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**VILLAGE OF SUGAR GROVE  
BOARD REPORT**

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** WALTER MAGDZIARZ, COMMUNITY DEVELOPMENT DIRECTOR  
DANIELLE MARION, PLANNING & ZONING ADMINISTRATOR  
**SUBJECT:** ORDINANCE: 2023 COMPREHENSIVE PLAN  
**AGENDA:** JUNE 6, 2023 VILLAGE BOARD MEETING  
**DATE:** MAY 31, 2023

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**ISSUE**

Shall the Village Board approve an Ordinance approving the 2023 Comprehensive Plan.

**DISCUSSION**

The Village Board discussed the proposed 2023 Comprehensive Plan at its last meeting on May 16, 2023. There was public comment mostly objecting to the Comprehensive Plan as most in the audience associated approval of the Comprehensive Plan with approval of development on the Crown property (along IL 47 and I-88).

The Board asked for clarification on a number of issues and concerns addressed in the Comprehensive Plan. Among them were the public participation process; the recommendations for establishing 15-minute neighborhoods; introducing more “missing middle” housing to the community; application of “complete streets” policies; and, the population forecast used in the Plan. Board members generally liked the organization of the action plan as it provides an easily understood to-do list and progress map for decision-makers and the community. Board members also indicated a number of grammatical corrections are needed in the document.

The Planning Commission held the requisite public hearing and heard objectors to the Plan, largely from outside the community and in the IL 47 corridor north of the Tollway. Commissioners see many positive things in the Plan and recognize there is much work ahead to implement the vision. The Planning Commission recommends the Village Board approve the 2023 Comprehensive Plan.

Grammatical and mapping errors have been corrected in the final draft document.

**ATTACHMENTS**

- [2023 Comprehensive Plan key recommendations summary \(pdf\)](#)
- [2023 Comprehensive Plan](#)

**RECOMMENDATION**

The Village Board approve an Ordinance Approving the 2023 Comprehensive Plan.



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO. 2023-0606CP**

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**An Ordinance Adopting the 2023 Comprehensive Plan**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 6<sup>th</sup> day of June 2023

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois  
this 6<sup>th</sup> day of June 2023

## ORDINANCE NO. 2023-0606CP

### AN ORDINANCE ADOPTING THE 2023 COMPREHENSIVE PLAN

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**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.*; and,

**WHEREAS**, Sections 11-12-6 and 11-13-7 of the Illinois Municipal Code (65 ILCS 5/11-12-6 and 65 ILCS 5/11-12-7) expressly authorize the Village to adopt an official comprehensive plan and to make amendments thereto; and,

**WHEREAS**, the Village has previously prepared, adopted and implemented Comprehensive Plans in 1989, 1998 and 2005; and,

**WHEREAS**, the Corporate Authorities of the Village has determined that the current Comprehensive Plan, adopted in 2005, was based on trends and assumptions that are no longer relevant and that it is necessary to keep current with changes in demographics, economics, technology, community preferences, and best practices in community development; and,

**WHEREAS**, in April, 2021, the Village of Sugar Grove engaged the Chicago Metropolitan Agency for Planning (“CMAP”) to provide assistance with amending its Comprehensive Plan; and,

**WHEREAS**, in accordance with the foregoing, the Comprehensive Plan Steering Committee was established in 2021; and,

**WHEREAS**, the Comprehensive Plan Steering Committee, as well as interested persons and groups, participated in the development and preparation of the Comprehensive Plan vision, objectives and recommendations for future development of the community, including stakeholder interviews, surveys, steering committee meetings held on January 31, 2022, March 21, 2022, June 15, 2022, October 13, 2022, December 14, and January 31, 2023, and community workshops held on March 17, 2022, July 13, 2022, and February 9, 2023 ; and,

**WHEREAS**, after due notice to the public in the form required by State law, the Planning Commission held a public hearing on April 24, 2023, at 847 N Sugar Grove Parkway, Sugar Grove, Illinois 60554, at which time all persons present were afforded an opportunity to be heard concerning the 2023 Comprehensive Plan; and,

**WHEREAS**, the Planning Commission, on May 11, 2023, recommended unanimously in their Recommendation PC23-008 that the Village Board approve the 2023 Comprehensive Plan; and,

**WHEREAS**, the Village Board generally concurs with the Planning Commission recommendations and wishes to adopt the Planning Commission’s Recommendations and approve the updated Comprehensive Plan.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

## **SECTION ONE: 2023 COMPREHENSIVE PLAN ADOPTION**

After consideration of PC23-008, the Village Board finds that it is in the best interest of the Village that the 2023 Comprehensive Plan, including all text, maps, illustrations, graphics, and photo-graphs incorporated herein, is hereby approved and adopted, as written, a copy of which is attached hereto as **Exhibit A** and made a part hereof as if fully set forth herein.

## **SECTION TWO: IMPLEMENTATION OF PLAN**

That the Comprehensive Plan adopted herein shall be implemented by its own authority pursuant to 65 ILCS 5/11-12-4 *et. seq.* of the Illinois Compiled Statutes and by ordinances of the Village of Sugar Grove establishing reasonable standards of design for (re)subdivision and development of land; establishing reasonable requirements governing the location, width, course, and surfacing of public streets, highways, alleys ways for public service facilities, curbs, gutters, sidewalks, street lights, parks, playgrounds, school grounds, size of lots, storm water drainage, water supply and distribution, sanitary sewers and sewage collection and treatment; and, may designate land suitable for annexation to the municipality and the recommended zoning classification for such land upon annexation.

That the Village Clerk is hereby directed to file a notice of the adoption of the 2023 Comprehensive Plan with the Recorder of Deeds of Kane County, Illinois.

## **SECTION TWO: GENERAL PROVISIONS**

RECITALS: That the recitals of this ordinance are incorporated as though fully set forth herein.

REPEALER: That all ordinances or portions thereof in conflict herewith are hereby repealed to the extent of any such conflict.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect on and after its approval, passage and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, this 6<sup>th</sup> day of June 2023.

ATTEST:

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Jennifer Konen,  
President of the Board of Trustees

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Alison Murphy,  
Village Clerk

Aye    Nay    Absent    Abstain

Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____