

Village of Sugar Grove Comprehensive Plan

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Introduction

This *Comprehensive Plan* for the Village of Sugar Grove, Illinois, sets forth long-range recommendations for future growth and development, as well as the maintenance and enhancement of the existing image and character of the community.

This draft Plan report summarizes the results of a two-year planning program in Sugar Grove, and incorporates much of the material included in previous interim reports and memoranda prepared during the course of the study.

The Sugar Grove Community

The Village of Sugar Grove is located in Sugar Grove Township, in south-central Kane County, Illinois, approximately 45 miles west of Chicago. The Village of Sugar Grove incorporated in 1957 with a population of 125.

Today, Sugar Grove encompasses a geographic area approximately 7 square miles in size. Much of Sugar Grove is bordered by unincorporated Kane County, with the exception of parts of the eastern boundary that border the City of Aurora and Village of North Aurora. Figure 1 illustrates the location and setting of Sugar Grove community.

Sugar Grove is characterized by open spaces, residential development, an attractive environmental setting, and exceptional access to transportation. Regional landmarks in the community include Waubensee Community College, Bliss Woods and Hannaford Woods Forest Preserves and the Aurora Municipal Airport. Major roadways within the community include Interstate 88 (East-West Tollway), Illinois Route 47, Illinois Route 56, and United States Route 30.

Developed areas within the community are comprised mainly of residential and

business/light industrial uses. The Aurora Municipal Airport consists mainly of an unincorporated land area that is surrounded by the Village of Sugar Grove and within the Village's Planning Area. Commercial sites exist in a few locations, along Main Street and along Illinois Route 47. The Village is almost entirely surrounded by agricultural uses, and is poised for substantial new growth and development.

Background to the Comprehensive Plan

This Comprehensive Plan is an update to the Comprehensive Plan completed for the Village in 1998. Recent development and infill development, proposed transportation facility improvements, and current growth pressures have warranted a more thorough plan to address the issues, challenges and opportunities confronting Sugar Grove.

Purpose of the Comprehensive Plan

This *Comprehensive Plan* is Sugar Grove's official guide for physical improvement and development. It considers not only the immediate needs and concerns of the community, but also projects improvement and development 5 to 10 years in the future.

Used to its potential, this *Comprehensive Plan* can help preserve and protect important existing features and resources, coordinate new growth and development, and establish a strong and positive community image and identity.

This Plan is "comprehensive" in both scope and coverage. It encompasses the use of land; the movement of vehicles and pedestrians; the protection of open spaces and environmental resources; and the provision of parks, schools, and other public facilities. It addresses residential areas, commercial and business development, public and institutional

lands, and the public rights-of-way. This Plan incorporates land currently within Sugar Grove’s corporate boundaries, as well as the adjacent unincorporated areas.

environment, and the unique “countryside atmosphere” of the community.

This *Comprehensive Plan* establishes the “ground rules” for private improvement and development. It provides guidelines by which the Plan Commission and Village Board can review and evaluate private development proposals. The Plan also provides a guide for public improvements, and can help to ensure that local dollars are spent wisely and in a cost effective manner.

The *Comprehensive Plan* provides a basis for zoning, subdivision regulations, and capital improvement plans, all of which should be used to implement planning policies.

Finally, the *Comprehensive Plan* serves as an important marketing tool to promote Sugar Grove’s unique assets and advantages. It can be used to help attract new families and desirable new development to the community.

The Planning Process

The Sugar Grove planning process has incorporated a six-step work program that has entailed the following:

1. Analyzing existing conditions,
2. Identifying issues and concerns,
3. Formulating a clear vision for the future,
4. Establishing goals and objectives,
5. Developing and evaluating alternative plans and policies, and
6. Preparing final *Comprehensive Plan* recommendations.

The process has been designed to produce a *Comprehensive Plan* that will accommodate desirable new growth and new development and capitalize on the assets of the community, while preserving and protecting open space, the natural

Organization of the Plan Report:

This *Comprehensive Plan* is organized into the following sections:

- €# *A Demographic Overview.* This section presents an overview of historical, current, and future demographics of the Sugar Grove Community.
- €# *A Vision for the Future.* This section describes, in general terms, the kind of community that Sugar Grove should be in the future. It includes a vision statement for the community in the Year 2014.
- €# *Goals and Objectives.* This section contains a list of goals and objectives that provide more specific guidelines for the new *Comprehensive Plan*.
- €# *Land-Use Plan.* This section provides a brief overview of existing land-use within Sugar Grove, and presents long-range policies and recommendations for high-quality and compatible new residential, commercial, business and public development, as well as the protection and enhancement of open spaces and environmental resources within the community.
- €# *Transportation Plan.* This section establishes the basis for a long-range system of roadways and multi-use trails that efficiently supports existing and future development.
- €# *Parks, Open Space, and Greenway Plan.* Environmental protection, open space and greenways/"linkages" are primary objectives of the *Comprehensive Plan*. This section is intended to help the Village maintain and preserve key environmental and open space features, enhance the countryside character of the area, and provide for a more complete range of park and recreational areas to serve new and existing development.

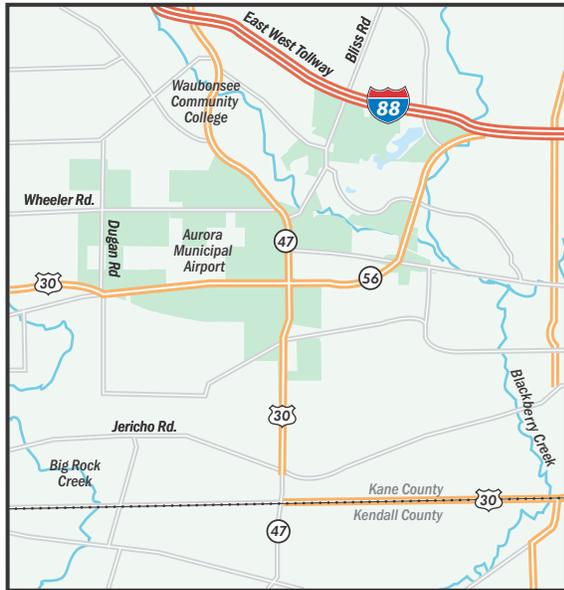
€# *Community Facilities and Utilities Plan.*

This section is intended to assist the Village in ensuring that high-quality community facilities and services are available to local residents and businesses in the future, including schools, fire and police protection, libraries, administrative facilities and meeting spaces, public utilities, and other public and semi-public uses.

€# *Implementation.* This section highlights the steps and actions to be undertaken to begin the process of plan implementation of this *Comprehensive Plan*.

Figure 1: Community Setting

The Village of Sugar Grove is located within Sugar Grove Township, in south-central Kane County, approximately 45 miles southwest of Chicago, near the intersection of Illinois State Route 47 and US Route 30. At the time of the last census (June 2003), the population of Sugar Grove was 6,016. Since that time however, the Village has experienced recent growth, with a current population estimate of 6,600. Sugar Grove is primarily a residential community characterized by open spaces, low-density development, and an attractive environmental setting.



Section 1:

Demographic Overview

This section provides an evaluation of historic trends in population and housing change within Sugar Grove, as well as a current snapshot of key demographics in Kane County and the greater Chicago region. An understanding of growth and composition of the local population provides an important foundation for this *Comprehensive Plan*.

The demographic overview includes an assessment of:

- a) Population and household characteristics;
- b) Racial and ethnic identification;
- c) Housing unit trends and characteristics; and,
- d) Income and employment statistics.

The Village of Sugar Grove, and Kane County, Illinois, are located in the Chicago Primary Metropolitan Statistical Area. Additionally, Kane County is part of the six-county region that makes up greater “Chicagoland” area, within the jurisdiction of the Northeastern Illinois Planning Commission (NIPC), a comprehensive planning agency for the 6-county metropolitan region.

This section includes data from 1980, 1990 and 2000 to facilitate trend analysis. Data sources include the U.S. Bureau of the Census, NIPC, the 2003 Special Census and Claritas, Inc.

Population

Sugar Grove’s official population count in 2000 was 3,909 persons. The 1990 population was 2,005, an increase of 1,904 people, or 95%. The population growth in Sugar Grove is not unique to municipalities within Kane County.

The reported population of Kane County in 1990 was 317,471 persons. The 2000 Census indicated 27.3% growth (or 86,648 persons) for a total population of 404,119.

The rate of growth in Sugar Grove’s population has been tremendous over the last 20 years. Between 1980 and 2000, the population increased by about 2,543 citizens, a 186.2% population increase over the past twenty years.

According to the 2003 Special Census, Sugar Grove’s current population is 6,016. NIPC has projected that the population of Sugar Grove will be approximately 62,472 by the year 2030. This is an anticipated increase of just over 1000% of the current population. Another Special Census is currently being undertaken with results due back to the village in the Spring of 2005.

Age Distribution

The median age has increased over time, mirroring larger population trends experienced regionally. The current estimated median age of Sugar Grove residents is 35.7 years, increasing considerably since 1980, where the median age was reported to be 26.5 years.

Over the last twenty years, the population of youths (those under nineteen years of age) in Sugar Grove has remained stable. This demographic represented 36.1 percent of the total population in 1980, 30 percent in 1990, and 34.8 percent in 2000. The percent of the population who is over 65 years in age has increased slightly, from 3.6 percent in 1990 to 4.7 percent in 2000.

Households

Regionally, household formation generally exceeds the rate of population growth, largely as a result of the increase in single-person households, longer life

expectancies, single-parent households and the rate of divorce.

A by-product of these trends is a decreasing household size. However, the general developing demographic trends indicate that the household rate is slowing, single-person households are increasing, and divorce rates are stabilizing. The Village of Sugar Grove varies slightly from these trends. Sugar Grove's average household size remained stable between 1990 and 2000, reported at 3.0 persons per household by both censuses. The current estimate of Sugar Grove's average household size as provided by Claritas Inc. is 3.1.

Between 1980 and 2000, Sugar Grove gained an additional 875 households, an increase of 220%. The 2003 estimated number of households is 1,456, growth of 14.5 percent since the 2000 Census.

By the year 2020, NIPC projects that Sugar Grove will have approximately 4,319 households, an increase of 3,047 households (239.5%) from the 2000 Census. However recent annual building permits indicate that the Village of Sugar Grove will exceed this projection.

Housing

Sugar Grove has experienced significant growth in the number of housing units built and has a very low vacancy rate (1.9%).

The 2000 Census reported that most of the housing units in Sugar Grove are owner-occupied (87.6%), and that percentage of renter-occupied housing has decreased over time.

Sugar Grove's housing stock is new. Claritas Inc. reports that the number of houses constructed since 1999 has been increasing, and will soon represent the majority of housing within the Village.

According to 2000 Census, the median home value in 2000 was estimated to be

\$184,000. The current estimate provided by Claritas Inc. is \$208,924, an increase of \$24,924.

Income and employment

The largest segment of the employed population is in the management, professional and related occupations (42.4% in 2000 and 41.9% in 2003). Sales and service occupations comprise the next largest segment of the population, approximately 29 percent in 2000 and 2003.

Much of the population of Sugar Grove is considered to be in the "high-income" brackets. The median household income in 1999 was reported by the 2000 Census to be \$75,856, and the current estimate by Claritas Inc is \$87,249.

The 2000 Census reported the poverty rate in Sugar Grove in 2000 to be 1.1 percent.

Comparisons to Kane County and the Greater Chicago Region

To provide benchmarks and provide context, it is necessary to compare Sugar Grove to Kane County and the Chicago-Gary-Kenosha Consolidated Metropolitan Statistical Area (CMSA). The following conclusions can be drawn from this comparison:

- ≠ The median age in Sugar Grove is similar to surrounding communities.
- ≠ The percentage of adults (population over the age of 18) is similar to other communities.
- ≠ Sugar Grove has a smaller percent of the population that is over the age of 65.
- ≠ Sugar Grove has a more homogeneous population than Kane County and the CMSA.

- €# The average number of persons per household in the Village of Sugar Grove is similar to that of Kane County and slightly greater than the CMSA.
- €# The Village of Sugar Grove has a higher rate of owner-occupied housing than Kane County and the CMSA.
- €# The vacancy rate in Sugar Grove is lower than Kane County and the CMSA.
- €# The median home value is higher in Sugar Grove than Kane County and the CMSA.
- €# Sugar Grove's median household income (\$75,856) is greater than Kane County (\$59,351) and the CMSA (\$51,046).
- €# Sugar Grove's estimated family poverty rate (1.1%) is lower than Kane County (4.9 percent) and the CMSA (7.9%).

Village of Sugar Grove: Summary of Trends

Based on the figures presented in this section, it can be concluded that the Village of Sugar Grove is experiencing the current population trends:

- €# Significant population growth
- €# Homogeneous population
- €# Major increase in the number of housing units and the percentage of owner-occupied units
- €# Very low vacancy rate
- €# High median household income
- €# Very low poverty rate

Section 2:

Community Outreach

Three separate Community Outreach efforts were undertaken to involve property owners, business persons and residents in the planning program. These outreach efforts provide important insight on local issues, concerns and opinions from residents, community leaders, the business community, and other participants. This section of the *Comprehensive Plan* report summarizes each of the following outreach efforts:

- a) A **Project Initiation Meeting** was conducted with the Steering Committee on December 12, 2002 at the Municipal Center.
- b) A **Community Workshop** was conducted with the residents of Sugar Grove on February 26, 2003 at the Municipal Center.
- c) **Key Person Interviews** were conducted with a select number of people identified by the Steering Committee. The interview process consisted of question and response dialogue.

Project Initiation Workshop

A Project Initiation Workshop was conducted with the *Comprehensive Plan Steering Committee* on December 12, 2002. In addition to the Steering Committee, approximately 16 people attended and participated in the workshop. The workshop was designed to encourage Steering Committee members and other participants to communicate their concerns and feelings about their community as we begin the comprehensive planning process.

The workshop consisted of a series of four questions regarding the Village of Sugar Grove. Steering Committee members were asked to answer each question independently, using the questionnaires provided. Several of the questions were

then discussed with the group. Committee members were asked to return their completed questionnaires at the conclusion of the meeting. A total of twenty-one questionnaires were received.

This section summarizes the results of the Project Initiation Workshop. The summary reflects the opinions and comments stated during workshop dialogue and includes a summary of participants' responses to the workshop questionnaire.

1) Identify five (5) issues or concerns confronting the Village of Sugar Grove.

The most common concern was related to the Aurora Airport and the impact of its growth (8 responses). The creation of a downtown area, the need to create a Park District, and protection of green space/land preservation/loss of farmland were next, with 7 responses each. Other frequently mentioned concerns were traffic (6 responses); rapid, impending growth and pressure on community services (5 responses); preservation of historic character/feel of community (4 responses); concern for development of quality housing, including that for all incomes and ages (three responses); the need to build more parks (3 responses). The following issues were mentioned by 2 participants: rising residential taxes; need for infrastructure; economic development; want to see smart controlled growth; and transportation related concerns—specifically, one respondent said “not another Randall Road”.

Issues mentioned once included: redevelopment of Route 47 Corridor; concern over the source of funds to satisfy the needs & desires of the community; lack of community development; school impact/education needs; develop a community spirit; create a shopping center; develop a light industrial area; low community participation in the development process; Metra; and create a

“watershed vision” (related to rivers and creeks).

2) List, in order of importance, the three (3) most important issues discussed thus far.

The most important issues are:

1. Rapid residential growth (incorporate into community without impacts (14 responses);
2. Bringing in business (11 responses); and
3. Need to develop infrastructure (11 responses)

Other frequently mentioned issues were: lack of commercial and retail facilities (10); identify major transportation and rail corridors (8); Village growth and size issues (8); growing traffic on IL 47 (5); concern for development of agricultural land and loss of green space (5); and preserve small-town character (5). Issues with three responses include: airport-expansion/authority; vision for regional watershed. Affordable/attainable housing, the need to expand the tax base and community services; lack of revenue/Village budget; and keeping a centralized community each had 2 responses.

Issues mentioned once included identification of a downtown central business district; pressure on the schools/education; and community spirit.

3) Identify three (3) specific projects or actions that you would like to see undertaken within the Village of Sugar Grove.

The most frequent responses were: the desire for creation of a park district (6 responses) and the redesign of the I-47 Corridor to reduce traffic congestion (6 responses); revitalize the downtown area, and improve the infrastructure (roads, water, sewer) (3 responses); and, with 2

responses each: increase commercial development along I-47 and 56, such as a grocery store and retail establishments; establish an economic development corporation; and locate a cultural or civic center,

Other responses mentioned by a single participant included: creation of bike and walking trails; build a Metra station in town; further the community character/spirit; develop a commercial downtown center; inventory and identify important and sensitive natural resources in the area; create boundary agreements; improve local feeder roads; extend Municipal Drive and Galena Boulevard; development of access roads, better access on Route 30; and approve and develop residential communities.

4) What are the primary strengths and assets of the Village of Sugar Grove?

The most common responses were the access to transportation, including the airport and road and highway corridors (5 responses), small town character (5 responses), and the “clean slate”/opportunity for good comprehensive planning (5 responses); the amount of open/green space (4 responses); the community’s location (3 responses), the nearby Aurora Airport (3 responses), residents who care about their community and get involved (3 responses) and the Wabaunsee Community College (3 responses).

Other common responses included the young people in the community and young age of new residents (2); local schools (2); sense of community (2); and the historic Main Street/architecturally significant historic structures (2).

Responses cited by a single participant included: green space/rural feeling; employee base for business; large enough parcels to affect a master planned community; police department; fire department, quality residential

development; land for development; water supply and the amount of publicly-owned space and privately-owned natural features.

Community Workshop

A Community Workshop with the residents of Sugar Grove was conducted on February 26, 2003. Approximately 25 people attended and participated in the workshop. The workshop was designed to encourage residents to communicate their concerns and feelings about their community during the early stages of the comprehensive planning process.

The workshop consisted of a series of four questions regarding the Village of Sugar Grove. Participants were asked to answer each question independently, using the questionnaires provided. Several of the questions were then discussed with the group. Those participating were asked to return their completed questionnaires at the conclusion of the meeting. Of the 25 questionnaires distributed, a total of twenty-one questionnaires were received.

