
VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: MAIN STREET PLAN IMPLEMENTATION (ZONING DISTRICT) (CD4)
AGENDA: SEPTEMBER 6, 2022 VILLAGE BOARD MEETING
DATE: AUGUST 31, 2022

ISSUE

Shall the Village Board discuss implementation of the Main Street Sugar Grove: A Plan for Revitalizing the Historic Core of Sugar Grove (“Main Street Plan” or the “Plan”).

DISCUSSION

The Village previously prepared and adopted the Main Street Sugar Grove: A Plan for Revitalizing the Historic Core of Sugar Grove in 2007. The Plan has largely gone unnoticed ever since. But despite collecting dust on a bookshelf, the Plan remains a valid prescription for revitalizing the Village’s historic core. It addresses appropriate transitions from existing conditions to a modern Village center serving the needs of a growing community. Additionally, it addresses preservation of the community’s historic roots, while addressing modern needs and patterns of development.

While the Plan is sound and its recommendations remain valid, the Plan itself will not begin the process of change to realize the goals and objectives. The Plan requires implementation. It lays much of the responsibility for implementing the Plan recommendations on the Village. Implementing streetscape recommendations is often a harbinger for private investment in the study area and is the most visible change the Village can cause in the district. But, more important, but less visible, to the implementation process is adjusting land development requirements to coincide with Plan’s recommendations.

The Plan recognizes the disconnect between the Village’s current zoning regulations and the development design recommendations in the Plan: “the Village’s existing zoning regulations are well suited for new development (greenfield), but are not as well designed to handle infill or more urban development.” To that end, it recommends creating one or more new zoning districts unique to the study area. More importantly, the Plan, rightfully, recommends a form-based code approach rather than the conventional zoning approach in order to better achieve the design character envisioned for this area. In addition to being a complete urban design regulatory framework, a form-based code is a by-right code: if you comply with the regulations, you get a building permit, no public hearings or other approvals are necessary.

With the inception of the Commercial Property Enhancement Program, largely targeting commercial properties in the Main Street Plan study area, and (re)development opportunities recently coming available, it may be time to begin laying the groundwork to implement this Plan. The Village Board may recall a recent rezoning at 230 Main Street that brought into focus the problems associated with applying current zoning regulations on properties and buildings that pre-date the concept of zoning.

Should we wait for the Comprehensive Plan update to be completed before embarking on this effort? No. You will find the Comprehensive Plan currently being developed will embrace the Main Street Plan in some form or fashion. Since it will not drill down to same depths as the Main Street Plan, we can remain confident the findings and recommendations of the Main Street Plan will remain intact.

What about the work and mission of the Town Center Committee, isn't this a direct conflict with that effort? Again, no. While the ends may seem similar, they are very different. For example, the Main Street Plan focuses on maintaining and strengthening the community heritage with an emphasis on maintaining and enhancing what currently exists and providing direction on how to insert new development into the area. The Town Center will be a greenfield location. The Main Street Plan recognizes Main Street, by and large, is off the beaten path and is not a prime commercial location. The Town Center Committee acknowledged early on that the location of the Town Center needed to be economically viable. The issue is not which to pursue but to nurture the development of both the Town Center and Main Street.

The Plan identifies six potential distinct sub-areas in the study area that have unique characteristics and each requiring special zoning consideration. Village Staff proposes focusing on Areas 1 & 2 (Main Street, except Cross Street), see "Zoning Issues" map.

The process will need to involve all of the affected property owners since there is the potential that the zoning classification of their property may change and we will need their support to make zoning changes affecting their property. This effort is not focused on commercial property in the study area. Residential property has as much to do with establishing the character of the study area as any other uses and the regulations will address this as well.

Specifically, the process will include outreach to the affected property owners (September), preparation of proposed zoning regulations (October), public review (November), public hearing (December), and Village Board approval (January).

The preparation of a Zoning District for Main Street is a Community Development Initiative, CD4.

ATTACHMENTS

- Main Street Plan Concept A map
- Main Street Plan Zoning Issues map
- The complete report can be found at the Village's website, <https://irp.cdn-website.com/5e94d932/files/uploaded/Main-Street-Plan-Sugar-Grove-2007.pdf>

RECOMMENDATION

That the Village Board provide direction on initiating the process to create and establish a Main Street zoning district.

CONCEPT A

Residential Development Adjacent to the Main Street Area

LEGEND

DEVELOPMENT OPPORTUNITIES

- Community Green Space
- Automobile Oriented Retail
- Pedestrian Oriented Retail
- Mixed Use
- Multi-Family Residential
- Civic
- Retail Office
- Business Transition
- Acresages

CONNECTIVITY OPPORTUNITIES

- Major Access Road
- Minor Access Road
- Service Drive
- Pedestrian Bridge

GATEWAY STREETSCAPE OPPORTUNITIES

- Primary Gateway
- Secondary Gateway
- Parkway/Bufferyard Plantings

SUGAR GROVE MAIN STREET AREA STUDY

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Character/Zoning Issues

LEGEND

EXISTING ZONING

- R2 Detached Residential District
- R3 Medium Density Residential District
- R1 Community Shopping District
- R2 Central Business District
- R3 Regional Business District
- M1 Limited Manufacturing District
- A1 Restricted Farming District
- AA Pro-Amusement Agreement

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