
**VILLAGE OF SUGAR GROVE
BOARD REPORT**

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES
FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: DISCUSSION: CIVIC USES PUD TEXT AMENDMENT
AGENDA: FEBRUARY 4, 2025 VILLAGE BOARD MEETING
DATE: JANUARY 31, 2025

ISSUE

Shall the Village Board discuss whether 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

The Fire Department is looking to build a training facility and a future fire station on their Denny Rd site. They would like to develop this in phases and have multiple buildings. The most logical way to process this is through a Planned Unit Development (PUD). However, the Village's code does not clearly address Civic Uses in PUDs and therefore the standards established throughout the various PUDs are largely inapplicable and difficult to apply to this type of development.

Because there are limitations on the types of deviations that can be granted, Staff and the Village attorney have determined that the cleanest way to process the Fire Department's application would be to adopt a text amendment to the Village's PUD requirements that would address the unique needs of Civic Use PUDs and allow for a greater range of deviations for such uses while still abiding by the Village's general zoning principles.

If the consensus of the Village Board is to move forward with a text amendment, staff will prepare the notices and plan for a public hearing at the regularly scheduled March meeting.

COSTS

Costs associated with the text amendment would include Village Attorney time and publication of the public hearing notice.

RECOMMENDATION

That the Village Board discuss whether they wish to proceed with a text amendment amending the PUD chapter of the Village Code to address Civic Use PUDs and direct staff on the next steps.