This section summarizes the results of the Community Workshop. The summary reflects the opinions and comments stated during workshop dialogue and includes a summary of participants' responses to the workshop questionnaire.

1) Identify five (5) issues or concerns confronting the Village of Sugar Grove.

The most common concern was maintaining the rural (small town) feel (resisting rapid growth and sprawl) (17 responses). The need for planned, and historically sensitive commercial development was next (14 responses). Followed by creating a park district or developing park and recreational facilities (13 responses); traffic congestion and transportation infrastructure (12 responses); and maintaining the high quality of the schools as the community

grows (11 responses). Other frequently mentioned concerns included: lack of industrial and commercial land to create tax revenue (8 responses); the need for a greater variety of housing options (7 responses); preservation of historic character (5 responses); the ability of public services to meet growing demand (5 responses); and the responsiveness of Village leadership and staff (5 responses).

Issues mentioned by four or fewer respondents included: water quality (4 responses); growth of the airport (4 responses); need for a community vision (3 responses); need for a grocery store (2 responses); need for quality entertainment uses (2 responses); bike/hike trails (2 responses); annexation of land (2 responses); and the need for a Metra station (1 response).

2) List, in order of importance, the three (3) most important issues discussed thus far.

The most important issues are:

- €# The need to grow the commercial and industrial tax base;
- €# Preserve rural character; and,
- €# Increasing retail development.

Other frequently mentioned issues (in order of importance) were: maintaining quality schools; need for infrastructure improvements; potential airport expansion; need for diversity in housing; and funding to maintain Village services.

Issues mentioned less frequently included: historic districts; larger lots for future homes; too many track home developers; impact fees to cover new growth; limited area of industrial zoning; development of the town center; balancing new and existing developments; and implementing and following the plan.

3) Identify three (3) specific projects or actions that you would like to see undertaken within the Village of Sugar Grove.

The most frequent responses were: the creation of a park district and recreational facilities (13 responses); encourage commercial development (11 responses); historic preservation and historically sensitive development in the Village center (8 responses); the redesign of the IL-47 Corridor to reduce traffic congestion and increase visual appeal (6 responses); and maintain and expand schools (6 responses). Less frequently mentioned responses include: design hike/bike paths (5 responses); zone some land for industrial (4 responses); and build a grocery store (3 responses).

Other responses mentioned once or twice included: build a Metra station in town; expand community services, technological improvements; expand and solidify boundary; general roadway improvements; creation of a community news letter; extend Gordon Lane south; add traffic signals along Prairie; and improve water quality.

4) What are the primary strengths and assets of the Village of Sugar Grove?

The most common responses were: excellent access to transportation, including the airport and road and highway corridors (16 responses); small town character (11 responses); resident's commitment to the community (7 responses); and the good reputation of the school district (7 responses). Other responses that were noted five times include: land available for development and growth; high quality homes and good property values; and beautiful open/green spaces.

Responses cited two or fewer times include: Wabaunsee Community College; community commitment to plan for the future; few traffic problems; low

crime/safety; Village leadership; and no strip malls.

Key Person Interview Summary

Interviews were conducted with people consisting of residents, business owners, county and municipal staff, consultants, and other individuals representing a local issue or cause. The interview process consisted of question and response dialogue. The questions were designed to solicit the opinions, concerns and issues regarding the Sugar Grove Comprehensive Plan and the planning process. Interviews were conducted at the Sugar Grove Municipal Center on February 19, 2003 and February 20, 2003. In total, 13 people participated in the interview process.

Below is a summary of the results of the Key Person Interview Process. The summary reflects the opinions and comments stated during the interview dialogue and includes a summary of participants' responses to questions asked during the interview process.

1) How would you define/describe the character of Sugar Grove?

The interviewees describe the character of Sugar Grove as a community that is currently rural, but is about to experience urbanization. Some interviewees are frightened about the future growth, but more believe that the Village has a great deal of potential to plan and prepare for growth, and to develop a community in which all can be proud of. Interviewees describe Sugar Grove, as a quiet, low-crime, family friendly, bedroom community. There is no downtown, and the small industrial core that does exist has been neglected. Descriptions heard only once throughout the interviews are listed on the following page.

Descriptions heard only once throughout the interviews:

- # Large lots
- # No character
- # Geographically separated
- # Outlying suburb

2) What do you believe are the primary assets and advantages of Sugar Grove?

Sugar Grove's location and proximity to Interstate 88 was the overwhelming response by interviewees. Most people interviewed see great potential and locational benefits from Illinois 56, Illinois 47, U.S. Route 30 and Interstate 88. Another asset commonly cited by interviewees was Sugar Grove's natural resources. The parks, bike trails, and large forest preserves provide relief from urbanization, and add greatly to the quality of life in the community. Interviewees also believe that the schools, and existing infrastructure (Aurora Airport, Burlington Northern-Santa Fe Railway, community leaders, and utilities) were an asset to Sugar Grove. Advantages and assets cited by only one interviewee are listed below.

- # Sense of community
- # Waubensee College
- # Good relationship with developers
- # Boundary agreements
- # Pass through traffic
- # Quiet
- # In a position to learn from other communities
- # Quality of Life
- # Low crime
- # Large lots

3) What do you believe are the primary weaknesses and disadvantages of Sugar Grove?

Interviewees were quick to cite the lack of a downtown and small commercial and industrial tax base as Sugar Grove's primary weakness. They believe that the Village must identify a central business district to capture retail sales tax and to expand the non-residential property tax base. Identification and promotion of industrial sites would also help the Village diversify its tax base. Some respondents believe the Village is too poor and that infrastructure is too expensive, and this will be to the Village's disadvantage as growth occurs in the future. Geographic separation by major roadways is also a disadvantage according to interviewees. A few people interviewed believe that the Village's water quality, the lack of housing diversity/options, and appearance and monotony of new construction were disadvantages to Sugar Grove. Weaknesses and disadvantages cited by only one interviewee are listed below.

- # No park district
- # No shopping
- # Sprawl
- # Nothing unifies the village
- # High speed Internet
- # Traffic
- # Not pedestrian friendly
- # Lack of Village staff
- # No natural boundaries
- # Perception of encroaching development

4) What do you consider to be the single most important issue confronting Sugar Grove today?

Controlling growth and having a plan for growth were the most commonly heard responses from interviewees throughout the interview process. While some interviewees believe that there is tremendous potential, new growth must be controlled and directed to ensure the Village maximizes benefits associated with

growth, and minimizes any negative impacts. Concerns about traffic, the economy, lack of industrial land, and establishing a vision for Sugar Grove were mentioned by a small number of interviewees. Issues cited by only one interviewee are listed below.

- # Quality of life
- # Natural resources
- # Recreation and open space
- # Natural boundaries
- # Leadership
- # A proactive approach to growth
- # Water quality
- # Relationship with developers
- # Geographic separation
- # Illinois Route 47
- # Schools
- # Utilities
- # Balance
- # Need for a downtown

5) *If you had the power to undertake one project or improvement within Sugar Grove, what would it be?*

Construction of a town center, improving the Village's water quality, and identification and acquisition of open space and environmentally sensitive areas received the most responses from people interviewed. Projects or improvements mentioned by only one interviewee are listed below.

- # Widen U.S. Route 30
- # Widen Illinois Route 47
- # Preserve historic downtown
- # Comprehensive plan
- # Streetscape improvements
- # Construction of an interchange at IL 47 and I-88.

6) *What are your primary concerns regarding growth and development of the Sugar Grove area?*

When asked what the primary concerns regarding growth and development of the Sugar Grove area were, there was very little consensus among interviewees.

Concerns heard from more than one interviewee are: is the Village prepared for growth; is there adequate infrastructure in place; what will happen to stormwater; loss of character/appeal; and increased traffic and impacts on transportation. Concerns cited by only one interviewee are listed below.

- # Lot sizes
- # Impact fees
- # Blackberry Creek
- # Big Rock Creek
- # Loss of identity
- # Monotonous housing
- # Lack of a defined core
- # A mix of land uses
- # Lack of housing diversity
- # More industrial land
- # Lack of a Metra station
- # Impact of proposed Prairie Parkway
- # No shopping/town center

Section 3:

A Vision for Sugar Grove

On Thursday, October 23, 2003, a Visioning Workshop for the *Comprehensive Plan* was conducted at the municipal building in Sugar Grove, Illinois. The purpose of the workshop was to develop a Vision Statement that describes Sugar Grove as it will be in the year 2014.

Workshop Session

Participants in the Visioning Workshop included Sugar Grove Village Board, Comprehensive Plan Advisory Committee, business owners, Planning and Zoning Commissioners, Village staff, and interested residents.

Following a brief discussion of the planning process for the Sugar Grove assignment, the participants were asked to identify issues by creating a wish list of public and private sector projects or improvements and by identifying any problems or obstacles that could limit the implementation of the Comprehensive Plan. A summary of the written statements prepared by all workshop participants are presented later in this report.

As part of the issue identification process, participants were separated into seven work groups. The groups were created by sequentially numbering participants with numbers one through seven. Each group separated from others and performed the next steps of the visioning session at a separate table, working only with participants in their group.

Each group was asked to describe the Village of Sugar Grove as they hoped it would be in the year 2014. In particular, the groups were asked to articulate the accomplishments and achievements that had been made since the Village's Comprehensive Plan was completed in 2004. To assist the groups with

developing and illustrating their vision, each group was given a base map of Downtown Sugar Grove.

After developing their vision the seven groups were asked to present their vision to the larger group for review and discussion.

Vision Statement

The Vision Statement, presented at the end of this section, has been prepared by the Consultant and is based primarily on the workshop described above. However, the Vision Statement also takes into consideration the results of other work activities undertaken as part of the ongoing planning process.

The Vision Statement is intended to be a retrospective that chronicles the accomplishments and achievements that have been undertaken in Sugar Grove since the Comprehensive Plan was completed in 2004.

The Vision Statement provides important focus and direction in the preparation of the goals, objectives, policies, and recommendations during the next phases of the planning process.

It should be emphasized that the Vision Statement is intended to provide a brief, overall snapshot of Sugar Grove in the Year 2014. While it incorporates the main ideas and recurring themes discussed at the workshop, it does not include all of the specific projects and actions suggested by participants or smaller workgroups. However, many of these specifics will be incorporated into later phases of the planning program, as more detailed plans and policies are developed for the Sugar Grove community.

Issues Identification Summary

List three new private sector projects or developments you would like to see undertaken within Sugar Grove.

The three most commonly mentioned private sector improvements were:

- 1) the redevelopment of a town center (6 responses each);
- 2) development of an industrial park, a shopping center, and creative retail development along IL Route 47 (as opposed to strip center “cookie cutter” type development) (5 responses each); and
- 3) attracting a major grocery store (such as Jewel) and downtown retail development (3 responses each).

Projects mentioned once included: a town newspaper, a movie theater, a volunteer center, a bowling alley, a quilt shop, controlled retail growth, limited commercial growth, controlled residential growth that is concurrent with infrastructure growth, higher density housing, a private/public golf course or recreational area, neighborhood residential growth, a drug store, restaurants, a golf course community, more entertainment options, corporate office development along I-88, a research business park, a business conference center, expanded park district and to limit banks from building on prime locations.

List three new public-sector projects or improvements you would like to see undertaken within Sugar Grove.

The three most commonly mentioned public sector improvements were:

- 1) improve the park district and create a forest preserve or some other means to preserve green space (5 responses each);
- 2) build a better library and improve the water supply (3 responses each); and

- 3) build a better bike trail system, improve the roads, develop a town center, improve and expand the fire and police departments, preserve historic structures, widen Route 47 from Yorkville to I-88, and build a Bliss Road entrance/exit to I-88 (2 responses each).

Projects mentioned once include: curbside pick up of leaves and branches, better school facilities and more buildings, improved traffic flow and roads, walking access to shopping areas, build a youth center, build an entrance/exit at I-88 from Hanks, expand Village infrastructure to support a much larger community, build a high school in town, create an airport authority, employ a full-time Village fire department, complete an interchange at Route 47 and I-88, and build a four-lane road from Aurora to Sugar Grove.

What would you not like to see take place within Sugar Grove in the future?

Most participants said they would not like to see population overgrowth and too much development take place in Sugar Grove (7 responses each).

Residents said they don’t want to see Sugar Grove develop into a strictly residential, “bedroom” community (4 responses); or become another Naperville (3 responses each). They do not want an expanded airport, development that overtakes all the green space, “cookie cutter” strip malls, or any other entrances/exits to I-88 other than Galena (2 responses each).

Issues or undesirable projects mentioned once were: Village fragmentation, a megamall, heavy industrial development, large apartment complexes, residential expansion around the airport, a Metra station, and sprawl.

Please list the three most important projects, improvements or new developments mentioned thus far.

Of all projects listed in the first two steps of the community workshop, participants were asked to select the three most important projects, improvements or new developments. Development of a comprehensive traffic plan and managing the water resources were the most popular responses, with 8 votes each. Development of a town center and establishment of a retail/commercial base were also popular responses (7 votes each).

Other frequently mentioned improvements or new developments were: the need to match school facility growth with the expanding population (5 votes); building a better library, controlling population growth, development of a central business district and an industrial park all had 3 votes each; and an improved park district and boundary agreements were next, with 2 votes each.

Projects or improvements mentioned once included: the need for Sugar Grove to develop an identity, protect open space, create an airport authority, incorporate farmland use in the Comprehensive Plan, and build a better trail system.

What problems, obstacles or concerns must be overcome before Sugar Grove can reach its full potential?

When asked to identify obstacles that need to be overcome for the Comprehensive Plan, respondents cited a number of issues, with no clear consensus. Responses were: a lack of communication, lack of vision and implementation to move Sugar Grove forward, a lack of proper infrastructure, developers who are only interested in making money in Sugar Grove and don't really care about the community, transportation limitations, the lack of

commercial areas, high taxes, lack of cooperation between Aurora and Sugar Grove to form an airport authority, boundary agreements, spot development, the need to better coordinate with developers, and the need to better coordinate with the county, state, Tollway authorities, and the highway commission.

A VISION OF SUGAR GROVE

*S*INCE SUGAR GROVE'S COMPREHENSIVE PLAN WAS COMPLETED 10 YEARS AGO, considerable change has occurred. The community has achieved a healthy balance of growth in all market sectors. Although most of the growth has been residential in nature, significant industrial and commercial developments have diversified Sugar Grove's tax base, created employment opportunities, and provided residents with a local place to shop and dine.

Despite the growth that has occurred, the small town feel of Sugar Grove has been maintained and environmental features have been protected and enhanced. These assets have served to distinguish Sugar Grove from nearby communities and add greatly to the desirability of the community. The tenets of the Comprehensive Plan, adopted in 2004, coupled with sound decisions made by elected officials and community leaders are largely responsible for the sound growth and development of the Village of Sugar Grove.

In the year 2014 . . .

*T*he much anticipated "town center" projects have both been completed. Not long ago Sugar Grove had a limited amount of shopping opportunities and most residents traveled to nearby communities for their shopping. With the two distinctly different commercial centers that have been developed, residents now patronize local businesses and retail sales-tax dollars remain in the community. At the intersection of Illinois 56 and Galena Boulevard, a more contemporary pedestrian oriented commercial shopping and residential area has been developed. This mixed-use development has become a major focal point of the community, providing residents and visitors with a pedestrian environment that offers shopping, dining, entertainment, recreation, and housing opportunities. The other town-center development represents the community's "civic core" and has reestablished Downtown Sugar Grove and Main Street as the vibrant pedestrian-oriented shopping district it once was. Consisting of civic, commercial and residential uses, Downtown Sugar Grove is once again a traditional downtown and a destination for the community.

*T*o minimize the impacts on municipal services and infrastructure, growth has occurred outward from the geographic center of the community. Leapfrog developments in the Village's agricultural areas have been discouraged, and a wide range of housing opportunities exist

within the community. Most of the residential development that has occurred has been single-family housing. A mix of housing sizes and product types has created a housing market that provides affordable housing opportunities for first-time homebuyers and seniors, as well as high-end developments complete with golf courses and swimming and tennis clubs for move-up buyers. Higher density development has been built appropriately around the "town center". The condominiums, town homes, apartments and senior housing developments have enabled a diverse population to call Sugar Grove home.

The local tax base is diverse and strong as a result of significant industrial, business and commercial growth over the last decade. Commercial service, business park, and industrial uses surround the airport, taking full advantage of this transportation resource. Corporate office buildings and other business uses, including a conference center, have been developed along Interstate 88. Commercial developments, in addition to the "town center", have been built along major roadways providing the community with grocery stores, restaurants and convenient service uses.

Despite the growth that has occurred, the large natural resource areas that distinguish Sugar Grove from nearby communities have been preserved and protected. The Forest Preserve's and Park District's open space practices and policies, together with the Village's sound subdivision regulations and development practices, are largely responsible for the numerous park sites, forest preserves, preservation areas, and the greenway network that connects residents with park sites and regional trails.

The community has invested heavily in its infrastructure and community facilities. A new fire station has been built on Municipal Drive and is staffed by full-time firefighters. Other Village departments, including public works and police have also expanded to keep pace with growth. Several new schools, including a high school have been constructed. Although some students are still transported by bus, most of the children safely walk or bike to the schools conveniently located near their homes. Much of the school construction has been financed by a strong land-cash donation ordinance, requiring developers to address impacts created by their development.

*A*s growth has occurred within the community, the Village has implemented the Transportation Plan developed by the Village's traffic engineer. The growth and development has financed much of the improved transportation infrastructure and most vehicle congestion and safety concerns have been addressed. Improved relationships and communication with KDOT, IDOT and Illinois Tollway Authority has resulted in a smooth implementation of the Transportation Plan. Key transportation projects that have been completed include the widening of Illinois Route 47, and the construction of a full interchange at IL 47 and Interstate 88.

A more regional view of community issues has fostered an improved political climate in the community. Improved relationships between the Village and other public organizations has allowed the community to plan for its ultimate growth and address resident concerns. The recent creation of the Aurora-Sugar Grove Airport Authority has addressed most of the community's concerns regarding the airport's operation and expansion. Boundary agreements with Aurora, North Aurora, Montgomery, Big Rock, Elburn, Yorkville, Plano and Batavia have allowed Sugar Grove's elected officials to accurately plan and effectively manage the growth and development within their planning jurisdiction.

