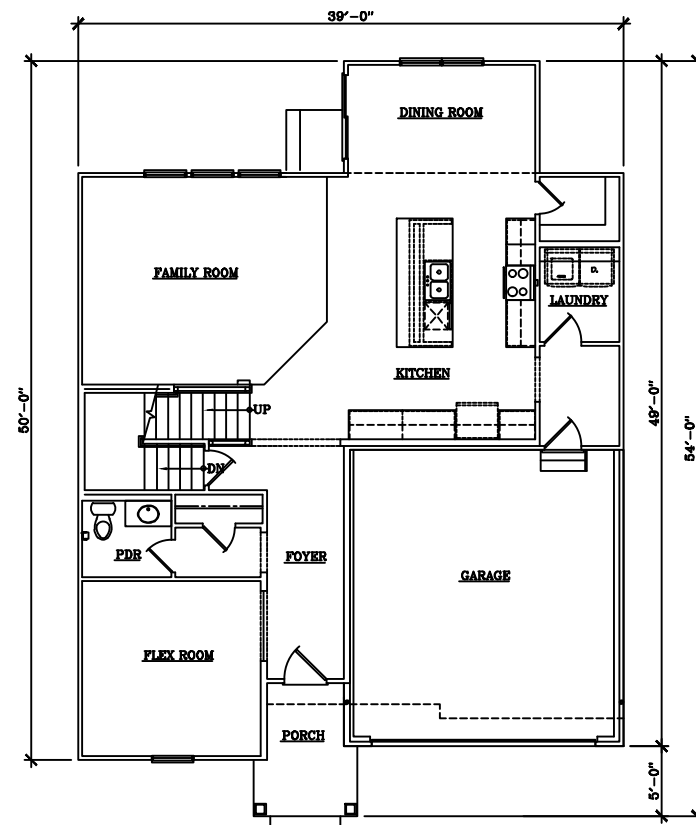
MEDALLION SERIES
BRYCE "D"
2509 SF.



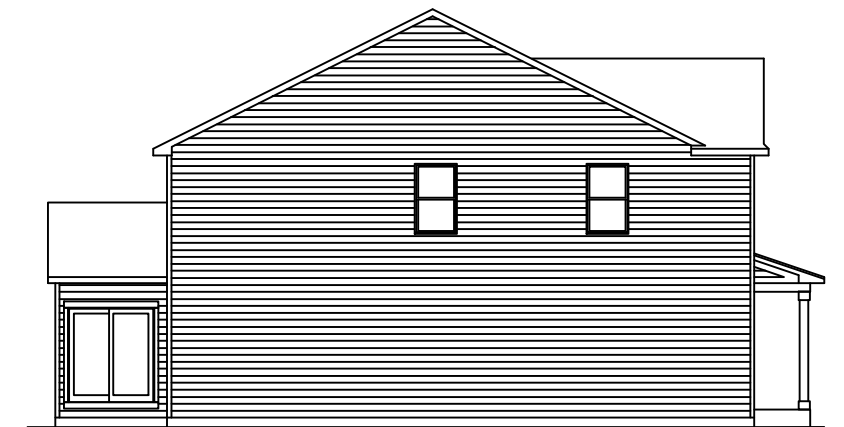
FRONT ELEVATION



RIGHT ELEVATION

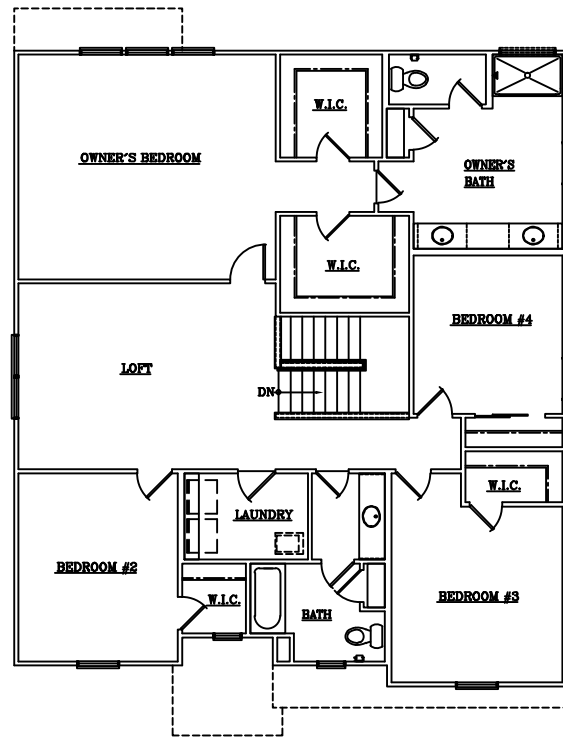


REAR ELEVATION



LEFT ELEVATION

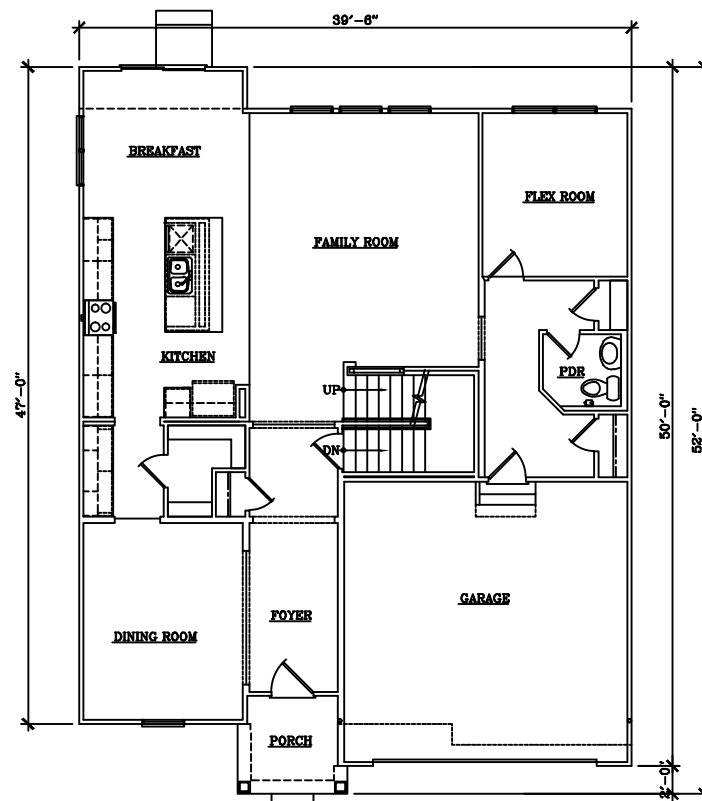
MEDALLION SERIES
RAINIER "D"
2760 SF.



