



2023 COMPREHENSIVE PLAN

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Photo Credit: Design Workshop

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INTRODUCTION

OVERVIEW AND CONTEXT

PLANNING AREA

The Village of Sugar Grove resides primarily within Sugar Grove Township, which is in south central Kane County, sitting on the western edge of the Chicago Metropolitan Agency for Planning (CMAP) area. Sugar Grove occupies a location along a band of communities west of the Fox River where densities transition from urban development patterns in communities, such as Aurora and Elgin, to broad swaths of farmland west of Route 47. Sugar Grove has seen limited growth since the adoption of the 2005 Comprehensive Plan.

Sugar Grove is home or adjacent to several cultural, recreational, and institutional destinations and amenities serving the larger region including the Bliss Forest Nature Preserve, the West Aurora Forest Preserve, the Hannaford Woods Forest Preserve, the Bliss Creek Golf Course, the Air Classics Museum, and the Sugar Grove Historical Society. Just north of the village is the Sugar Grove campus of Waubonsee Community College—a public institution serving western Chicagoland with an enrollment of approximately 9,000 full-time and part-time students.

The Village of Sugar Grove's incorporated area is just over 11.5 square miles. It has an irregular boundary weaving in and out of unincorporated areas and bordering the City of Aurora. Aurora's municipal airport is surrounded by the village. Multiple large residential subdivisions and farm parcels lie just beyond the southern and western boundaries. Per state statute, Sugar Grove is authorized to plan for areas within 1.5 miles of the municipal boundary, as shown in Figure 1. The planning boundary takes into consideration planning boundary agreements with Aurora, North Aurora, Batavia, Big Rock, Plano, Montgomery, and Yorkville.

