

CROSSROADS

Corporate Center of Sugar Grove

ASTORIA of Sugar Grove



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The Developer

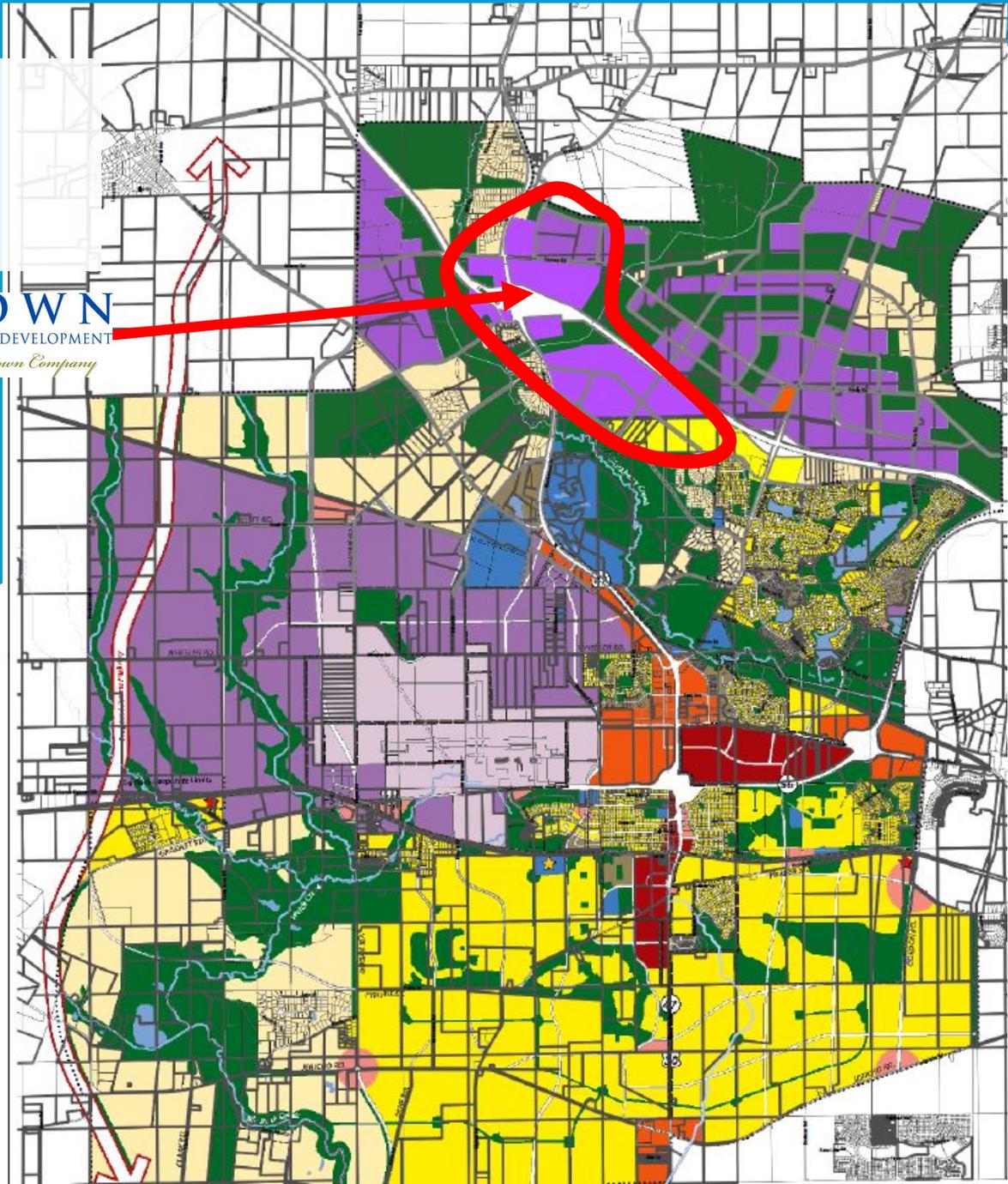
History and Background

- Henry Crown & Company (“HCC”) was originally founded in 1918
- Family holdings now include diverse public and private business interests, such as:
 - Aspen Skiing Company and Alterra Mountain Company
 - Rockefeller Center
 - JPMorganChase Bank
 - General Dynamics
 - Chicago Bulls and White Sox

The Developer

- Crown Community Development (“CCD”) was created as a division of HCC in 1973
 - Based in Naperville, IL
 - Singularly focused on land development and planning
 - CCD has developed several successful communities in the Chicagoland area
 - Stonebridge
 - Oakhurst
 - Meadow Lakes Business Park
 - Thornwood
 - Highland Woods
 - Prairie Ridge
 - Currently developing or overseeing 15 active projects with an array of uses (commercial/residential) and geography (ranging from Seattle, WA to Tampa, FL)

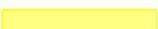
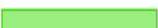
Village of Sugar Grove Comprehensive Plan