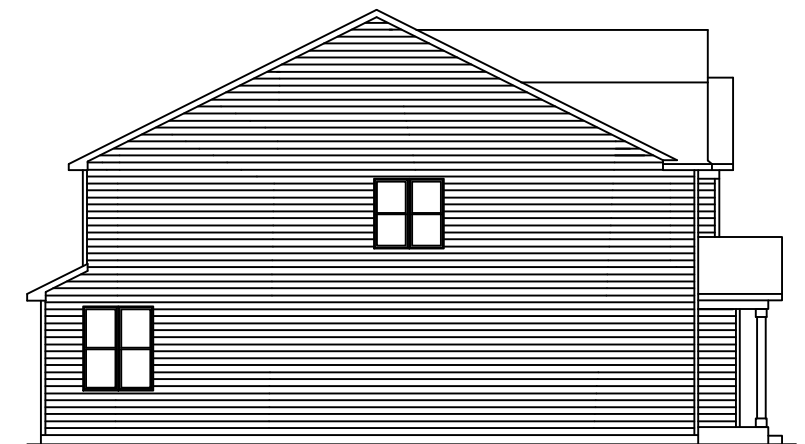
FRONT ELEVATION



RIGHT ELEVATION

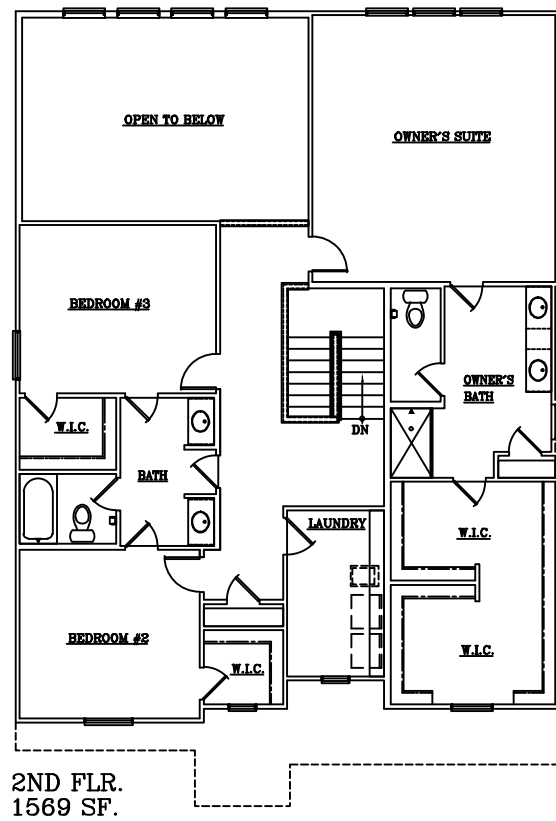


REAR ELEVATION

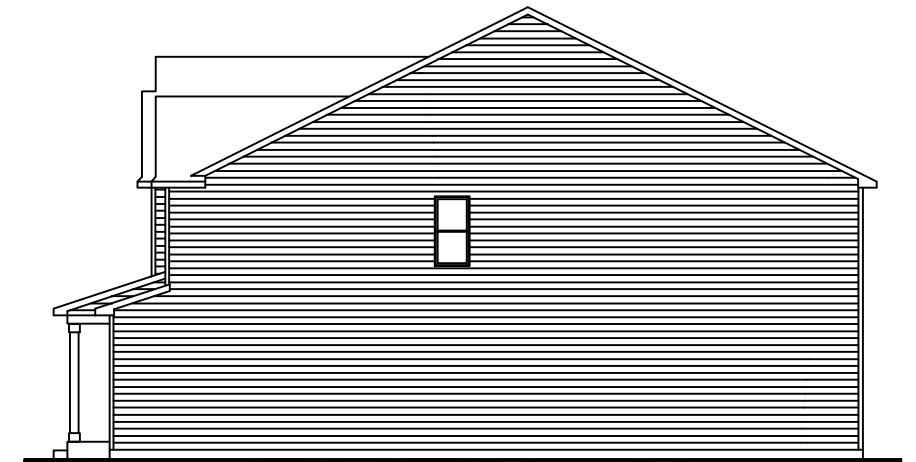


LEFT ELEVATION

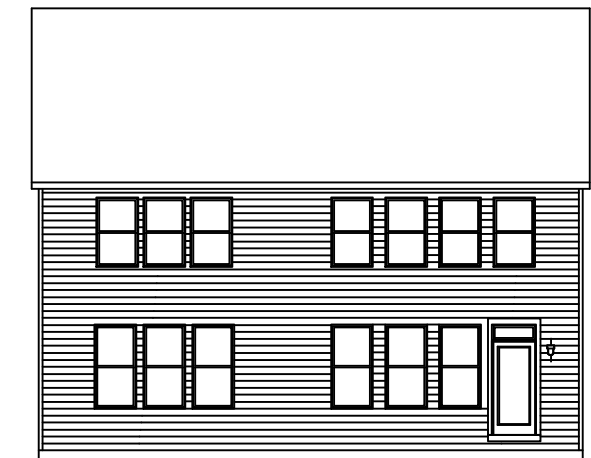
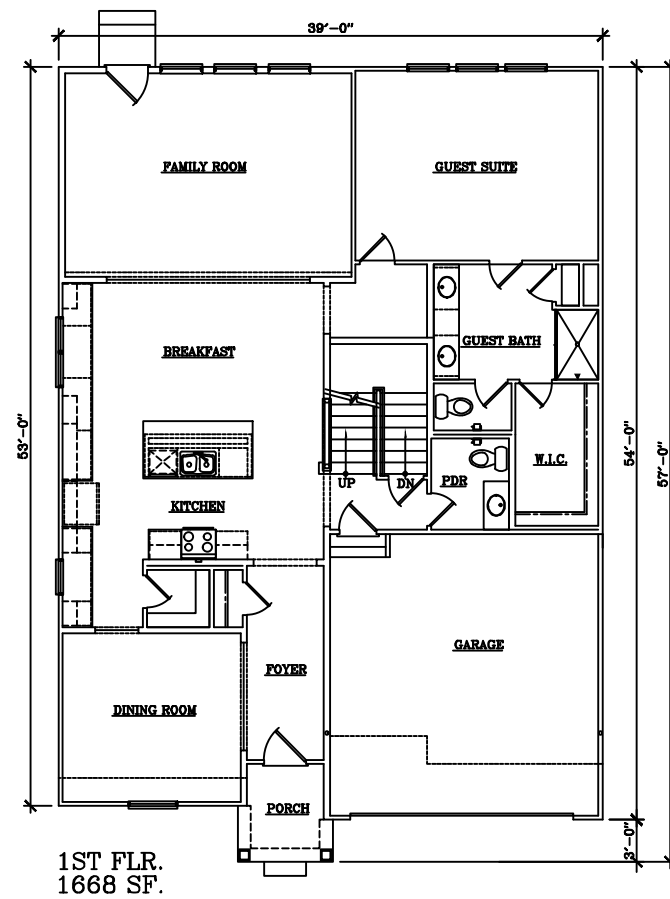
MEDALLION SERIES SANTA ROSA "D" 3084 SF.



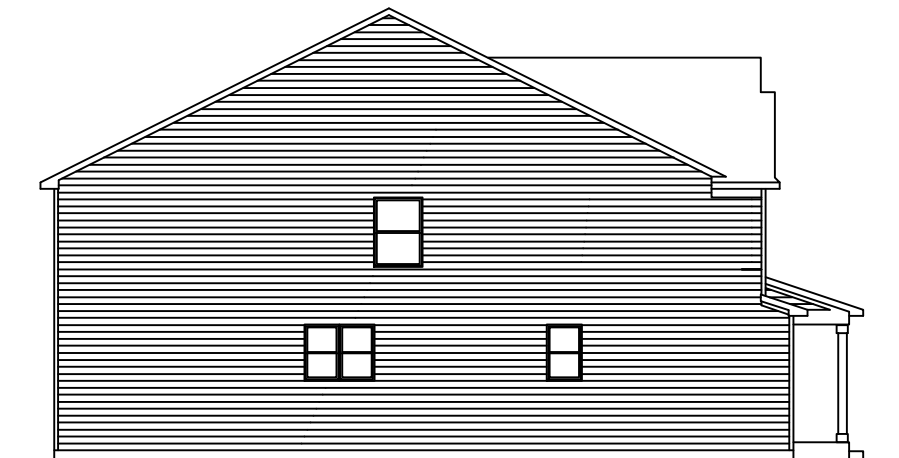
FRONT ELEVATION



RIGHT ELEVATION



REAR ELEVATION



LEFT ELEVATION

MEDALLION SERIES
SEQUOIA "D"
3237 SF.



BRIGHTON "A"



MEADOWLARK "A"



STARLING "A"



TOWNSEND "A"



WREN "A"



BRIGHTON "B"



MEADOWLARK "B"



STARLING "B"



TOWNSEND "B"



WREN "B"



BRIGHTON "C"



MEADOWLARK "C"



STARLING "C"



TOWNSEND "C"



WREN "C"



BRIGHTON "D"



MEADOWLARK "D"



STARLING "D"

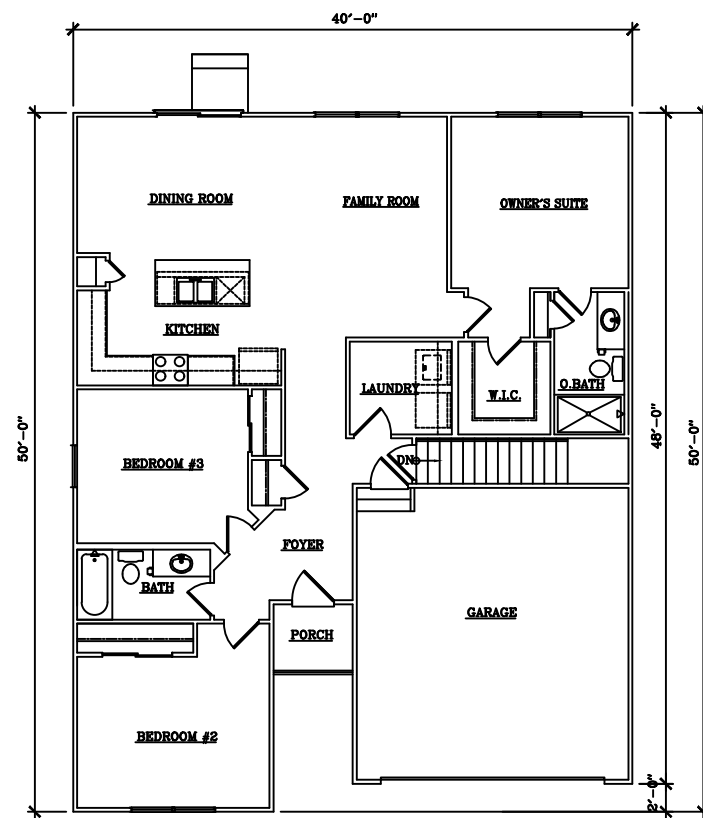


TOWNSEND "D"



WREN "D"

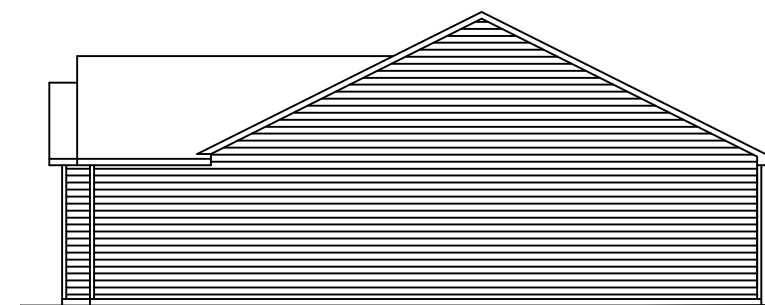
HORIZON SERIES ALL ELEVATIONS



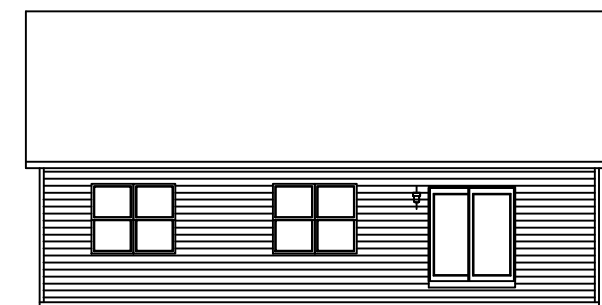
1ST FLR.
1460 SF.



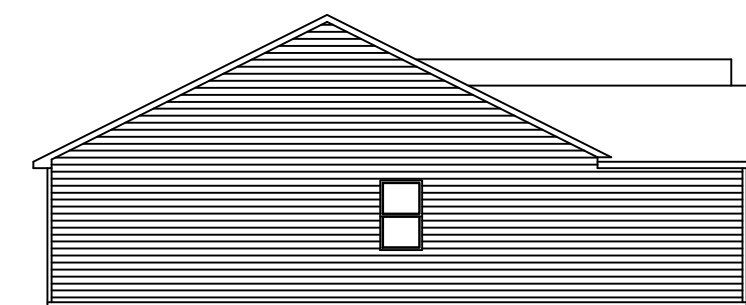
FRONT ELEVATION



RIGHT ELEVATION



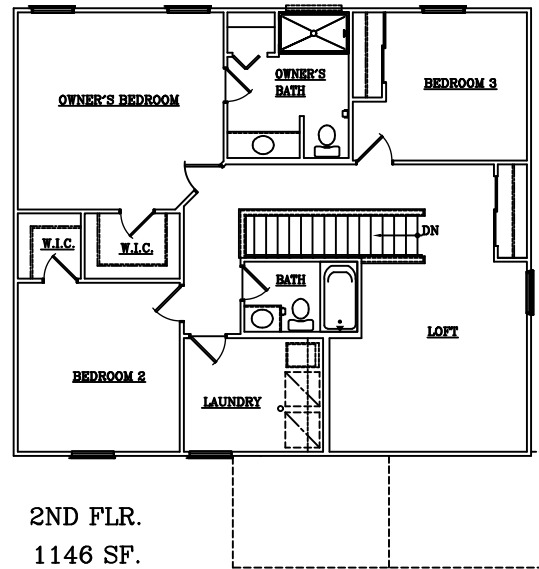
REAR ELEVATION



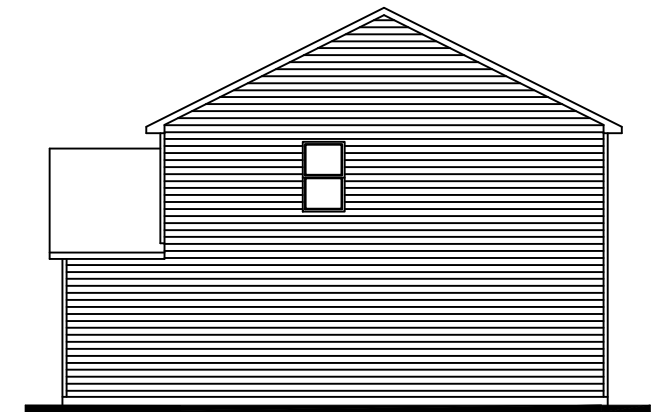
LEFT ELEVATION

HORIZON SERIES BRIGHTON "A"

