



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

**ORDINANCE NO. 2025-0415CD8**

---

**An Ordinance Rezoning Certain Property  
(Brighton Ridge)**

---

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

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

**VILLAGE OF SUGAR GROVE**

**ORDINANCE NO. 2025-0415CD8**

**An Ordinance Rezoning Certain Property  
(Brighton)**

---

**WHEREAS**, the Village of Sugar Grove is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and, pursuant to the powers granted to it under 65 ILCS 5/1-8 *et seq.*; and,

**WHEREAS**, CalAtlantic Group, LLC is the contract purchaser of the property legally described in Exhibit A, and have filed with the Village an application to reclassify from R-2 District, B-3 District, and R-1 District to R-2 District and R-3 District; and,

**WHEREAS**, after due notice the Planning Commission held a public hearing on February 19, 2025, and in their report, Recommendation PC25-02, recommended approval of the rezoning; and,

**WHEREAS**, the Village Board has reviewed the request and concurs with the Planning Commission Recommendation.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE:     ZONING CLASSIFICATION**

The Zoning Map of the Village of Sugar Grove be, and it is, hereby amended to classify the property legally described in **Exhibit A**, attached hereto and made a part hereof by this reference, to the R-2 Detached Residential District and R-3 Medium Density Residential District.

**SECTION TWO:     GENERAL PROVISIONS**

**REPEALER:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SEVERABILITY:** Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 15<sup>th</sup> day of April 2025.

ATTEST:

  
\_\_\_\_\_  
Jennifer Koenen,  
President of the Board of Trustees

  
\_\_\_\_\_  
Tracey Conti,  
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	<u>✓</u>	___	___	___
Trustee Sean Herron	<u>✓</u>	___	___	___
Trustee Heidi Lendi	<u>✓</u>	___	___	___
Trustee Sean Michels	<u>✓</u>	___	___	___
Trustee Michael Schomas	<u>✓</u>	___	___	___
Trustee James White	<u>✓</u>	___	___	___

**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 16<sup>TH</sup> 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.