

---

## VILLAGE OF SUGAR GROVE BOARD REPORT

---

**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR  
**SUBJECT:** DISCUSSION: REZONING BRIGHTON RIDGE (LENNAR)  
**AGENDA:** MARCH 18, 2025 VILLAGE BOARD MEETING  
**DATE:** MARCH 10, 2025

---

### ISSUE

Shall the Village Board discuss rezoning 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.

The property is vacant land currently zoned R2 – Detached Residential with a Planned Development District (PUD) and B3 – Regional Business District with a PUD. The comprehensive plan designates this area to be residential flex. The applicants are requesting to rezone the property from R2 – Detached Residential District with a PUD and B3 – Regional Business District with a PUD to R2 – Detached Residential District with a PUD and R3 – Medium Density Residential District with a PUD. This new zoning classification will accommodate for the proposed detached single-family and attached single-family homes.

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

### ATTACHMENTS

- Plan Commission Recommendation PC25-02

### COSTS

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

**RECOMMENDATION**

The Village Board discuss the proposed rezoning and provide Village staff with direction on preparing the Ordinance for approval. Staff recommends approval of the proposed rezoning.

**VILLAGE PRESIDENT**

Jennifer Konen

**VILLAGE ADMINISTRATOR**

Scott Koeppel

**VILLAGE CLERK**

Tracey Conti



**COMMUNITY DEVELOPMENT**

**VILLAGE TRUSTEES**

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

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

## **PC25-02**

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

---

**PROPOSAL**

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

**LOCATION MAP**



## **BACKGROUND & HISTORY**

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

## **CHARACTER OF AREA**

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

## **COMPREHENSIVE PLAN RECOMMENDATIONS**

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

## **PUBLIC RESPONSE**

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

## **DISCUSSION**

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

## **FINDINGS OF FACT**

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

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

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

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

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

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

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

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

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

## **EVALUATION**

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

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

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

are also residential or open space.

**RECOMMENDATION**

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

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

NAYES: None

ABSENT: Jones

**Motion Passed**