



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: RESOLUTION: PUBLICATION OF THE 2026 OFFICIAL ZONING MAP

AGENDA: February 18, 2025

DATE: February 4, 2025

ISSUE

Shall the Village Board publish the 2025 official zoning map.

DISCUSSION

In accordance with the Illinois Compiled Statutes, the Village is required to publish an official zoning map by March 31st of each year. The 2025 Official Zoning Map, attached, reflects all of the zoning districts, boundaries, property classifications that existed as of December 31, 2025 including the following:

- 1. Brighton Ridge Rezoning and PUD
- 2. Denny Road Fire Protection District Annexation and PUD
- 3. Sugar Grove Township Rezoning and PUD
- 4. True Vet Special Use Permit
- 5. Verizon Tower Special Use Permit

Since the 2026 Official Zoning Map includes all of the Board’s previous zoning actions during 2025 that were in effect on December 31, 2025, the preparation of the map is a matter of routine and requires no action by the Village Board. Notification of the availability of the Official Map will be provided in a local newspaper and on the Village website.

COST

The preparation of the revised map will be approximately \$1,000, plus the cost of publication of the required notice. This is a budgeted expenditure and will come from 01-55-6303 Engineering Services account.

ATTACHMENTS

Resolution Publication of the 2026 Official Zoning Map for the Village of Sugar Grove

RECOMMENDATION

That the Board approve a Resolution Publication of the 2026 Zoning Map for the Village of Sugar Grove.



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

RESOLUTION NO.: 2026-0217CD1

**A RESOLUTION PUBLICATION OF THE 2026 OFFICIAL ZONING MAP FOR THE
VILLAGE OF SUGAR GROVE**

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 Corporate Authorities of the Village have consistently exercised their zoning authority pursuant to the Illinois Municipal Code, Division 13 and desire to adopt a revised zoning map reflecting annexations and map amendments in effect on December 31, 2025; and,

WHEREAS, the Corporate Authorities of the Village find that the proposed 2026 Official Zoning Map, attached hereto as **Exhibit A** accurately depicts all of the zoning districts, boundaries and map amendments in effect on December 31, 2025.

NOW, THEREFORE, BE IT RESOLVED by the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

SECTION ONE: ADOPTION OF THE 2026 OFFICIAL ZONING MAP

That the 2026 Official Zoning Map attached hereto as **Exhibit A** and incorporated herein by reference is hereby adopted in whole as the Official Zoning Map of the Village of Sugar Grove and identifying the zoning districts and the boundaries thereof pursuant to 65 ILCS 5/11-13-1 and 2.

SECTION TWO: PUBLICATION OF THE OFFICIAL ZONING MAP

That the Village Clerk is directed to publish a notice regarding the availability of the 2026 Official Zoning Map after passage of this Resolution.

SECTION THREE: EFFECTIVE DATE

This Resolution shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this **17th**, day of **February 2026**.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

BOARD VOTE:

