
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: RESIDENTIAL PUD TEXT AMENDMENT
AGENDA: DECEMBER 17, 2024 VILLAGE BOARD MEETING
DATE: DECEMBER 9, 2024

ISSUE

Shall the Village Board discuss if they wish to move forward with a text amendment amending the language in the Village Code in Title 11 Chapter 11: Planned Unit Developments.

DISCUSSION

In the process of reviewing the proposed Maple Grove Development, with discussions with the Village Attorney it was determined that the language in the Villages Code regarding Residential PUD requirements prohibits the Village granting any deviations to lot size or permitted dwelling units per acre unless at least 40% open space is provided in the development.

The Village was under the impression that the open space, lot size, and dwellings units per acre could all be granted deviations through the PUD approval process. After looking into the language in the Village Code further, it was determined by the Village Attorney that is not the case. In fact, if the development does not dedicate at least 40% open space the permitted dwelling units per acre is then reduced by 50% of what is allowed in Chapter 7 of the Zoning Ordinance.

The Village Attorney suggested a text amendment to this section of the Village Code to better clarify the requirements and allow for deviations to be granted in a PUD for the above items that include deviation of open space. In order to approve the proposed Maple Grove development as it is laid out, this text amendment would need to be completed prior to approval.

COSTS

All costs associated with the request are borne by the Applicant.

ATTACHMENTS

- Title 11 Chapter 11 Section 5: Residential Planned Unit Development Standards
- Maple Grove Proposed PUD Plat

RECOMMENDATION

That the Village Board discuss if they wish to proceed with a text amendment amending the requirements for residential PUDs and direct staff on next steps.

1-11-5: RESIDENTIAL PLANNED UNIT DEVELOPMENT STANDARDS:

The following is applicable to residential developments, with the exception of those which would be exclusively SR District uses:

A. Environmental Corridors/Open Space: Open space shall be provided for Village residents in the form of parks, corridors, open space and recreational facilities, consistent with regulatory and policy directives of the Village Board and the provisions of this chapter:

1. Unless otherwise recommended by the Planning Commission/Zoning Board of Appeals and approved by the Village Board, not less than forty percent (40%) of the land within a residential planned unit development shall be reserved and designated as open space, greenbelt and/or recreational facilities.

2. Where parks and environmental corridors illustrated on the land use plan pass through a proposed residential subdivision, land, in lieu of cash, shall be provided in instances where the Village Board has determined that the dedication of land in these areas is essential for implementing the continuous environmental corridor and open space system adopted as part of the Sugar Grove comprehensive land use plan.

3. Designated open space, environmental corridors or public recreational facilities reserved under a planned unit development shall be held and maintained by a homeowners' association, unless conveyed to a public authority approved by the Village Board.

4. All designated open space, environmental corridors and/or recreational facilities shall be dedicated as open space in perpetuity, and shall be so designated in the development ordinance and final plat of subdivision(s) recorded for the planned unit development.

5. The cost for improving open space or environmental corridors, or constructing recreational facilities proposed as part of a planned unit development, shall be included in the letter of credit or other surety required for the public or quasi-public improvements as more fully described in the Subdivision Code.

6. Open space shall be suitably improved for its intended use. However, open space containing natural features worthy of preservation, including traditional agricultural uses, may be left unimproved:

a. Agricultural lands may continue to be farmed.

b. Where they are provided, buildings, structures, and improvements approved for construction shall be compatible in design with dwellings approved for the planned unit development.

7. No portion of a planned unit development shall be conveyed or dedicated as public open space, environmental corridor or recreational use or facility to any public body until such conveyance or dedication is reviewed by the Planning Commission/Zoning Board of Appeals and approved by the Village Board.

8. For the purpose of this chapter, recreational facilities and open space provided as part of the planned unit development shall include, but not be limited to, the following:

- a. Agricultural lands.
- b. Community center.
- c. Environmental corridors/greenbelts.
- d. Golf courses.
- e. Health clubs.
- f. High quality native plant communities, such as oak savannas and prairies.
- g. Historic and archaeological sites.
- h. Jogging trails.
- i. Major stands of trees or woodlots.
- j. Parks that are sized and improved according to NPRA Standards.
- k. Physical fitness courses.
- l. Scenic areas.
- m. Surface waters, including streams, lakes and ponds.
- n. Swimming pools.
- o. Tennis courts.
- p. Wetlands, floodplains and stormwater retention or detention ponds, provided they are improved with trails and landscaping.

