



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DISCUSSION: BRIGHTON RIDGE FINAL PLAT OF SUBDIVISION PHASE 2

AGENDA: October 6, 2026

DATE: September 24, 2026

ISSUE

Shall the Village Board discuss a Final Plat of Subdivision for Phase 2 of Brighton Ridge?

DISCUSSION

The Brighton Ridge Subdivision Final Plat was approved by the Board on July 1, 2025. This subdivision excluded one townhome lot due to the fact that a very small portion of the lot was located within a 100 year Federal Emergency Management Agency (FEMA) floodplain and need to be removed prior to moving forward. Through the process of filling and regrading, the Developer removed the lot from the floodplain. On August 4, 2026 FEMA confirmed that the lot is no longer in the flood plain. The Developer is now applying for a Final Plat of Subdivision for the remaining lot to complete the Brighton Ridge Subdivision.

The Plan Commission reviewed the proposed Final Plat of Subdivision at the September 16th Plan Commission meeting. Overall, the commissioners did not express any concerns over the proposed subdivision. The Commissioners unanimously recommended that the Village Board approve the Final Plat of Subdivision for Phase 2 of Brighton Ridge.

AYES: Airhart, Coia, Guddendorf, Foss, Dubina, Rockwell

NAYES: None

Per the Village Code a surety and snow plow agreement are required to record a Final Plat. With advise from the Village Attorney staff is recommending waiving these requirements, as we have already received these requirements for the first phase of Brighton and they will also cover this Phase 2.

COST

There is no cost to discuss this item.

ATTACHMENTS

Final Plat of Subdivision
PC Recommendation 26-08

RECOMMENDATION

That the Village Board discuss the proposed Final Plat of Subdivision and direct Staff on preparing the necessary Ordinance.

VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

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

PC26-08

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of October 6, 2026
PETITION: 26-007 Brighton Ridge Phase 2 – Final Plat of Subdivision

PROPOSAL

The applicant is requesting approval for a Final Plat of Subdivision for Lot 187 within the Brighton Ridge subdivision.

LOCATION MAP



BACKGROUND & HISTORY

On July 1, 2025 the Village Board approved the Final Plat of Subdivision for the Brighton Ridge subdivision. Lot 187, a townhome lot, was not included in that Final Plat because the lot was within a 100-year Federal Emergency Management Agency (FEMA) floodplain. Through filling and regrading, the Developer removed the lot from the floodplain. FEMA confirmed that the lot is no longer in the floodplain on August 4, 2026. The Developer is now applying for a Final Plat of Subdivision for the remaining lot to complete the Brighton Ridge subdivision.

EXISTING ZONING & LAND USE

The property is zoned R3; the zoning designation and land use of the property will not change.

DISCUSSION

Commissioner Guddendorf asked if Lennar had to give compensation for wetlands. Dave Lawlor, Planning Manager for Lennar, confirmed that Lennar did not and stated that the lot in question was not in a wetland, rather a small portion was in the floodplain.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the Final Plat of Subdivision for Brighton Ridge Phase 2, subject to the following condition;

1. The Village Engineers shall approve the Final Plat prior to the Village Board voting on the case.

AYES: Airhart, Coia, Guddendorf, Foss, Dubina, Rockwell

NAYES: None

ABSTAIN: None

Motion Passed