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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:** DISCUSSION: ZONING ORDINANCE TEXT AMENDMENT, CIVIC USE PUDS  
**AGENDA:** MARCH 18, 2025 VILLAGE BOARD MEETING  
**DATE:** MARCH 11, 2025

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### ISSUE

Shall the Village Board discuss an amendment of the Zoning Ordinance that will amend the Planned Unit Development regulations to add Civic Use PUDs. The amendment will specifically amend Title 11 Chapter 11 Planned Unit Developments.

### DISCUSSION

The Village's Planned Unit Development regulations in Title 11, Chapter 11 do not address Planned Unit Developments that are solely civic uses. Due to this, the standards established throughout the various PUDs are largely inapplicable and difficult to apply to a civic use development as a PUD. The Village has received a petition for a civic use PUD, since there are limitations on the types of deviations that can be granted, staff and the Village attorney have determined the cleanest way to process this type of development would be to complete a text amendment to Title 11, Chapter 11 of the Village Code that will address civic use PUDs.

The Planning Commission held the required public hearing on March 5, 2025. No public was present that expressed concerns or comments on the proposed text amendment. The Commissioners discussed the proposal and also had no concerns. They recommended that the Village Board approve the proposed text amendment.

### ATTACHMENTS

- Plan Commission Recommendation 25-06
- Exhibit A – Proposed Civic Use PUD Text Amendment

### RECOMMENDATION

That the Village Board discuss the proposed text amendment and provide staff with direction on preparing the necessary ordinance for approval. Staff recommends approval of the proposed text amendment as presented in Exhibit A.

**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**

## **PC25-06**

TO: Village President and Board of Trustees  
FROM: Planning Commission  
DATE: Meeting of March 18, 2025  
PETITION: 25-006 Text Amendment: Civic Use PUDs

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**PROPOSAL**

The Village is proposing to amend Title 11, Chapter 11 Planned Unit Developments as presented in Exhibit A.

**BACKGROUND & HISTORY**

The Village's Planned Unit Development (PUD) Regulations in Title 11, Chapter 11 do not address Planned Unit Developments for civic uses. Due to this, the standards established throughout the various PUDs are largely inapplicable and difficult to apply to a civic use development as a PUD.

The Village has been presented with an application for a civic use PUD, and since there are limitations on the types of deviations that can be granted, staff and the Village attorney have determined that the best way to process this type of development would be to complete a text amendment to Title 11, Chapter 11 of the Village Code that will address civic use PUDs.

**PUBLIC RESPONSE**

After due notice, the Planning Commission held a public hearing on March 5, 2025. No objectors were present.

**DISCUSSION**

Commissioners had no concerns with the proposed text amendment.

**RECOMMENDATION**

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed text amendment attached in Exhibit A

AYES: Rockwell, Coia, Guddendorf, Bieritz, Speciale, Jones

NAYES: None

ABSENT: None

**Motion PASSED**

## **EXHIBIT A**

### **11-11-3: PERMITTED USES:**

Planned unit developments may include uses and structures not otherwise permitted in the underlying zoning district, provided landscape screening is provided between dissimilar land uses, and the petitioner shows the planned unit development: accomplishes the standards set forth in this chapter; achieves the planning goals and objectives of the Village, as defined in this chapter and the Comprehensive Land Use Plan; and is compatible with adjacent land uses.

#### **A. Residential Planned Unit Developments:**

1. A residential planned unit development may be processed for only one type of dwelling unit, but is intended to also allow a mixture of dwelling unit types, thereby offering a choice in lifestyle to residents of the development. Nonresidential land uses of a religious, institutional, cultural, recreational, or commercial character may be permitted in a residential planned unit development, to the extent that they can be integrated with the residential land use. Where provided, nonresidential uses in a residential planned unit development shall:

a. Reserved.

b. Be compatible in appearance and scale with the residential structures. They shall not be established prior to the construction of residential units, unless specifically authorized by the Planning Commission/Zoning Board of Appeals and the Village Board.

2. Residential developments in the E-1, R-1, R-2, R-3, and SR Districts shall be processed as planned unit developments when any of the following apply:

a. More than one dwelling unit type is proposed. Unless otherwise authorized by the Village Board, pursuant to recommendations of the Planning Commission/Zoning Board of Appeals, multi-family dwellings shall not exceed ten percent (10%) of the total number of dwelling units proposed in a residential PUD. For the purpose of this chapter, "dwelling unit type" shall mean:

(1) Single-family detached dwellings.