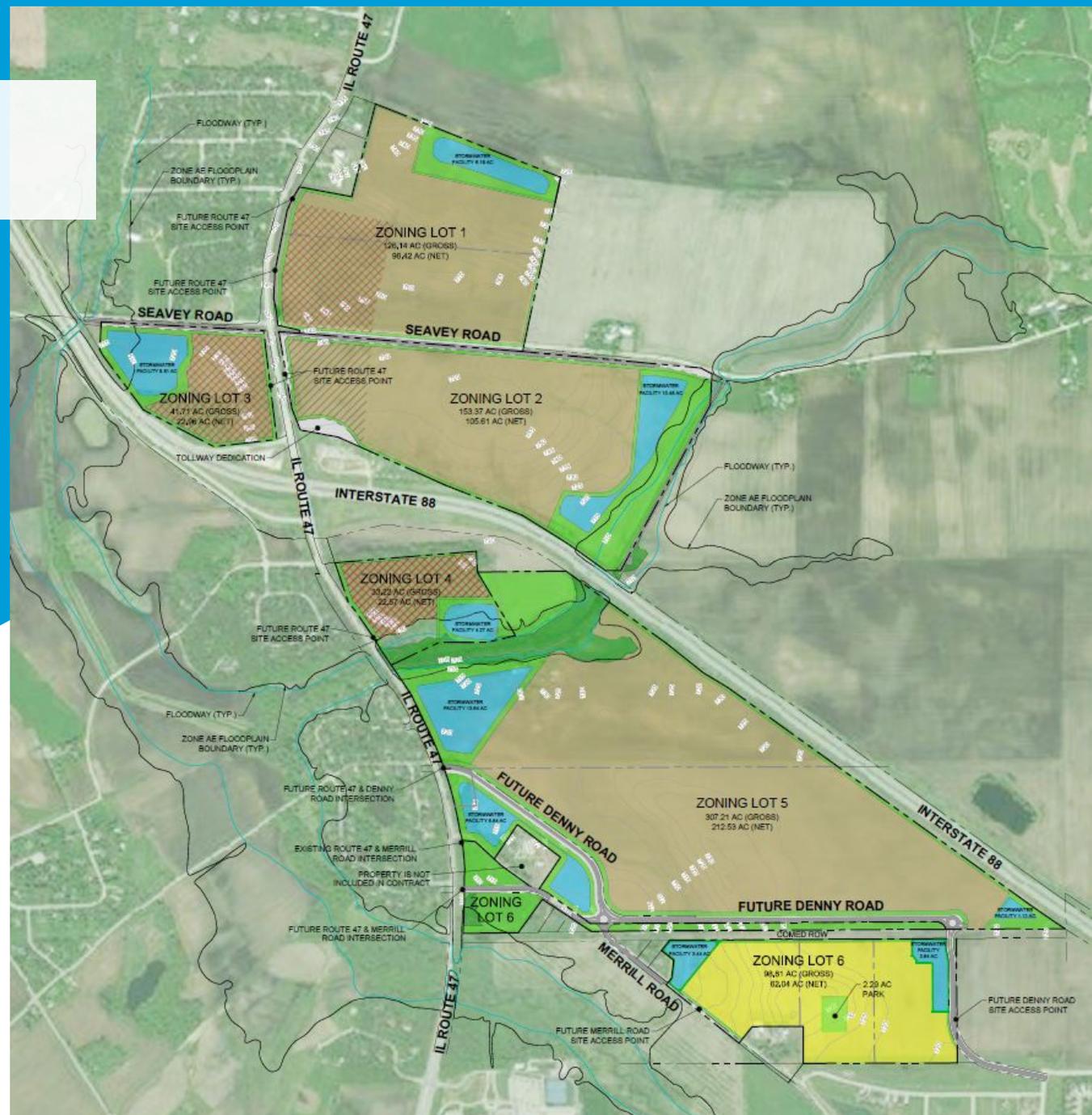


- | | |
|----------------------------------|--------------------------|
| Planning Area Boundary | Neighborhood Commercial |
| - - - - Village Limits | Public/Semi-Public |
| Yellow Estate Residential | Airport |
| Green Open Space | Multi-Family Residential |
| Yellow Single Family Residential | |
| Purple Business Park | |
| Orange Corridor Commercial | |
| Red Town Center Commercial | |

Site Plan

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING ROW
	PROPOSED ROW
	FEMA FLOODWAY BOUNDARY
	FEMA ZONE AE FLOODPLAIN BOUNDARY
	MFTG / WAREHOUSE
	DSF RESIDENTIAL
	COMMERCIAL
	MULTI-FAMILY, 300 UNITS MAXIMUM AND ONLY ONE LOCATION PERMITTED
	PROPOSED PUBLIC ROADWAY
	PROPOSED PUBLIC RIGHT-OF-WAY
	PRIVATE OPEN SPACES/BUFFERS
	WETLAND
	STORMWATER MANAGEMENT FACILITY



Planning and Design Goals

- Create a high quality, mixed use community that everyone will be proud of years into the future
- Create a retail/commercial anchor area at the I-88 and Rt. 47 interchange which will:
 - Serve as a high image, northern gateway to the Village
 - Generate substantial jobs, sales tax and non-residential property taxes to benefit the community
- Create a strategic annexation corridor enabling the Village to annex key properties north of I-88 and west of Rt. 47 in furtherance of the Comprehensive Plan