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Section 4:

Goals and Objectives

A *Comprehensive Plan* is an expression of what a community wants to become in the future. The plan, if carefully crafted, can become a reliable policy guide for decision-making and Village action.

The *Comprehensive Plan* includes statements of goals and objectives, which provide the framework for planning recommendations, policies and future projects and actions:

Goals describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.

Objectives describe more specific actions that should be undertaken in order to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Together, the goals and objectives paint a picture of what a community wants to accomplish with its *Comprehensive Plan*, and with other development tools and ordinances. They provide direction, and serve as a guide for evaluating specific projects and land use alternatives.

The goals and objectives presented below are based on: a) input from Village staff and the Steering Committee; b) the community workshop; c) the key person interviews; and d) Sugar Grove's 1998 *Comprehensive Plan*.

Growth Management

Goal:

Create compatible and efficient land use patterns that facilitate cost-effective and efficient provision of public facilities and services that will support existing development and planned growth.

Objectives:

1. Provide for the annexation of lands necessary to accommodate the future growth of Sugar Grove, and control the quality and phasing of new development.
2. Maintain and establish boundary agreements with adjacent communities, including Big Rock, Yorkville, Plano, Batavia, Elburn, Aurora, North Aurora, and Montgomery, and monitor border development activity to ensure land use compatibility.
3. Maintain a balanced arrangement of land uses (quality neighborhoods, tax base, and employment) by promoting development according to the adopted *Comprehensive Plan*.
4. Adopt and maintain up-to-date development controls that will provide for future growth in accordance with the desired type, intensity and design quality of land uses.
5. Focus new development adjacent to existing development to prevent important farmland from being developed prematurely.
6. Avoid extending public utilities over large acres of undeveloped land to serve properties in outlying areas, since this will promote sprawl, rather than compact development.
7. Direct new residential and non-residential development to areas planned for such uses, so that land patterns maximize the efficiency of

public services and protect and reinforce existing land uses.

8. Guide infill development of vacant parcels so that it is compatible in design, character, function and scale with adjacent uses.
9. Require developers to provide sewer and water capacity to meet the long-range needs of the community.
10. Assure that the intensity of new development does not overburden existing and planned utility systems, roadways and services and other taxing bodies.
11. Provide generous landscaped buffers in areas where more intensive development abuts land that is either used or planned for residential or institutional uses.
12. Establish appropriate impact fees to mitigate the Village's costs associated with accommodating new development.

Residential Neighborhoods

Goal:

Maintain and enhance the Village's single-family residential character, while providing a housing inventory that is diversified in dwelling unit type, size and design, and which supports the local population; accommodates projected future growth; and creates a high-quality residential environment.

Objectives:

1. Maintain the single-family image and character of Sugar Grove, by promoting new single-family residential subdivisions.
2. Maintain a variety of housing types, lot sizes, and prices to meet the needs of all existing and future residents.
3. Ensure that residential growth is consistent with the capacity of public

facilities, services, and infrastructure to serve new development.

4. Strive to become a community of distinctive and cohesive residential "neighborhoods," rather than a collection of individual subdivisions.
5. Avoid the creation of small, isolated pockets of residential land use that cannot be served efficiently by sewer and water, public services, schools, and police and fire protection.
6. Prevent urban sprawl by requiring residential development to adhere to the recommendations of the Comprehensive Plan.
7. Require architectural review and anti-monotony codes for new residential subdivisions.
8. Protect residential areas from encroachment by land uses that are incompatible or which may create adverse impacts.
9. Require developers of residential planned developments to protect the natural environment and to provide amenities for residents, including:
 - a) Preservation and enhancement of natural resources;
 - b) The use of durable, permanent building materials, such as brick, stone, cedar, and cement board siding;
 - c) Individual lot landscaping, in addition to parkway tree planting;
 - d) Perimeter landscaped yards, at least 30 feet wide, to buffer residences from adjacent streets and land uses;
 - e) Open spaces and parks, including play features and playgrounds; and
 - f) Sidewalks and bicycle paths.
10. Require developers to respect and preserve natural features, such as

vegetation, wildlife habitat, waterways, wetlands, topography and scenic vistas.

11. Require developers to preserve existing structures that reflect the history and heritage of Sugar Grove, when planning and designing new residential subdivisions. Provide new initiatives for the preservation of homes and sites of unique character or historical significance.
12. Continue to embrace cluster housing and other conservation design as techniques to preserve major stands of mature trees or other sensitive natural resources, and accommodate new development with minimal impact to quality natural areas in Sugar Grove.
13. Require landscape screening, increased setbacks, and restricted access for houses that will be located along major collector and arterial roadways, and railroads.
14. Accommodate medium density housing as part of larger, mixed use planned developments in areas that are within walking distance of shopping, employment, public transportation, community facilities, schools, and parks.
15. Protect residential privacy and maintain access to sunlight and open space through building setbacks, separation between living units, and building orientation, in accordance with good planning.
16. Preserve existing housing through effective code enforcement and preventive maintenance.
17. Require adequate, usable open spaces in all new residential developments, designed to meet the needs of residents. All open spaces should be accessible by sidewalks, bikeways, and trails.
18. Require developers to provide paved pedestrian linkages and sidewalks to daily activity areas such as elementary

schools, convenience shopping centers, community centers, libraries, and open spaces.

19. Require developers to provide for the connection or extension of planned streets to adjacent, undeveloped properties, to create transportation linkages between residential neighborhoods and to provide street system continuity for the benefit of all residents of Sugar Grove.
20. Preserve the active stables/equestrian estate-residential uses in the Village, particularly the areas in the north, near Norris Road.

Commercial Development

Goal:

Promote new commercial and business development that provides local residents and the surrounding region with a diversity of goods and services, enhances the Village's tax base, and provides employment opportunities.

Objectives:

1. Plan for the creation of two "town centers": 1) A retail, service, office and residential area located on properties between Galena Boulevard and Illinois Route 56 (see land use map); 2) A civic and institutional area located along Main Street.

The Town Centers should include:

- a) A central focal point, such as a park or town square;
 - b) Design guidelines for signs, lighting, landscaping and architecture; and
 - c) Extensive use of plazas, brick walkways and parks.
2. Market the Corridor Commercial areas along Route 47 between Wheeler Road and Route 56, near the intersection of Galena Boulevard and Route 56, and the area at the intersection of Route 47 and I-88 as major commercial centers

that include regional-scale shopping centers, restaurants and department or discount stores, according to planning and design guidelines established for this area.

3. Revitalize existing neighborhood commercial areas along Route 47 through site design, landscaping, architecture and signage.
4. Encourage a variety of new commercial uses that will increase the range of employment opportunities, and strengthen and expand the Village's tax and economic base.
5. Require cross-access between adjacent commercial properties, and consolidate access drives to improve safety and maintain the operational efficiency of traffic flow on adjacent highways.
6. Require developers to upgrade adjacent collector and arterial streets with right-of-way and pavement widths sufficient to accommodate anticipated traffic and associated vehicular turning movements into and out of commercial centers, and to contribute toward the future installation of traffic signals, once warrants are met.
7. Require developers to provide adequate off-street parking and loading to serve proposed uses.
8. Create a specialty shopping district along Main Street (between Snow and Prairie Streets) as a way of preserving the history and architectural heritage of Sugar Grove.
9. Discourage the establishment or extension of strip commercial development (generally one lot deep) and encourage the grouping of retail, office and commercial activities in centers of unified design character (including façade treatment, signs, lighting, and architectural design).
10. Discourage the development of commercial uses at locations that

cannot be adequately served by existing transportation, utilities and other public facilities.

11. Require commercial buildings to be constructed primarily of brick and stone to reduce maintenance and promote high quality structures that are permanent in appearance.
12. Require all outdoor storage areas visible to the public to be screened by landscaping, fencing, walls, or a combination of these elements.
13. Require the screening of all roof-mounted mechanical equipment on all sides of a building that are visible to the public.
14. Require landscape screening between new commercial development and existing or planned residential or institutional uses to be provided within perimeter yards.
15. Require developers to provide sidewalks along both sides of major arterial streets and highways for pedestrian access to commercial centers, and promote internal pedestrian linkages in commercial developments.
16. Promote site planning that addresses the needs of the handicapped according to good planning practice, in addition to state and federal regulations.
17. Minimize and mitigate any negative impacts of commercial and business uses activities on neighboring land-use areas.
18. Encourage the corrective maintenance and rehabilitation of older commercial and business properties that are in poor condition or do not conform to community standards.
19. Ensure that appropriate stormwater management and environmental protection provisions are included in all new commercial developments.

Business Park and Corporate Campus Development

Goal:

Develop a business park and corporate campus base, in campus-like settings, that ensures a diversified economy; complements other types of local development; strengthens the Village's tax base; and provides employment opportunities for Village residents.

Objectives:

1. Encourage business park and corporate campus development consistent with the Comprehensive Plan, and including the following characteristics: campus-type settings, defined by generously landscaped building and parking setbacks; wide, tree-lined streets; quality architecture; landscaped buffers along all boundary lines of the park; screening of off-street parking and unenclosed loading; pedestrian linkages; and uniform signage and lighting.
2. Direct non-polluting light industrial, warehouse and distribution and heavy commercial land uses to existing and planned business parks, and develop according to appropriate standards.
3. Require buildings in business parks and corporate campus areas to be compatible to adjacent surroundings in form, texture, colors, consistent with a campus-type setting. Prohibit the use of metal or vinyl siding.
4. Promote the development of vacant sites, and underutilized sites within existing business areas, including Aero Business Park, Sugar Grove Industrial Park, Marquette Industrial Park, Sugar Grove Office and Industrial Center, and Waubensee Corporate Center. Development and redevelopment should be according to the standards and guidelines established in the Comprehensive Plan.
5. Business park areas should be located near the airport and along major roadways, and maximize access, visibility and exposure for new business uses, but also minimizes business park traffic within other parts of the Village.
6. Corporate campus areas should be located along the north and south sides of I-88 near the Route 47 overpass, which maximize access, visibility and exposure for new office and corporate uses.
7. Business park uses should emphasize high-tech, office, distribution, research, and airport support development. There is a national trend toward such developments within planned business environments, and the locational assets and airport afforded by Sugar Grove suggest significant potential in this area.
8. Corporate campus uses should emphasize large-scale office developments. The I-88 corridor is home to other similar corporate campus areas and the trend for such uses is extending westward.
9. Limited commercial development designed to serve the day-to-day needs of business park and corporate campus employees and patrons should be considered within business park and corporate campus developments at strategic locations.
10. Business parks should be designed and developed so that offices, showrooms, and similar uses occupy high-visibility locations around park peripheries.
11. Access to individual building sites within business parks and corporate campuses should be via an internal circulation system. Site access from peripheral arterial and collector streets should be limited to major entrances serving the overall development area.
12. Adequately screened off-street parking and loading facilities should be provided within all business and corporate campus sites, and the consolidation of parking areas and

driveways serving two or more uses should be encouraged.

13. Site improvements within business parks and corporate campuses, such as lighting, signage and landscaping, should be well designed and coordinated in order to help create a positive identity and visual image throughout the development area.
14. Particular attention should be given to screening and visual separation between business parks and other nearby land uses. The periphery of business parks should be extensively landscaped, particularly where business parks border residential neighborhoods or major roadways.
15. Corporate campus development should take advantage of its location along I-88 by orienting attractive facades and corporate signage (for corporate identity, not advertising) toward the highway. The periphery of corporate campus areas should be extensively landscaped, particularly when corporate campuses border residential neighborhoods.

Transportation

Goal:

Provide a coordinated system of roadways, pedestrian facilities, recreational pathways, and public transportation services that provides for the safe and efficient movement of vehicles, bicycles and pedestrians, reinforces surrounding land development patterns, and enhances regional transportation facilities.

Objectives:

1. Support the Comprehensive Plan's Transportation Plan for the identification of where new roads and access points are needed to serve projected growth, so that adequate

rights-of-way can be reserved as development occurs.

2. Work with Metra to develop a future Metra station, related facilities and parking along the Burlington Northern Railway at the proposed Municipal Drive and/or near the Prairie Parkway or Gordon Road.
3. Based on the Transportation Plan, create a functional classification system for all existing and planned roadways in Sugar Grove's planning area.
4. Create balanced land use patterns that reduce the need for commuting time between residential land uses, places of employment, shopping, and public spaces.
5. Ensure that future roadway infrastructure provides for multiple east-west and north-south roads through Sugar Grove, thus minimizes the likelihood of congestion and over use of select roads.
6. Provide for continued maintenance of the present road system, thereby expanding the lifespan of existing roads, and ensuring the safety of those who travel on them.
7. Identify and realign problematic intersections in order to eliminate dangerous vehicular conflicts caused by poorly placed and designed intersections.
8. Discourage direct access onto individual properties from Sugar Grove's arterial streets.
9. Maximize safety and maintain the operational efficiency of Sugar Grove's arterial and collector streets by:
 - a) Requiring the consolidation of curb cuts; and
 - b) Minimizing the number of curb cuts allowed for new development.
10. Require developers to design street grid patterns in new subdivisions that

minimize or eliminate cul-de-sacs, provide sufficient cross access through the development, and connect appropriately to adjacent developments and existing roads, in order to facilitate roadway maintenance and improved overall circulation.

11. Work with developers to design a system of streets that discourage “shortcutting” of traffic through residential neighborhoods.
12. Locate land uses that are high trip generators, such as commercial and industrial uses, along roads that can or will be upgraded to handle such traffic.
13. Discourage the establishment of “private streets” in new subdivisions.
14. Require all public and private streets to be constructed according to standards and specifications included in Sugar Grove’s Subdivision Code.
15. Expand the pedestrian circulation system by requiring all developers to provide sidewalks along both sides of all streets.
16. Develop a comprehensive network of multi-use trails to link residential subdivisions with schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area.

The Natural Environment

Goal:

Preserve, protect and enhance the existing natural resources and environmentally sensitive open space areas that are essential to the overall image and character of Sugar Grove.

Objectives:

1. Identify and regulate the key “environmental corridors” that pass through Sugar Grove, which include flood prone areas, wetlands, surface watercourses, native vegetation, and

wildlife habitats, into an integrated area-wide open space network.

2. Adopt best management practices for storm water management to ensure that new developments do not contribute run-off that increases off-site flooding or degrades water quality in surface or ground water systems.
3. Identify, protect and preserve important natural areas and resources, by setting these areas aside as permanent open spaces. Prioritize the acquisition of lands determined to be particularly vulnerable to disturbance or development.
4. Maintain the functional value of natural areas, such as floodplains, wetlands, and wooded areas, when planning all new developments within Sugar Grove.
5. Develop and preserve the network of linear open spaces illustrated on the *Comprehensive Plan* to protect streams, wetlands, floodplains, hydric soils; and to connect parks and other permanent open lands; and to serve as a buffer between incompatible land uses.
6. Discourage development in areas where soils display characteristics that make development infeasible, such as hydric soils that are saturated, flooded or ponded for at least part of the year.
7. Promote the clustering of housing in a way that preserves trees and other important natural resources that exist on a developable site.
8. Preserve Sugar Grove’s existing, mature trees, by:
 - a) Maintaining and enforcing the Village’s tree preservation ordinance;
 - b) Removing undesirable and/or invasive species;
 - c) Working with developers to identify desirable tree species, and alter development proposals to avoid impacts to these trees;

- d) Requiring developers to post bonds to guarantee tree preservation during construction; and
 - e) Enforcing tree protection through regular inspections.
9. Prevent the urbanization of floodplains, and encourage the use of flood prone land for public open space, recreation, wildlife habitat, and pedestrian trails.
 10. Protect aquifers, wetlands and streams from pollutants by promoting reduction in the amount of eroded soil, fertilizers, herbicides, insecticides, and other physical, chemical or biological substance carried into waterways by stormwater runoff.

Community Facilities and Services

Goal:

Provide and support public facilities and services such as police and fire protection, road maintenance and snow removal, education, health and medical, and social services for all residents and businesses of Sugar Grove.

Objectives:

1. Encourage, cooperate and participate in the planning of schools, religious institutions, libraries, and other community services to meet existing and future needs of Sugar Grove.
2. Promote community, cultural and religious institutional organizations that will enhance the Village's appeal.
3. Provide and maintain a high level of municipal and community services, on appropriately-sized parcels for police; elevated and underground water storage tanks; and other governmental functions.
4. Encourage efficient land use planning to minimize inefficiencies and reduce costs of providing public services, such as: snow plowing and road repair; postal service; emergency services (fire,

- police and ambulance); and school bus travel.
5. Maintain top quality police, fire and emergency medical services throughout the Village.
 6. Work with and cooperate with local schools to promote the continued excellence of public schools and educational services within the Village.
 7. Continue to provide adequate water distribution, sanitary sewer and storm sewer systems within the Village.
 8. Maintain a high level of refuse collection service within Sugar Grove and continue to promote and encourage recycling.
 9. Ensure that all sites, facilities, and buildings for all Village departments and services are adequate; complement the neighborhoods in which they are located; are attractive and well-maintained; and, undertake maintenance, expansion and replacement programs as necessary.
 10. Identify opportunities for new or expanded public facilities or services which can enhance the overall quality of life within Sugar Grove and help attract new families and businesses.
 11. Maintain a quality fleet of vehicles and capital equipment needed to deliver top quality services to the community.
 12. Develop a long-term plan for the maintenance and improvement of aging infrastructure systems within Sugar Grove, including water distribution, sanitary sewers, storm sewers, and roadway conditions.
 13. Maintain the Library District as an important resource for the community and work with the Library to identify an appropriate 3-5 acre site that would accommodate a new facility and related parking.

