

CROSSROADS

Corporate Center of Sugar Grove

ASTORIA
of Sugar Grove



ASTORIA
of Sugar Grove

Public Hearing
Exhibit B

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

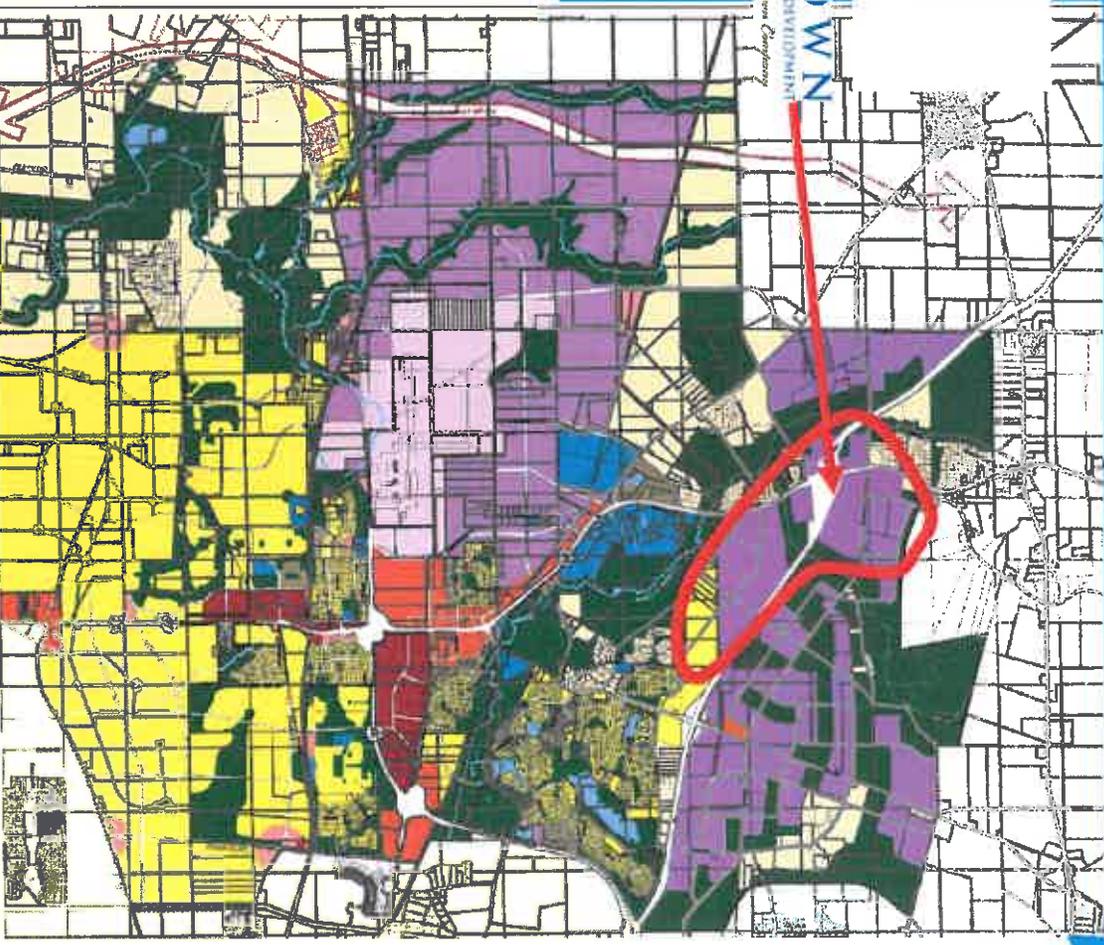
The Developer

- 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



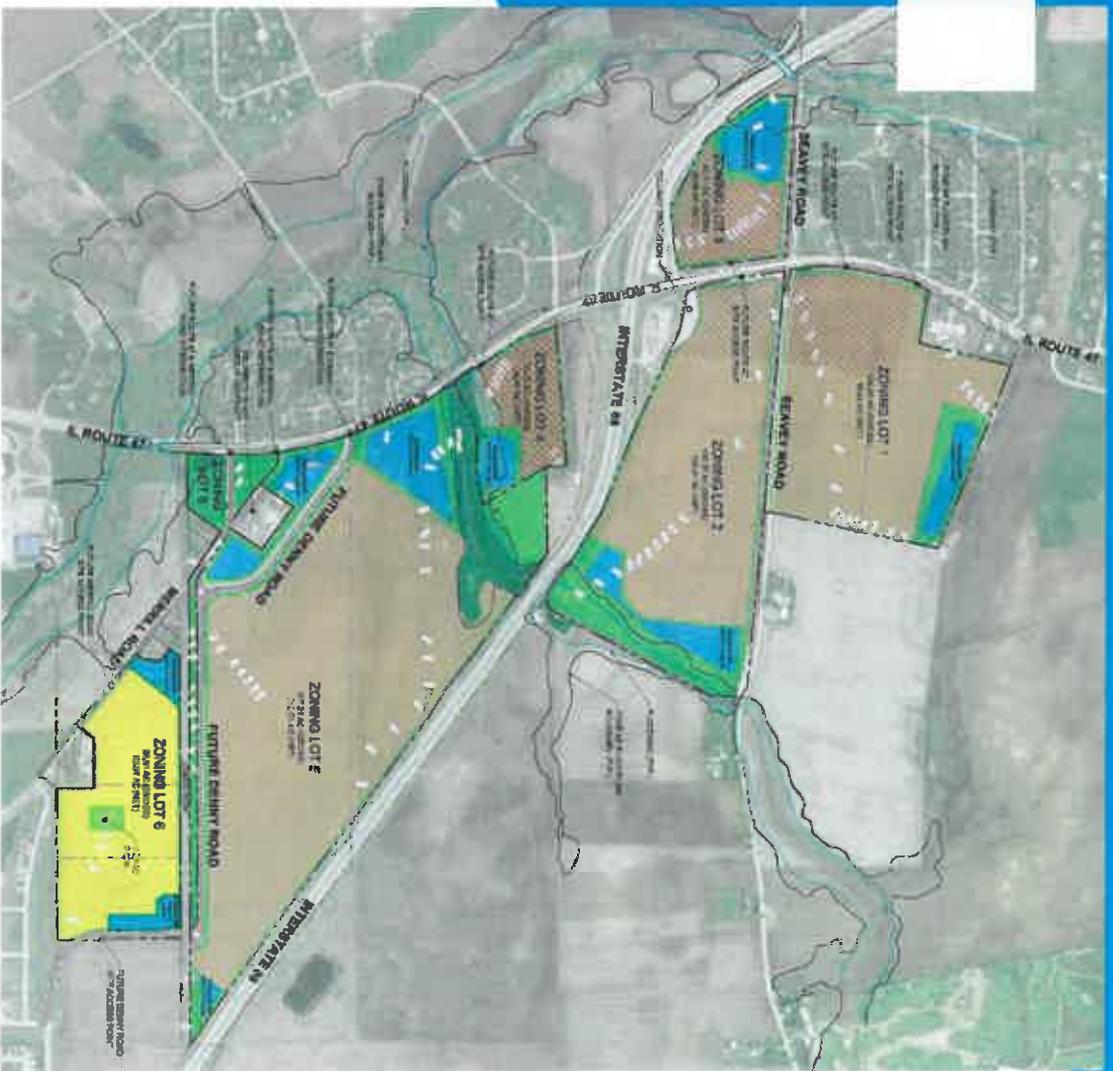
.....	Planning Area Boundary		Neighborhood Commercial
-----	Village Limits		Public/Semi-Public
	Estate Residential		Airport
	Open Space		Multi-Family Residential
	Single Family Residential		
	Business Park		
	Corridor Commercial		
	Town Center Commercial		



Site Plan

LEGEND

	EXISTING PROPERTY BOUNDARY
	EXISTING ROW
	PROPOSED ROW
	FEMA FLOODWAY BOUNDARY
	FEMA ZONE AE FLOODPLAIN BOUNDARY
	MFTS / WAREHOUSE
	CSF RESIDENTIAL
	COMMERCIAL
	MULTI-FAMILY, 2-4 UNITS MAXIMUM 4-6 CARRY OVER LOCATION PROVIDED
	PROPOSED PUBLIC ROADWAY
	PROPOSED PUBLIC RIGHT-OF-WAY
	PRIVATE OPEN SPACES/UTILITIES
	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