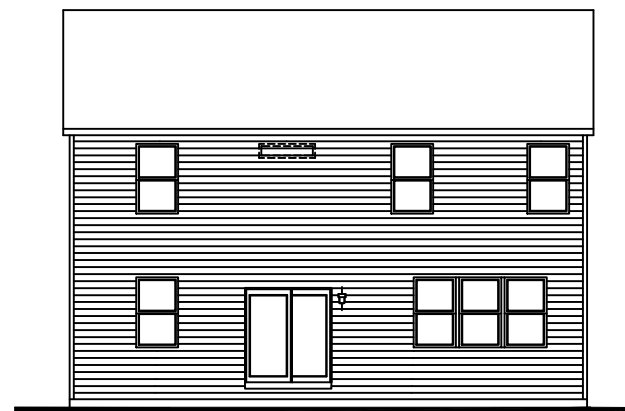
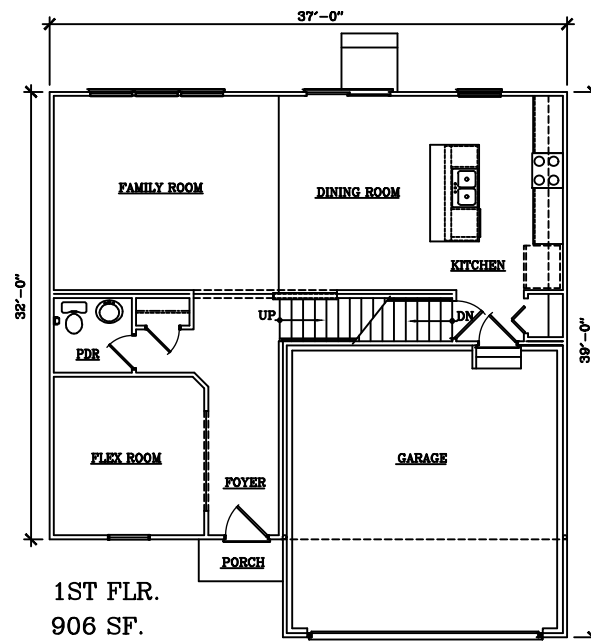
1460 SF.



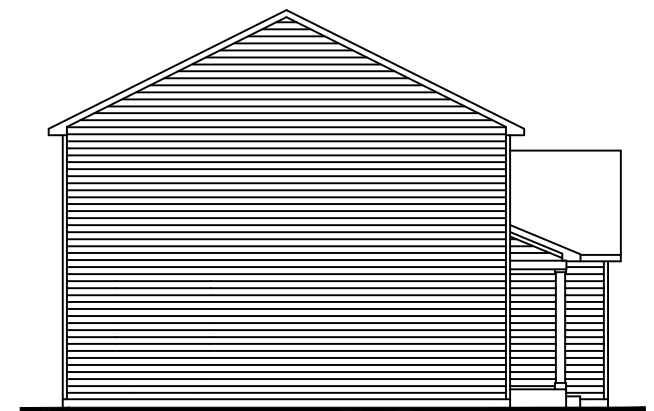
FRONT ELEVATION



RIGHT ELEVATION

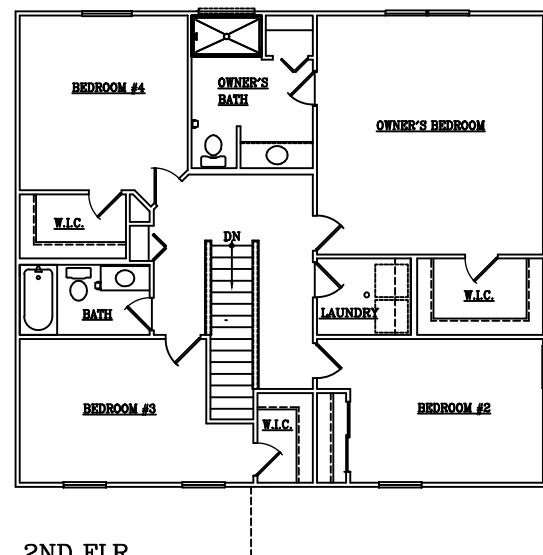


REAR ELEVATION



LEFT ELEVATION

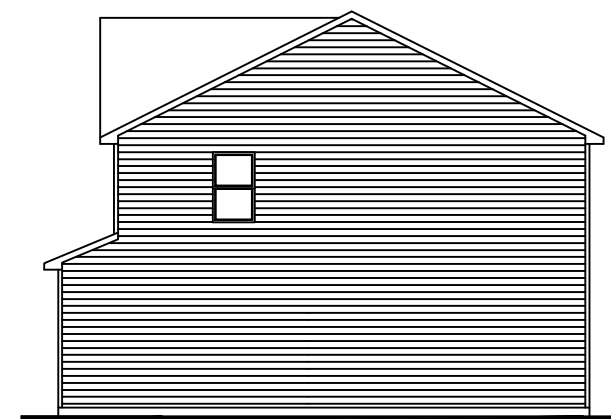
HORIZON SERIES MEADOWLARK "A" 2052 SF.



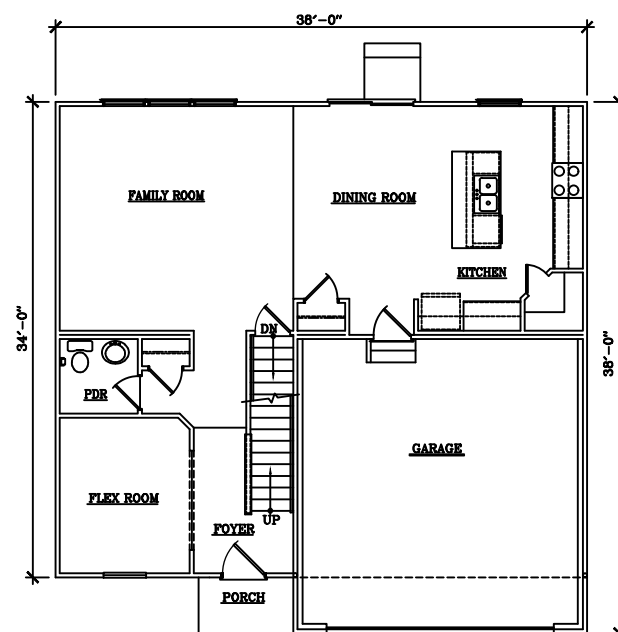
2ND FLR.
939 SF.



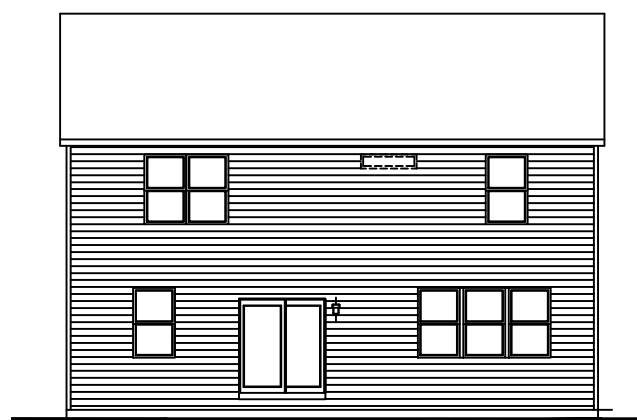
FRONT ELEVATION



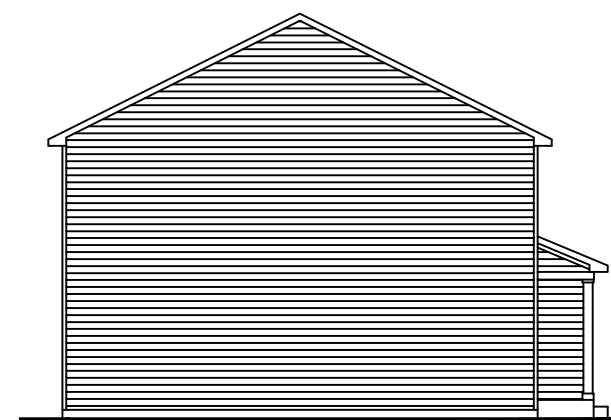
RIGHT ELEVATION



1ST FLR.
1254 SF.



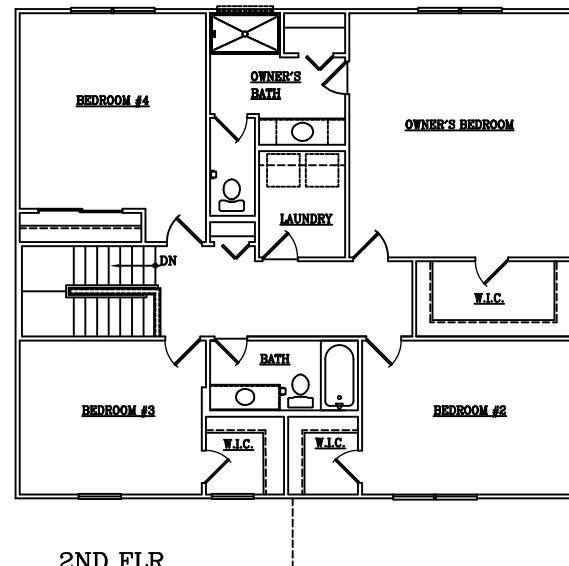
REAR ELEVATION



LEFT ELEVATION

HORIZON SERIES STARLING "A"

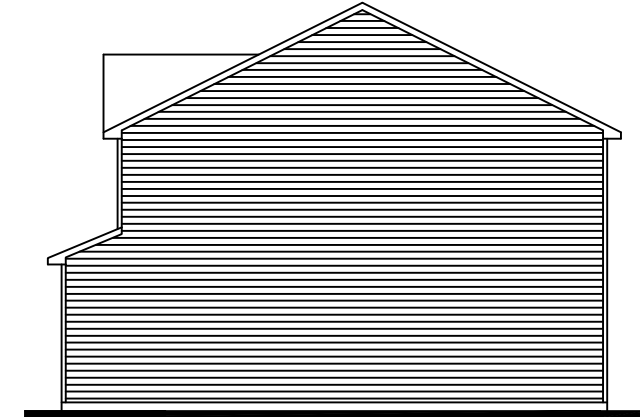
2193 SF.



