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## VILLAGE OF SUGAR GROVE BOARD REPORT

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**TO:** VILLAGE PRESIDENT & BOARD OF TRUSTEES  
**FROM:** DANIELLE MARION, PLANNING & ZONING ADMINISTRATOR  
**SUBJECT:** ORDINANCE: ZONING ORDINANCE TEXT AMENDMENT, SUBDIVISION REGULATIONS  
**AGENDA:** FEBRUARY 4, 2025 VILLAGE BOARD MEETING  
**DATE:** JANUARY 28, 2025

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### ISSUE

Shall the Village Board approve an amendment of the Zoning Ordinance that will remove the subdivision regulations in order for them to become a separate document (Engineering Manual).

### DISCUSSION

The Village Board discussed this matter previously and was receptive to the amendment. The Plan Commission has since held the required public hearing for the proposed text amendment on January 15, 2025. There were no objectors present at this meeting. The Plan Commission discussed the proposed text amendment and had no concerns with the proposal.

The Plan Commission made a recommendation that the Village Board approve the proposed text amendment with consideration of the following:

1. that future amendments that are required by State Law or are mandated by third parties may be made administratively by staff and codified during an annual update
2. that future amendments of any other kind shall require Village Board action.

### ATTACHMENTS

- Plan Commission Recommendation PC25-01
- Ordinance Amending the Village Code Title 12, Chapter 11, Subdivision Regulations.

### RECOMMENDATION

The Village Board approve the Ordinance Amending the Village Code Title 12, Chapter 11, Subdivision Regulations.

**VILLAGE PRESIDENT**

Jennifer Konen

**VILLAGE ADMINISTRATOR**

Scott Koeppel

**VILLAGE CLERK**

Tracey Conti



**COMMUNITY DEVELOPMENT**

**VILLAGE TRUSTEES**

Matthew Bonnie

Sean Herron

Heidi Lendi

Sean Michels

Michael Schomas

James F. White

# **R E C O M M E N D A T I O N**

## **PC25-01**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of January 15, 2025  
PETITION: 25-01 Text Amendment: Subdivision Regulations

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**PROPOSAL**

The Village is proposing to amend the Subdivision Ordinance Section 12-11 Standard Specifications for Improvements as presented in Exhibit A.

**BACKGROUND & HISTORY**

The Villages Subdivision Regulations, specifically Chapter 11 (Standard Specifications for Improvements) is in need of being updated. This update of this Chapter is specifically necessitated by the fact that much of the information changes frequently and quickly becomes outdated. For example, some of the regulations reference specific manufacturer's models/catalog numbers that are no longer available; some regulations need to be updated to reflect requirements from external agencies that are often changing (IDOT, Kane County Stormwater Ordinance, IEPA, ACOE, Etc.); and some changes reflect a change in preferences based on staff's past experiences.

The current ordinance recognizes these challenges and provides that these regulations may be modified by the Village Board in conjunction with the Village Engineer. By removing the specifications from Chapter 11 and creating a stand-alone Engineering Manual, these changes can be implemented more effectively and efficiently in accordance with the original intent.

**PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on January 15, 2025. No objectors were present.

#### **DISCUSSION**

Commissioners discussed the proposed text amendment in detail and had no concerns with the proposed text amendment.

#### **RECOMMENDATION**

Commissioner Sabo made a recommendation that the Village Board approve the proposed text amendment to Title 12, Chapter 11, as set forth in Exhibit A. As part of the Commission's recommendation, it wishes to incorporate the following for Village Board consideration at the time of the Engineering Manual's codification that the adopting ordinance include: (1) that future amendments that are required by State Law or are mandated by third parties may be made administratively by staff and codified during an annual update, and, (2) that future amendments of any other kind shall require Village Board action. Commissioner Coia Provided a second.

AYES: Coi, Sabo, Speciale, Bieritz, Guddendorf

NAYES: None

**Motion PASSED**

**EXHIBIT A**

**CHAPTER 11**

**STANDARD SPECIFICATIONS FOR IMPROVEMENTS**

Title 12, Chapter 11 (Standard Specifications for Improvements) is hereby repealed in its entirety and replaced with the *Village of Sugar Grove Engineering Manual*, as may be amended from time to time.



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

**ORDINANCE NO. 2025-0204\_**

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**AN ORDINANCE AMENDING THE VILLAGE CODE TITLE 12, CHAPTER 11 SUBDIVISION  
REGULATIONS  
(ENGINEER MANUAL)**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 4<sup>th</sup> day of February 2025

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove, Illinois  
this 4<sup>th</sup> day of February 2025

**ORDINANCE NO. 2025-0204\_**

**AN ORDINANCE AMENDING THE VILLAGE CODE TITLE 12, CHAPTER 11 SUBDIVISION REGULATIONS  
(ENGINEER MANUAL)**

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

**WHEREAS**, the Village currently maintains zoning regulations governing the use and improvement of land within the Village; and,

**WHEREAS**, the Village finds that such restrictions provide for the safety and well-being of Village inhabitants and benefit the public welfare, safety and morals; and,

**WHEREAS**, the Village seeks to continue to promote these interests, and seeks to amend the Village Code to more fully protect and preserve the safety and well-being of such inhabitants; and,

**WHEREAS**, from time to time, it is necessary and desirable to modify the zoning regulations in response to changes in community attitudes, technology, development and the law; and,

**WHEREAS**, after due notice the Planning Commission held a public hearing concerning the proposed amendments on July 17, 2024, and no objectors were present; and

**WHEREAS**, the Planning Commission recommended in their Recommendation PC24-010 that the Village Board approve the Zoning Ordinance amendment.

**WHEREAS**, the Village Board generally concurs with the Planning Commission’s recommendation.

**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: Zoning Ordinance amendment**

Title 12 (Subdivision Regulations) of the Village Code of Ordinances be amended as provided in Exhibit A, attached hereto and made a part hereof by this reference.

**SECTION TWO: GENERAL PROVISIONS**

**REPEALER**: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**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 4<sup>th</sup> day of February 2025.

ATTEST:

\_\_\_\_\_  
Jennifer Konen,  
President of the Board of Trustees

\_\_\_\_\_  
Tracey Conti,  
Village Clerk

	Aye	Nay	Absent	Abstain
Trustee Matthew Bonnie	_____	_____	_____	_____
Trustee Sean Herron	_____	_____	_____	_____
Trustee Heidi Lendi	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____
Trustee Michael Schomas	_____	_____	_____	_____
Trustee James White	_____	_____	_____	_____

Exhibit A

**CHAPTER 11**

**STANDARD SPECIFICATIONS FOR IMPROVEMENTS**

Title 12, Chapter 11 (Standard Specifications for Improvements) is hereby repealed in its entirety and replaced with the *Village of Sugar Grove Engineering Manual*, as may be amended from time to time.