14. Promote attractive detention basins and retention ponds at appropriate locations that contribute to the desired character and appearance of the Village and promote aquatic biodiversity.
15. Require stormwater management facilities to provide enough capacity to ensure that new development does not contribute run-off that increases the likelihood of off-site flooding or degrades water quality in surface or ground water systems.
16. Promote new or upgraded facilities and services for key groups within the community, including the elderly, teens, and the handicapped.
17. Seek grants and other sources of revenue from outside agencies and organizations that can be utilized to help maintain the provision of top quality municipal services, facilities and infrastructure within the Village of Sugar Grove.
18. Establish and maintain intergovernmental cooperation and agreements with nearby communities, other governmental agencies, and public and private agencies to improve and expand the range, quality, and efficiency of public services and facilities available to Sugar Grove residents.

Parks and Recreation

Goal:

Promote adequate, well-designed parks, open spaces and recreational facilities designed to serve the needs of all segments of Sugar Grove’s population.

Objectives:

1. Cooperate with Sugar Grove Park District, the Kaneland School District and Kane County Forest Preserve District so that recreational and open space lands can be acquired to fulfill the

- expanding needs of the Village of Sugar Grove.
2. Encourage the development of parks and recreational facilities next to existing schools and proposed school sites.
3. Require developers to provide active and passive recreation areas within walking distance of all new dwellings, designed to serve the needs of the residential community; update existing ordinances as needed to achieve this objective.
4. Develop a large public park, commons, or village green as a part of the new Town Center development to create a central gathering place and activity area for all residents of Sugar Grove.
5. Develop a multipurpose trail system, using existing rights-of-way, protected greenbelts, open space corridors, and easements to provide connections between subdivisions, schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area to ensure safe and convenient pedestrian and bicycle access to all park sites and recreational areas.
6. Undertake more extensive landscaping and “greening” programs along major street corridors.
7. Develop community-scale parks that are accessible from collector roadways, and near existing or planned residential subdivisions.
8. Require developers to equip parks in the first phase of their residential subdivisions, to ensure that commitments for open space and recreation are maintained, and provided in a timely fashion.
9. Encourage the Park District to continue to upgrade existing parks and recreational facilities; undertake

improvement and replacement programs as required.

10. Encourage the Park District to ensure that all parks and open spaces are adequately and attractively maintained and that reforestation is undertaken as required.
11. Support Park District efforts to provide new recreational programs which respond to the needs and desires of Sugar Grove residents.
12. Continue planting programs on public properties, pocket parks, and along roadways, all of which add to the character of the Village.
13. Continue to cooperate with local schools in the provision of recreational services.
14. Encourage the Park District to take steps to preserve and protect open space areas and environmental features on private properties throughout the Village.
15. Continue to work closely with local community groups and other voluntary organizations in the provision of recreational services.

Utilities

Goal:

Accommodate the future growth and development of Sugar Grove by planning for the phased expansion of utilities to meet projected growth, and ensuring that rural residential subdivisions are directed to areas where soils can accommodate such development.

Objectives:

1. Require developers to contribute to the cost of new wells and elevated or underground water tanks to serve projected development.
2. Require developers of all new development to install water and sewer

lines that have sufficient capacity to meet the anticipated demand associated with their project, and to accommodate future development according to the adopted land use plan.

3. Require utility and drainage easements in all new subdivisions developed with individual septic systems to accommodate future sewer systems and other utilities.
4. Provide for and design storm drainage and flood basins in accordance with good design, planning practice, and existing ordinances.
5. Require natural gas, electric, telephone, and other cable and transmission lines to be installed below ground, and require developers to bury existing utilities, so that their visual impact is eliminated, and the aesthetics of the area in which the utilities are proposed to be located, maintained.

Agricultural

Goal:

Prevent the premature conversion of prime agricultural land to non-agricultural uses by the use of careful planning for utility extensions and the orderly phasing of development.

Objectives:

1. Identify areas for prime agricultural use within the Village's one and one half mile planning jurisdiction and, to the extent possible and appropriate, prevent the premature conversion of these areas for new development.
2. Provide appropriate transitional uses between the existing and planned portions the community to protect agricultural land and to minimize conflicts between dissimilar uses.
3. Require new subdivisions that are proposed to be constructed next to active farms, which are intended to be a

permanent agricultural use, to maintain a 100-foot, landscaped buffer between residences and agricultural operations.

Village Identity

Goal:

Provide a strong and positive Village image and identify through landscaping, maintenance code enforcement, and Village-sponsored beautification programs.

Objectives:

1. New development should be accommodated, however the new development should maintain and enhance the Village's small-town character and traditional heritage.
2. Create well-defined entrances into the Village through special treatments of signage, landscaping, and other design techniques, including landscaped parkways and building setbacks, and ornamental lighting.
3. Ensure architectural compatibility between commercial developments, and provide consistency in landscaping, setbacks, lighting and signage.
4. Encourage local groups and organizations to participate in the beautification of local parks and other public spaces through plantings of flowers, trees and shrubs.
5. Preserve, replace and plant trees and other vegetation in public spaces, including the public rights-of-way.

Citizen's Awareness

Goal:

Instill in Sugar Grove's residents an active interest in the future of the Village and its community functions.

Objectives:

1. Develop and maintain a free-flow of communication between the municipal government and Sugar Grove residents.
2. Keep citizens informed of events, actions, and other issues that may affect residents, the Village, and surrounding areas.
3. Encourage the formation of civic improvement organizations that will actively strive for the betterment of the Village of Sugar Grove.
4. Cooperate with and support local groups and associations interested in the promotion of a better community.
5. Sponsor programs, events, and celebrations that can stimulate public involvement and participation, foster a strong community spirit and identity, and bring together residents from various neighborhoods on a regular basis.

Section 5: *Land Use Plan*

This section presents a brief overview of existing land-use within the Village of Sugar Grove and presents long-range policies and recommendations for high quality and compatible new residential, business and commercial development, as well as the protection of and enhancement of open spaces and environmental resources within the community.

Existing Land-Use

The Village of Sugar Grove contains a wide range of residential, commercial, industrial, public, and institutional land uses. Since Sugar Grove is a rapidly growing community, it also contains a significant amount of land devoted to agriculture, open spaces, and other undeveloped properties. The existing land-use pattern is an important consideration in regard to the Land Use Plan which identifies recommended land uses for future development in Sugar Grove.

Figure 2 highlights generalized existing land-use, based on field surveys undertaken by the Consultant in the Spring of 2003. A brief overview of existing land uses is highlighted below.

Single-Family Residential Uses

Sugar Grove is primarily a single-family residential community, and its existing residential areas are among its most important assets.

The Village contains a diverse mix of single-family areas, each with somewhat different characteristics such as street configuration, lot sizes, and size and price of homes. With the exception of older rural residences, most of the housing in the Village is rather new and much of it has been constructed recently.

Attached Single-Family Residential

Attached single-family residential areas consist of townhomes and duplexes, where dwelling units share a common wall. They are constructed on narrower lots than detached single-family homes, and therefore are generally constructed at a greater density. There are several attached single-family developments and residences within Sugar Grove, scattered throughout the community. Most attached single-family homes in Sugar Grove are part of larger developments, located in northeastern Sugar Grove. There are also several attached single-family homes located within the older area of Sugar Grove, near the Municipal Center.

Multi-Family Residential Uses

Multifamily development can consist of apartment complexes, condominiums, or other buildings that contain more than one dwelling unit. Sugar Grove has very little multi-family residential development at the present time. Existing multi-family developments within the Village include Rolling Oaks and Waterford Place.

Commercial Uses

Commercial uses in Sugar Grove include retail, service, and mixed commercial uses. Most existing commercial development is located along Main Street and IL 47/US 30, in the older part of Sugar Grove. Other "strip" developments are scattered throughout the community, providing local commercial uses to nearby residents.

The Village is currently lacking a larger concentration of commercial uses located along one of the major roadways within the community.

Industrial Uses

Sugar Grove has very little industrial development at the present time. There is a small industrial park located north of Wheeler Road, and three other industrial parks, varying in size, located near the intersection of Dugan Road and US Route 30. None of the industrial parks are fully built-out, and each has vacant parcels available for development.

Parks and Open Space

Sugar Grove has a significant amount of land devoted to parks, recreation, and open space, and these areas are an important part of the overall image and character of the community. Of particular note are the three forest preserves, owned by the Forest Preserve District of Kane County. The three forest preserves are all located in the north eastern area of Sugar Grove.

Parks, open spaces, and environmental features, which are considered to be among the Village's most important assets, are described in more detail in a following section of this report.

Public and Institutional Uses

Public and institutional uses, such as churches, schools, governmental sites and buildings, and utility facilities, are scattered throughout the Village. Public and Institutional uses are described in more detail in a following section of this report.

Agricultural Land

Active farm land comprises much of the remaining undeveloped land surrounding the Village. While agricultural land is particularly prominent in the areas west and south of the Village, smaller areas are located between housing developments to the east.

In addition to the large agricultural lands indicated in Figure 2, a number of residential properties adjacent to the

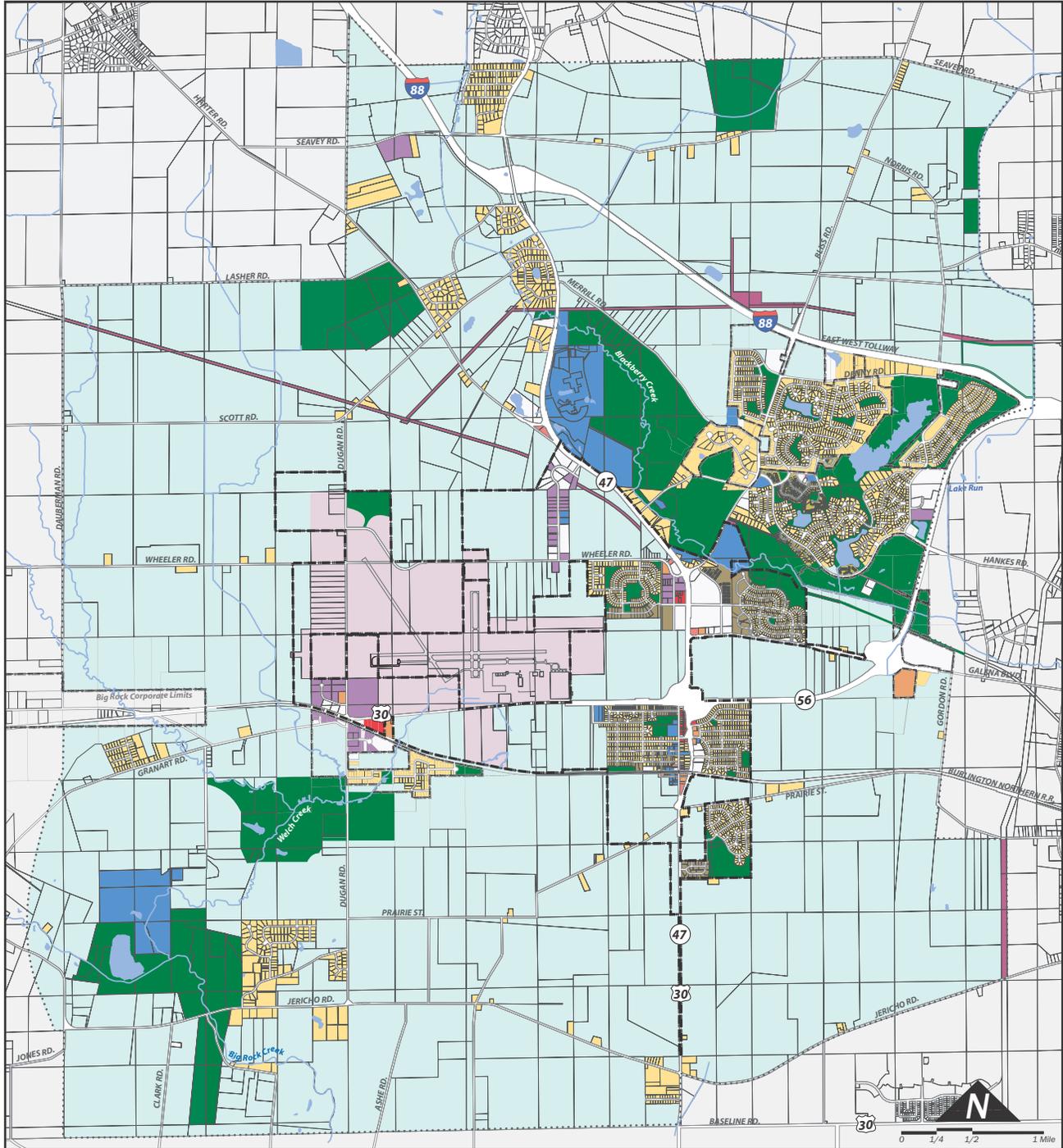
agricultural lands (typically an isolated residential lot or parcel) have associated agricultural uses. Although these properties are separate single-family parcels, as highlighted in Figure 2, many contain agricultural components such as a barn, horse stables, breeding kennels, and small amounts of livestock.

Vacant Land

In addition to the agricultural lands, there are a number of vacant parcels, large and small scattered around and throughout the Village. Generally, these parcels are too small to accommodate agricultural uses, or have physical characteristics that prevent the land from being used agriculturally.

- | | | |
|------------------------------------|---|---|
| Detached Single Family Residential | Industrial | Agricultural Land |
| Attached Single-Family Residential | Aurora Municipal Airport | Village of Sugar Grove Corporate Limits |
| Multi-Family Residential | Public/Semi Public & Institutional Property | Planning Boundary |
| Commercial Retail | Parks/Recreation/Open Space | Stream/Watercourse |
| Commercial Service | Utility | |
| Mixed Commercial | Vacant Land | |

Figure 2:
Existing Land Use



Land Use Plan

Sugar Grove's unique landscape and access to major regional transportation networks has shaped much of the existing development, and will continue to influence new growth. The existing environmental assets, including the Forest Preserves (Hannaford Woods, Bliss Woods, Big Rock Forest Preserve, and Aurora West), streams and waterways (Blackberry Creek, Lake Run, Dugan Creek, Nelson Creek, Welch Creek, and Big Rock Creek), and numerous wooded areas create an attractive environmental setting somewhat unique to the Chicago's western suburbs. New development should utilize these areas as assets and build on their appeal while preserving them for community enjoyment.

The Village of Sugar Grove has experienced recent growth and development pressure continues to persist. The population of Sugar Grove has doubled in the past ten years and Sugar Grove's access to transportation, attractive "countryside" character, unique environmental setting, and land availability indicate that the high demand for new residential, commercial, and business growth will continue during the next 10 to 15 year period.

New growth in Sugar Grove will entail primarily the development of unincorporated vacant and agricultural land that currently surrounds the community. The recommendations of this plan strive to prevent the premature conversion of agricultural land, and promote its continued agricultural use until farming is no longer feasible or desirable by the land owners. When this occurs the Land-Use Plan presented in this section identifies the best use for these parcels.

Growth into these agricultural and vacant areas will require annexation, and may be subject to boundary agreements between

Sugar Grove and neighboring municipalities.

Some leapfrog development has occurred and there are vacant and agricultural areas within the existing municipal boundaries of Sugar Grove. Although most growth will be "green field" type development, redevelopment of older, marginal properties, particularly within the older areas of Sugar Grove could occur.

The Land-Use Plan provides a guide for future land development within the Village's planning jurisdiction. It identifies which lands should be devoted to residential, commercial, business, public, and open space uses. It also describes how various land-use areas should be related and interconnected.

The Land-Use Plan (Figure 3) builds upon the existing land-use structure of Sugar Grove (highlighted in the previous section and illustrated on Figure 2). It strives to reinforce and strengthen the residential and open space character of the community. Single-family residential development should continue to predominate, and the many open space and environmental resources should be preserved and protected.

The Land-Use Plan also endeavors to achieve a balance between the preservation of the significant environmental features and open space amenities that define and distinguish Sugar Grove, while accommodating and promoting high-quality and desirable new development.

It should be emphasized that the Land Use Plan is a **general guide** for growth and development within the planning jurisdiction. It is not a site development plan. While it is specific enough to provide guidance on land-use decisions, it is also flexible enough to allow for individual negotiations and the consideration of creative approaches to land development that are consistent with the policies and

guidelines included in the Comprehensive Plan.

Residential Areas

Sugar Grove is, and should continue to be, a residential community comprised of primarily single-family homes. Its neighborhoods and subdivisions should continue to be enhanced as important community assets and protected from incompatible land uses and other influences including noise and traffic.

While quality new residential development should be promoted, the rate of growth should be managed to correspond with the capacity of public services and infrastructure facilities to serve new development. Development from the center of the Village outward should be encouraged, and the development of agricultural areas already incorporated into the Village's taxing boundaries should be encouraged.

The Land-Use Plan highlights three categories of residential land use: Estate Residential, Single-Family Residential, and Multi-Family Residential.

Estate Residential

Estate Residential areas provide for low-density residential development that strives to maintain or create the rural atmosphere that currently exists within the outlying areas of Sugar Grove, while preserving open space and natural resources.

Estate Residential areas should preserve existing trees and forests, sloping topography, wildlife habitat/corridors, and views and privacy. Clustering homes should be promoted in areas where it can be used as a method of preserving environmental features and natural resources.

The Land Use Plan designates agricultural and undeveloped properties that would be suitable for new estate residential

developments in the future. These areas can generally be described as the areas along or near the environmental corridors that are recommended for preservation.

More specifically, Estate Residential is proposed for the following areas:

€# In the northwest and southwest sections of the Village, where protecting and preserving Big Rock Creek and Welch Creek and the forested areas of the Sauer Family Prairie Kame, have been identified as a community goals.

€# North of Bliss Woods Forest Preserve on the north of Merrill Road and south of Denny Road where preservation of Blackberry Creek, and Bliss Woods Forest Preserve have been identified as a community goal.

Estate Residential areas should develop at an overall gross density of 1 dwelling unit, or fewer, per acre. Gross density calculations include the entire land area for a development, including open space requirements and right-of-way.

Ideally, homes within the Estate Residential areas should be on lots 1 acre in size or greater. However, due to open space requirements, environmental features, and site constrains, this may not always be possible, and as a result, the precise size of lots, along with the development character, will be subject to review by the Village. The Village will consider open space requirements, the size and character of nearby existing and planned residential developments, and environmental conditions in the area in determining appropriate lot sizes that are proposed to be less than the desired 1 acre size.