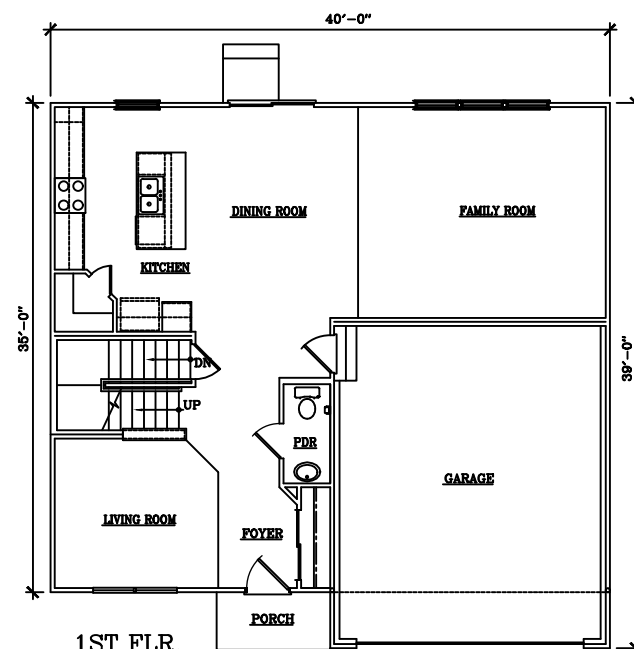
2ND FLR.
1337 SF.



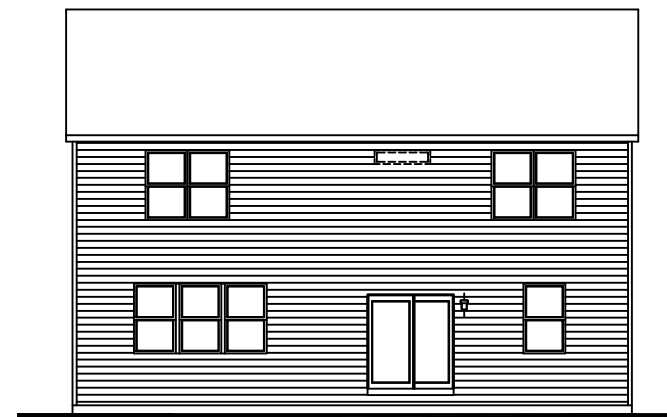
FRONT ELEVATION



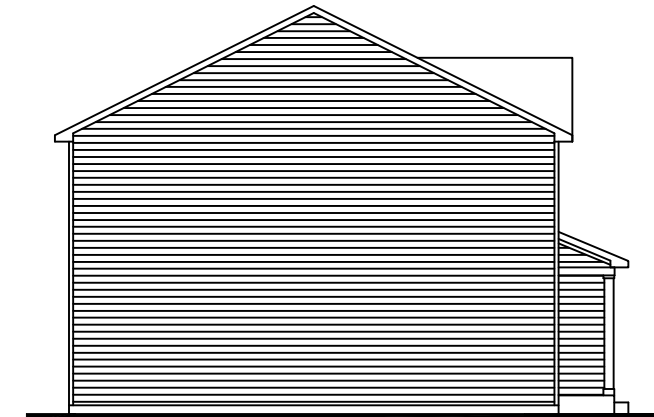
RIGHT ELEVATION



1ST FLR.
1025 SF.



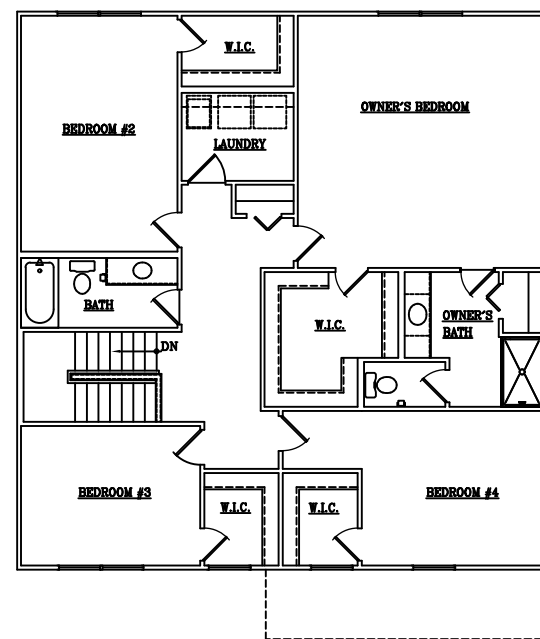
REAR ELEVATION



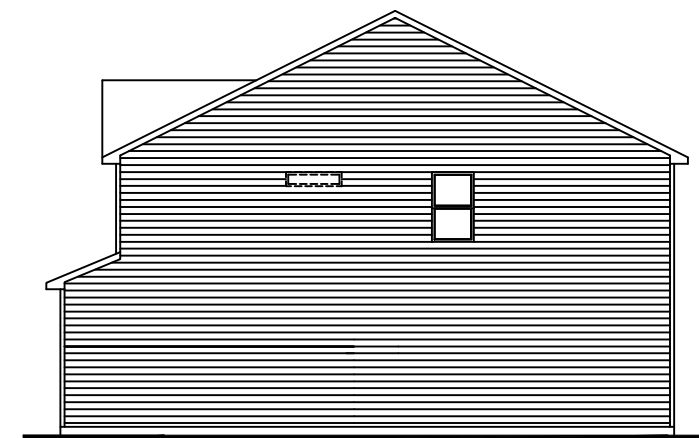
LEFT ELEVATION

HORIZON SERIES TOWNSEND "A"

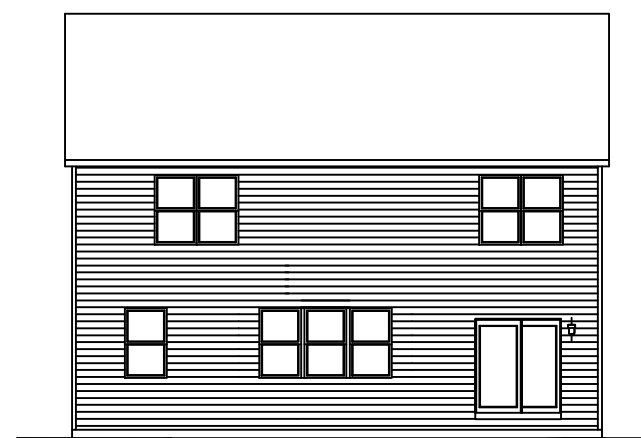
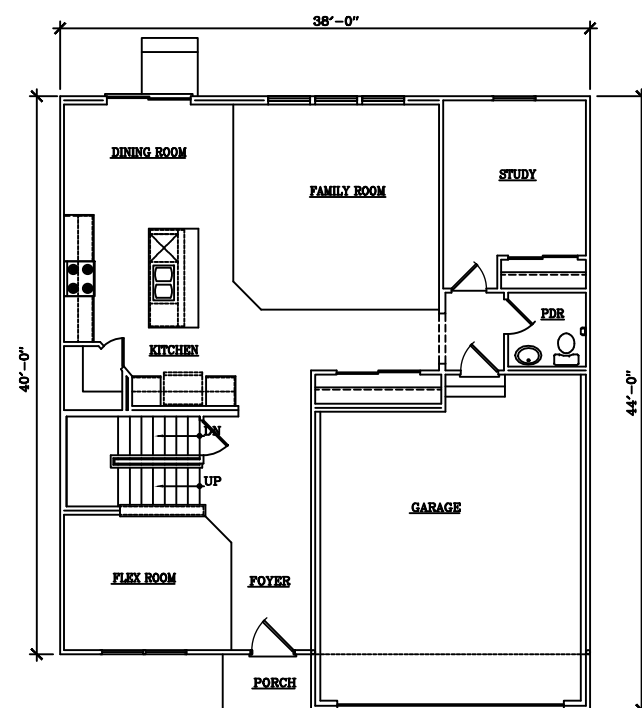
2362 SF.