Land Use Tabulation

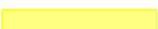
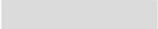
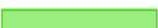
- Development includes 5 flexible zoning areas with a gross area of 661.95 acres
 - Included in these zones is 175.55 acres of open space representing 26.5% of the area
- The residential parcel on the south end of the property represents a buffer area between the current residential neighborhoods and the pending flexible zoning areas to the north
 - The gross area of this parcel is 98.61 acres of which 31.9% will remain open space

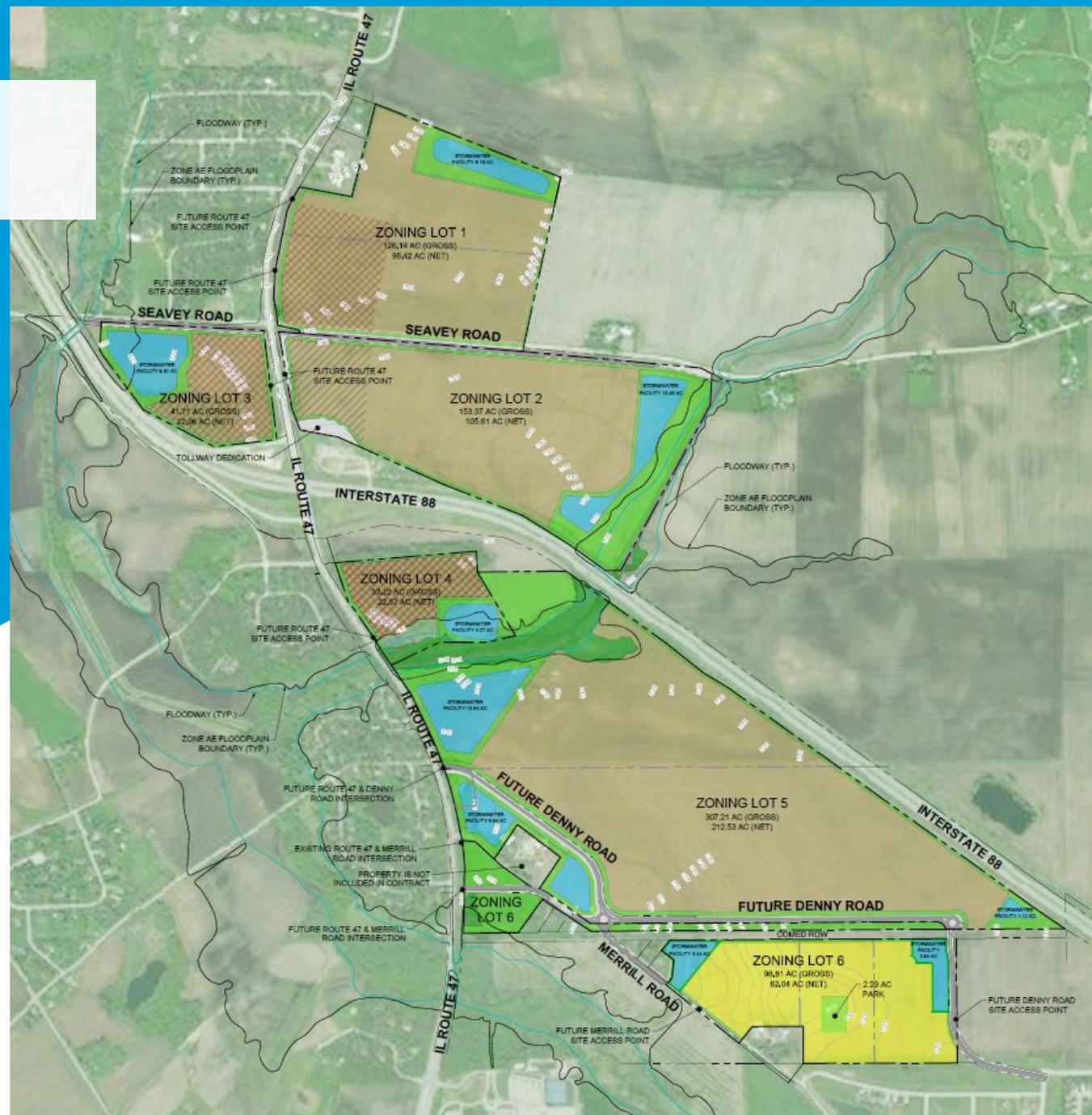
By the Numbers

- \$652M Investment in Sugar Grove
 - \$87M in Earthwork and Infrastructure Costs
 - \$565M in Building Construction Costs
- Employment
 - 7,700 Temporary Construction Jobs
 - 4,600 – 5,600 Permanent Jobs
- Annual Tax Revenue
 - \$16M in Property Taxes
 - \$13.3M from Commercial and Industrial
 - \$2.7M from Residential
 - \$1.1M in Sales Taxes
 - \$1.3M in Utility Taxes

