



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: SUGAR GROVE TOWNSHIP REZONING

AGENDA: SEPTEMBER 2, 2025

DATE: AUGUST 21, 2025

ISSUE

Shall the Village Board an Ordinance rezoning two parcels from R2 Detached Residential District to B3 Regional Business District for property located on First Street.

DISCUSSION

The Board discussed the rezoning of property owned by the Sugar Grove Township on First Street at the August 19th board meeting. The Township owns 4 parcels on First and Main Street that is occupied by the Sugar Grove Township Highway Commission, they are in need of a Civic Use PUD in order to come into compliance with the Village Code and to be permitted to build a new storage building. In order to be approved for a Civic Use PUD the two parcels they occupy that are currently zoned R2, need to be rezoned to B3. The rezoning of these two parcels will then make all four parcels have a B3 zoning classification. The Board did not express any concerns over the proposed rezoning.

COST

All outside Village costs are the responsibility of the applicant.

ATTACHMENTS

Plan Commission Recommendation PC25-11
Ordinance 2025-0902CD1 approving rezoning of certain property

RECOMMENDATION

That the Village Board approve the Ordinance approving the rezoning of certain property.

VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

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

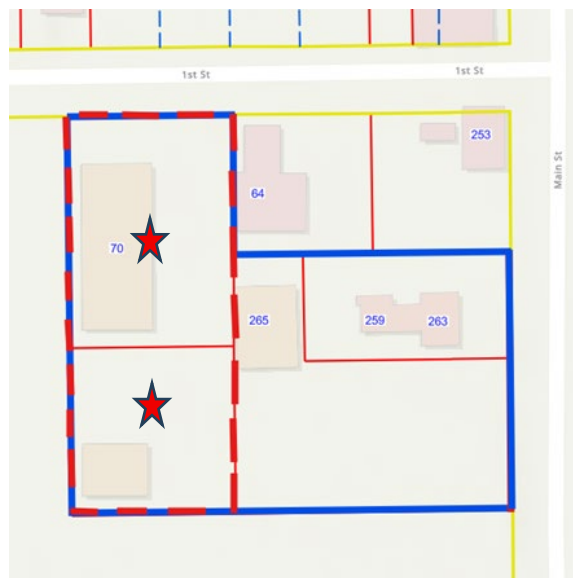
PC25-11

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of August 19, 2025
PETITION: 25-010 Map Amendment: Near the SW Corner of 1st St and Main St

PROPOSAL

The applicant is requesting a Map Amendment (rezoning) for the northwest and southwest parcels located at the Sugar Grove Township property near the southwest corner of 1st St and Main St. The request is to rezone said parcels from the R2 District to the B3 District.

LOCATION MAP



BACKGROUND & HISTORY

The subject property is the current location of the Sugar Grove Township Highway Department, which maintains the right-of-way on streets in unincorporated areas of the Township. The property consists of four separate parcels, with two parcels on the east side of the property zoned B3 and two parcels on the west side zoned R2. The use of the property has been the Township for many years, however, due to the nonconforming nature of the structures on the property, no additional improvements can be made on the property without bringing the property into compliance with the current Village Code. The Township is proposing to construct a new storage building on the property and is therefore applying for a Planned Unit Development (PUD) to bring the entire property into compliance and to allow for the construction of the new structure. The Township is simultaneously applying to rezone the property, so the four parcels have the same zoning designation.

CHARACTER OF AREA

The requested rezoning classification will not change the character of the immediate area. The petitioner is requesting to rezone the two parcels, so the entire property is uniformly zoned.

COMPREHENSIVE PLAN RECOMMENDATIONS

The Village's Comprehensive Plan designates this site as "Commercial". Properties to the north are designated as "Commercial" as well, while properties to the east, south, and west are designated "Single Family Housing". Rezoning the subject property is consistent with the area and the Village's Future Land Use Plan.

PUBLIC RESPONSE

After due notice, the Planning Commission held a public hearing on July 16, 2025. The public did not express any concerns.

DISCUSSION

Commissioners did not have any comments concerning the proposed Map Amendment.

FINDINGS OF FACT

The italicized portions in the Findings of Fact items/below constitute the applicant's suggestions on the various required findings:

- a. This rezoning change will promote the public health, safety, comfort, convenience and general welfare of the village and comply with the policies of the comprehensive land use plan and other plans adopted by the village.
The rezoning change will not impact the public health, safety, comfort, convenience and general welfare of the village and it will comply with the policies of the comprehensive land use and other plans adopted by the village.
- b. The trend of development in the area is consistent with this request.