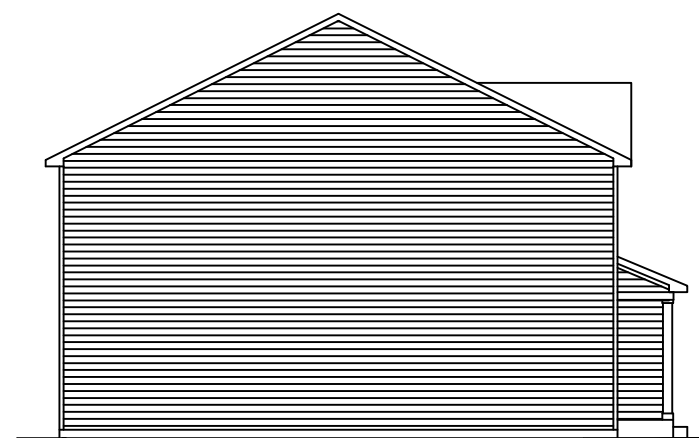
FRONT ELEVATION



RIGHT ELEVATION

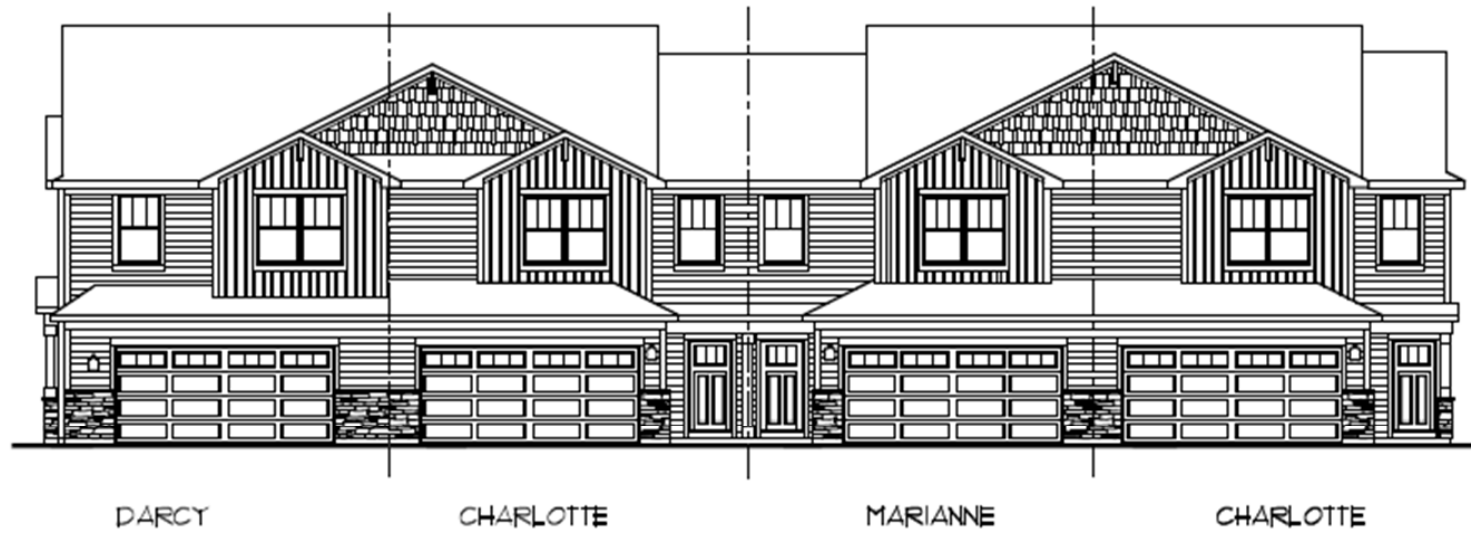


REAR ELEVATION



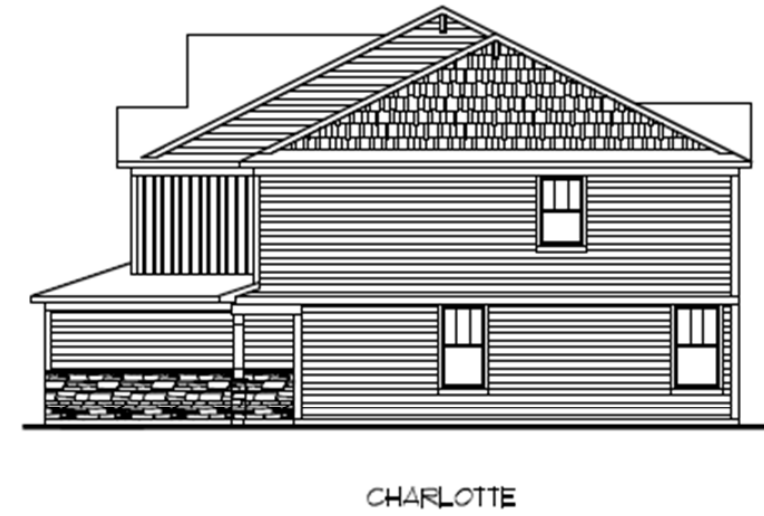
LEFT ELEVATION

HORIZON SERIES
WREN "A"
2607 SF.



01 FRONT ELEV.

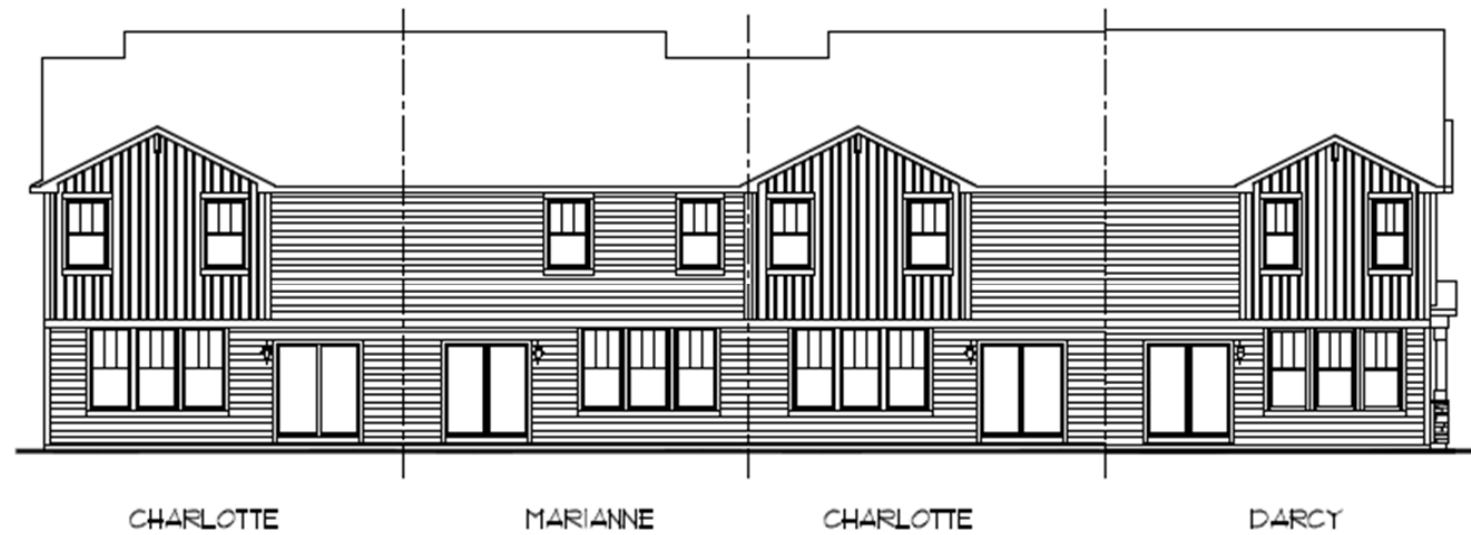
SCALE: 3/32" = 1'-0"



02 SIDE ELEV.

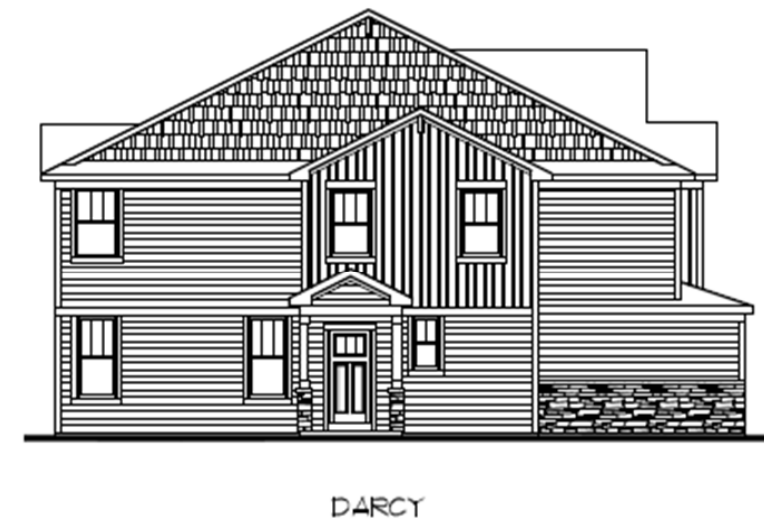
SCALE: 3/32" = 1'-0"

Brighton Ridge – Traditional Townhomes



03 REAR ELEV.

SCALE: 3/32" = 1'-0"



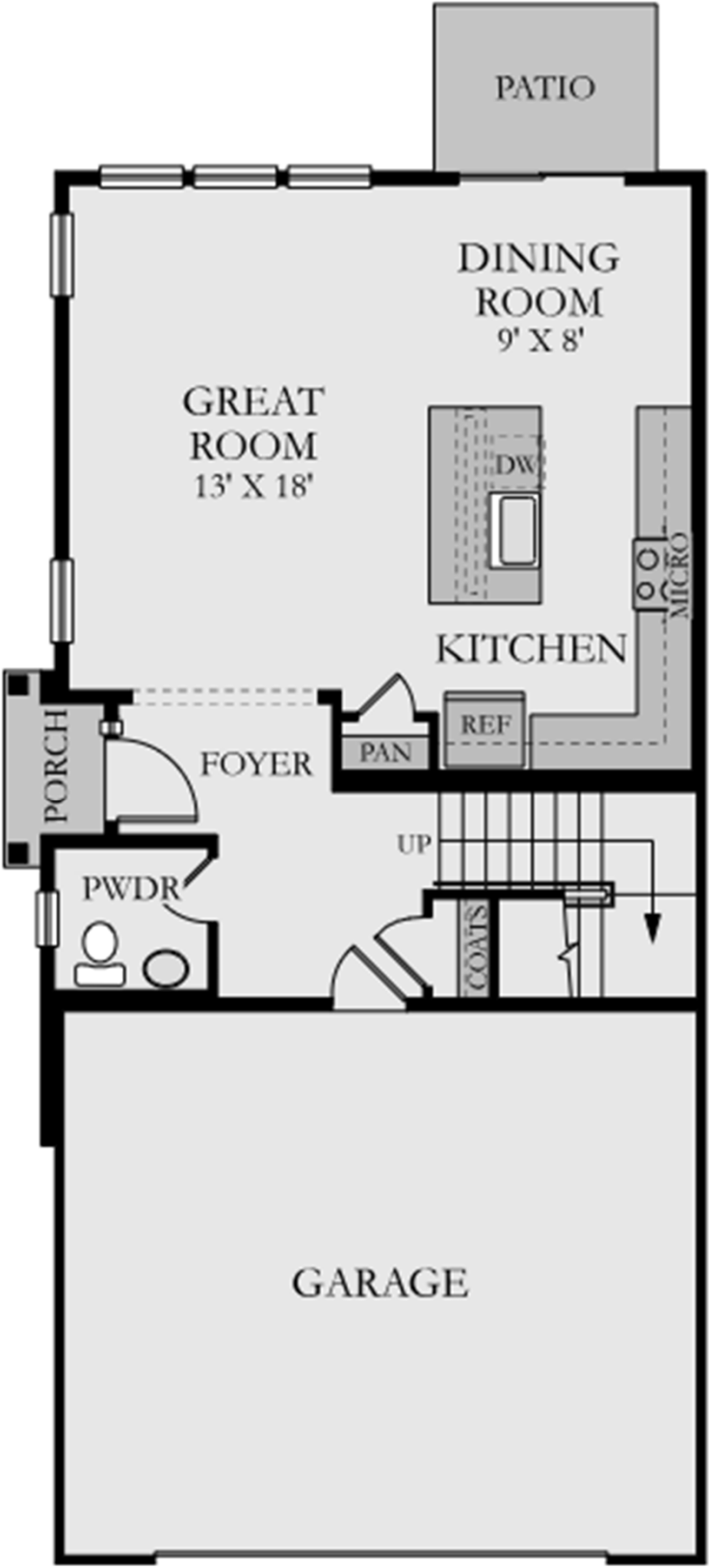
04 SIDE ELEV.