Traffic Routing

LEGEND

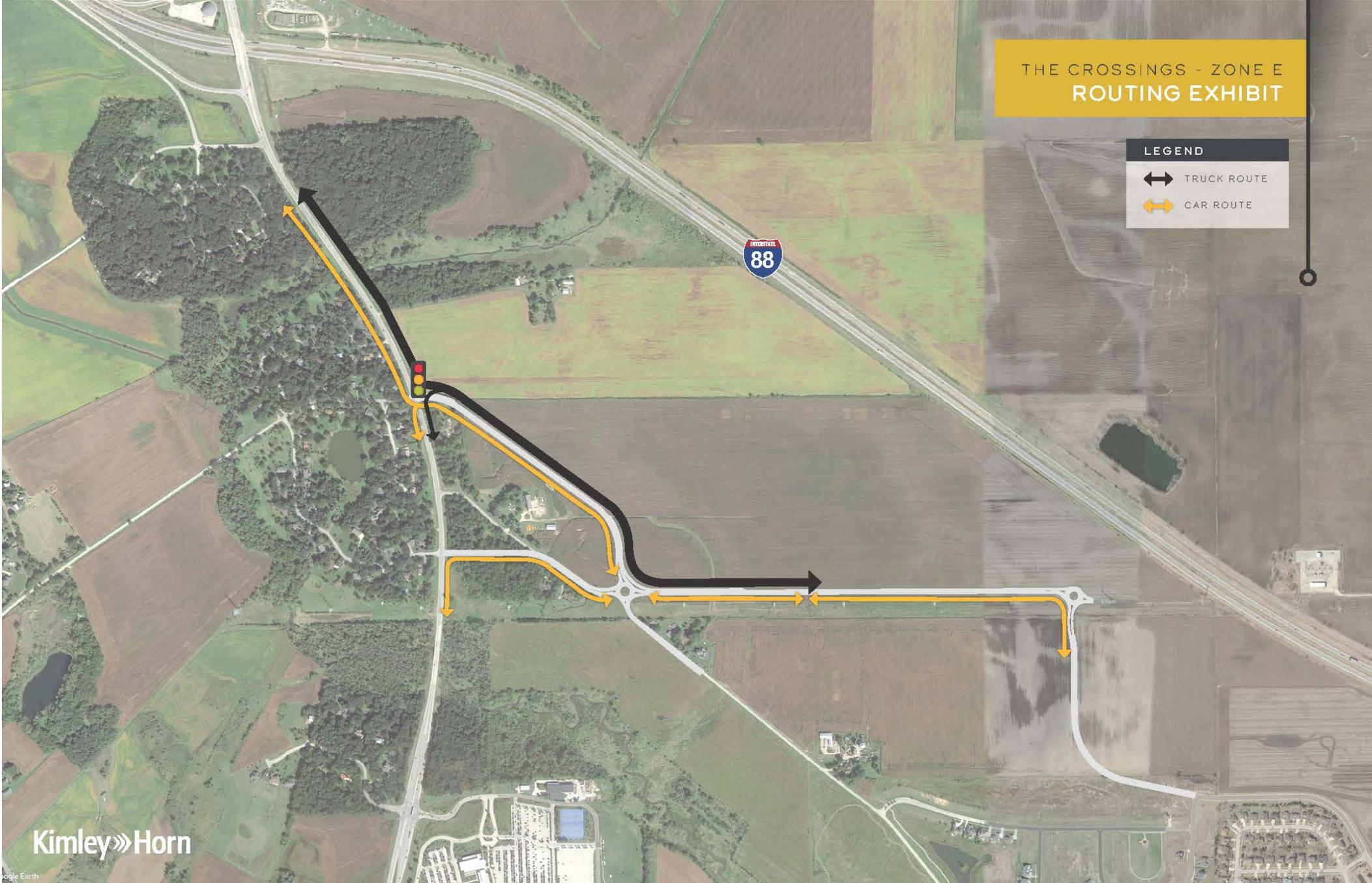
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	STORMWATER MANAGEMENT FACILITY