Single-Family Residential

Single-Family Residential areas provide for moderate-density residential areas that continue the existing pattern of residential

development within the Village of Sugar Grove. Existing homes located on typical suburban lots (usually between ¼ and ½ acre in size) with garages fronting the street characterize much of the existing residential areas of Sugar Grove, and the Single-Family Residential designation is intended to continue this pattern of development.

While the construction of estate residential developments would preserve more open space within the community, developments with smaller lots should be permitted in areas of the community where significant natural resources have not been identified and where resource preservation has not been identified as a high priority or necessity.

Development within the Single-Family Residential areas, regardless of density, should be characterized by conservation design, a significant amount (40% or more of the total land area) of open space including a centrally located park site, and the preservation of environmentally sensitive features.

The Plan highlights undeveloped properties that would be suitable for Single-Family Residential Development in the following areas:

- ## South of the Burlington-Northern Railway Line, north of Granart Road and east of Dugan Road.
- ## In the northernmost section of the Village, generally north of the East-West Tollway (Interstate 88), and between Harter Road and I-88 north of Lasher Road.
- ## East of Dugan Road, south of the Burlington-Northern Railway Line.

Single-Family Residential areas should typically develop at an overall gross density of 1 to 3 dwelling units per acre. Gross density calculations include the entire land area for a development,

including open space requirements and right-of-way.

Ideally, homes within the Single-Family Residential areas should develop on parcels typically less than 1 acre in size, but no smaller than ¼-acre in size. The Village will remain flexible with the precise size of lots and the development character of individual developments in these areas, as they will be influenced by site constraints and open space requirements. Parks sites, school sites, open space/natural area designations, and bikeway/corridor linkages should be appropriate for individual site characteristics and environmental conditions of the area. All Single-Family Residential developments are subject to review and approval by the Village.

Multi-Family Residential Uses

While Sugar Grove should continue to be primarily a single-family residential community, developed primarily as Estate Residential and Single-Family Residential, the Village should consider a limited amount of new, high-quality multi-family housing, including townhomes, cluster homes, or condominium complexes in selected locations, provided the developments are characterized by innovative site planning, protection of environmental features, a significant amount of open space, and are compatible with nearby existing residential areas.

Attractively designed multi-family developments, including townhomes, cluster homes, or condominiums could provide a “transition” in the intensity of land use between the businesses, transportation facilities, and other commercial areas and single-family neighborhoods.

It is important that the housing stock in the Village of Sugar Grove provide housing opportunities for residents in all stages of their lives. As the community matures,

there will be an increasing amount of residents that will be seeking smaller more affordable housing opportunities to stay in the community in which they have reared their families. Senior housing and assisted living facilities are important considerations for future residential development. Both senior housing and assisted living facilities should be provided in convenient locations to accommodate the needs of senior citizens within Sugar Grove.

The Plan highlights undeveloped properties that would be suitable for Multi-Family Residential Development in the following areas:

##North of the planned high-school, west of Illinois Route 47.

##North of Galena Boulevard, east of Illinois Route 47, near the planned town center commercial area.

##North of Hanks Road and west of Illinois Route 56.

Townhouses, cluster homes, and similar developments might be considered, on a case-by-case basis, as a part of mixed-use development projects in other appropriate locations. New multi-family *could* be considered appropriate near the proposed Metra Park & Ride/Station or developed commercial areas if they are appropriately incorporated as a component of a larger single-family residential planned development.

Townhome developments should typically develop with a maximum density range of 6 to 8 dwelling units per acre. Apartments and condominiums should be appropriate to the surrounding character in terms of their density and bulk. Owner-occupied multi-family housing units are also strongly encouraged, rather than rental units.

All new multi-family development should be of a scale and character compatible with nearby existing single-family homes.

New multi-family development should reinforce and enhance overall neighborhood quality rather than detract from it.

Residential Development Policies

The following policies should be used to guide all improvements and new developments within the Estate Residential, Single-Family Residential, and Multi-Family Residential designated areas in the Land Use Plan.

As new residential development takes place in Sugar Grove, the Village should promote the formulation of residential “neighborhoods,” rather than separate and free-standing subdivisions. The Village should encourage new residential developments to apply the neighborhood unit concept, as outlined in the policies below.

Neighborhoods should be designed primarily for residential use. Shopping and services, elementary schools, and parks and playgrounds should be easily accessible by pedestrians and bicycles as well as vehicles. The boundaries between neighborhoods and adjoining non-residential land-use areas should be clearly defined and screening and buffering should be provided as required.

Neighborhoods should incorporate a centrally located neighborhood park site and provide for greenway connections to other elements of the park system.

Through-traffic should be routed around residential neighborhoods, along either arterial or collector streets as outlined in the Transportation Plan. Pedestrian walkways and bikeways should connect homes with schools and other neighborhood facilities. The

Village should strive to maintain a neighborhood atmosphere in which all residents feel safe and secure.

☞ New residential neighborhoods should be served by a safe and convenient circulation system with streets and roadways relating to and connecting with existing streets in adjacent areas. However, residential traffic should be separated from non-residential traffic wherever possible. All new homes should “back” to arterial and collector roadways. New residential streets should generally follow the contours of the land and seek to highlight the natural features of the area.

☞ New residential neighborhoods should fit in with the surrounding landscape. Environmental corridors, natural vegetation, wooded areas, embankments, and mature trees in residential areas add greatly to the ambiance of the Village and should be maintained. Changes to the natural topography should be minimal.

☞ All new residential construction, including additions and remodelings, should be characterized by high-quality design and construction and should be compatible with the scale and character of the surrounding neighborhood. Brick, stone, cedar, and cement board siding are appropriate building materials.

☞ Stormwater management should be addressed on a comprehensive basis within all residential areas.

☞ Major new residential developments should be developed as “planned unit developments.” The PUD technique gives the Village maximum control over residential area design and development, and also gives the potential developer flexibility and

incentives for creative and high-quality development.

Commercial Areas

The Land-Use Plan promotes high-quality new commercial and business development during the next 10 to 15 years in order to:

1. Diversify and strengthen the Village’s tax base,
2. Help relieve the tax burden that is currently borne by local residents,
3. Provide revenues to support new Village services and facilities,
4. Create new jobs, and
5. Provide much needed shopping opportunities for local residents.

Commercial development, which includes retail, office, restaurant and service uses, should continue to be located primarily along IL 47. However, the proposed Town Center area should also contain a significant amount of commercial development, and serve as the pedestrian oriented shopping area within the community.

Three types of commercial areas should be encouraged in Sugar Grove:

1. “Neighborhood commercial areas” that serve the day-to-day convenience needs of nearby residents.
2. “Corridor commercial areas” that provide for a more diverse range of goods and services that serve the entire community.
3. “Town Center commercial area” that provides a unique pedestrian oriented shopping/mixed-use area within the community.

While large “regional shopping areas” may be desirable from a tax/revenue standpoint, the community outreach

component of the Planning Process indicated a strong desire to improve shopping opportunities within the Village. Therefore, the Village should pursue a balanced approach to commercial development, identifying opportunities for commercial uses to serve the residents of the community and areas for regional shopping.

The key features of the commercial areas shown in the Land Use Plan are highlighted below.

Neighborhood Commercial

Neighborhood commercial areas are illustrated along IL 47, at the location of the existing commercial area near the older section of Sugar Grove. Ideally, Neighborhood commercial uses will be scattered throughout the Village, primarily located along arterial roadways and their intersections. Proposed neighborhood commercial areas include properties within close proximity to the intersections of:

- Jericho Road and IL 47/US 30.
- Jericho Road and Dugan Road.
- Jericho Road and Gordon Road.
- Gordon Road and Prairie Street.
- Bliss Road and a future east-west connection north of I-88.
- Seavey Road and Harter Road.
- Scott Road and Dugan Road.
- Granart Road and Dugan Road
- Northwest of the intersection of Norris Road and Seavey Road.
- South of the Village Hall within the Stillwater Development.
- North of Prairie Street within the Settler's Ridge Development.

Neighborhood commercial areas are important to provide residents with a local place to shop and do business.

Neighborhood commercial areas should be incorporated into new development areas, provided they front, and are located along, major and minor arterial roadways. When commercial uses are incorporated into residential developments, they should be screened and buffered from adjacent residential areas and should provide pedestrian access to the commercial areas from adjacent residential uses.

Corridor Commercial

In general, commercial development along IL 47 should be considered for Corridor Commercial. The corridor should provide sites for retail, business and personal services, offices, restaurants, business parks, public and institutional, and residential uses. Grocery stores, restaurants, and other retail stores are examples of appropriate commercial uses within the Corridor Commercial Areas.

Most of the commercial growth areas located along IL 47 should have sufficient lot depths to accommodate contemporary commercial development. Lot depths should permit an extensively landscaped setback along the arterial street, the creative clustering of commercial buildings, shared parking areas, the consolidation of access drives, and vehicular connections between adjacent commercial properties.

Town Center Commercial

There are two separate areas identified within the Land-Use Plan as Town Center Commercial.

1. The Intersection of Galen Boulevard and Illinois Route 47
2. Both sides of Main Street, from the historical downtown south through the Promenade Development.

The intersection of Galena Boulevard and IL 47 presents an excellent opportunity for the Village to provide destination shopping within the community. The Town Center Commercial area should consist of denser, clustered, pedestrian oriented shopping. Uses within the Town Center Commercial area should include retail, dining and entertainment uses. The area should be developed as a “walkable” area, much like traditional downtowns. Parking should be provided in the rear of buildings, and buildings should orient inwards, creating a unique shopping experience for visitors. Landscaping, streetscaping, pedestrian amenities, building construction and orientation, lighting, wayfinding signage, building signage, façade treatments are all important considerations with the development of the Town Center Commercial area. In addition to commercial uses, the Town Center area may also include civic uses, outdoor plazas, and cultural amenities.

Commercial Development Policies

The following polices should be used to guide all improvements and new developments within the areas designated as commercial in the Land Use Plan.

¶The character and appearance of new commercial developments will be quite important. All new commercial developments should reinforce the image of Sugar Grove as a high-quality residential community and should be compatible with the Village’s open space character and countryside atmosphere. Commercial development should be characterized by the highest possible standards of design and construction, and consist of primarily of brick and stone.

¶The design and appearance of commercial buildings, site development, landscaping, lighting, signs and graphics, and pedestrian

amenities should be all of special concern within commercial areas. Commercial centers along IL 47, US 30/IL 56 and other major roadways should be designed to enhance the view from the road.

¶Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

¶Adequate off-street parking should be provided within all commercial areas. The consolidation of parking facilities for multiple businesses should be encouraged. Parking lots should be extensively landscaped, particularly along major streets. Shared parking should be encouraged, particularly within mixed-use development areas. All parking lots should be designed for maximum safety and ease of use.

¶Commercial sites should be characterized by an ecological approach to storm water management. Natural drainage measures should be employed to preserve the pre-development runoff characteristics of the site, utilizing best management practices.

¶Continue to utilize the *Route 47 Development Manual* to guide landscaping, signage, building orientation, parking lot design, and overall design and development guidelines for commercial uses along Route 47.

¶In addition to new commercial development, existing commercial and business areas should also be improved and enhanced as required, particularly along Main Street. Projects should be undertaken to improve the appearance of the public rights-of-way,

including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot, outdoor lighting, site landscaping, and signage improvements.

Commercial areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to “spill over” into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

New commercial and office development should occur in planned commercial areas. Further “strip” commercial development should be discouraged. Where possible, new commercial uses should be clustered in small groupings with shared parking areas, common access drives, and related design and appearance.

Open space features should be incorporated into new commercial and office development projects. These should include the preservation and enhancement of natural environmental features, as well as the provision of new open areas, squares, plazas and courtyards as focal points for pedestrian activities. All commercial and office lots should be characterized by extensive landscaping.

Business Park and Corporate Campus Areas

While nearly all of the existing Sugar Grove’s business parks have vacancies, the construction of the Prairie Parkway, full interchange of I-88 and expansion of the Aurora Airport, together with

anticipated residential growth, opportunities for high-quality new business park development around the airport and I-88 will likely be created. Compatible corporate campus, office, research and business uses would increase employment opportunities and enhance the local tax base.

It is recommended that the Village promote development of portions of the I-88 corridor, generally between IL 47 and Bliss Road, as planned corporate campus uses, characterized by generous setbacks, well-landscaped sites, and prominent exposure onto the adjacent highway. The corporate campuses should also consider the environmental corridors as illustrated on the Land Use Plan and incorporate these areas into their overall site design.

New business parks around the airport should be guided by an overall site development plan to ensure the coordination of building sites, traffic access and circulation, and open space amenities. The business parks should be screened and buffered from nearby neighborhoods, and should be attractive when viewed from adjacent streets. The environmental corridors, wooded areas, and other natural features shown on the Land-Use Plan should be preserved and protected as the business park areas are developed in the future.

In addition to the large business parks and corporate campuses, smaller areas for office and business uses could be considered appropriate in commercial areas of the Village, provided these uses are located above ground floor retail uses.

Business Park and Corporate Campus Development Policies

The following policies should be used to guide all improvements and new developments within the areas designated as business in the Land Use Plan.

¶ New corporate campus areas should be located along the East-West Tollway (I-88). This not only maximizes visibility and exposure for new business uses, but also provides convenient access to visitors and employees.

¶ New corporate campus uses should emphasize office/research development. There is a national trend toward such developments within planned business environments, and the locational assets afforded by I-88 suggest significant potential in this area.

¶ New business development should be located in planned business parks surrounding the Aurora Airport to help ensure coordination of circulation systems, lot configuration, building design, parking and access facilities, environmental amenities and land use compatibility.

¶ New business park development should only be permitted in areas that can be adequately served by public utilities and infrastructure facilities. This includes adequate access into the business park areas from major arterial roads. Approach routes and interior roadways must have design capacities sufficient to serve anticipated future needs.

¶ Limited commercial development designed to serve the day-to-day needs of business park employees and patrons should be considered within business parks at strategic locations. Commercial development should be designed as an integral part of a business park, and be sized to serve the needs of that park.

¶ New business parks should be designed and developed so that offices, showrooms, and similar uses occupy high-visibility locations around

park peripheries. These peripheral locations should be subject to special building and site design controls to insure a high-quality appearance from major roadways and surrounding development areas.

¶ Major entrances into corporate campuses and business parks should be designated by attractive "gateway" features. Gateways should include special signage, landscaping, and low-intensity lighting. Storm drainage retention ponds with aerators and other environmental features can also provide gateway features.

¶ Major entry roads and industrial collectors should be attractively designed and visually distinctive. These roadways should have street trees and street lighting, with accent landscaping at key access drives.

¶ Access to individual building sites within business parks should be via an internal circulation system. Site access from peripheral arterial and collector streets should be limited to major entrances serving the overall development area.

¶ Adequately screened off-street parking and loading facilities should be provided within all business sites, and the consolidation of parking areas and driveways serving two or more uses should be encouraged.

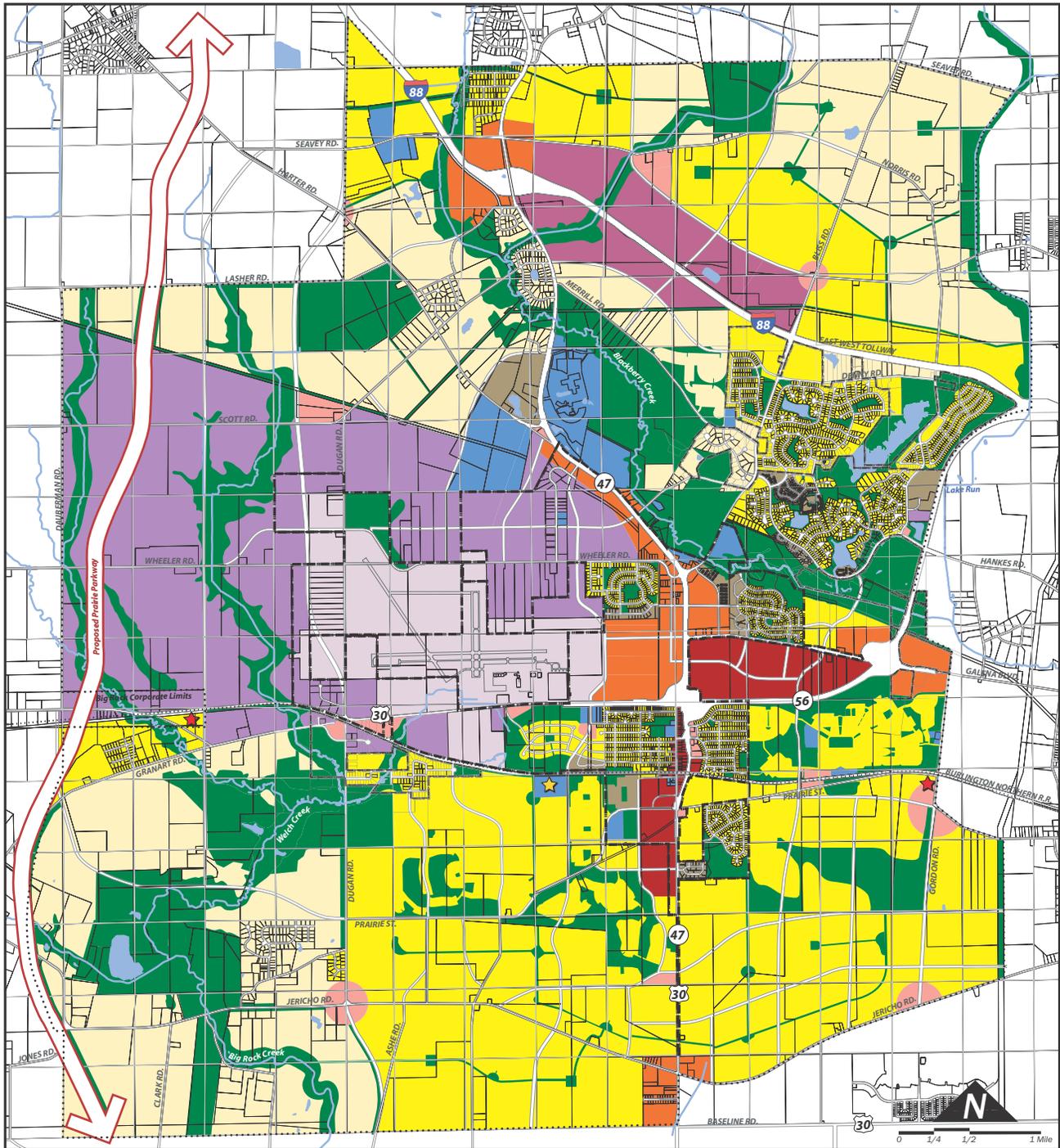
¶ Site improvements within business areas, such as lighting, signage and landscaping, should be well designed and coordinated in order to help create a positive identity and visual image throughout the development area.