B. Density Transfer, Residential Planned Unit Developments:

1. Where a minimum of forty percent (40%) of a parcel is set aside for open space and/or recreational facilities, the following shall apply:

a. The gross residential density allowed by the underlying zoning district on land proposed for open space or recreation may be transferred to the remaining net developable acreage.

b. The net developable acres exclude open space, recreation, environmental corridors, greenbelts, natural features and street rights-of-way. For the purpose of this chapter, fifteen percent (15%) of the gross acres of a planned unit development will be set aside for street rights-of-way and easements.

2. The Village finds that at least forty percent (40%) of a property should be set aside as permanent open space in order to break the cycle of "wall to wall houseslots", provide amenities for Village residents, and maintain the rural character that is valued by both residents and Municipal officials. Accordingly, allowable densities set forth in the underlying zoning district shall be reduced by fifty percent (50%), if open space is not provided as part of a residential planned unit development according to tables 1, 2 and 3 of this section that follow.

3. The average lot size for estate residential planned unit developments and the maximum number of units per net acre for low density residential planned unit developments, and medium density residential planned unit developments are identified in tables 1, 2, and 3 of this section respectively.

a. Both the average lot size in an estate residential planned unit development and the maximum number of units per net acre in a low density, medium density, or high density residential planned unit development are based upon the net developable acres which remain after land for open space, recreation, and street rights-of-way are subtracted from the gross acreage.

b. Subsection C of this section identifies the minimum lot size that will be allowed for each type of residential dwelling unit each of the four (4) residential planned unit developments.

TABLE 1

ESTATE RESIDENTIAL

PLANNED UNIT DEVELOPMENTS

Percent Open Space Recreation	Maximum Units Per Net Acre ¹	Average Lot Size (Square Feet)
40	1.7	25,623

45	1.8	24,200
50	2.0	21,780
55	2.2	19,800
60	2.5	17,424

Note:

1. Based upon net developable acres, which excludes at least 40 percent open space reserve and 15 percent of the total acreage for street rights-of-way.

TABLE 2

LOW DENSITY RESIDENTIAL

PLANNED UNIT DEVELOPMENTS

Percent Open Space Recreation	Maximum Units Per Net Acre¹	Average Lot Size (Square Feet)
40	3.60	12,000
45	3.90	11,000
50	4.35	10,000
55	4.80	9,000
60	5.40	8,000

Note:

1. Based upon net developable acres, which excludes at least 40 percent open space reserve and 15 percent of the total acreage for street rights-of-way.

TABLE 3

MEDIUM DENSITY RESIDENTIAL
PLANNED UNIT DEVELOPMENTS

Percent Open Space Recreation	Maximum Units Per Net Acre¹	Average Lot Size (Square Feet)
40	4.50	9,600
45	4.80	9,000
50	5.30	8,200
55	5.80	7,400
60	6.60	6,600

Note:

1. Based upon net developable acres, which excludes at least 40 percent open space reserve and 15 percent of the total acreage for street rights-of-way.

C. Minimum Lot Size: Minimum lot size shall be as set forth in chapter 7 of this title, unless forty percent (40%) or more of the total gross acres of a property has been set aside for: active recreational areas and/or facilities; open space; or preservation of major stands of trees, or other natural areas. The Village finds that flexibility in its standards are warranted only when such amenities are proposed as part of a planned unit development.

1. Estate Residential Planned Unit Development: In an estate residential planned unit development, the minimum lot size shall not be less than sixteen thousand five hundred (16,500) square feet.

2. Low Density Residential Planned Unit Development:

a. A low density residential planned unit development shall be limited to single-family detached dwellings, as defined in this title.

b. Unless otherwise recommended by the Planning Commission/Zoning Board of Appeals and approved by the Village Board, the net lot size for single-family detached dwellings shall not be reduced below eight thousand seven hundred fifty (8,750) square feet.

c. The Planning Commission/Zoning Board of Appeals may recommend, and the Village Board may require minimum lot sizes for single-family detached dwellings that are larger than the minimum sizes presented above, if determined necessary to achieve the objectives of the land use plan or those of this title.