THE CROSSINGS - ZONE E ROUTING EXHIBIT

LEGEND

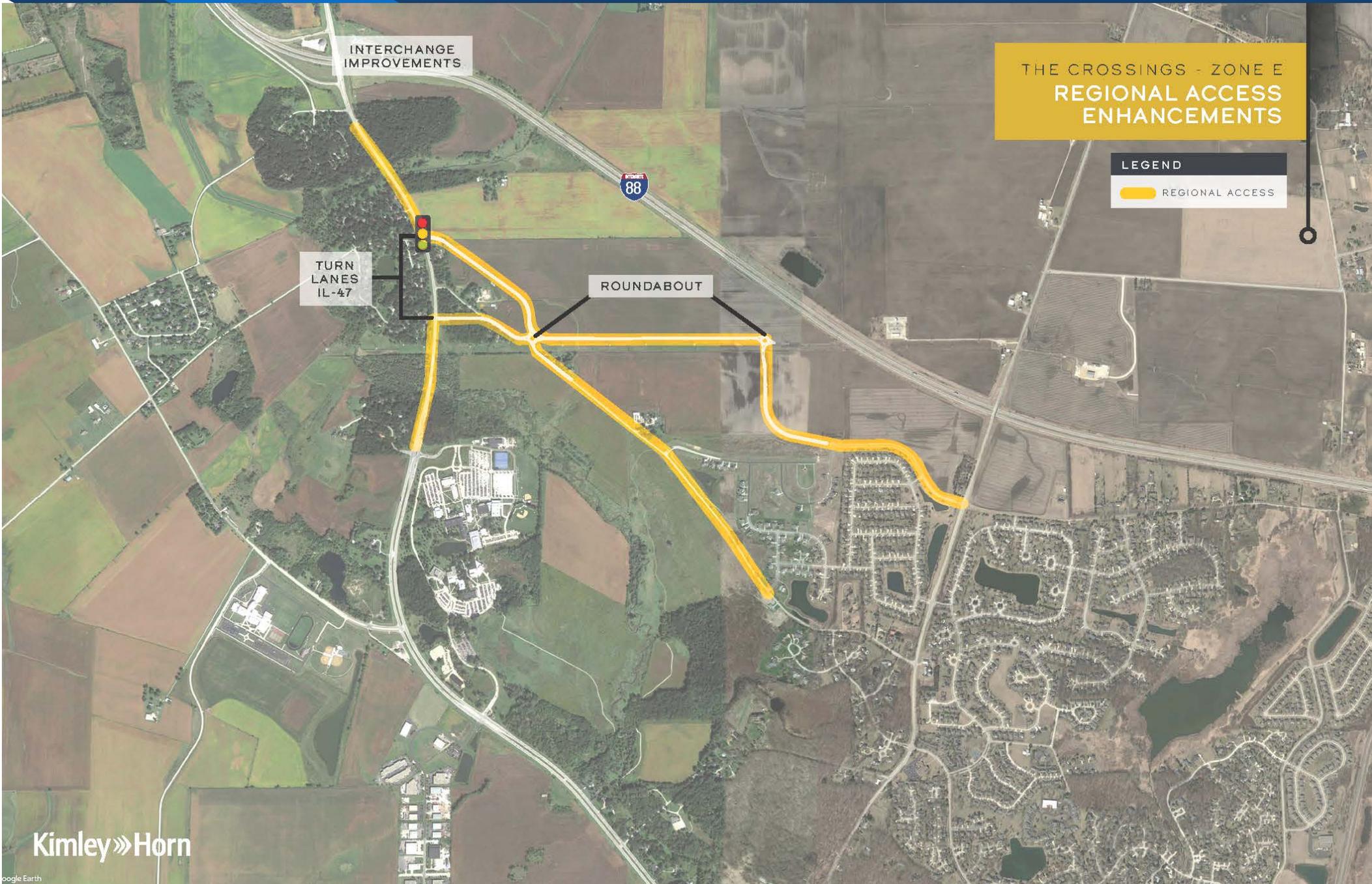
- ↔ TRUCK ROUTE
- ↔ CAR ROUTE



THE CROSSINGS - ZONE E REGIONAL ACCESS ENHANCEMENTS

LEGEND

- REGIONAL ACCESS

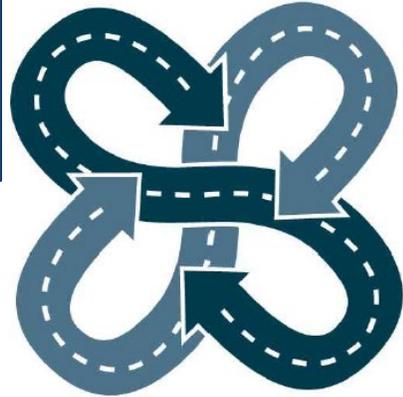


INTERCHANGE
IMPROVEMENTS

TURN
LANES
IL-47

ROUNDAOBOUT





CROSSROADS

Corporate Center of Sugar Grove

Warehouse Distribution



Warehouse Distribution



Commercial/Retail



ASTORIA

of Sugar Grove

Residential Homes



Trails and Open Space



Landscaping

PRELIMINARY LANDSCAPE PLAN - NORTH

CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS

-  - Proposed 10' Wide Trail
-  - Proposed Landscape Setbacks & Buffers
-  - Existing Trees
-  - Naturalized Detention Basin
(native wetland seeding, plugs & BMPs)
-  - Proposed Road ROW Sections
(see typical Cross Section Exhibit for details)



NOTES :