Yes.

- c. The permitted uses allowed by the rezoning are more suitable for the property than the permitted uses allowed by the current zoning designation.

Currently the surrounding lots have similar development. The permitted uses in B3 will be more appropriate than the current R-2 zoning designation.

- d. This rezoning will not alter the character of the neighborhood or be detrimental to adjacent property.

No. The proposed rezoning is in line with the current use of the adjacent properties.

EVALUATION

1. Land Use / General – The proposed rezoning is compatible with the surrounding land uses.

2. Comprehensive Plan – The proposed rezoning is consistent with the Village's Comprehensive Land Use Plans.

3. Lots & Buildings – The use of the property will be unaffected and unchanged.

RECOMMENDATION

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the proposed Map Amendment (rezoning) for the northwest and southwest parcels located at the Township of Sugar Grove property near the southwest corner of 1st St and Main St from the R2 District to the B3 District, subject to the following condition:

1. Township Supervisor must sign off on the project prior to Village Board approval.

AYES: Rockwell, Coia, Guddendorf, Airhart, Bieritz

NAYES: None

ABSENT: Sabo

Motion Passed



**Village of Sugar Grove
Kane County, Illinois**

Ordinance No.: 2025-0902CD1

Rezoning Certain Property (Sugar Grove Township Road District)

**Adopted by the
Village Board
of the
Village of Sugar Grove
September 2, 2025**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, September 2, 2025

Village Clerk

(seal)



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

ORDINANCE NO.: 2025-0902CD1

Rezoning Certain Property (Sugar Grove Township Road District)

WHEREAS, the Village of Sugar Grove 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 5/1-8 *et seq.*; and,

WHEREAS, Sugar Grove Road District is the owner of the property legally described in Exhibit A, and have filed with the Village an application to reclassify from R-2 District to B-3 District; and,

WHEREAS, after due notice the Planning Commission held a public hearing on July 16, 2025, and in their report, Recommendation PC25-11, recommended approval of the rezoning; and,

WHEREAS, the Village Board has reviewed the request and concurs with the Planning Commission Recommendation.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:

SECTION ONE: ZONING CLASSIFICATION

The Zoning Map of the Village of Sugar Grove be, and it is, hereby amended to classify the property legally described in **Exhibit A**, attached hereto and made a part hereof by this reference, to the B-3 Regional Business District.

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 from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 2ND, day of September, 2025.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Matthew Bonnie	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Sean Michels	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Anthony Speciale	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Nora London	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>
Trustee Michael Roskopf	<hr/>	<hr/>	<hr/>	<hr/>	<hr/>

EXHIBIT A

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED SA FOLLOWS: COMMENCING AT THE CENTER OF SECTION 21, THENCE SOUTH ALONG THE HALF SECTION LINE TO THE INTERSECTION OF THE CENTER LINE OF FIRST STREET FOR A POINT OF BEGINNING; THENCE SOUTH 198 FEET ALONG A LINE PARALLEL WITH THE HALF SECTION LINE; THENCE WEST 120 FEET ALONG A LINE PARALLEL WITH THE CENTER LINE OF FIRST STREET; THENCE NORTH 198 FEET TO THE CENTER OF FIRST STREET; THENCE EAST 120 FEET TO THE POINT OF BEGINNING, ALL IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, CONTAINING 0.56 ACRES, NOT INCLUDING THE STREET SITUATED.

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SECTION 21; THENCE SOUTH ALONG THE HALF SECTION LINE TO THE INTERSECTION OF THE CENTER LINE OF FIRST STREET; THENCE WEST 233 FEET ALONG THE CENTER LINE OF FIRST STREET; THENCE SOUTH PARALLEL WITH THE HALF SECTION LINE, 198.00 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 119 FEET ALONG A LINE PARALLEL WITH THE HALF SECTION LINE; THENCE WEST 120 FEET ALONG A LINE PARALLEL WITH THE HALF SECTION LINE; THENCE EAST 120 FEET PARALLEL WITH THE CENTER LINE OF FIRST STREET TO THE POINT OF BEGINNING; ALL IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, CONTAINING 0.30 ACRES.