3. Medium Density Residential Planned Unit Development:

a. The medium density residential planned unit development may consist of a mixture of dwelling unit types, including single-family detached dwellings, single-family attached dwellings, and multi-family dwellings, as defined in this title.

b. Unless otherwise recommended by the Planning Commission/Zoning Board of Appeals and approved by the Village Board, the net lot size for single-family detached dwellings, or net lot area for each single-family attached dwelling, and multi-family dwelling shall not be less than the following:

(1) Single-family detached dwelling: Eight thousand seven hundred fifty (8,750) square feet.

(2) Single-family attached dwelling: Three thousand seven hundred fifty (3,750) square feet.

(3) Multi-family dwelling: Two thousand seven hundred fifty (2,750) square feet.

c. The Planning Commission/Zoning Board of Appeals may recommend, and the Village Board may require minimum lot sizes or net lot area for single-family and/or multi-family dwellings that are larger than minimum sizes listed above, if determined necessary to achieve the objectives of the land use plan or those of this chapter.

D. Design: Dwellings in a residential planned unit development shall be designed to blend with the landscape of which they are a part. Both visual and acoustical privacy for residents shall be provided by means of site and architectural design. The Planning Commission/Zoning Board of Appeals will require architectural controls to set guidelines and standards for such planned unit developments, to create harmony between the architectural style of dwellings and avoid monotony.

E. Landscape Requirements: The following shall be the minimum landscape requirements for planned unit developments:

1. Street Tree Plantings: Not less than one (1) 2¹/₂-inch caliper shade tree per fifty (50) linear feet shall be installed in the rights-of-way along all streets in a residential planned unit development. Where the right-of-way is not sufficiently wide to accommodate required tree plantings, trees shall be installed in the front yard.

2. Landscape Easements: A minimum forty foot (40') landscape easement shall be installed along the perimeter of residential planned unit developments adjacent to any public right-of-way and/or any other boundary line as required by the Planning Commission/Zoning Board of Appeals and Village Board. Plantings shall be sufficient in number and size to provide buffering:

a. Where possible, the easement shall be bermed, with slopes averaging four to one (4:1), but in no case greater than three to one (3:1).

b. Not less than three (3) shade trees, three (3) ornamental trees, five (5) evergreen trees and twenty (20) shrubs shall be installed for each one hundred (100) linear feet. Minimum sizes shall be as follows:

Shade trees	2.5 inch caliper
Evergreen trees	6 feet to 10 feet tall (average 8 feet)
Ornamental trees	8 feet tall

c. Fencing shall be required to be installed on the resident side of the easement, rather than the public right-of-way, and along the toe of the slope of the berm, so that landscaping is the dominant visual element along the public street. Where fencing is proposed on individual single-family residential lots, the design, height, and color of said fencing shall be the same.

d. Unless otherwise approved by the Village Board, the landscape easement shall be deemed common area of the residential planned unit development, and maintained by a homeowners' association or management agency. Where rental units are included as part of a residential planned unit development, a credentialed management agency shall be employed to manage the rental units for the life of the units.

3. Detention/Retention Ponds:

a. All detention and retention basins shall be suitably landscaped with a variety of plant material, so they fit within the context of their environment. Deciduous shade trees shall measure at least two and one-half inch (2 $\frac{1}{2}$ ") caliper in size, and evergreen and ornamental trees not less than six feet (6') in height at the time of planting.

b. The Planning Commission/Zoning Board of Appeals and Village Board may require the construction of paths and the provision of benches around dry bottom or wet ponds, in addition to landscaping, so that they may be enjoyed by residents of the planned unit development.

4. Foundation Plantings:

a. Single-Family Detached, Two-Family, Patio Homes, And Mobile Homes: Not less than one (1) 2¹/₂-inch shade, or six foot (6') tall ornamental or evergreen tree, and five (5) shrubs shall be installed in the front or corner side yard of a single-family detached dwelling, two-family dwelling, patio home or mobile home.

b. Other Dwelling Unit Types:

(1) Landscaping shall be installed in sufficient quantities to provide privacy for residents of dwelling units and reduce the scale of the larger, multiple-family dwellings.

(2) Deciduous shade trees shall be at least two and one-half inches (2¹/₂") in caliper, and evergreen and ornamental trees not less than six feet (6') tall. Larger size trees than the minimum required shall be interspersed throughout the planned unit development to provide a diversity in landscape and enhance the quality of life for residents of the medium or high density PUD.