(2) Single-family attached dwellings.

(3) Multi-family dwellings.

b. More than one principal building is proposed on a single zoning lot.

c. Any residential development is proposed consisting of three (3) acres or more.

d. More than one land use is proposed for the development (i.e., residential, commercial, recreational or institutional).

e. A "cluster subdivision", as defined in section [11-3-2](#) of this title or zero lot line subdivision is proposed.

f. A multi-family development in the R-3 District consisting of three (3) acres or more is proposed.

g. A type 2 use is proposed in the SR District.

h. A mobile home park. Allowed only in E-1 Estate Residential.

B. Commercial Planned Unit Developments:

1. Commercial planned unit developments may include any of the permitted or special uses allowed in the B-1, B-2, and B-3 Districts, provided it can be demonstrated that the uses proposed are compatible with one another and with adjacent land uses. Commercial developments shall be encouraged to be processed as a planned unit development in order to:

a. Promote cooperative development of business centers with adequate off street parking, controlled access to highways and other thoroughfares.

b. Provide safe pedestrian linkages between businesses.

c. Aid in stabilizing property values.

d. Develop centers of such size and location as to be compatible with the market potential.

e. Buffer adjacent residential areas with landscape screening.

f. Foster harmonious architecture between adjacent commercial structures, and between homes and commercial structures.

g. Promote unified signage.

2. Commercial developments in the B-1, B-2, and B-3 Districts shall be processed as planned unit developments when any of the following apply:

a. More than one building is proposed on a zoning lot.

b. Any commercial development is proposed consisting of three (3) or more acres or includes more than one type of business use, such as retail, office and/or service uses.

c. More than one land use is proposed for the development (i.e., commercial, residential or institutional).

d. Uses more intense than those listed as permitted or special in the B-1, B-2, or B-3 District are proposed as part of the overall project.

3. Commercial planned unit developments shall comply with all standards of development identified in this chapter as well as those included in chapter 8 of this title.

C. Industrial Planned Unit Developments:

1. An industrial planned unit development may include any of the permitted or special uses allowed in the BP, OR-2, M-1, and I-1 Districts provided it can be demonstrated that the uses

proposed are compatible with one another and with adjacent land uses. Industrial developments shall be encouraged to be processed as planned unit developments in order to:

- a. Promote the establishment of industrial or business parks.
- b. Permit the grouping of industrial buildings with integrated design and a coordinated development plan.

- c. Buffer adjacent residential areas with landscape screening.

2. Industrial or business developments in the BP, OR-2, M-1, and I-1 Districts shall be processed as a planned unit development when any of the following apply:

- a. More than one building is proposed on a zoning lot.
- b. Any industrial development is proposed consisting of ten (10) or more acres.
- c. The development is proposed with uses listed as permitted or special uses in one of the four (4) applicable districts in addition to uses listed as permitted or special uses in at least one other of the four (4) applicable districts.
- d. The planned unit development will include commercial or other support services not listed in the M-1 District that warrant special consideration by the Village Board to assure that potential hazards associated with integrating large trucks and customers or employees in motor vehicles are minimized.

3. Industrial planned unit developments shall comply with all standards of development identified in this chapter, as well as chapters 9 and 10 of this title, as applicable. (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)

#### D. Civic Planned Unit Developments

1. Civic Planned Unit Developments may be processed within the following residential districts, E-1, R-1, R-3, and SR districts, and the following commercial districts, B-1, B-2, and B-3, provided that they demonstrate that the proposed civic use is compatible with the adjacent land use and will not be detrimental to the adjoining land uses and comply with one of the following conditions:

- a. That proposed civic use provides a public benefit and addresses a critical need within the community.
- b. More than one building is being proposed on a zoning lot.
- c. That the proposed civic use is identified as a Permitted or Special Use within the above-referenced zoning districts.

2. Based on the community benefit from proposed civic use, any proposed civic planned unit development may seek relief from the Village's bulk, site, architectural, and landscaping regulations, subject to not having a negative impact on adjacent property.