



BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: DIVISION DRIVE SELF STORAGE CONCEPT PRESENTATION

AGENDA: July 7, 2026

DATE: June 25, 2026

ISSUE

Shall the Village Board listen to a presentation for a concept plan for a self storage facility located on Division Drive?

DISCUSSION

The Village has been contacted by Phil McAlister regarding vacant property located on Division Drive, south of Wheeler Road. The applicant is proposing to construct a self-storage facility on the property.

The property is vacant land currently zoned M1-Light Manufacturing and is approximately 6.5 acres. The site is part of an already existing PUD, a self-storage facility is a permitted use within this PUD. In order for this project to move forward the applicant must complete the concept process and then obtain Final PUD approval. This process will include preliminary and final engineering of the site and determining stormwater detention requirements and how to meet them.

The Plan Commission heard the concept presentation at the June 17, 2026 Plan Commission meeting. Overall the plan Commission did not have concerns with the proposed use at this location. The building material and fencing were the main topics of discussion.

COST

There is no cost associated with this item at this time.

ATTACHMENTS

- Location Map
- Sugar Grove Office and Industrial Center PUD

RECOMMENDATION

Staff recommends that the Village Board listen to the concept presentation and provide the applicant with feedback on the proposed project.

Location Map