5. Parking Lot:

a. Regulated by chapter 12 of this title.

F. Additional Standards For Mobile Home Parks:

1. Minimum zoning lot for mobile home park: Ten (10) acres.
2. Minimum mobile home site: Six thousand (6,000) square feet.
3. Minimum mobile home site street yard: Ten feet (10').
4. Minimum mobile home site side yard: Five feet (5').
5. Minimum building separation: Ten feet (10').
6. Each mobile home site shall have frontage on a public or private street and shall have unobstructed access to that street.
7. Requirements for State license shall be met per Illinois Compiled Statutes [1](#).
8. Adherence to tiedown requirement per Illinois Compiled Statutes [2](#).
9. Each site shall have separate metered connections to electrical service, water service and sewer service.
10. Each site shall be improved with at least two (2) off-street parking spaces set back at least one foot (1').

11. The mobile home park shall be operated by a resident manager.
12. Porches, carports, garages, sheds, awnings and additions shall be constructed of compatible materials with the mobile home dwelling and meet setback requirements set forth previously in this section.
13. No temporary structures are permitted on mobile home sites.
14. Mobile home dwellings shall be skirted with concrete panels.
15. An annual property maintenance inspection will be made by the zoning official or designee. All property maintenance issues shall be satisfied within six (6) months of notification. In the event property maintenance issues continue, the special use for planned unit development will expire and the property will revert to the underlying E-1 zoning classification.
16. Management shall institute a pest-free, water-tight garbage collection system which provides at least weekly collection and disposal by a licensed waste hauler.
17. Each mobile home dwelling shall be anchored/tied down in compliance with the most restrictive industry standard. (Ord. 2002-01-15B, 1-15-2002; amd. Ord. 2014-08-05B, 8-5-2014; Ord. 2016-10-18A, 10-18-2016; Ord. 2018-03-20C, 3-20-2018)

Notes

- 1 1. 210 ILCS 115 Mobile Home Park Act.
- 2 2. 210 ILCS 120 Illinois Mobile Home Tiedown Act.

