



COMMUNITY DEVELOPMENT DEPARTMENT

ADVISORY REPORT

Petition 25-009

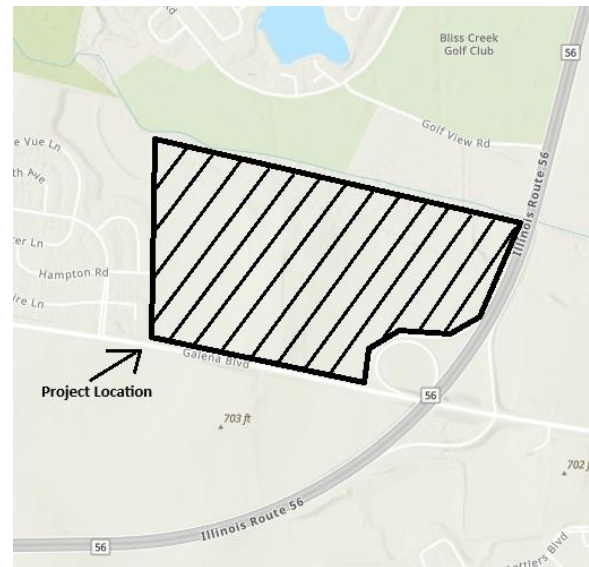
Plan Commission Meeting – May 21, 2025

Applicant: CalAtlantic Group, LLC. / Lennar

Location: NW Corner of Galena Blvd and IL Rt. 56

Application: Final Planned Unit Development (PUD) & Final Plat of Subdivision

Prepared by: Bravo Berisha, Planning & Zoning Administrator



Background & History:

The subject property was rezoned from the R2 PUD, B3 PUD, and R1 Districts to the R2 PUD and R3 PUD Districts at the April 15, 2025 Village Board meeting. It is approximately 141 acres and is currently 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, received approval for the Preliminary PUD and the Preliminary Plat of Subdivision at the April 15, 2025 Village Board meeting. As approved with the preliminary plans, the petitioner is proposing to develop 174 single-family detached homes and 148 townhomes on the property.

Proposal:

The petitioner is requesting approval of the Final PUD and Final Plat of Subdivision for the Brighton Ridge subdivision project. As previously stated, the PUD will include 174 single-family detached homes and 148 townhomes. The PUD will also preserve roughly 57 acres of open space. The detached single-family homes will be constructed in two configurations, referred to as the "Horizon" and the "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 in the eastern part 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 and 4 bedrooms and from 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 proposed Brighton Ridge subdivision will have a new entrance and exit along Galena Blvd and will connect to the existing Hampton Road in the Windsor Pointe Subdivision for an additional entrance and exit.

The petitioner received the following zoning deviations at the April 15, 2025 Village Board meeting:

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 received 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. A deviation to Table 3 of Section of 11-11-5 to permit an average lot size of 8,700 square feet, as opposed to the minimum PUD Standard of 9,600 square feet.

3. 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. 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. 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. 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.

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

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

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

 18. A deviation to Section 11-14-8(A)(1) to permit a subdivision monument sign without the lettering "of Sugar Grove" as depicted on the Preliminary Landscape Plan.
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The following are four additional deviations to the Engineering Requirements and Subdivision Control Regulations that the petitioner received at the April 15, 2025 Village Board meeting:

1. 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.

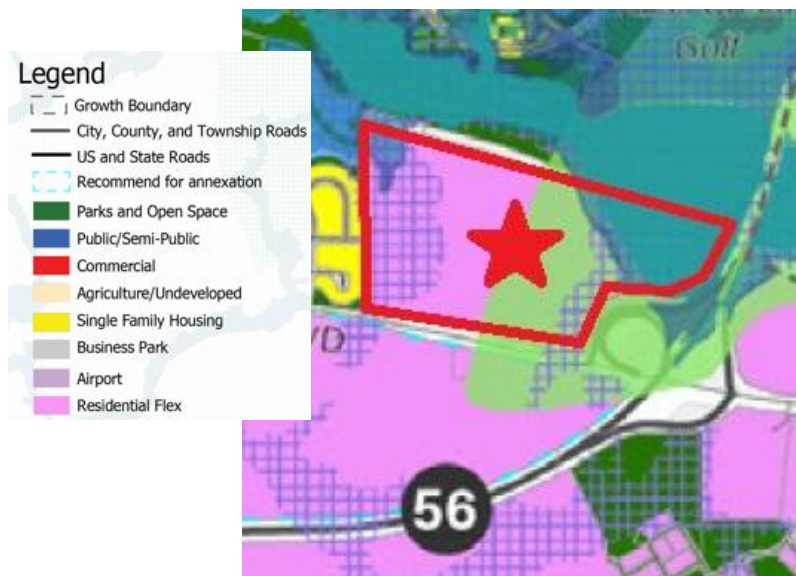
2. A deviation to Section II.B.2–Table A "Minimum Standards for Street Design" to permit:

- a. 60' minimum ROW width
 - b. 28' minimum pavement width (B-B)
 - c. 90' minimum horizontal centerline radius
3. 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. 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.

Zoning Designation and Future Land Use Map:

The subject property's zoning designation, surrounding properties' zoning designation, and the Future Land Use Map are shown below:

	Zoning	Land Use
Subject Property	R2 PUD, R3 PUD	Vacant Land
North	R2	Golf Course
East	BP	Vacant Land
South	Unincorporated	Vacant Land
West	R3 PUD	Windsor Pointe Subdivision



Future Land Use Map

Evaluation:

Staff has reviewed the Final PUD and the Final Plat of Subdivision plans and can confirm that both sets of plans comply with the preliminary approvals. Therefore, staff recommends approval.

Staff Recommendation:

Staff recommends approval of the Final Planned Unit Development (PUD) for CalAtlantic Group, LLC. / Lennar at the subject property, located at the NW corner of Galena Blvd and IL Rt. 56, subject to the following conditions:

1. Final Engineering approval

Staff also recommends approval of the Final Plat of Subdivision for CalAtlantic Group, LLC. / Lennar at the subject property, located at the NW corner of Galena Blvd and IL Rt. 56, subject to the following conditions:

1. Final Engineering approval

Attachments:

- Final PUD
- Final Plat of Subdivision

The following items were submitted to staff but not included in your advisory report. If you wish to view these items, they will be sent to you at your request.

- Final Engineering Plans
- Landscape Plans