SCALE: 3/32" = 1'-0"

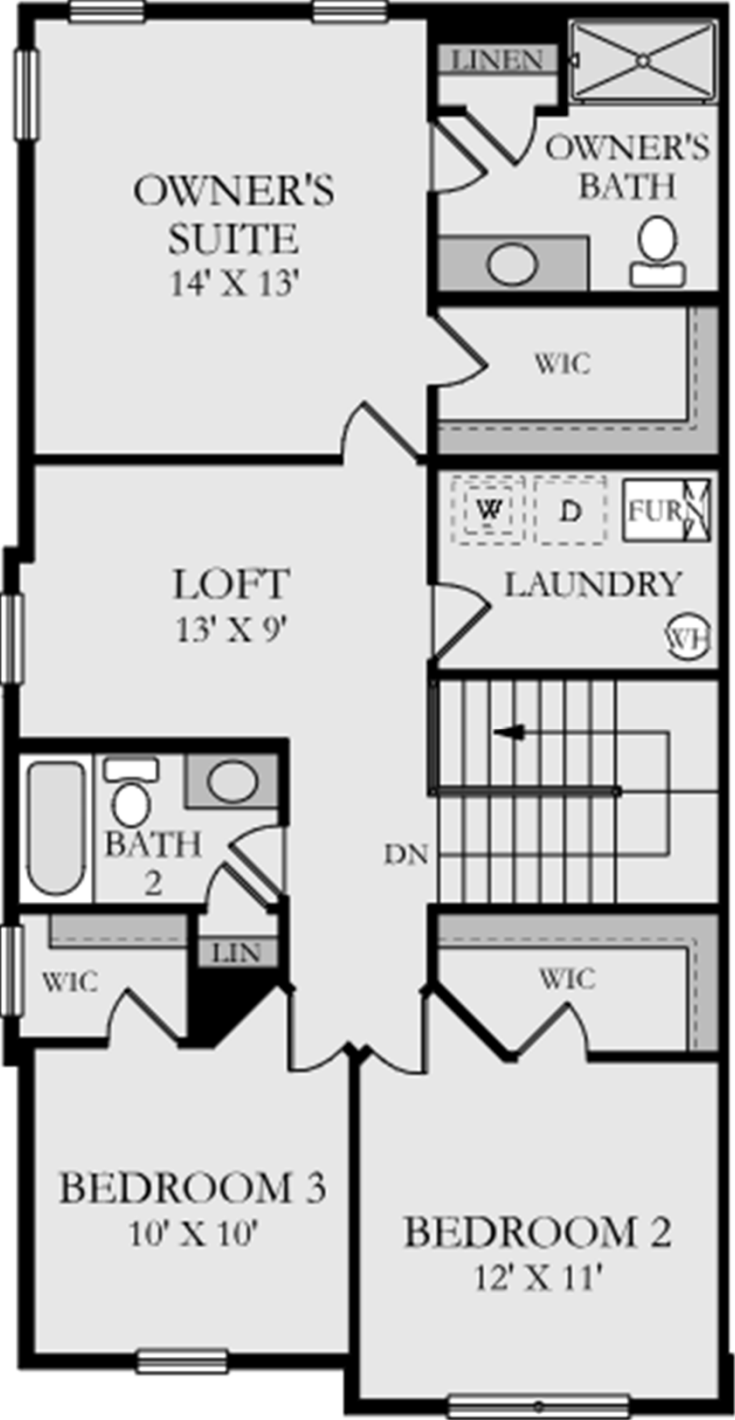
Key Lot Configuration



Darcy – 1,717 Sq Ft
3 Beds / 2.5 Baths / 2-Car Garage

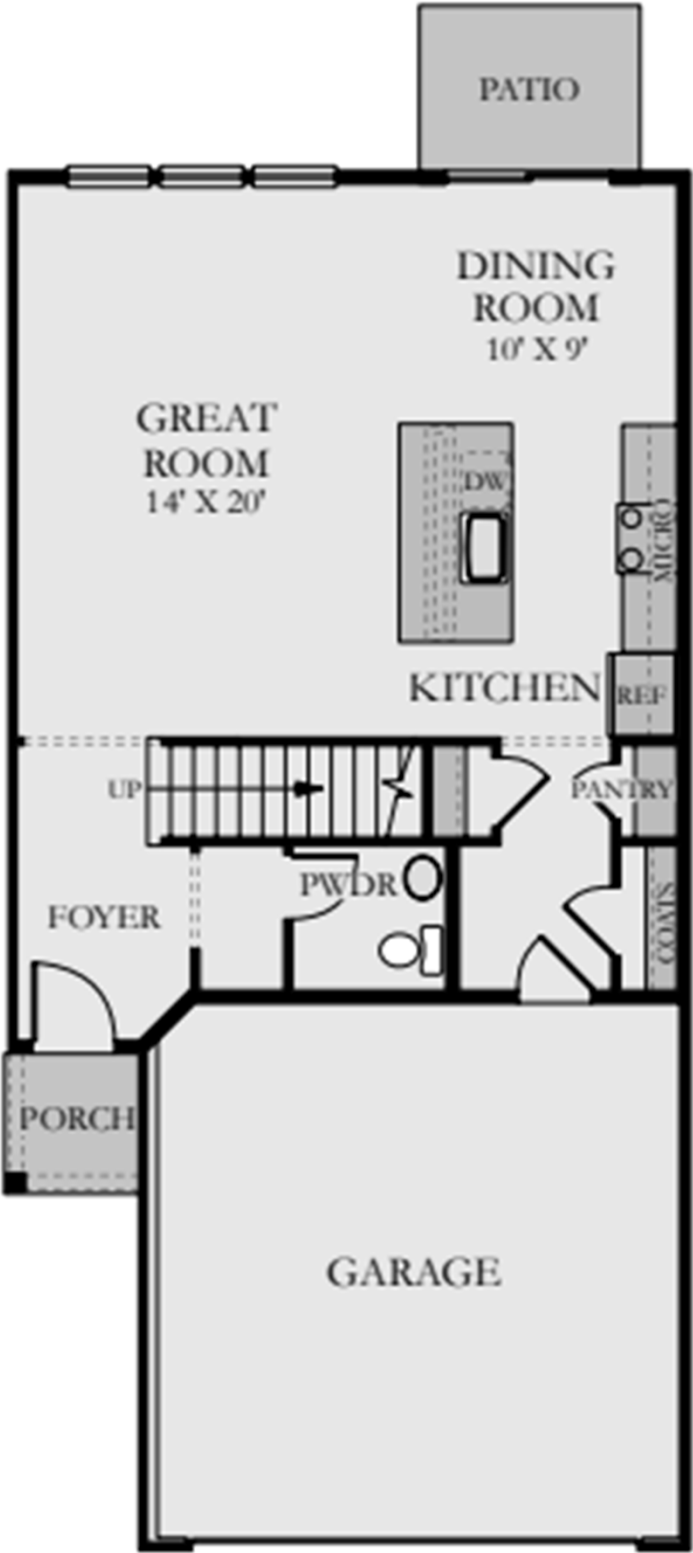


FIRST FLOOR

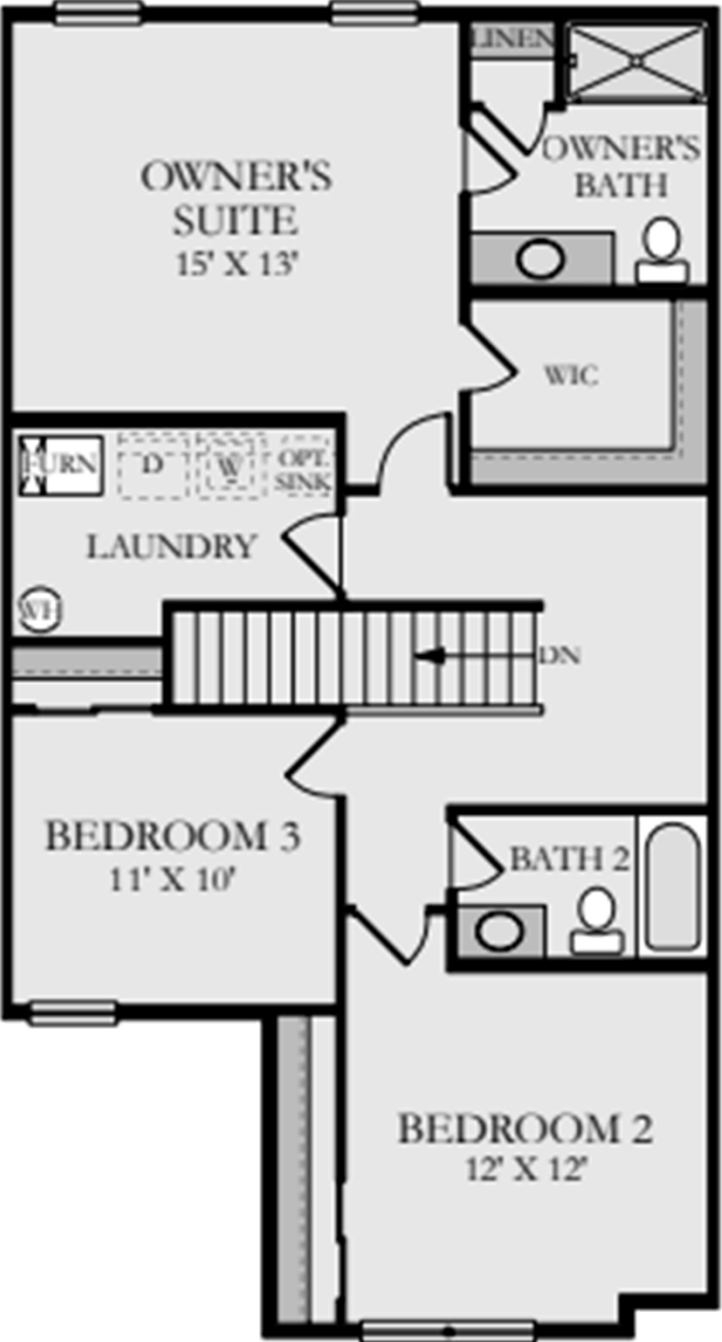


SECOND FLOOR

Marianne – 1,767 Sq Ft
3 Beds / 2.5 Baths / 2-Car Garage

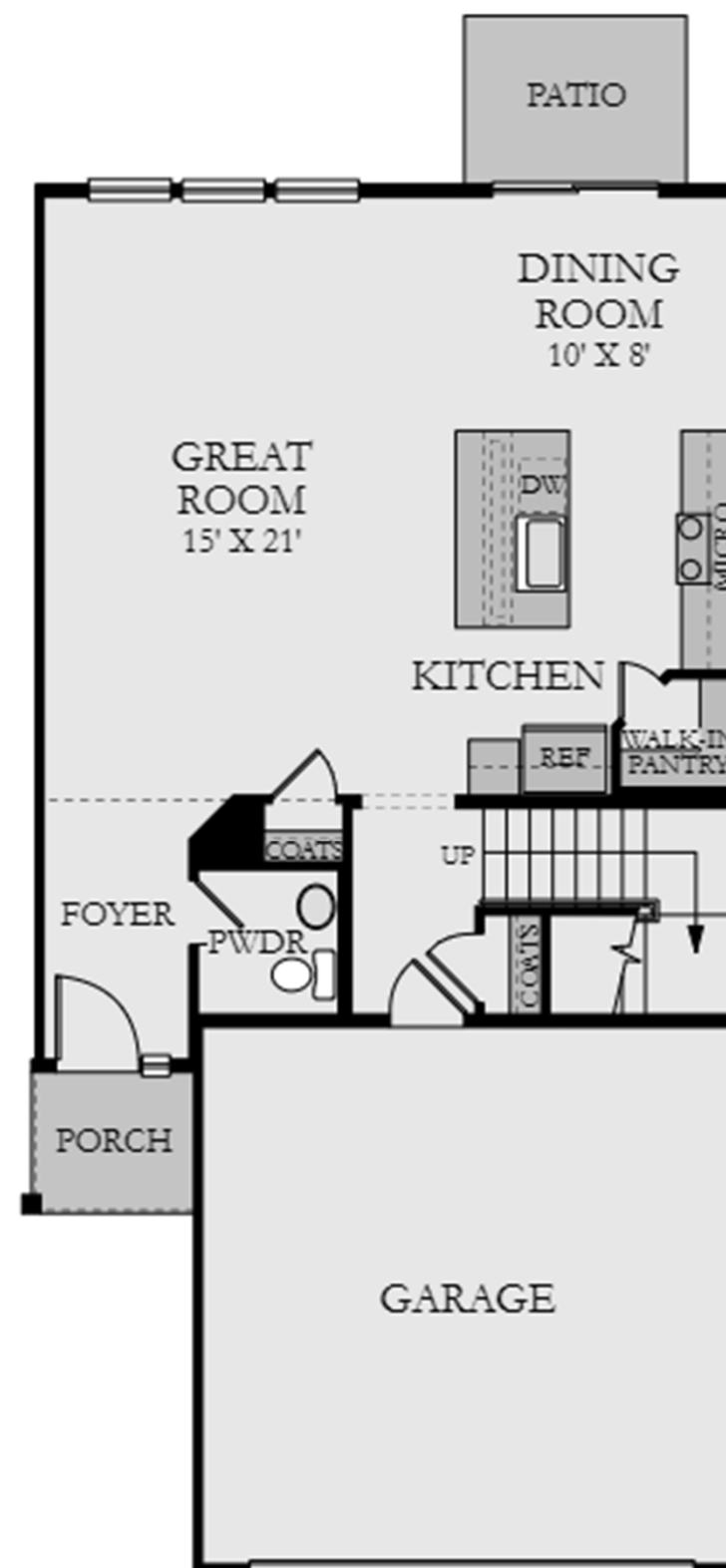


FIRST FLOOR

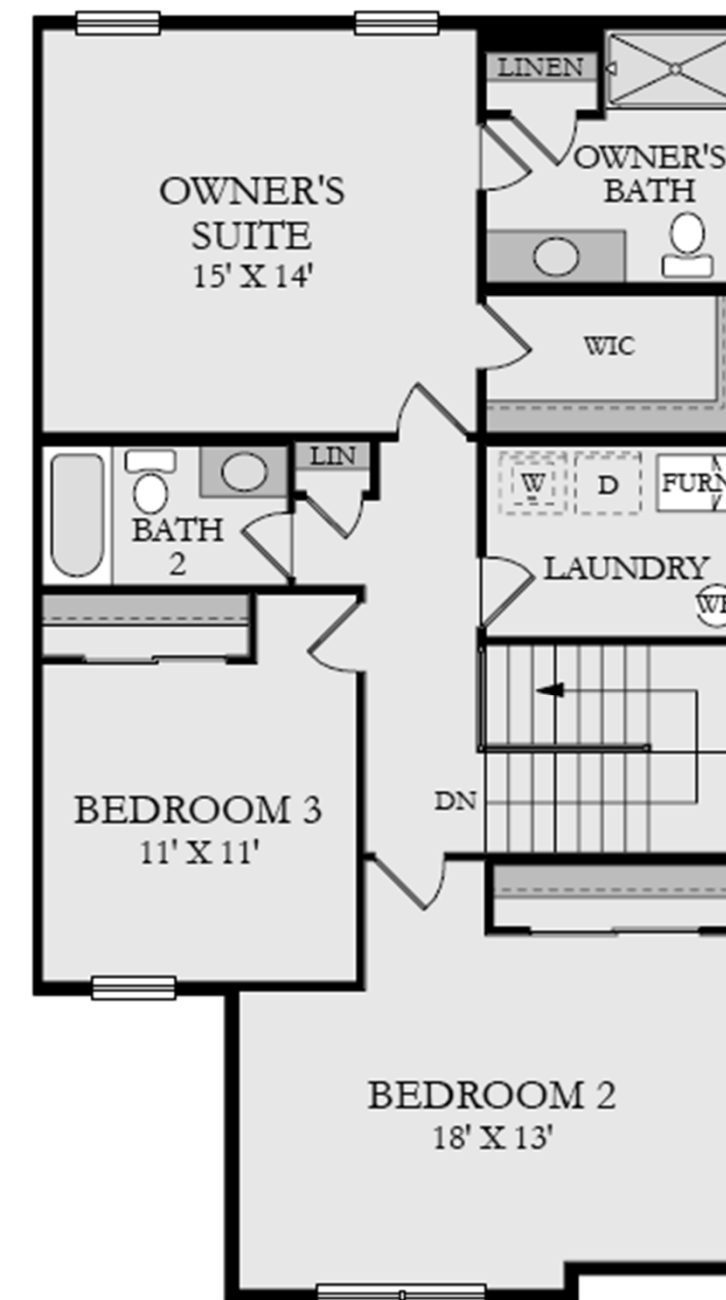


SECOND FLOOR

Charlotte – 1,840 Sq Ft
3 Beds / 2.5 Baths / 2-Car Garage



FIRST FLOOR



SECOND FLOOR

Building Materials

- .042 Vinyl Siding throughout
- Band Boards & Window Grids per plan
- Face brick on front and side elevation per plan
- Cultured stone on front elevations per plan
- Front elevations with dormers, porch columns, pillars, shutters etc.
- 30-year architectural shingles
- Fully landscaped front and rear yards

Designer Spec Level

- Vinyl Plank Flooring throughout
- 42” cabinet height throughout
- Single-bowl large kitchen sink
- Quartz countertops throughout
- Double bowl sinks in owner’s bathroom
- 9’ ceiling height for first floor (standard)
- Oak rail and metal spindle throughout
- Deluxe shower and bathroom
- Craftsman doors with colonial trim inside
- Stainless steel kitchen equipment

Brighton Ridge

Village of Sugar Grove

Standard Colors

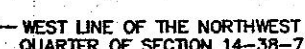


Upgrade Colors



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

-POINT OF

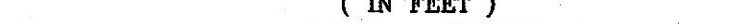


POINT OF BEGINNING

-- (N 00°19'35" E 2117.35') .

S 00°02'47" E 2644.90

GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.

FOUND IRON PIPE
PER MONUMENT
RECORD 91K0472

LEGAL DESCRIPTION

PARCEL THREE:
 PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID SECTION 15, 35 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, 1857.20 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 3337.77 FEET TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WESTERLY OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION, THE NORTH AND SOUTH CENTERLINE OF SAID SECTION BEING 1090.00 FEET APART; THENCE SOUTHEAST 10 DEGREES, 19 MINUTES, 19 SECONDS 100.00 FEET TO THE CENTERLINE OF U.S. ROUTE 30 (BUSINESS); THENCE SOUTHEASTERLY ALONG SAID CENTER LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26938.42 FEET, A DISTANCE OF 522.93 FEET; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID CENTER LINE 2786.39 FEET TO THE EAST LINE OF SAID SECTION 15, 35 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, 1857.20 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART FALLING WITHIN THE RIGHT OF WAY