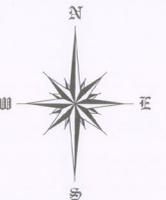
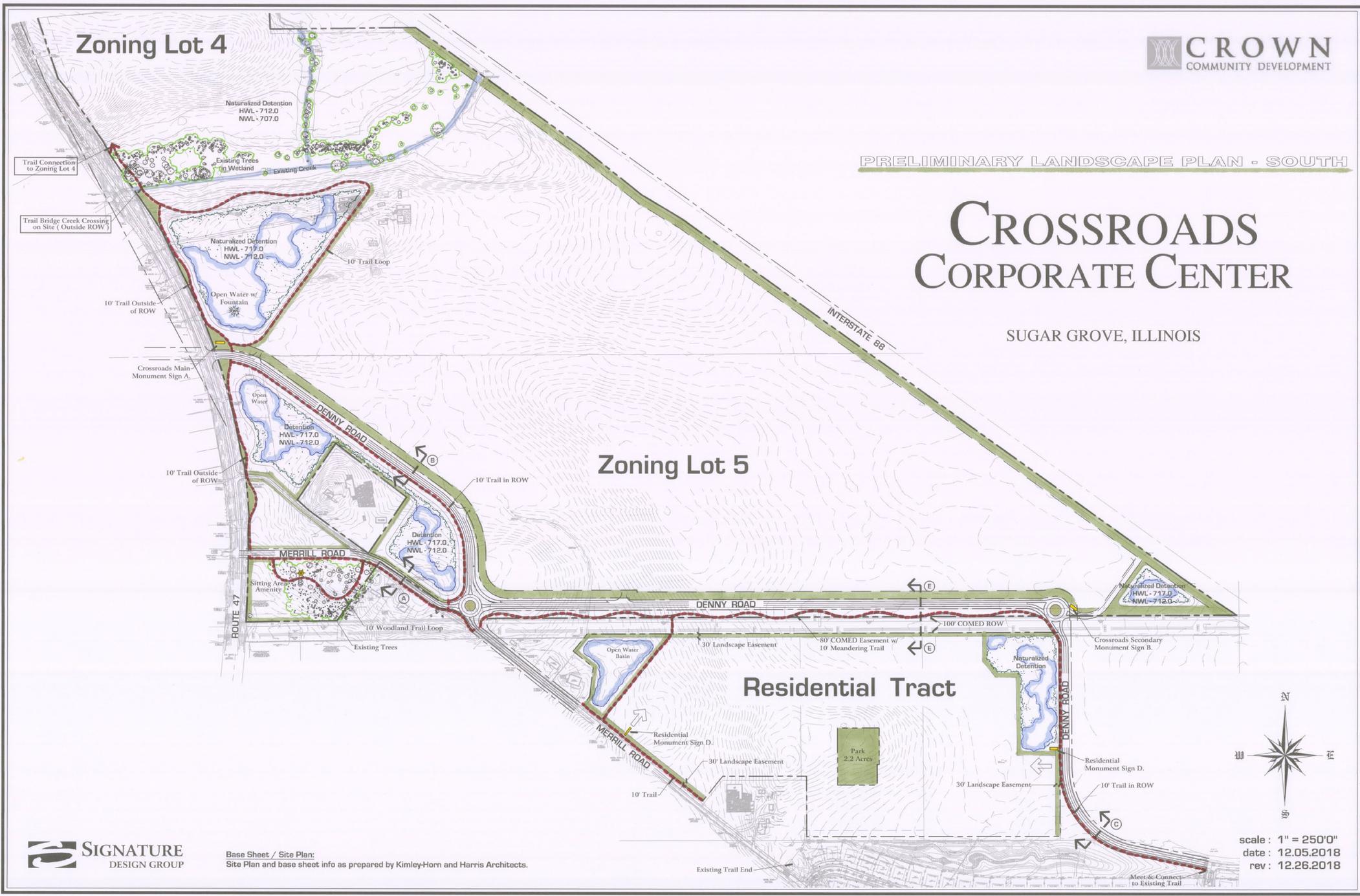
- See 'Master Signage Exhibit' for additional proposed sign information.
- See 'Prototypical Warehouse Landscape Plan' for detail of typical Industrial Lot Landscaping.
- See Existing Tree Survey (TS.100-104) and Existing Tree Inventory (TS.201-216) for information on existing site trees.

Note: A tree mitigation fee totaling \$193,600 shall be paid to compensate for any and all trees removed as part of the overall development of the Property. This fee will be paid in two lump sum payments, with 50% due in June 2020 and the balance due in June 2021. Fees collected will be utilized for replacement of parkway trees throughout the Village. All other requirements for mitigation and replacement are waived. No other fees or tree removal penalties shall apply to the Property.



