
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 20, 2022 VILLAGE BOARD MEETING
DATE: SEPTEMBER 16, 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 Board last discussed this proposal at its September 6, 2022 meeting and asked for time to review the Main Street revitalization plan.

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.

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.

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 to proceed with 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

Village of Sugar Grove, Illinois



EXHIBIT
3
page 19



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

SUGAR GROVE MAIN STREET AREA STUDY

Village of Sugar Grove, Illinois

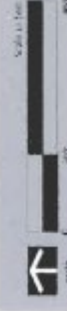


EXHIBIT
7
page 28