OF U.S. ROUTE 30 (BUSINESS) AND OF F.A.I. ROUTE 141 AS ESTABLISHED BY DEEDS RECORDED AUGUST 29, 1958 AS DOCUMENTS 869205 AND 869206 AND RECORDED NOVEMBER 9, 1958 AS DOCUMENTS 905283 and THEREAFTER DESCRIBED HELD IN THE CIRCUIT COURT FOR THE 16TH JUDICIAL CIRCUIT, KANE COUNTY, ILLINOIS, CASE NO. 77-07978, WHICH IS MORE FULLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES, 19 MINUTES, 35 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 1305.45 FEET TO THE CENTER LINE OF U.S. ROUTE 30 (BUSINESS); THENCE NORTH 78 DEGREES, 20 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE 107.71 FEET; THENCE NORTH 6 DEGREES, 39 MINUTES, 31 SECONDS WEST ALONG SAID CENTER LINE 107.71 FEET TO THE POINT OF BEGINNING; THENCE NORTH 6 DEGREES, 18 MINUTES, 31 SECONDS EAST 173.08 FEET; THENCE NORTH 83 DEGREES, 41 MINUTES, 29 SECONDS WEST 315.60 FEET; THENCE SOUTH 6 DEGREES, 18 MINUTES, 31 SECONDS WEST 118.41 FEET TO THE NORTHERLY LINE OF SAID U.S. ROUTE 30; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID CENTER LINE 2786.39 FEET TO THE EAST LINE OF SAID SECTION 15, 35 SECONDS WEST ALONG SAID CENTER LINE 107.71 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 77 DEGREES, 11 MINUTES, 31 SECONDS WEST 25 FEET; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID NORTHERLY LINE 198.46 FEET TO THE POINT OF BEGINNING AND ALSO EXCEPT THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 15; THENCE SOUTH 0 DEGREES, 35 SECONDS WEST ALONG THE EAST LINE OF SAID SECTION, 1857.20 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 2310.76 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 1027.01 FEET TO THE LINE DRAWN PARALLEL WITH AND 577.50 FEET WESTERLY OF (AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION) THE NORTH AND SOUTH CENTER LINE OF SAID SECTION 15, BEING 1090.00 FEET APART; THENCE SOUTHEAST 10 DEGREES, 19 MINUTES, 19 SECONDS 100.00 FEET TO THE CENTERLINE OF U.S. ROUTE 30 (BUSINESS); THENCE EASTERLY ALONG SAID NORTHERLY LINE, BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26968.48 FEET, A DISTANCE OF 27.72 FEET; THENCE SOUTH 86 DEGREES, 48 MINUTES, 52 SECONDS EAST ALONG SAID NORTHERLY LINE 506.75 FEET; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID NORTHERLY LINE 475.62 FEET TO THE LINE DRAWN WITH AND 577.50 FEET WESTERLY OF, AS MEASURED ALONG THE SOUTH LINE OF SAID SECTION, THE NORTH AND SOUTH CENTERLINE OF SAID SECTION BEING 1090.00 FEET APART; THENCE SOUTHEAST 10 DEGREES, 19 MINUTES, 19 SECONDS EAST 2091.18 FEET TO THE POINT OF BEGINNING), IN THE TOWNSHIP OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

