



AGENDA MEMORANDUM

DATE: April 24, 2025

TO: Forest Preserve District Land Acquisition Committee

FROM: Jennifer Rooks-Lopez, Director of Planning and Land Protection

SUBJECT: Presentation and Approval of a Resolution Approving a Donation Agreement with Lennar Homes adjacent to Bliss Woods Forest Preserve

PURPOSE:

The purpose of this memorandum is to provide the Committee with information to consider accepting approximately 42 acres of land, by donation from Lennar Homes, adjacent to Bliss Woods Forest Preserve in Sugar Grove.

BACKGROUND:

Lennar Homes is in the process of receiving final approval from the Village of Sugar Grove for a 322-unit residential development (174 single-family home; 148 townhome) at the intersection of Galena Rd and Illinois Route 56. Known as Brighton Ridge, this development is adjacent to the District's 235-acre Bliss Woods Forest Preserve.

In early 2025, the District was contacted by Lennar Homes at the behest of Sugar Grove Park District. Lennar is seeking to dedicate approximately 42 acres of land to the District, as the incorporation of open space into the development will enhance the desirability of living at Brighton Ridge.

Staff evaluation of the natural area value of the donation parcel show it to be comprised primarily of non-native species and in need of restoration; however, this parcel will link the District's Aurora West (715 acres) and Bliss Woods Forest Preserves. Protection of this parcel will assist with maintenance of the Virgil Gilman Trail as well as provide a transportation corridor and habitat for our native wildlife.

Staff and legal counsel have worked with Lennar to ensure that the proposed property boundaries will not create any undue encroachment burden, and clarified that the Fox Metro Water Reclamation District maintenance path onsite remains the maintenance responsibility of that District.

Additionally, Lennar Homes will be donating \$20,000 to the District to begin the ecological restoration on the donated parcel.

FINANCIAL IMPACT:

There is no financial cost to the District. Lennar Homes will be donating \$20,000 for ecological restoration.

RECOMMENDATION:

Staff recommends the Committee accept the approximately 42-acre donation from Lennar Homes, adjacent to Bliss Woods Forest Preserve in Sugar Grove.

ATTACHMENTS:

Countywide Locator Map
Forest Preserve Map
Plat of Subdivision
Easement Agreement