FOR

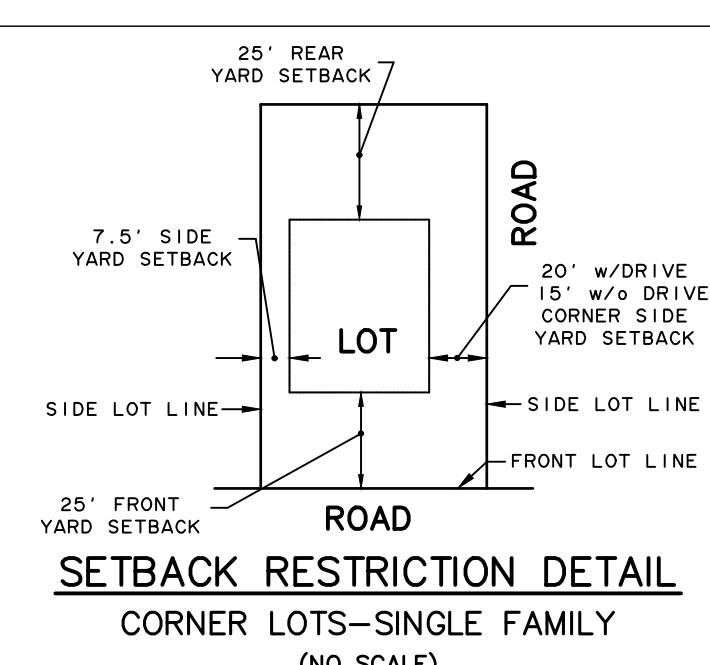
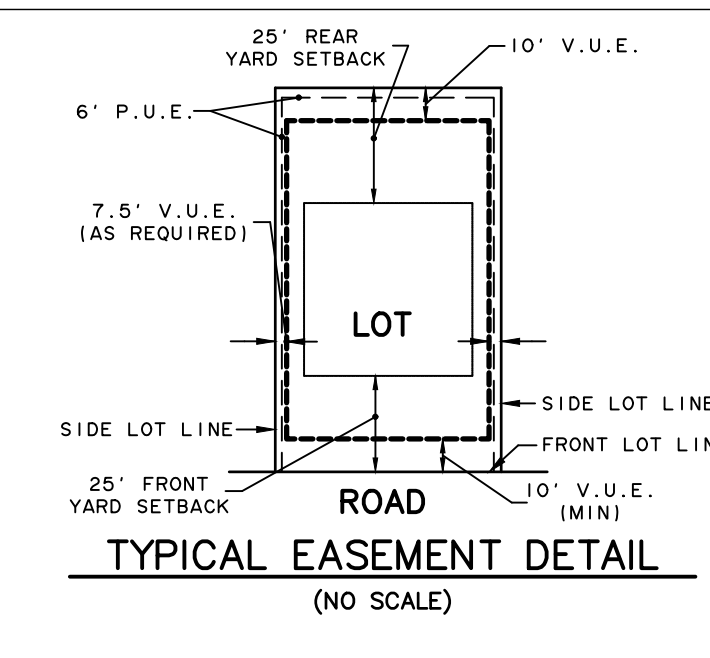
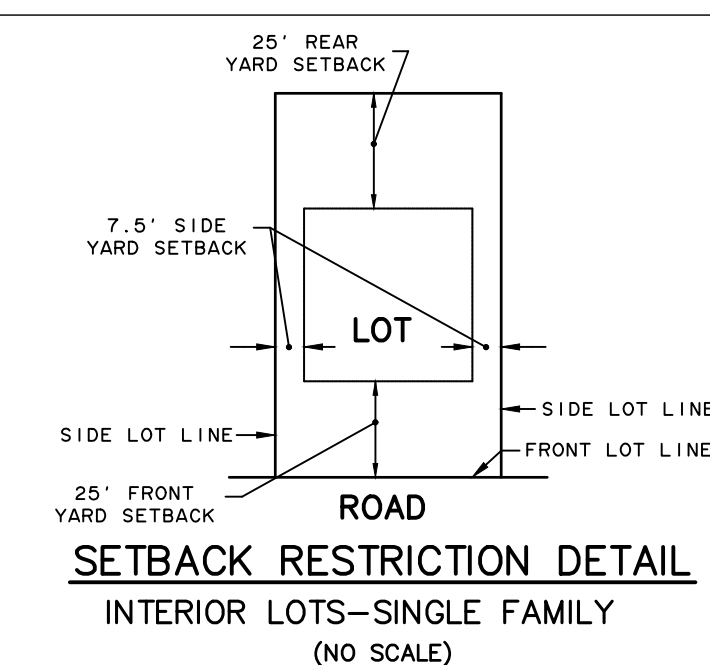
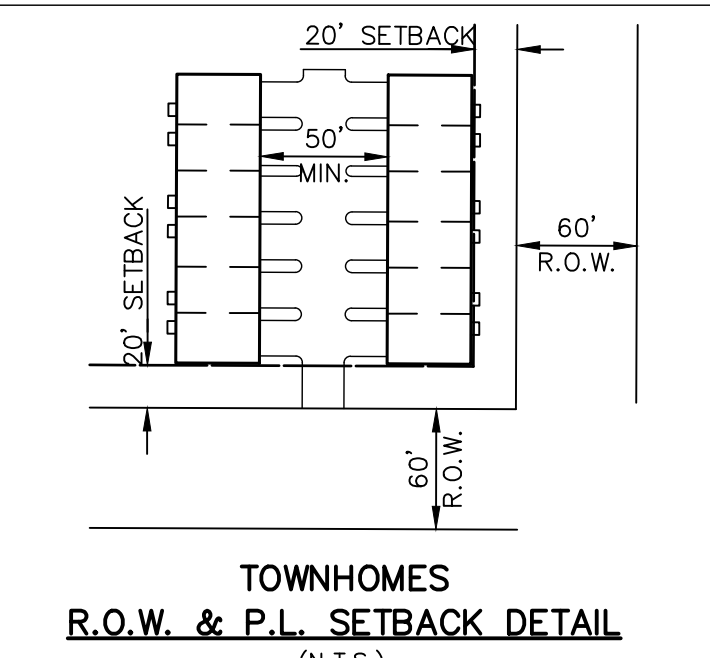
MAPLE GROVE SUBDIVISION