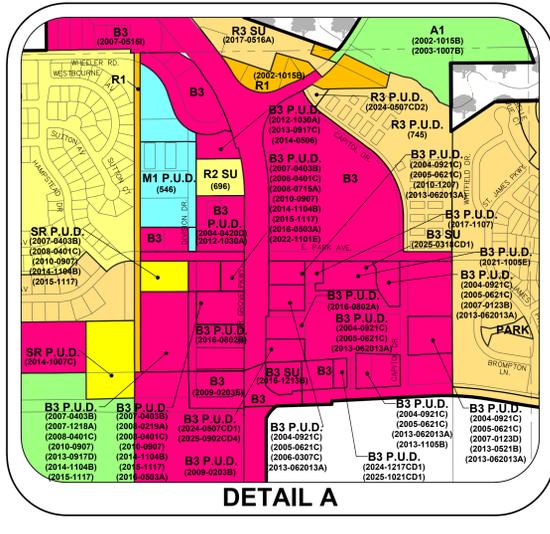
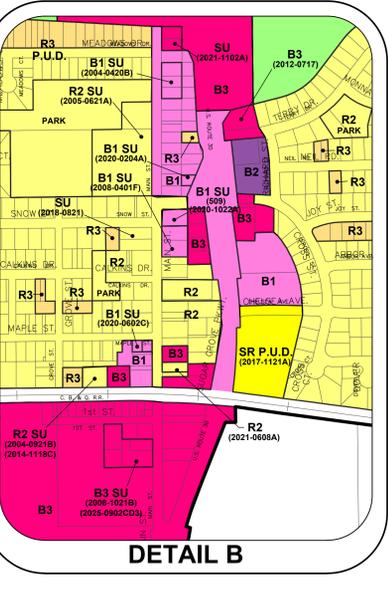
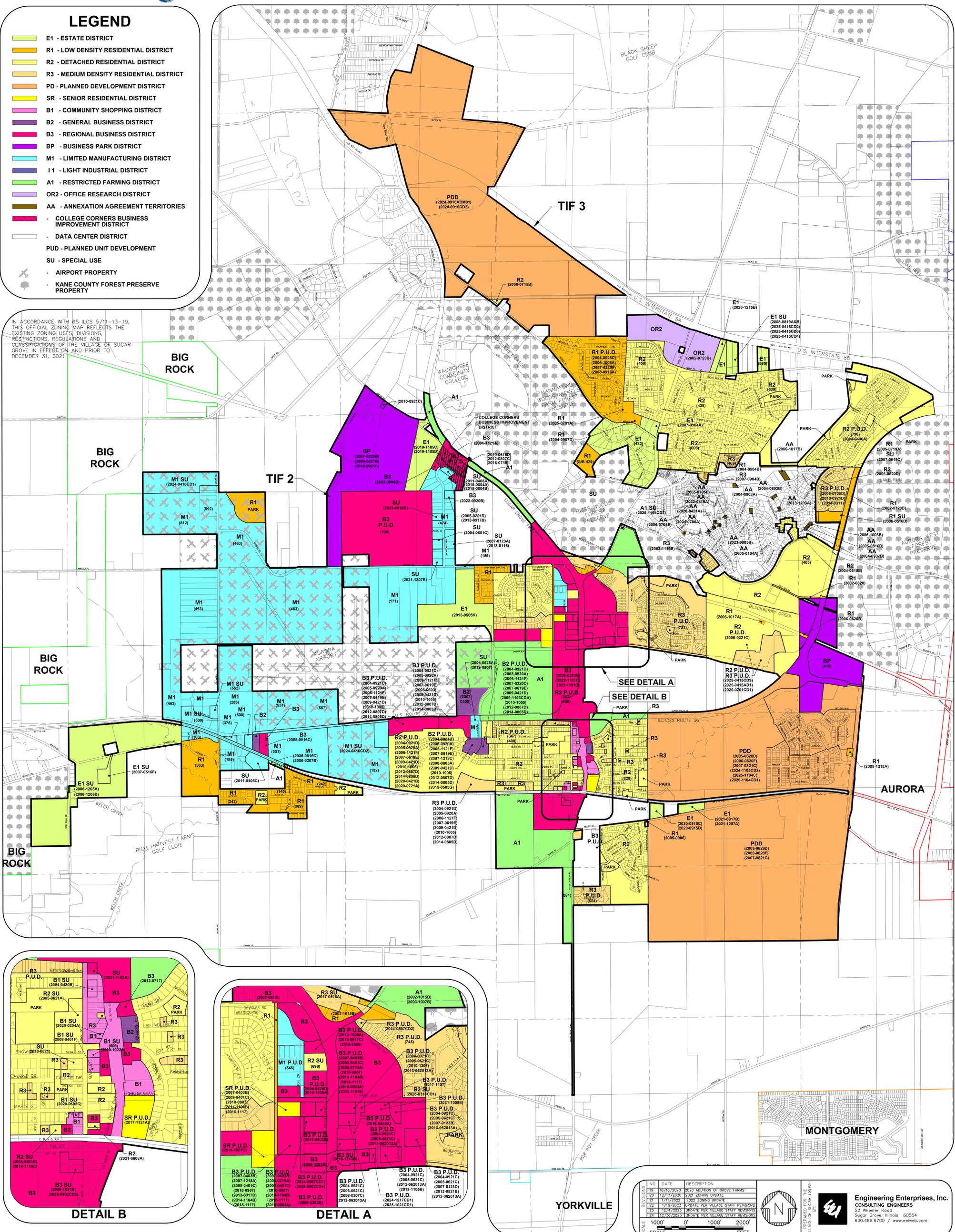
	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____

OFFICIAL ZONING MAP 2026

LEGEND

- E1 - ESTATE DISTRICT
- R1 - LOW DENSITY RESIDENTIAL DISTRICT
- R2 - DETACHED RESIDENTIAL DISTRICT
- R3 - MEDIUM DENSITY RESIDENTIAL DISTRICT
- PD - PLANNED DEVELOPMENT DISTRICT
- SR - SENIOR RESIDENTIAL DISTRICT
- B1 - COMMUNITY SHOPPING DISTRICT
- B2 - GENERAL BUSINESS DISTRICT
- B3 - REGIONAL BUSINESS DISTRICT
- BP - BUSINESS PARK DISTRICT
- M1 - LIMITED MANUFACTURING DISTRICT
- I1 - LIGHT INDUSTRIAL DISTRICT
- A1 - RESTRICTED FARMING DISTRICT
- OR2 - OFFICE RESEARCH DISTRICT
- AA - ANNEXATION AGREEMENT TERRITORIES
- COLLEGE CORNERS BUSINESS IMPROVEMENT DISTRICT
- DATA CENTER DISTRICT
- PUD - PLANNED UNIT DEVELOPMENT
- SU - SPECIAL USE
- AIRPORT PROPERTY
- KANE COUNTY FOREST PRESERVE PROPERTY

IN ACCORDANCE WITH 65 ILCS 5/11-13-19, THIS OFFICIAL ZONING MAP REFLECTS THE EXISTING ZONING USES, DIVISIONS, RESTRICTIONS, REGULATIONS AND CLASSIFICATIONS OF THE VILLAGE OF SUGAR GROVE IN EFFECT ON AND PRIOR TO DECEMBER 31, 2021.



NO.	DATE	DESCRIPTION
18	10/16/2020	2020 ADDITION OF GROVE FARMS
19	12/17/2020	2021 ZONING UPDATE
20	1/17/2022	2022 ZONING UPDATE
21	1/17/2023	UPDATE PER VILLAGE STAFF REVISIONS
22	12/7/2023	UPDATE PER VILLAGE STAFF REVISIONS
23	12/30/2023	UPDATE PER VILLAGE STAFF REVISIONS
24	12/30/2023	UPDATE PER VILLAGE STAFF REVISIONS



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