¶ Particular attention should be given to screening and visual separation between business parks and other nearby land uses. The periphery of business parks should be extensively

landscaped, particularly where
business parks border residential
neighborhoods or major roadways.

- Estate Residential
- Single Family Residential
- Multi-Family Residential
- Neighborhood Commercial
- Town Center Commercial
- Corridor Commercial
- Corporate Campus
- Business Park
- Open Space
- Public/Semi-Public
- Airport
- Stream/Watercourse
- Village of Sugar Grove Planning Area
- Existing Corporate Limits
- Metra Station
- Alternate Metra Stations

Figure 3:
Land Use Plan



Village of Sugar Grove Comprehensive Plan
Prepared By: URS • TPAP

Section 6: ***Transportation Plan***

The primary purpose of the Transportation Plan is to establish the basis for a long-range system of roadways that efficiently supports existing and anticipated development. The Village should use the transportation plan to achieve the desired goals and objectives of the community, and to:

- a) Secure the rights-of-way for new roadways and trail systems prior to or concurrent with land development;
- b) Determine the impact of proposed developments on the area-wide transportation system;
- c) Work with land developers to provide the transportation improvements required to serve new development;
- d) Establish design standards for the various types of new roadways and pathways to be provided within the planning jurisdiction; and
- e) Anticipate the long-range financial requirements for transportation system improvements and establish the basis for funding support and assistance.

The transportation plan is illustrated on Figure 4.

Functional Classification System:

The Village of Sugar Grove is served by a system of roadways under the jurisdiction of the State of Illinois (IDOT), Kane County (KDOT), Sugar Grove Township, and the Village of Sugar Grove. Classifying the various roadways according to their function is an important element in the planning process. Not all roadways within Sugar Grove's Planning Area are intended to serve the same purpose, and, therefore, should not have the same design characteristics.

The two major considerations in functionally classifying roadways are: a) the level of access, and b) the mobility which they provide. There is an inherent conflict in

addressing the need for a roadway to provide mobility, while allowing for adequate access to abutting properties.

Regulating the number of driveways and side streets is necessary on arterials to enhance their primary function of mobility. Conversely, the primary function of local roadways is to provide access, the implementation of which causes a limitation on mobility. Therefore, the extent and degree of access control is a significant factor in defining the functional category of a roadway.

Four functional classifications are recommended for public streets within Sugar Grove's Planning Area, as discussed below and illustrated in Figure 4.

Expressways/Limited Access Highways

Interstate highways provide access to destinations beyond Sugar Grove and the surrounding region. Their limited number of access points and physical design permits travel at higher speeds, and they are generally used for travel over longer distances than are the other classifications. The Federal Highway Administration has jurisdiction over the nation's interstate highway system.

East West Tollway (I-88) traverses the northern section of Sugar Grove's Planning Area. The expressway provides convenient access to the regional transportation system. The East-West Tollway is currently the only existing expressway within the Planning Area.

The *Prairie Parkway* is a proposed limited access highway connecting I-88 to I-80. The project is currently in its planning phases. A Corridor Protection Study was completed in 2002, to protect the anticipated right-of-way from development. The Village should be actively involved in the Parkway Study to ensure the best interests of the Village are considered. The Prairie Parkway currently serves as the Planning Area's western boundary.

Arterials

Principal arterial routes serve the primary centers of activity within the Village. They are generally characterized by the highest traffic volumes and the longest trip lengths. They are roadways which have intercity continuity, regional importance, and provide reasonably continuous routes through the Village. For the purpose of this Plan, major arterials are roads that typically carry traffic volumes greater than 12,000 vehicles per day (vpd), and are usually under the jurisdiction of the state or county governments.

There two arterials within the Village: Illinois Route 56/US Highway 30, and Illinois State Route 47. These principal arterial streets provide convenient access to nearly all points within the community, and help connect Sugar Grove to Interstate 88 and adjacent municipalities.

Although congestion has not been identified as a concern by the community, additional capacity will be needed in terms of widening, left turn lanes and coordinated traffic signals as the community continues to develop. Standards for setbacks and access controls are needed to reduce negative impacts of future development along these major roads.

Improvements are also needed to link these principal arterials to various neighborhoods and activity areas within the Village. The Village should connect principal arterials other arterials and collectors. Improvements to these roads must be approved by the Illinois Department of Transportation.

As improvements are made to arterial roadways, sidewalks and/or bike trails should be installed within the right-of-way along both sides of the streets.

Collectors

Collector streets provide both property access and traffic circulation within residential neighborhoods and commercial and industrial areas. Collectors differ from arterials in that they penetrate into these land use areas, distributing trips from the arterials throughout the area to their ultimate destination.

Development of a collector street system is critical to moving residents throughout the Village. A collector street system should be developed as a generalized grid throughout the Village, and connect all local streets to arterial roads.

Collector Streets in Sugar Grove should be designed to carry less than 12,000, but should accommodate more vehicles than a local street.

As improvements are made to collector roadways, sidewalks and/or bike trails should be installed within the right-of-way along both sides of the streets.

Local Streets

Residential or local streets provide a means of access between a property and a collector or arterial street. Local streets are not designed to accommodate high volumes of traffic or traffic traveling at high speeds. Non-local motorists can create problems in neighborhoods along local streets and create concerns for safety.

The Village should discourage cut-through traffic through the development of a collector and arterial street system as identified in Figure 4. Collectors and arterials will provide a faster and more direct route of travel to most destinations and should be the preferred option by motorists. Local streets should be protected from high traffic volumes. Non-local, "cut-through" and commercial traffic on local streets should be minimized.

As local streets are constructed throughout the community, the Village should require developers to install sidewalks on both sides of all local streets. If local streets exist without sidewalks, sidewalks should be installed as part of any major resurfacing or widening project undertaken by the Village.

Interchanges

Interchanges present a way to access and egress expressways, limited access highways and arterial roads. They are necessary to allow vehicles to merge in with traffic at higher speeds. There are 3 existing interchanges within the Village of Sugar Grove.

€# **IL 56/US 30 & I-88 Interchange:** a partial interchange that allows eastbound vehicles on IL 56/US 30 to continue east on I-88, and allows westbound vehicles on I-88 to veer southwest into the Village of Sugar Grove.

€# **IL 47 & I-88 Interchange:** a partial interchange that allows traffic traveling on IL 47 to travel westbound onto I-88, and allow eastbound traffic on I-88 to head north or south on IL 47.

€# **IL 47 & IL 56/US 30 Interchange:** a full interchange that allows east or westbound vehicles to travel either north or south and vice-versa.

The Village should pursue the completion and development of full interchanges at I-88. It is likely that these interchanges will be needed to accommodate future growth and development within the Growth Areas and to provide for convenient access of employment centers within the Corporate Campus areas designated in the Land Use Plan.

The Village should set aside land, and plan for, the development of an interchange at Bliss Road and I-88. Although this is not an immediate priority for either the Tollway Authority or the Village, the

necessary right-of-way could be acquired through the development process as adjacent property develops. The Village can utilize this land as an open space buffer between I-88 and adjacent residential development until the interchange is developed.

If the proposed Prairie Parkway is developed, there will be a full interchange at U.S. 30.

Public Transportation

In general, the residents of Sugar Grove currently have little or no direct access to public transportation. No Metra station is located within the Village. The nearest Metra station is located in Aurora and a station is planned for Elburn. Pace bus service is not provided within the Village.

Currently, Metra, in cooperation with Burlington-Northern Santa-Fe Railroad, is undertaking a study to extend Metra service west towards Plano. The study will determine whether the land uses and projected populations will generate enough riders to warrant Metra stops in Montgomery, Oswego, Yorkville and Plano. The importance of this study is that it indicates that Metra's efforts and intentions are providing service on the BNSF line that does not travel through the Village of Sugar Grove.

The Transportation Plan has identified a 20-acre parcel along the Burlington Northern railway west of the proposed Municipal Drive extension. The site is large enough to accommodate a Metra train station, associated facilities, and Metra's required parking.

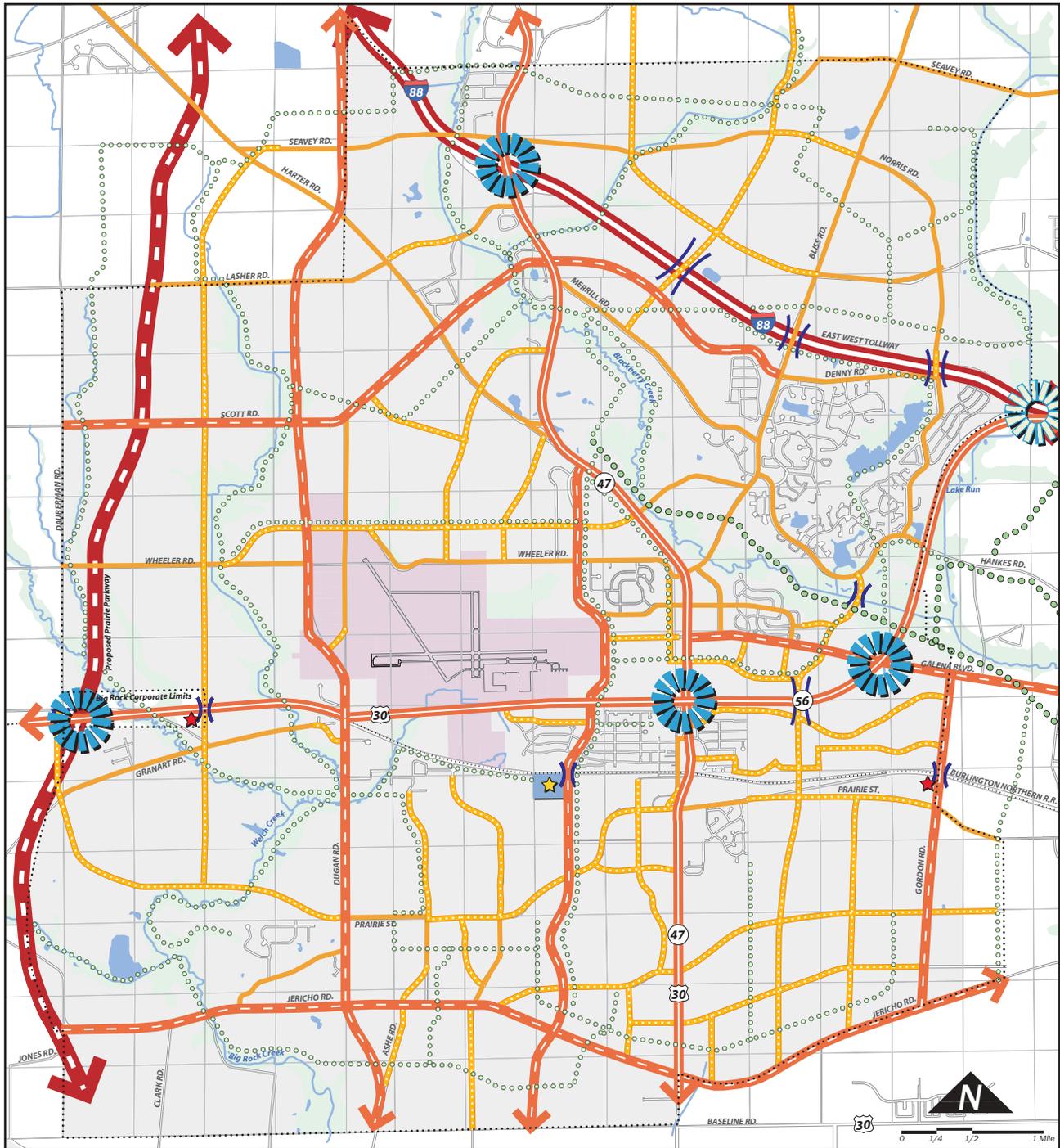
The Village of Sugar Grove should work with Metra to acquire, design and develop a Metra Station on this site and operate a separate service line that would ultimately connect to the existing BNSF line.

If establishing this line is not a short-term objective of Metra, the Village of Sugar

should work with RTA, including Metra and PACE Bus Service to establish Park-and-Ride on this site. A parking lot could be constructed and commuters could park and be bussed via Pace Bus service to a Metra Station in a neighboring municipality. When warranted, a Metra Station could be constructed on the site and the facility would transition from a Park-and-Ride to a Metra Station.

- Existing Expressway
- Proposed Expressway
- Existing Arterial
- Proposed Arterial
- Existing Collector
- Proposed Collector
- Full Interchange
- Partial Interchange
- Existing Trail
- Proposed Trail
- Grade Separated Crossing
- Metra/Park & Ride
- Airport
- Stream/Watercourse
- Floodplain/Floodway
- Village of Sugar Grove Planning Area
- Alternate Metra Station

Figure 4:
Transportation Plan



Section 7:

Parks, Open Space and Greenway Plan

An attractive environmental setting, which consists of wooded areas, rolling hills and landscape, wildlife habitats, wetlands, native vegetation, and small lakes and streams, is one of Sugar Grove's most important distinguishing characteristics. These natural features, together with parks, forest preserves, and other open spaces, provide scenic beauty and ecological diversity and contribute to Village's unique image and identity within the western suburbs and surrounding area.

The Parks, Open Space and Greenway Plan is intended to help the Village maintain and preserve key environmental and open space features, enhance the countryside character of the area, provide for a more complete range of park and recreational areas to serve new and existing development, and to connect current and future residents of the community to the park system.

The Parks, Open Space and Greenway Plan is illustrated on Figure 5.

Overview of the Parks, Open Space and Greenway Plan

Environmental protection is one of the primary objectives of the Parks, Open Space and Greenway Plan. The Plan strives to set aside areas with special environmental and ecological value for protection from development. This creates natural areas, habitat for wildlife, and corridors for the natural flow of stormwater and the movement of wildlife.

A key feature of the Parks, Open Space and Greenway Plan are the "greenway corridors" which encompass wetlands, flood plains, distinctive plant communities to be preserved, and conceptual connections within residential areas. These will create a network of open space that enhances the residential neighborhoods and the image and character of the community.

This image is not only aesthetically pleasing but also essential to attracting and maintaining high quality commercial and residential development. People are attracted to beauty, quiet surroundings and recreational opportunities close to their neighborhoods and surrounding their Village.

The Plan also highlights other open space and environmental features, including existing and future park sites, Forest Preserve properties, recreational trails, and private recreational features. All of these open space elements are essential to the image and character of Sugar Grove.

Greenway Corridors

Greenway corridors, which help establish the overall structure of the open space system within Sugar Grove, generally follow surface watercourses and drainage ways defined by the flood of record, or, are conceptually illustrated as a direct connection linking park sites and open space areas in the residential areas

In a similar fashion to the famous Emerald Necklace Linear Park System created by Frederick Law Olmstead, the parks within Sugar Grove should be connected to each other, creating a safe and attractive network of greenways and open space that will provide a safe, off-street transportation system and provide a recreational amenity for the community.

Sugar Grove is uniquely positioned to establish greenways throughout most of the community. Many communities have recognized the benefits and popularity of a greenway and trail network after most development has occurred. The majority of residential growth in the Village of Sugar Grove however, will transpire in the future, providing the Village to require greenways through residential developments linking park sites to the entire park system.

Key natural features located within or near the greenway corridors include flood plains, wetlands, wooded areas, forested areas, and future parks sites.

≠ *Watercourses and drainage ways.*

There are several watercourses that flow throughout the Village including Blackberry Creek, Lake Run, Big Rock Creek, Nelson Creek, Dugan Creek, and Welch Creek.

≠ *Wetlands.* Wetlands occur within the greenway corridors and in other isolated locations. They are defined by vegetation, hydric soils, and surface and ground water conditions.

≠ *Forested Areas.* Numerous mature woodlands and tree lines are located along and near the greenway corridors and in other areas of the community not yet subdivided/developed.

≠ *Future Parks.* Within each residential block, a centrally located neighborhood park is illustrated. Although the precise size and location cannot be determined until platting, it is important that the greenway network within Sugar Grove is incorporated into residential development and connects to neighborhood parks.

Figure 5 highlights the greenway corridors that should be preserved and protected in the future. These corridors will create a network of green space that enhances residential neighborhoods, provides linkages between land-use districts, and preserves the countryside image and character of the Village.

Forest Preserve District of Kane County

There are 4 forest preserves owned by the Forest Preserve District of Kane County within the planning area boundary of the Village of Sugar Grove. Three of the four forest preserves are located in the northern areas of Sugar Grove's Planning Area, and one is located in the southwest corner of the planning area.

Hannaford Woods is a 336 acre forest preserve located on Merrill Road. The site consists of 80 acres of wetlands and 60 acres of wooded areas. Blackberry Creek meanders through the preserve. The Virgil Gilman Trail also crosses through the forest preserve. Parking and restrooms are provided at the Hannaford Woods.

Bliss Woods is a 300 acre preserve comprised of 200 acres of woods and 65 acres of wetlands. Bliss Woods provides parking, toilets, grills, and shelters to visitors. There are also 40 camping sites within the preserve. The Virgil Gilman Trail connects to Bliss Woods.

Prairie Kame is a forest preserve considered to be an isolated, landmark sentinel overlooking the extensive outwash plains to the southwest. It is an 82-acre preserve consisting of prairie covered gravel on the leading edge of the great glaciers that moved through and retreated from the Sugar Grove area 12,000 years ago.