SURVEYED PARCEL DESCRIPTION

THAT PART OF THE WEST HALF OF SECTION 38, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 1 IN KIMME SUBDIVISION PER DOCUMENT 2021K045614, SAID POINT BEING ON THE NORTH LINE OF DENNY ROAD DEDICATED PER DOCUMENT 93K102104; THE FOLLOWING THREE COURSE ARE ALONG SAID NORTH LINE: 1) NORTH 83 DEGREES 34 MINUTES 01 SECOND WEST, 690.42 FEET; 2) THENCE WESTERLY, 146.14 FEET ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 667.00 FEET AND A CHORD BEARING NORTH 77 DEGREES 17 MINUTES 25 SECONDS WEST, 694.01 FEET ALONG SAID EAST WEST, 151.90 FEET TO THE EASTERLY LINE OF BUSS ROAD DEDICATED PER DOCUMENT 94K004729; THENCE NORTH 19 DEGREES 03 MINUTES 37 SECONDS EAST, 694.01 FEET ALONG SAID EAST LINE TO A POINT ON THE SOUTHEASTERLY LINE OF A TRACT CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AS PARCEL E8-37.2 OF SAID CASE NO. 71-ED-7447; THENCE NORTH 22 DEGREES 52 MINUTES 16 SECONDS EAST, 697.64 FEET ALONG SAID SOUTHEASTERLY LINE TO A POINT ON THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY COMMISSION AS PARCEL E8-37 OF SAID CASE NO. 71-ED-7447; THENCE SOUTHEASTERLY, 917.19 FEET ALONG SAID SOUTHWESTERLY LINE, ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 11,584.16 FEET AND A CHORD BEARING SOUTH 72 DEGREES 24 MINUTES 44 SECONDS EAST TO THE NORTHWEST CORNER OF AFORMENTIONED LOT 1; THENCE SOUTH 18 DEGREES 42 MINUTES 47 SECONDS WEST, 1,246.43 FEET ALONG THE WESTERLY LINE OF SAID LOT 1 TO THE POINT OF BEGINNING, IN KANE COUNTY, ILLINOIS.

50 25 0 50
SCALE: 1 INCH = 50 FEET

LOCATION MAP



SITE DATA	
A. TOTAL AREA	29.18 AC.
B. INTERNAL R.O.W. DEDICATION	5.89 AC.
C. OPEN SPACE (STORMWATER MANAGEMENT, LANDSCAPE BUFFER & COMMON AREA)	9.46 AC. OR 32.42%
D. UNITS	
SINGLE FAMILY (65'x125')	59
TOWNHOMES	63
TOTAL	122
E. GROSS DENSITY	3.83 D/AC.
F. SINGLE FAMILY	
MIN. LOT SIZE	8,125 S.F.
AVE. LOT SIZE	9,356 S.F.
MAX. LOT SIZE	13,294 S.F.
G. SETBACKS	
FRONT YARD	25 FT.
CORNER SIDE YARD	15 FT.
INTERIOR SIDE YARD	7 FT.
REAR YARD	25 FT.
H. BUILDING SEPARATION	
FRONT TO FRONT	50 FT.
REAR TO REAR	60 FT.

ZONING:
EXISTING ZONING: OR2
PROPOSED ZONING: R3

LINE LEGEND	
—	SUBDIVISION BOUNDARY LINE (Heavy Solid Line)
---	LOT LINE/PROPERTY LINE (Solid Line)
---	EXISTING CORPORATE LIMITS OF THE CITY OF MAPLEVILLE (Heavy Dashed Line)
---	BUILDING LINE (Long Dashed Lines)
---	EASEMENT LINE/LIMITS OF EASEMENT (Short Dashed Lines)
---	CENTERLINE (Single Dashed Lines)
---	QUARTER SECTION LINE (Double Dashed Lines)
---	SECTION LINE (Triple Dashed Lines)
---	APPROX. SCALED LIMITS OF ZONE A AS SHOWN ON WILL COUNTY FIRM.
+	SECTION CORNER OR QUARTER SECTION CORNER

LOT DIMENSIONS & AREAS ARE APPROXIMATIONS & WILL VARY AT TIME OF FINAL PLATTING.