CROSSROADS CORPORATE CENTER

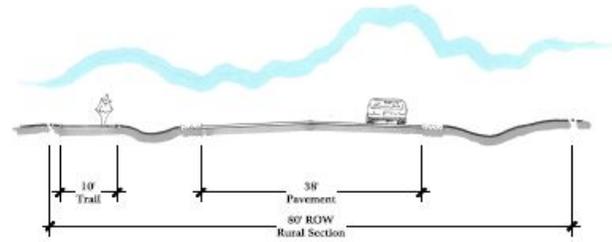
SUGAR GROVE, ILLINOIS



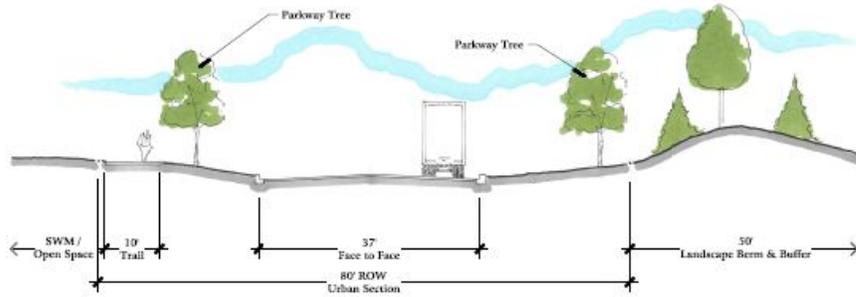
TYPICAL CROSS SECTION EXHIBIT

CROSSROADS CORPORATE CENTER

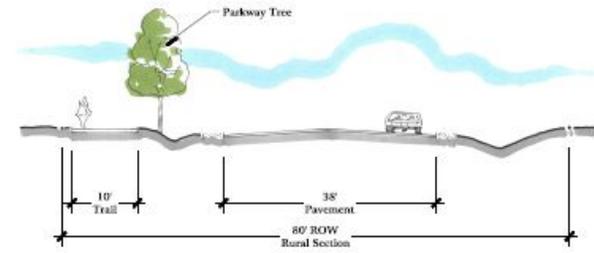
SUGAR GROVE, ILLINOIS



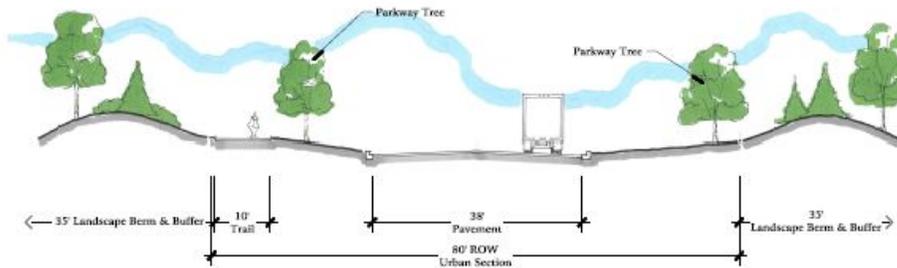
A Merrill Road ROW



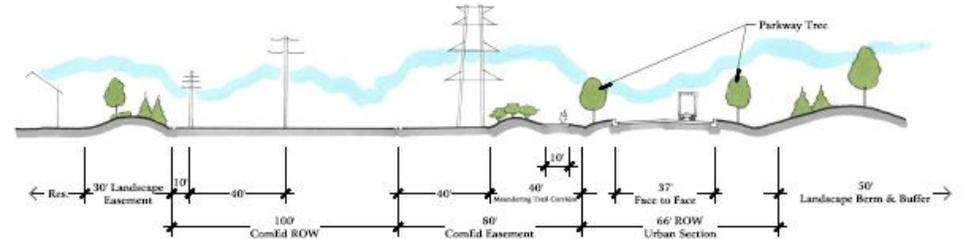
B Denny Road - North of Roundabout



C Denny Road - South of Roundabout



D Seavey Road ROW



E Denny Road - Between Roundabouts / CommEd Easement & ROW

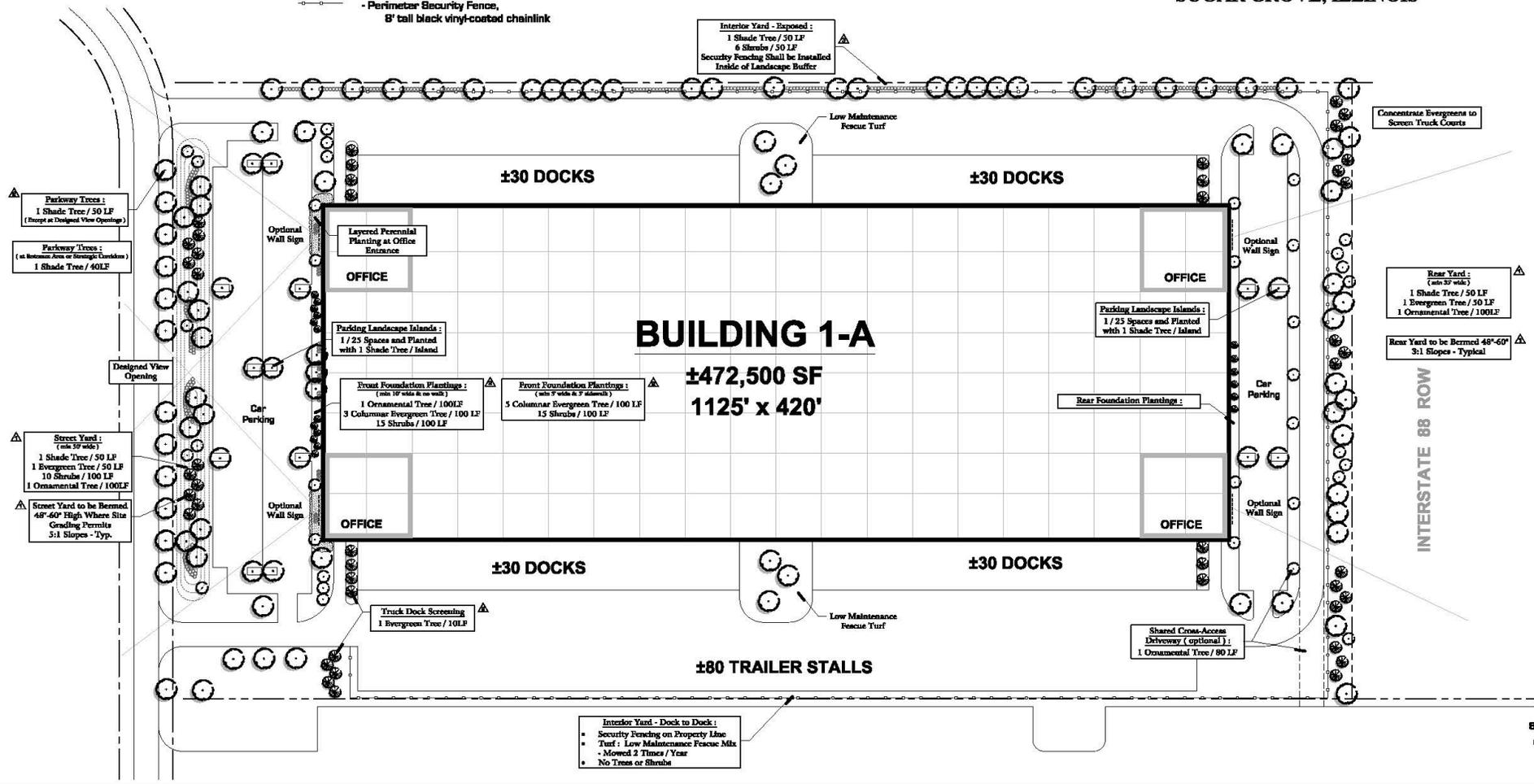
PLAN LEGEND :