Big Rock Forest Preserve is located at the confluence of Big Rock Creek and Welch Creek in the southwest section of Sugar Grove's planning area. The 456-acre preserve contains a restored prairie and oak-hickory savannah woodland. The forest preserve is adjacent to Deer Valley Golf Course and Camp Dean, a Girl Scout Camp.

Sugar Grove Park District

In 2003 an overwhelming majority of the residents of Sugar Grove passed a referendum for the reorganization of the Sugar Grove Park District. Prior to the Park District's reorganization, the Village of Sugar Grove acquired, developed and maintained park sites within the community. The Village is now in the process of transferring ownership of all park sites in the community to the Park District. All maintenance, development, programming and scheduling responsibilities of parks within the Village of Sugar Grove are now the responsibility of the Sugar Grove Park District.

The existing and future parks within the Village of Sugar Grove are highlighted below.

Existing Parks

Currently there are 13 park and open space sites within the Sugar Grove Planning Area as shown on Figure 4. Each site varies in size, intensity and development. The 13 existing parks within Sugar Grove include:

- # Black Walnut Park is a neighborhood park located along Black Walnut Drive.*
- # Bliss Park is a neighborhood park located along Spruce Street.*
- # Chelsea Park is a neighborhood park accessible from Bristol Court.*
- # Dugan Park East is a neighborhood park in the Dugan Woods neighborhood along Fays Lane east of Donald Street.*
- # Dugan Park West is a neighborhood park in the Dugan Woods neighborhood along Fays Lane.*
- # Mallard Park is a neighborhood park located along Mallard Lane.*

☞ *Sheffield Plains Park is a neighborhood park on the south end of Joy Court.*

☞ *Snow Park is a neighborhood park located along Calkins Drive, east of Grove Street.*

☞ *Strafford Park is a neighborhood park located west of Courtney Circle.*

☞ *Strubler Park is a neighborhood park on Terry Drive.*

☞ *Sugar Grove Sports Complex is a sports complex used for intense athletic programming, located on Wheeler Road, east of Dugan Road.*

☞ *Volunteer Park is a community park on Main Street, behind Kaneland John Shields Elementary School.*

☞ *W.R. Keck Park is a neighborhood park on at the south end of Patricia Drive.*

Future Parks

Parks and open space can be used for pure aesthetic enjoyment, for passive recreation such as bird watching, nature walks and picnics, and for active recreation such as soccer, baseball or other competitive sports.

There are 2 basic types of parks within a community: neighborhood parks and community parks. Neighborhood parks are smaller in size and are ideally centrally located within a neighborhood or development. Community parks are larger in size, developed more intensely, and are better suited for recreational programming, including athletic leagues and tournaments. To preserve the safety of residential areas and to provide efficient access for visitors, community parks should be located along major streets.

The general location of future parks and open space areas is illustrated on Figure 4. The location and size of the future parks

should be construed as “conceptual” since the size and configuration are determined as the land is platted for residential development.

Neighborhood parks should be between 3 and 7 acres in size, 5 acres considered ideal. The central location of a neighborhood park ensures all residents of a development benefit from recreational amenity of the development. Neighborhood parks should provide both active and passive recreation.

Community parks have no minimum or maximum size. Community parks should protect significant natural resources within the community, and provide areas for active recreation, suitable for athletics, including lighted fields, parking areas, and field houses. The size of a community park should be need driven, with the appropriate size determined by the development objectives and park amenities needed by the community.

Residential developers should provide new neighborhood parks, as they are creating the demand by building homes and generating new populations within the community. This nexus serves as the legal principle behind the Village’s land dedication ordinance.

In general, neighborhood parks should be incorporated into all new residential development. Neighborhood parks are small parks that should be centrally located within a development or neighborhood. Neighborhood parks function as a local, “close to home” park site, providing both active and passive recreation opportunities conveniently to nearby residents.

Administration of the Land Dedication Ordinance is critical to successful implementation and achievement of the Parks, Open Space and Greenways Plan. Although considered open space, a property that is used for stormwater management or that is below the flood

plain provides limited recreation potential. The Park District and Village should not accept these sites as park donations, for the very same reasons developers view these areas as liabilities. Park donations should be “high-and-dry” and suitable for recreational uses.

Community parks are not acquired and developed like neighborhood parks. Community parks are not typically provided by one developer, and materialize by administering the Land Dedication Ordinance in a different fashion.

Since community parks are larger in size and serve several developments and neighborhoods, the burden of providing a community park cannot be borne by one developer/development. Instead, the Village and Park District should accept cash-in-lieu of a land donation where parks are not required or desirable. This often occurs when small parcels are developed and a park donation would be too small (i.e. less than 3 acres), or if an existing neighborhood park currently provides service to the new development. Cash received instead of a land donation can be used to finance the acquisition and development of community parks.

The ideal location for community parks within Sugar Grove is adjacent to the waterways and greenways, as illustrated in Figure 5. Active recreation such as team sports or playgrounds should be located, planned and designed so that their normal use will not interfere with the enjoyment of adjacent land owners nor degrade the natural resources and ecosystems within the open space network.

Other types of parks include sports complexes and special use facilities such as gymnasiums and swimming pools. The demand and need for these facilities should be determined by the Sugar Grove Park District, and they should be located in a similar fashion to community parks. In general, the Village should support the

development of park and recreational amenities provided residential areas are protected from their negative impacts, including noise, light and traffic.

Other Park, Open Space and Recreational Features

Several other park and open space areas contribute to the image and identity of Sugar Grove, and provide recreational and leisure-time opportunities for residents of the Village. These features, also highlighted in Figure 5, include the following:

##Wooded Areas. In addition to the wooded areas along and near the greenway corridors, there are numerous mature woodlands and tree lines located in other portions of Sugar Grove’s planning area that are not yet subdivided. The Village should work with land developers to preserve and protect these important natural features in the future.

##Schools. Local schools can play an important role in providing recreational services. Kaneland South Elementary School in Sugar Grove has both outdoor and indoor recreational facilities that serve various needs within the community. In addition to Kaneland South Elementary School, 1 high-school/middle school campus and 2 elementary schools are planned.

##Golf Courses. Golf courses provide recreation to residents, preserve large areas of open space, create scenic views, and can be used to provide stormwater storage. There are 4 golf courses within the Village of Sugar Grove’s Planning Area. Bliss Creek Golf Course is a privately owned golf club located along IL 56/US 30. Bliss Creek provides 18-holes of golf to the public. Deer Valley is a 9-hole executive course located in Big Rock Forest Preserve in the southwest section of the Village, north of Jericho Road. The Black Sheep

Golf Club is a 27-hole members only course, located on Seavy Road. A private golf course, not available to the public is located west of Dugan Road, south of Granart Road. The Village of Sugar Grove should encourage operational improvements to the facility to improve safety, as the club house and maintenance facility are located on east side of Dugan Road while the course is located on the west side of Dugan Road. Dugan Road is a proposed major arterial road, and the relocation of these facilities would improve the safety of players and motorists. At a minimum, the grade separated crossing for golfers, golf carts, and maintenance equipment, should be maintained, while the relocation of the facilities to the west side of the road should be encouraged.

This Plan supports the perpetual use of this golf course, regardless of its ownership and operation. If the facility ceases to operate or the property owner has intentions to redevelop the site, the Village should work with the Forest Preserve, Park District or private land owner to allow the facility to continue to operate.

Utility Corridors. While the presence of overhead electrical transmission lines are in stark contrast to the natural character of the area, these public rights-of-way do create open space corridors with potential for use as recreational pathways, landscape treatments, and aesthetic enhancements, particularly at locations where they cross major roadways. These corridors can provide safe pedestrian and bicycle pathways that are separated from vehicular traffic.

Future Open Space Requirements

All new residential developments within the designated Growth Areas of the Land Use Plan should incorporate at least 40 percent of the gross area as open space. This policy is intended to preserve, in

perpetuity, open spaces and areas of particular natural resource value as an integral part of all types of development projects.

Open spaces to be dedicated as a part of new developments should include “high-and-dry” neighborhood parks, greenway corridors, and could also include wildlife habits, wetlands, wooded areas, natural vegetation, and recreational trails.

Maintenance responsibilities for open space should be established at the time of development approval. Undesirable open space areas, such as stormwater management facilities could be maintained by a property owners association, or a not-for-profit corporation, provided a public agency (such as the Village, Park District, or Forest Preserve District, School District, Township, etc.) does not wish to accept ownership and maintenance responsibility of the land. Ultimate ownership should be determined by the Village of Sugar Grove.

The lands along the greenway corridors should receive top priority as a part of these open space dedications. While most of the lands within the greenway corridors have natural limitations regulated by the U.S. Army Corps of Engineers, the Village might consider leniency in other requirements, such as density, to compensate for setting aside more than the required 40 percent amount of open space. In some cases, the Village could work with a petitioner to seek purchase of the open space by one of the public agencies.

The open space dedication recommended in the *Comprehensive Plan* is a guideline that could be modified on a project-by-project basis, depending upon the character of the site and the quality of the plan. If a development has extensive wetlands and/or stormwater detention or retention areas, the amount of open space could exceed 40 percent. Where open space is well planned to meet the

objectives of the *Comprehensive Plan*, trade-offs could be considered in terms of smaller lots than the underlying zoning in exchange for creative cluster/open space and conservation design.

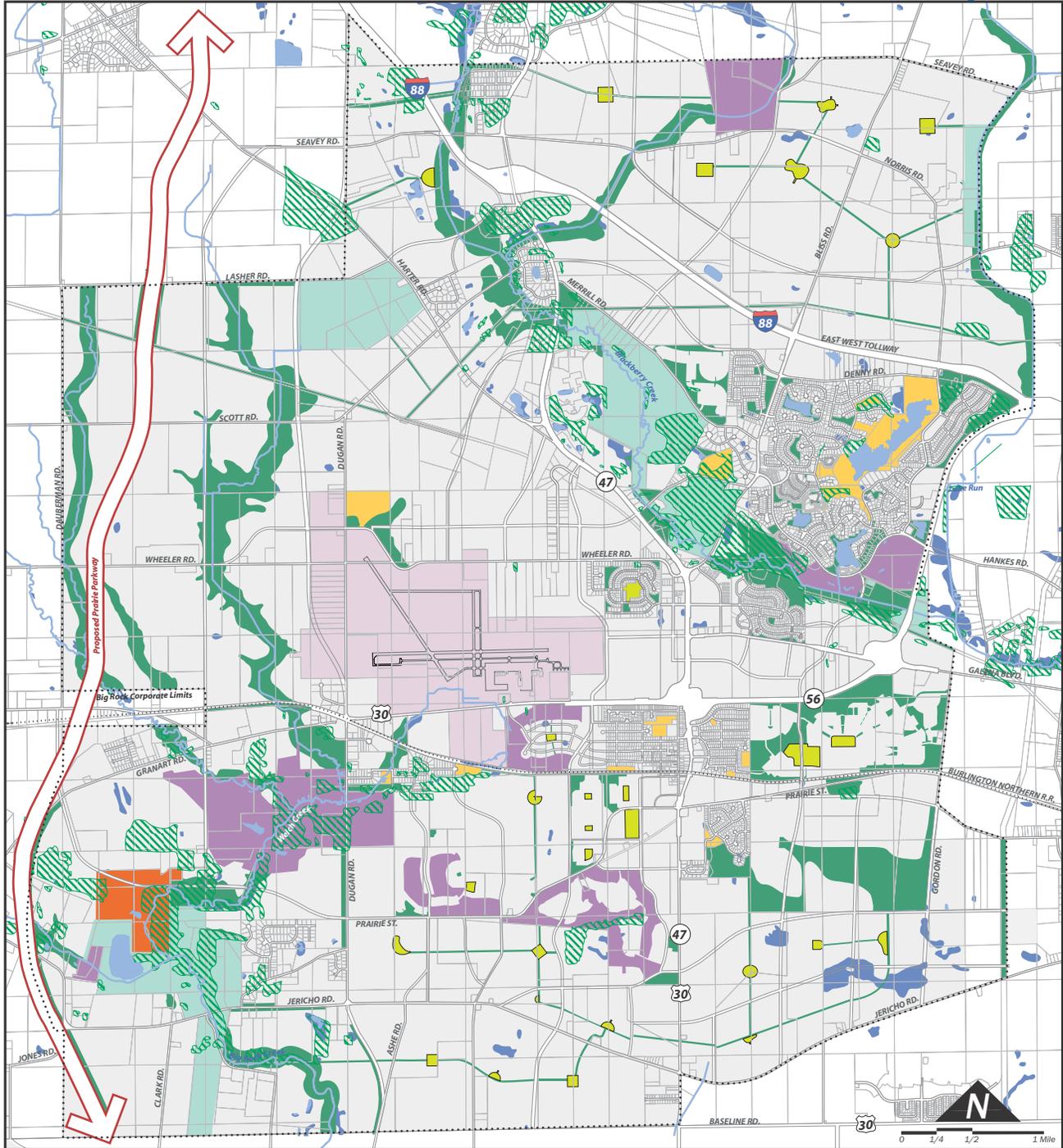
For example, cluster/open space design is a site planning technique that concentrates buildings on a part of the site in order to preserve the remaining land for recreation, open space, agriculture or the preservation of environmentally important features. This type of development allows a reduction in lot area provided there is no significant increase in the number of lots that would be permitted under a conventional subdivision. Conservation design rearranges the development on each parcel as it is being planned so that half (or more) of the buildable land is set aside as open space.

The way to protect greenway corridors and open spaces is through the plan review process. Most important in this effort is the setting aside of areas with special environmental and ecological value for protection from development. The designated open space within a project should incorporate the greenway corridors as a priority. Setbacks from roadways, detention ponds and easements could also be included when they are improved for active or passive recreational use. This process preserves open space, habitat for wildlife, and corridors for the natural flow of stormwater and the movement of wildlife. These corridors are identified in the *Comprehensive Plan*.

As new areas of unique natural resources are identified, they should be added to the greenway corridors or areas identified as "Other Environmental Resources to be Preserved" as shown in the Land Use Plan.

- Existing Park
- Proposed Neighborhood Park
- Forest Preserve
- Camp Dean
- Other Existing/Future Open Space
- Golf Course
- Greenway
- Wetland
- Forested Area
- Airport
- Village of Sugar Grove Planning Area
- Stream/Watercourse

Figure 5:
**Parks, Open Space
& Greenways Plan**



Section 8:

Community Facilities & Utilities Plan

Public facilities provide important services and necessary utilities to the residents and businesses of Sugar Grove and contribute significantly to the overall “quality of life” of the community. These include schools, fire and police protection, libraries, utility providers, administrative facilities and meeting spaces, religious facilities, and other public and semi-public uses.

The Community Facilities Plan is intended to assist the Village in ensuring that high-quality community facilities are available to local residents and businesses in the future. It should be used by the Village and other organizations to ensure that appropriate sites are reserved for community facilities that will be needed in the future.

It is important to emphasize that the Plan presents general policies and guidelines for community facilities. The Plan is not intended to pre-empt or substitute for the more detailed planning and programming which should be undertaken by the Village and other service agencies and organizations.

For example, even though the Plan highlights generalized locations for fire stations, it does not preclude the need for the more detailed planning, programming, and site selection which fall within the purview of the Fire Protection Districts, and other agencies and organizations.

The Community Facilities Plan is illustrated on Figure 6.

General Recommendations

The Village should promote continued cooperation, interaction, and collaboration among the various agencies and organizations that serve Sugar Grove, including the School District #302, Waubensee Community College, the

Sugar Grove Fire Protection District, and others.

The Village should also keep abreast of the plans, policies, and projects of these other agencies and organizations. For example, future schools, fire stations, and other public facilities will be important components of Sugar Grove, and their location and design should be of special concern to the Village.

Community facilities should be compatible with surrounding uses and should enhance the character of the neighborhoods in which they are located. Sites should be attractively landscaped with screening and buffering provided if necessary. Traffic generated by community facilities should not adversely impact surrounding areas. Adequate and attractively designed off-street parking should be available at all community facility sites.

The Village and other service districts should be attuned to the changing needs and requirements of local residents and businesses, and new facilities and services should be provided if they become necessary or desirable in the future. As nearby agricultural areas are more intensely developed, community facility and service needs may change dramatically.

Kaneland Community Unit School District, #302

District #302 covers most of the Sugar Grove Planning Area. Students attend John Shields Elementary School (located in Sugar Grove), Kaneland Middle School, and Kaneland High School. Currently, all schools in District 302 are at, or over capacity. The school district is in the midst of a construction program that will include increasing the capacity of the high school from 700 to 1550; building two new elementary schools, one of which will be on a site south of I-88; and reorganizing from a K-4, 5-8, 9-12 pattern to a K-5, 6-8, and 9-12 pattern. An annual growth rate of

7% is being used for estimates of future enrollment. Assuming that growth continues according to current trends, the school district will need new elementary schools, a middle school, and a high school.

District #302 has acquired approximately 180 acres near the intersection of IL-47 and Harter Road. The School District plans to develop a campus on the site, including a new high-school and middle school. Access to the site will be from Harter Road and Wheeler Road.

Waubonsee Community College

Waubonsee Community College, is located north of the incorporated limits of Sugar Grove on Route 47, serves the communities of Kane, Kendall, DeKalb, LaSalle, and Will. The college has a full-time enrollment of approximately 3,300 students. The college has three campuses: Sugar Grove Campus (12 buildings); Aurora Campus (16 buildings); and, the Waubonsee Center at Copley (Ogden Avenue in Aurora). Waubonsee Community College has experienced a 6-8% annual increase over the past few years, and is looking to continued growth over the next 5-10 years.

To accommodate a growing student body, the Waubonsee Community College Board has adopted a master plan designating 6 new buildings on the Sugar Grove campus. The expanding campus will likely burden the existing on-site infrastructure and utilities. Annexation to the Village would provide the College with municipal services, easing the campus expansion. The Village of Sugar Grove should encourage the College to voluntarily annex into the Village of Sugar Grove. Additionally, the Village of Sugar Grove should allow appropriate expansion of the Sugar Grove Campus, to maintain and enhance this community amenity.