BENCHMARK/CONTROL POINTS:

ELEVATION REFERENCE MARK:
NOS MONUMENT IL KANE 32 39 8 (PID A13008): LOCATED 65.4 FT NORTH OF CENTERLINE OF MOOSEHEART RD. STATION IS LOCATED 430 FT EAST OF RANDALL RD. 120 FT EAST OF CENTERLINE OF ENTRANCE TO SEVENTH-DAY ADVENTIST CHURCH, 109 FT EAST OF CENTERLINE OF FIELD ENTRANCE, 243 FT EAST OF POWER POLE (PP), 73.5 FT EAST OF PP, 96 FT WEST OF PP, 3 FT SOUTH OF FENCE, AND 3 FT SOUTH OF ORANGE FIBERGLASS WITNESS POST.
NOTE - ACCESS TO DATUM THROUGH 6 INCH LOGO CAP. DATUM POINT IS 0.4 FT BELOW CAP. PK NAILS WERE SET IN WOOD PHYSICAL TIES.
ELEVATION: 730.75 NAVD88

CONTROL POINTS:

CP #102: SET "4" IN TOP OF CONCRETE WALL SURROUND FOR STORM STRUCTURE ON THE NORTH SIDE OF DENNY ROAD APPROXIMATELY 503 FEET SOUTHEASTERLY OF THE CENTERLINE OF BUSS ROAD AND APPROXIMATELY 28 FEET NORTH OF THE CENTERLINE OF DENNY ROAD.
NORTHING: 1669168.32
EASTING: 958415.20
ELEVATION: 711.22
CP #104: SET "4" IN TOP OF CONCRETE SIDEWALK LOCATED AT THE SOUTHEAST CORNER OF DENNY ROAD AND MERRILL NEW ROAD APPROXIMATELY 28 FEET EAST OF THE CENTERLINE OF MERRILL NEW ROAD AND APPROXIMATELY 34 FEET SOUTHWEST OF THE CENTERLINE OF DENNY ROAD.
NORTHING: 1669086.63
EASTING: 958741.00
ELEVATION: 714.85

NOTES

- ADDITIONAL V.U.E. & P.U.E. EASEMENTS MAY BE REQUIRED ON FINAL PLATS BASED ON UTILITY SIZE AND LOCATIONS FROM FINAL ENGINEERING.
- DIMENSIONS SHOWN ALONG CURVED LINES ARE ARC DISTANCES.
- ALL RIGHT-OF-WAYS ARE TO BE PUBLIC DEDICATIONS.
- ALL STREETS, UTILITY PIPES AND MAINS SHALL BE PUBLICLY OWNED AND MAINTAINED.
- ALL EASEMENTS DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER MANAGEMENT EASEMENTS WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).
- STORMWATER STORAGE VOLUMES TO BE PROVIDED AND THE DESIGN OF STORMWATER MANAGEMENT FACILITIES SHALL BE IN ACCORDANCE WITH THE VILLAGE OF SUGAR GROVE AND KANE COUNTY REQUIREMENTS.
- EASEMENTS TO BE PROVIDED PER VILLAGE AND UTILITY COMPANY REQUIREMENTS.
- FOR PROPOSED CONTOURS, GRADES, UTILITIES, STREETS AND SIDEWALKS REFER TO THE PRELIMINARY ENGINEERING DRAWINGS FOR THIS DEVELOPMENT.
- ALL REQUIRED CERTIFICATES AND STATEMENTS WILL BE PROVIDED ON FINAL PLAT.
- ALL R.O.W. DEPICTED ON THIS PLAT WILL BE GRANTED ON THE FINAL SUBDIVISION PLATS (UNLESS OTHERWISE NOTED).

PREPARED FOR:
SILVERTHORNE HOMES
1690 AFTON ROAD
SYCAMORE, IL. 60178



PREPARED BY:
CEMCON, Ltd.
Consulting Engineers, Land Surveyors & Planners
2280 White Oak Circle, Suite 100
Aurora, Illinois 60502-9675
PH: 630.862.2100 FAX: 630.862.2199
E-Mail: info@cemcon.com Website: www.cemcon.com

DISC NO.: 904467 FILE NAME: PREOVER
DRAWN BY: JM FLD. BK. / PG. NO.: ---
COMPLETION DATE: 03-14-24 JOB NO.: 904.467
XREF: TOPO PROJECT MANAGER: MJS
REVISED DATE: 11-20-24
Copyright © 2024 Cemcon, Ltd. All rights reserved.