Kimley-Horn



CROSSROADS

Corporate Center of Sugar Grove

Warehouse Distribution



Warehouse Distribution



Commercial/Retail





ASTORIA

of Sugar Grove

Residential Homes



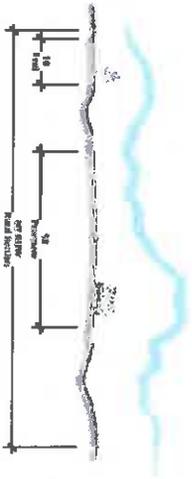
Trails and Open Space



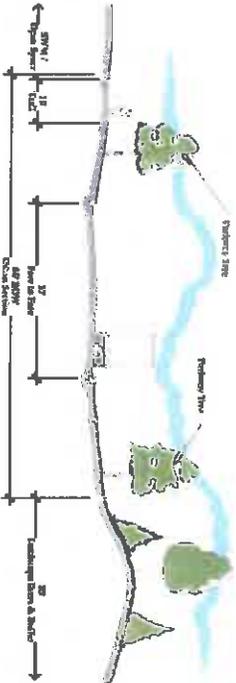
TYPICAL CROSS SECTION EXHIBIT

CROSSROADS CORPORATE CENTER

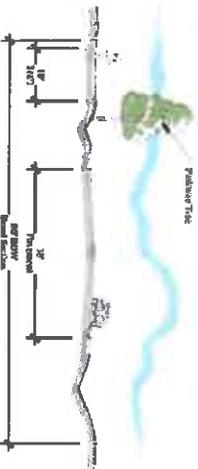
SUGAR GROVE, ILLINOIS



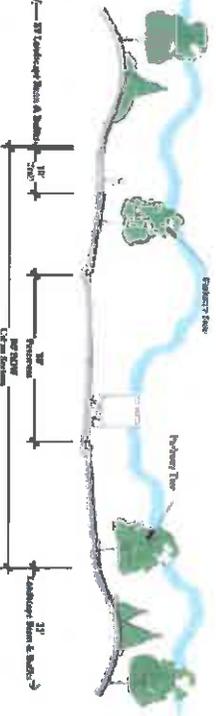
A Merrill Road ROW



B Denny Road - North of Roundabout



C Denny Road - South of Roundabout

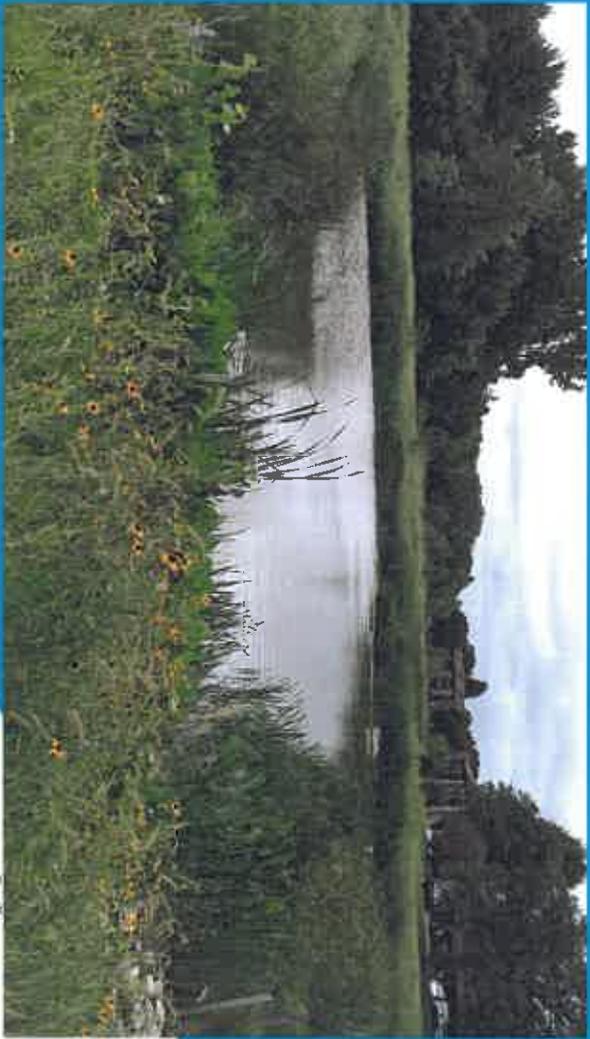


D Seavey Road ROW

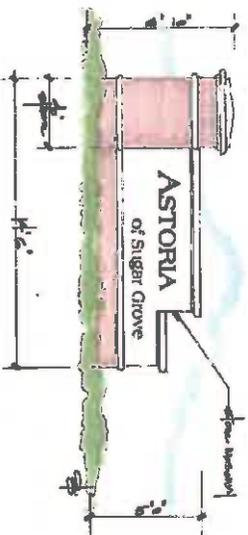
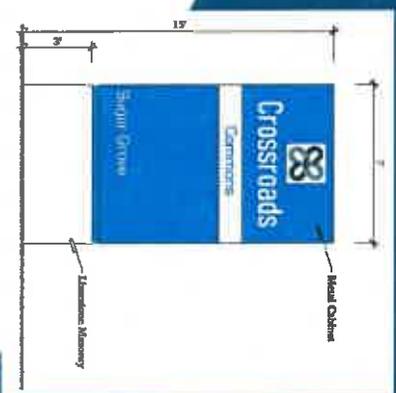
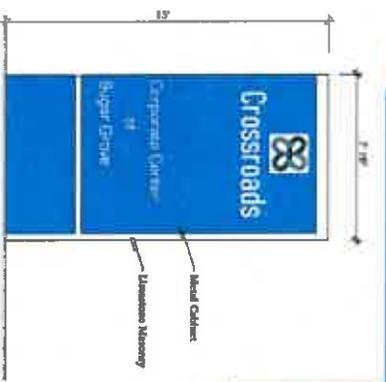
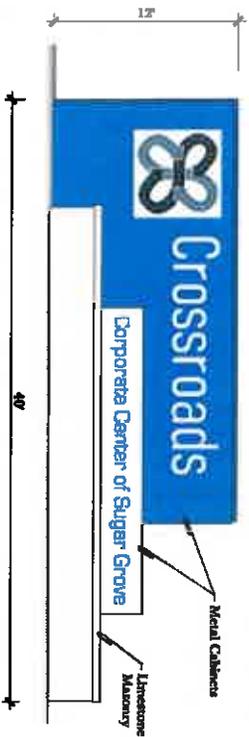


E Denny Road - Between Roundabouts / Commed Easement & ROW





Master Signage



Thank You.



CROWN

COMMUNITY DEVELOPMENT

A Henry Crown Company