- Parkway Trees, 2 1/2" Caliper
- Shade Tree, 2 1/2" Caliper
- Evergreen Tree, 8' Tall
- Columnar Evergreen, 8' Tall
- Ornamental Tree, 8' Tall or 2" Caliper
- Deciduous Shrubs, 24" - 36" tall installed
- Spreading Juniper, 18" - 24" tall installed
- Perimeter Security Fence, 8' tall black vinyl-coated chainlink

PROTOTYPICAL WAREHOUSE LANDSCAPE PLAN

CROSSROADS CORPORATE CENTER

SUGAR GROVE, ILLINOIS

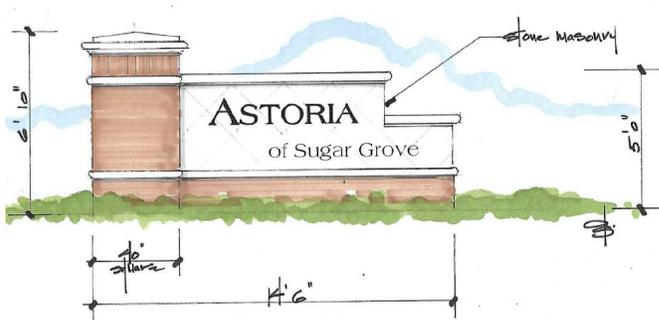
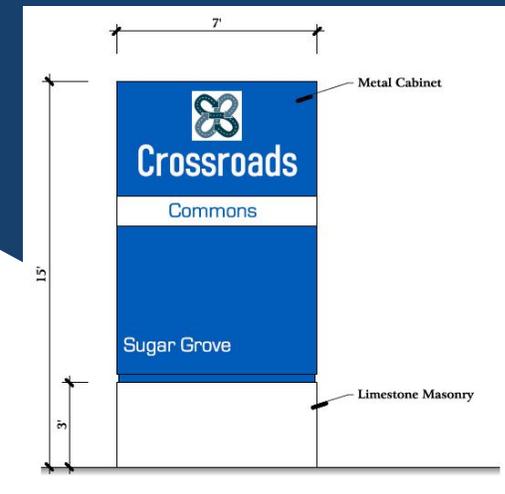
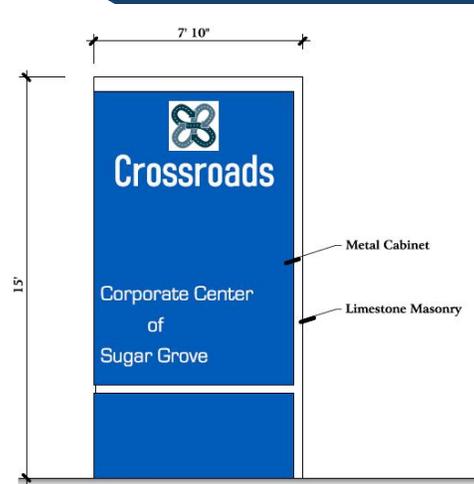
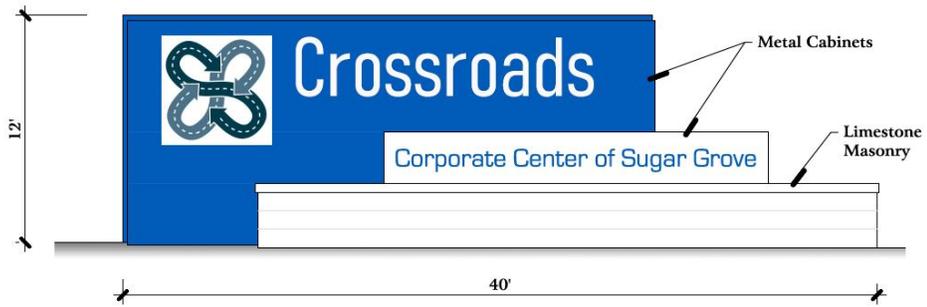


scale: 1" = 80'0"
date: 12.05.2018
rev: 12.26.2018
rev: 1.06.2019





Master Signage



Thank You.