PARCEL FOUR: 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 0 DEGREES, 19 MINUTES, 16 SECONDS WEST 117.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 230.76 FEET FOR THE POINT OF BEGINNING; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 1027.01 FEET TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WESTERLY OF (AS MEASURED BY THE DISTANCE FROM THE POINT OF BEGINNING TO THE LINE) THE LINE OF SECTION 15; THENCE SOUTH 0 DEGREES, 11 MINUTES, 16 SECONDS WEST ALONG SAID PARALLEL LINE 220.17 FEET TO THE NORTHERLY LINE OF U.S. ROUTE 30 (BUSINESS); THENCE EASTERLY ALONG SAID NORTHERLY LINE BEING ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 26868.48 FEET, A DISTANCE OF 372 FEET; THENCE NORTH 76 DEGREES, 31 MINUTES, 21 SECONDS WEST 147.62 FEET TO A LINE DRAWN PARALLEL WITH AND 577.50 FEET WESTERLY OF (AS MEASURED BY THE DISTANCE FROM THE POINT OF BEGINNING TO THE LINE) THE LINE OF SECTION 15; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID NORTHERLY LINE 475.62 FEET TO A LINE DRAWN SOUTH 0 DEGREES, 11 MINUTES, 16 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE NORTH 0 DEGREES, 11 MINUTES, 16 SECONDS EAST 2091.18 FEET TO THE POINT OF BEGINNING.

PARCEL SIX: THAT PART OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE COMMENCING AT THE SOUTHEAST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES, 10 MINUTES, 35 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 130.45 FEET TO THE CENTER LINE OF U.S. ROUTE 30 (BUSINESS); THENCE NORTH 78 DEGREES, 20 MINUTES, 29 SECONDS WEST ALONG SAID CENTER LINE 1742.71 FEET; THENCE NORTH 11 DEGREES, 11 MINUTES, 29 SECONDS EAST ALONG SAID CENTER LINE 118.90 FEET TO AN ANGLE IN SAID CENTER LINE FOR THE POINT OF BEGINNING; THENCE NORTH 8 DEGREES, 18 MINUTES, 31 SECONDS EAST 173.08 FEET; THENCE NORTH 83 DEGREES, 41 MINUTES, 29 SECONDS WEST 315.80 FEET; THENCE SOUTH 8 DEGREES, 18 MINUTES, 31 SECONDS WEST 118.90 FEET; THENCE SOUTH 83 DEGREES, 41 MINUTES, 29 SECONDS EAST 173.08 FEET; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST ALONG SAID NORTHERLY LINE 118.90 FEET TO AN ANGLE IN SAID LINE; THENCE SOUTH 7 DEGREES, 11 MINUTES, 31 SECONDS WEST 25 FEET; THENCE SOUTH 78 DEGREES, 20 MINUTES, 29 SECONDS EAST 173.08 FEET TO THE SOUTHEAST CORNER OF SAID SECTION 15, THENCE NORTH 0 DEGREES, 10 MINUTES, 35 SECONDS EAST ALONG THE EAST LINE OF SAID SECTION 130.45 FEET TO THE CENTER LINE OF U.S. ROUTE 30 (BUSINESS).

EXPRESSLY EXCLUDING FROM THE AFORESAID PARCELS THE FOLLOWING DESCRIBED PROPERTY:

THAT PART THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF SAID NORTHEAST QUARTER; THENCE SOUTH 0 DEGREES, 03 MINUTES, 36 SECONDS WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, 2590.31 FEET TO THE POINT OF INTERSECTION WITH THE SOUTH LINE OF THE FORMER ILLINOIS, IOWA AND MINNESOTA RAILWAY; CONTINUE SOUTH 0 DEGREES, 03 MINUTES, 36 SECONDS WEST ALONG SAID SOUTH LINE, 1400.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 66 DEGREES, 36 MINUTES, 01 SECONDS WEST ALONG SAID SOUTH LINE, 200.00 FEET; THENCE SOUTH 23 DEGREES, 23 MINUTES, 59 SECONDS WEST, AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE, 140.00 FEET; THENCE SOUTH 68 DEGREES, 36 MINUTES, 01 SECONDS EAST, PARALLEL TO THE LAST DESCRIBED COURSE, 140.00 FEET; THENCE SOUTH 23 DEGREES, 23 MINUTES, 59 SECONDS EAST, 140.00 FEET TO THE POINT OF BEGINNING, IN SUGAR GROVE TOWNSHIP, KANE COUNTY, ILLINOIS.

ZONED R2

EXISTING —

ZONED R3 - P.U.D.

NOTE:

ALL RESIDENTIAL LOTS MUST BE CONVEYED IN
THEIR ENTIRETY, AND MAY NOT BE RE-SUBDIVIDED

COMMERCIAL SITE DATA		(PROPOSED R2 ZONING)
LOT D	1.1988 ACRES	
LOT F	11.6082 ACRES	
TOTAL COMMERCIAL	12.8070 ACRES	100%
 RESIDENTIAL SITE DATA		
SINGLE FAMILY (PROPOSED R2 ZONING)	46.2937 ACRES	36.2%
161 UNITS		
AVERAGE LOT SIZE 12,525 S.F.		
MINIMUM LOT SIZE 10,004 S.F.		
 OPEN SPACE		
LOT A	16.4225 ACRES	
LOT C	0.9956 ACRES	
LOT J	0.2318 ACRES	
LOT K	0.1005 ACRES	
LOT M	16.2420 ACRES	
DETENTION		
LOT B	10.5312 ACRES	
LOT G	0.0544 ACRES	
LOT H	15.6632 ACRES	
LOT I	0.0990 ACRES	
PARKS		
LOT E	0.3097 ACRES	
LOT L	1.4302 ACRES	
 TOTAL OPEN SPACE/ DETENTION/PARKS		
	62.0800 ACRES	48.6%
 TOTAL ROW		
	19.3897 ACRES	15.2%
 TOTAL RESIDENTIAL DEVELOPMENT		
	127.7634 ACRES	100%
 GROSS DENSITY: 1.26		
NET DENSITY: 3.48		
 EXISTING ZONING: KANE COUNTY - FARM		
PROPOSED ZONING:	SUGAR GROVE - R2 - RESIDENTIAL	
	B2 - COMMERCIAL	

TYPICAL LOT DETAIL
(UNLESS OTHERWISE NOTED)

10' P.U. & D.E. (TYP.)

30' MIN. REAR YARD

7' P.U. & D.E. (TYP.)

10' MIN. SIDE YARD

900

LOT NUMBER

10' SETBACK LINE

10' P.U.E. (TYP.)

RIGHT OF WAY

BENCHMARK:
KANE COUNTY BM 1-25A
CHISELED SQUARE ON BELL MH SLAB LOCATED IN
THE SOUTHWEST CORNER OF THE INTERSECTION
OF GALENA ROAD AND GORDON ROAD.

ELEVATION=698.34 (NGVD29)

ESTABLISHED —
PER MONUMENT
RECORD 91K04724

FIELD WORK COMPLETED 07/13/04

Manhard Consulting, Ltd.

TIMBER CREST
VILLAGE OF SUGAR GROVE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JMR
PROJ. ASSOC.: PJW
DRAWN BY: BJP
CHECKED BY: BJP
DATE: 07/15/04
SCALE: 1" = 200'

SHEET
1 OF 3
PULSG 39.

PRELIMINARY PLAT OF SUBDIVISION
TIMBER CREST
A PLANNED UNIT DEVELOPMENT

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



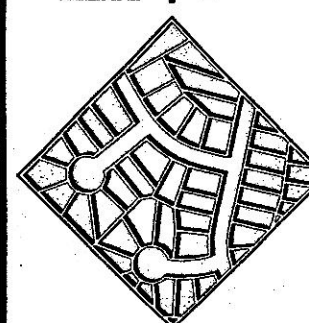
GRAPHIC SCALE



(IN FEET)
1 inch = 100 ft.



Manhard Consulting, Ltd.



TIMBER CREST
VILLAGE OF SUGAR GROVE, ILLINOIS
PRELIMINARY PLAT OF SUBDIVISION

PROJ. MGR.: JMR
PROJ. ASSOC.: PJW
DRAWN BY: BJP
CHECKED BY: BJP
DATE: 07/15/04
SCALE: 1" = 100'
SHEET
2 OF 3
PLUG 3934

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



PROJ. MGR.: JMR
PROJ. ASSOC.: PJW
DRAWN BY: BJP
CHECKED BY: BJP
DATE: 07/15/04
SCALE: 1" = 100'

SHEET

3 OF 3

PULSG 3934