Sugar Grove Public Library

The Sugar Grove Public Library has been in existence for over 40 years. The current library, located on Snow Street, consists of a main brick building and modular meeting space. The Public Library has indicated that the current facilities are too small. Future residential growth will likely require the construction of a new main branch, or a satellite branch of the Library. As demands for products and services continues to increase, appropriate agencies and other taxing bodies should continue to cooperate to ensure the growth and expansion of the Public Library system.

Police Department

The Sugar Grove Police Department services all of the existing corporate limits of the community. In correlation to Sugar Grove's growth, the Police Department should increase its staff accordingly. The Police Department has indicated a need for 24 total officers once the Village's population reaches 10,000 residents. The Police Department plans to add at least one more officer this year and 2-3 more over the next 1-3 years.

The Sugar Grove Police Department is currently housed in the Village's Municipal building, and additional space will be required to accommodate new officers. Additional space for the Police Department could be provided at planned fire stations within the community.

Sugar Grove's primary public safety concern relates to traffic and motor vehicle accidents. These could be alleviated, or reduced, through the implementation of traffic calming measures, continual improvement of the transportation system, and proper implementation of the Transportation Plan.

Fire Department

The Sugar Grove Fire Protection District currently has one station to provide fire protection and emergency services to the community. The current fire station is located along Main Street in the older section of the Village. The Fire Protection District has plans to close the current facility and relocate to a new station near the Municipal Building on Municipal Drive. To meet the future needs of new growth, the Fire Protection District has identified a need for 5 stations. Property for a second station has been secured. The Fire Protection District has identified 3 other areas in the community where a station will be needed. The Village of Sugar Grove should assist the Fire Protection District in acquiring and developing these fire stations, require the provision of fire hydrants in new developments, and ensure the water supply system is adequate for current and future needs of the Fire Protection District. The Village of Sugar Grove can also assist the Fire Protection District by ensuring new development accommodates the size and turning radius of fire trucks within the engineering of streets and cul-de-sacs.

Camp Dean

Camp Dean is a Girl Scout Camp operated by the Fox Girl Scouts - Fox Valley Council. Camp Dean was founded in 1947 with the donation of 40 acres of land to the Aurora Girl Scouts. In 2000, additional land was purchased to expand the camp size to 161 acres.

Camp Dean is located north of Big Rock Forest Preserve. The site consists of about 50% woodland and 50% prairie. The woods are primarily oak savanna. Welch Creek runs through the camp property, and a small pond on site is used canoeing and fishing.

The camp is operated between June and August. Three cabins and three tent sites provide lodging for the campers.

Although owned by a private organization, Camp Dean is an important community asset and protects valuable natural resources. The Village should provide for the future operation of Camp Dean, and in the event that the Girl Scouts cease the operation of the facility, the property should remain in public ownership, by the Forest Preserve District, Park District, or Village to ensure the natural resources are protected and open space is preserved.

Water Supply System

The purpose of the Village's water supply system is to provide water for mainly residential and business uses. This can include both potable water suitable for drinking, and non-potable water. The Village of Sugar Grove provides only potable water to its residents. Agriculture and other users of large quantities of water obtain their water through private wells, without the assistance of the Village.

A typical water supply system consists of a supply source, a treatment plant, and a storage and distribution system. The Village of Sugar Grove obtains potable water through a system of deep and shallow wells. The wells servicing the Village of Sugar Grove are described below.

⚡ Well #3 (aka EPA Well #2) – Shallow Well. Well #3 is located on Main Street near the Sugar Grove Township operational yard. Well #3 should remain in service for the next 5 years.

⚡ Well #4 – Emergency Deep Well. Well #4 was recently taken off-line due to elevated radium levels in the water supply. This well is expected to remain available for emergency use.

⚡ Well #5 – Shallow Well. Well #5 is located within Bliss Creek Subdivision. Well #5 should remain in service for the next 5 years.

⚡ Well #6 – Retired Shallow Well. Well #6 is located along Golfview Drive. The well was recently closed and is not expected to be used in the future.

⚡ Well #7 – Shallow Well. Well #7 is located on Main Street, north east of Kaneland Elementary School. Well #7 was recently improved, lengthening its lifespan by 10 or 15 years.

⚡ Well #8 – Deep Well. Well #8 is a new deep well located east of Hanks Road, adjacent to the Fire Station. Well #8 is, expected to provide the Village with water for the next 30 years. Well #8 has a ion-exchange plant on site to treat and soften the water.

⚡ Well #9 – Future Deep Well. Well #9 is located southwest of the Village Hall. Well #9 will be a deep well once it is operational. The life expectancy of Well #9 is 30 years.

⚡ Well #10 – Future Deep Well. A well has been approved in the planned Settler’s Ridge subdivision.

⚡ Well #11 – Future Deep Well. A well has been approved in the planned Settler’s Ridge subdivision.

Well water collected from the shallow wells is treated with chlorine, fluoride, and polyphosphate. Water from the deep well receives the same treatments but is also softened by ion exchange.

The supply of potable water is attractive to potential developers. Connecting to existing municipal service, including potable drinking water, is often necessary to attract potential buyers of new homes. The Village of Sugar Grove should maximize this advantage and steer growth towards desired areas of the community. The Village should require all residential and commercial development to be serviced by its water supply system, oversizing as it is extended to ensure that

future development can “tap in” to the services.

Private wells for potable water should be discouraged within the Village. Residents currently served by private wells should be served by the Sugar Grove’s system where possible, and private wells should be phased out and eliminated throughout the Village. To expedite this process the Village has passed an ordinance banning private wells.

All water supply facilities should be designed to meet the projected population and potential build-out of the Village’s Planning Area. Existing storage tank capacity currently limits the Village’s ability to distribute water and new tanks should be constructed where necessary.

Wastewater Treatment

The Village’s wastewater is treated by the Fox Metro Water Reclamation District. The Fox Metro Wastewater Treatment Plant treats waste water with a high efficiency facility capable of routinely treating up to 42 million gallons per day of wastewater generated by Aurora, North Aurora, Boulder Hill, Montgomery, Oswego and Sugar Grove.

The Fox Metro Water Reclamation District will continue to treat wastewater generated by the residents, industries, schools, businesses and others in the Village of Sugar Grove. There are capacity issues with regards to the necessary interceptors to accommodate growth. The Village should keep the Fox Metro Water Reclamation District well informed about future development and ensure that necessary infrastructure is in place to accommodate growth.

Warning Siren System

A warning siren system has been developed to notify residents of weather emergencies. Residents are urged to seek shelter when they hear the siren. The

Village should continue to implement the siren system and develop new sirens to serve future developments. The Village should identify the best locations to serve the entire Planning Area with the fewest number of sirens. The Village should continue to provide residents with up-to-date information and instructions for dealing with weather emergencies, such as locations of shelter facilities.

Power Transmission

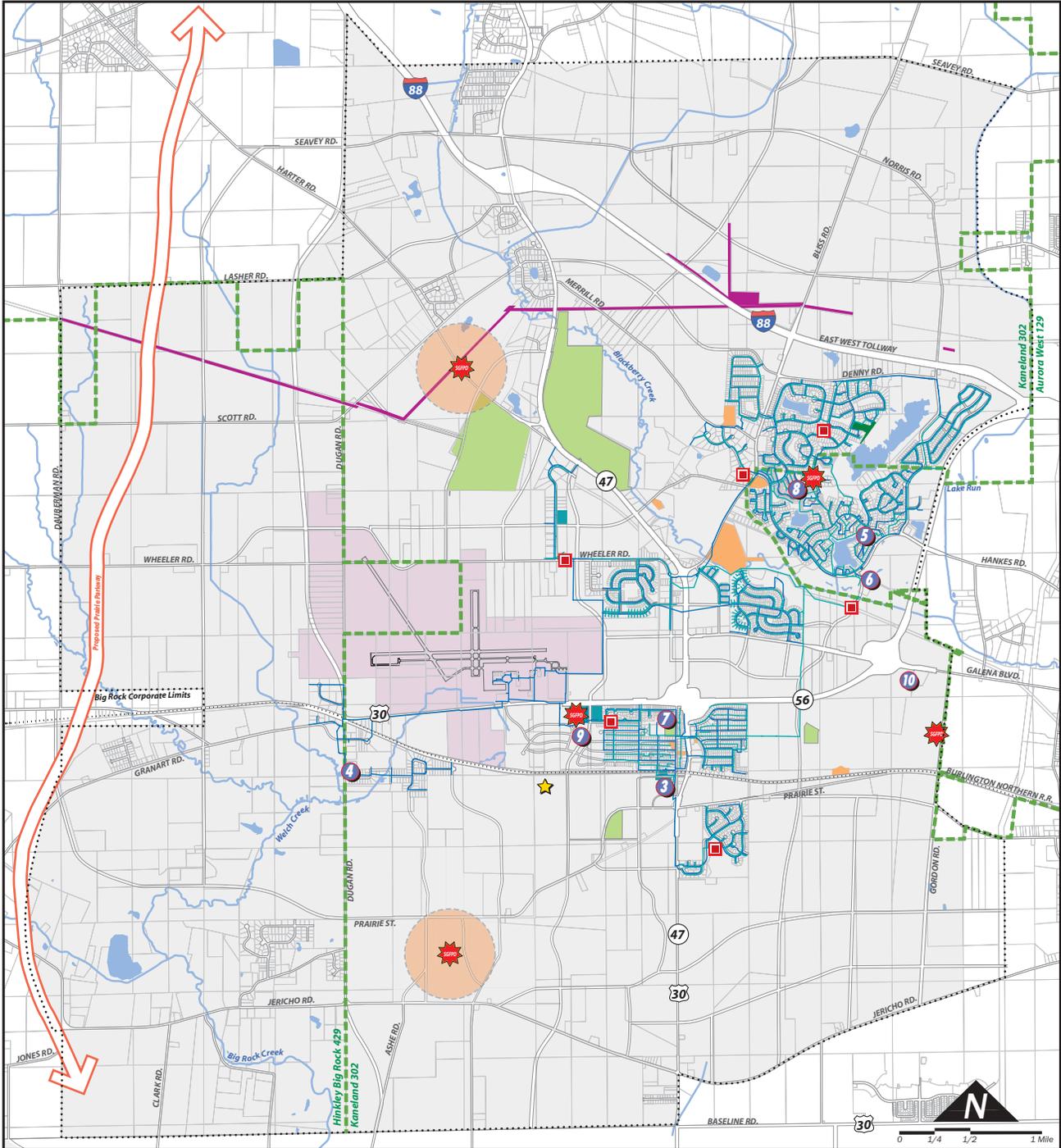
ComEd provides electric service to all residents and businesses in the Village. The Village is serviced by 2 power transmission corridors, comprised of overhead transmission lines. There are no anticipated capacity or condition issues related to power transmission in the Sugar Grove area. Transmission lines supplying new development should be located underground whenever possible. Existing transmission lines currently located above ground should be relocated underground as streets are repaired, roads are widened, infill development occurs or when repairs or upgrades are made to the lines.

Telecommunications

Telephone, cable and high-speed internet have become necessary services. The Village of Sugar Grove should accommodate the necessary infrastructure to provide these important utilities to current and future residents. When these utilities require hookups to properties, cabling should be located underground wherever possible.

- Educational
- Municipal
- Other Public/Semi Public
- Airport
- Utility Corridor
- Water Tank/Well
- Water Main
- Sanitary Lift Station
- Sanitary Line
- Fire Station
- Fire Station General Location
- Metra Station/Park & Ride
- School District Boundaries
- Village of Sugar Grove Planning Area
- Stream/Watercourse

Figure 6:
**Community Facilities
& Utilities Plan**



Section 9: **Implementation**

The *Comprehensive Plan* sets forth an agreed-upon “road map” for growth and development within the Village of Sugar Grove during the next ten to fifteen year period. It is the product of considerable effort on the part of the Village Board, the *Comprehensive Plan* Steering Committee, Village staff, the Plan Commission, and the Sugar Grove community.

However, in many ways the planning process in Sugar Grove has just begun. Completion of the updated *Comprehensive Plan* is only the first step, not the last.

This section briefly highlights several next steps that should be undertaken to begin the process of plan implementation. These include:

- a) Adopt and use the *Comprehensive Plan* on a day-to-day basis;
- b) Review and update the Zoning Ordinance and other development controls;
- c) Develop and utilize a regular *Capital Improvements Program* (CIP);
- d) Promote cooperation and participation among various agencies, organizations, community groups and individuals;
- e) Prepare an implementation “action agenda;”
- f) Explore possible funding sources and implementation techniques;
- g) Enhance public communication; and
- h) Update the *Comprehensive Plan* on a regular basis.

Adopt and Use the Plan on a Day-to-Day Basis:

The *Comprehensive Plan* should become Sugar Grove’s official policy guide for

improvement and development. It is essential that the Plan be adopted by the Village Board and then be used on a regular basis by Village staff, boards and commissions to review and evaluate all proposals for improvement and development within the community in the years ahead.

Review the Zoning Ordinance and Other Development Codes:

Zoning is an important tool in implementing planning policy. It establishes the types of uses to be allowed on specific properties, and prescribes the overall character and intensity of development to be permitted.

Adoption of the new *Comprehensive Plan* should be followed by a review and update of the Village’s various development controls including zoning, subdivision regulations, and other related codes and ordinances. It is essential that all development controls be consistent with and complement the new *Comprehensive Plan*.

The *Comprehensive Plan* sets forth policies regarding the use of land within the Village and establishes guidelines for the quality, character and intensity of new development to be promoted in the years ahead. The Plan’s policies and guidelines should greatly assist the Village in formulating new zoning and development code regulations that can better reflect the unique needs and aspirations of the Sugar Grove community.

Capital Improvements Program:

Another tool for implementing the *Comprehensive Plan* is the Capital Improvements Program. It establishes schedules and priorities for all public improvement projects within a five-year period. The Village first prepares a list of all public improvements that will be required in the next five years. Then all projects are reviewed, priorities assigned,

cost estimates prepared, and potential funding sources identified.

The Capital Improvements Program typically schedules the implementation of a range of specific projects related to the Comprehensive Plan, particularly the restoration and upgrading of existing utilities and infrastructure facilities, including the water system, sanitary sewers, storm water facilities, and the street system. Expansion or improvement of Village Hall, police station facilities, and public works facilities would also be included in the Capital Improvements Program.

Sugar Grove's financial resources will always be limited and public dollars must be spent wisely. The Capital Improvements Program would allow the Village of Sugar Grove to provide the most desirable public improvements, yet stay within budget constraints.

Promote Cooperation and Participation:

The Village of Sugar Grove should assume the leadership role in implementing the new Comprehensive Plan. In addition to carrying out the administrative actions and many of the public improvement projects called for in the Plan, the Village may choose to administer a variety of programs available to local residents, businesses and property owners.

However, in order for the Comprehensive Plan to be successful, it must be based on a strong partnership between the Village, other public agencies, various neighborhood groups and organizations, the local business community, and the private sector.

The Village should be the leader in promoting the cooperation and collaboration needed to implement the new *Comprehensive Plan*. The Village's "partners" should include:

- ## Other governmental and service districts, such as the school districts, the fire protection districts, the Sugar Grove Park District, the Library, the Township, Kane County, the private utility companies, the Illinois Department of Transportation (IDOT), the Forest Preserve District, etc;
- ## Local institutions, such as the Chamber of Commerce and various churches and religious organizations;
- ## Local banks and financial institutions, which can provide assistance in upgrading existing properties and facilitating desirable new development;
- ## Builders and developers, who should be encouraged to undertake improvements and new construction that conform to the Plan and enhance the overall quality and character of the community; and
- ## The Sugar Grove community, since all residents and neighborhood groups should be encouraged to participate in the on-going planning process, and all should be given the opportunity to voice their opinions on improvement and development decisions within the community.

Prepare an Implementation Action Agenda:

The Village should prepare an implementation "action agenda" which highlights the improvement and development projects and activities to be undertaken during the next few years. For example, the "action agenda" might consist of:

- a) A detailed description of the projects and activities to be undertaken;
- b) The priority of each project or activity;

- c) An indication of the public and private sector responsibilities for initiating and participating in each activity; and
- d) A suggestion of the funding sources and assistance programs that might potentially be available for implementing each project or activity.

In order to remain current, the “action agenda” should be updated once a year.

Explore Funding Sources and Implementation Techniques:

While many of the projects and improvements called for in the *Comprehensive Plan* can be implemented through administrative and policy decisions or can be funded through normal municipal programs, other projects may require special technical and/or financial assistance.

The Village should continue to explore and consider the wide range of local, state and federal resources and programs that may be available to assist in the implementation of planning recommendations.

Enhance Public Communication:

The Village should prepare a brief summary version of the new *Comprehensive Plan* and should distribute it widely throughout the community. It is important that all local residents, businesses and property owners be familiar with the Plan’s major recommendations and its “vision” for the future.

The Village should also consider additional techniques for responding quickly to public questions and concerns regarding planning and development. For example, the Village might prepare a new informational brochure on how to apply for zoning, building, subdivision and other development-oriented permits and approvals. It might also consider special newsletter or Web page features that focus on frequently raised questions and

concerns regarding planning and development.

Update the Plan on a Regular Basis:

It is important to emphasize that the *Comprehensive Plan* is not a static document. If community attitudes change or new issues arise which are beyond the scope of the current Plan, the Plan should be revised and updated accordingly.

Although a proposal to amend the Plan can be brought forth by petition at any time, the Village should regularly undertake a systematic review of the Plan. Although an annual review is desirable, the Village should initiate review of the Plan at least every two to three years. Ideally, this review should coincide with the preparation of the annual budget and capital improvement program. In this manner, recommendations or changes relating to capital improvements or other programs can be considered as part of the upcoming commitments for the fiscal year. Routine examination of the Plan will help ensure that the planning program remains relevant to community needs and aspirations.

The Village should:

1. Make available copies of the Plan document for public purchase.
2. Provide assistance to the public in explaining the Plan and its relationship to private and public development projects and other proposals, as appropriate.
3. Assist the Village Board in the day-to-day administration, interpretation and application of the Plan.
4. Maintain a list of current possible amendments, issues or needs which may be a subject of change, addition or deletion from the *Comprehensive Plan*.

5. Coordinate with, and assist the Plan Commission and Village Board in the Plan amendment process.