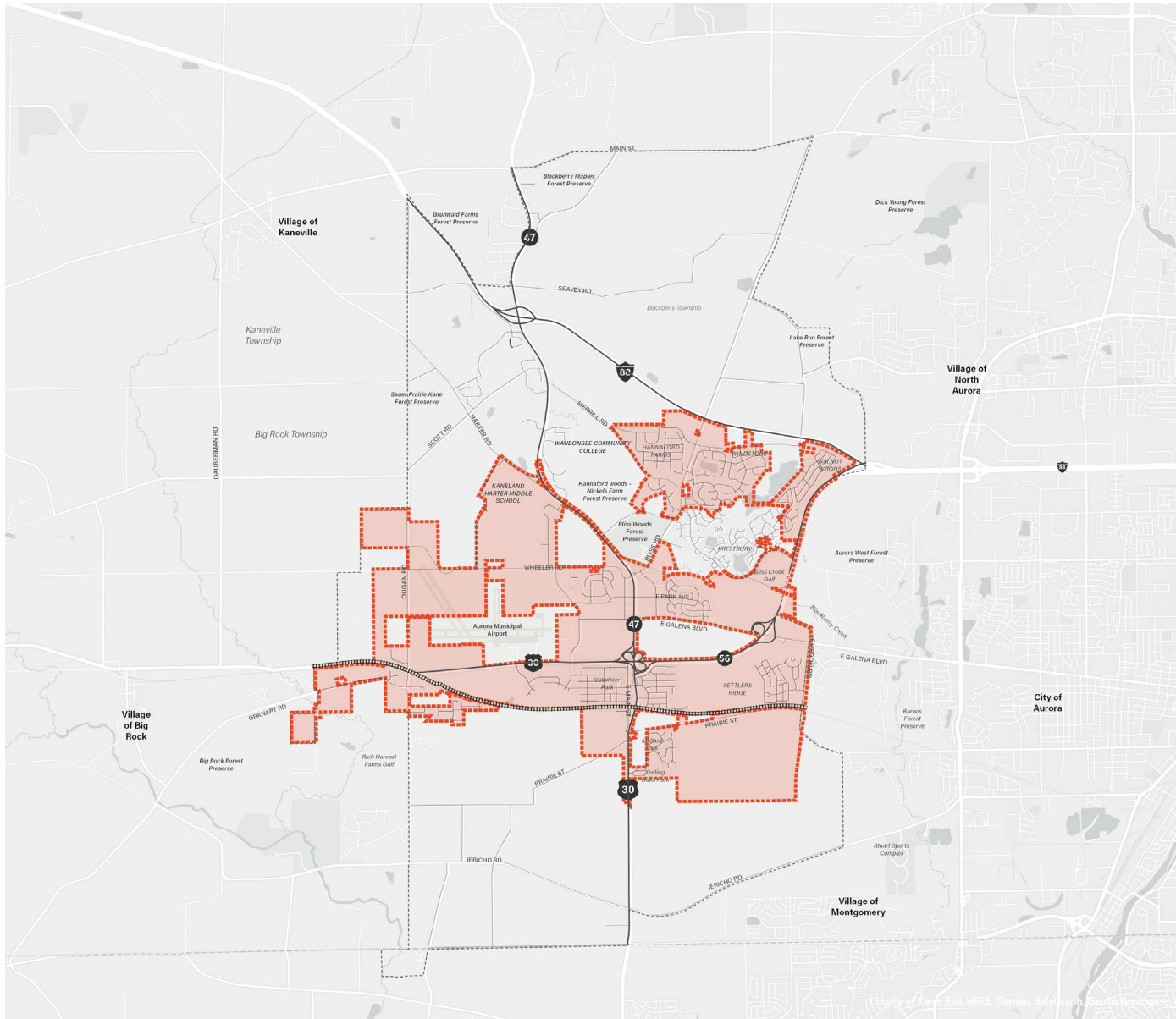
SHORT HISTORY

The Bliss Woods area of Sugar Grove was called “sin-qua-sip” by the Algonquian-speaking Illinois people. It was known for the grove of sugar maples near Blackberry Creek – the sugar grove. They would visit the area from their homes along the Fox River (now Aurora).

Europeans began arriving in 1834 and shortly after, the first town meeting was held in 1850 at the southwest corner of what is today Bliss Road and Route 47. The Chicago Milwaukee St Paul and Pacific Railroad constructed a line paralleling Blackberry Creek in 1873. Sections of this corridor would be converted into an interurban trolley line (Chicago, Aurora, and DeKalb Railroad) that operated until 1923. Parts of this corridor are now incorporated into the Virgil Gilman Trail.

In 1871 the Chicago and Iowa Railroad constructed a depot 1.5 miles to the south. A village sprung up to the north of this depot along what would become Main Street. The village was incorporated in 1957 and until the 1970's most development was concentrated around today's Main Street. It is important to recognize that there are two historic centers, one tied to the depot and the other to nature.

Figure 1: Planning Area



Legend

- Village of Sugar Grove Boundary
- Planning Area Boundary
- Roadway - Arterial
- Roadway - Collector
- Roadway - Local
- Railroad

Source: Kane County, (Illinois), Design Workshop



CMAP ON TO 2050

This Comprehensive Plan process was administered through the Chicago Metropolitan Agency for Planning (CMAP) Local Technical Assistance Program, which assists municipalities across the northeastern Illinois region with local planning projects that align with the agency's ON TO 2050 plan. ON TO 2050 was used as a foundational planning effort to inform the draft policy tools discussed today. The vision, themes, objectives, and future land use map strive to embody the principles of ON TO 2050 which plans for an expected gain of 2.5 million residents and 920,000 jobs by 2050. Over the last decade, the region has undergone significant economic, demographic, technological, environmental, and fiscal transitions. ON TO 2050 acknowledges such changes and highlights the existing challenges surrounding the region. This includes widespread racial and economic disparities, aging and obsolete infrastructure, a changing climate, and limited sustainable and transit-oriented development. However, with change comes opportunities such as inclusive growth, resiliency, and prioritizing investment. This creates a pivotal moment for the village. Given the changes that the Chicago metropolitan region is expected to see over the next 30 years, it is crucial for communities to adapt, take advantage of upcoming opportunities, and prepare for potential challenges. As a result, Sugar Grove is in a position to strategically plan to meet CMAP's call to action and benefit from expected changes.

The plan's principles include:

- Inclusive Growth: Growing our economy through opportunity for all.
- Resilience: Preparing for rapid changes, both known and unknown.
- Prioritized Investment: Carefully target resources to maximize benefit.

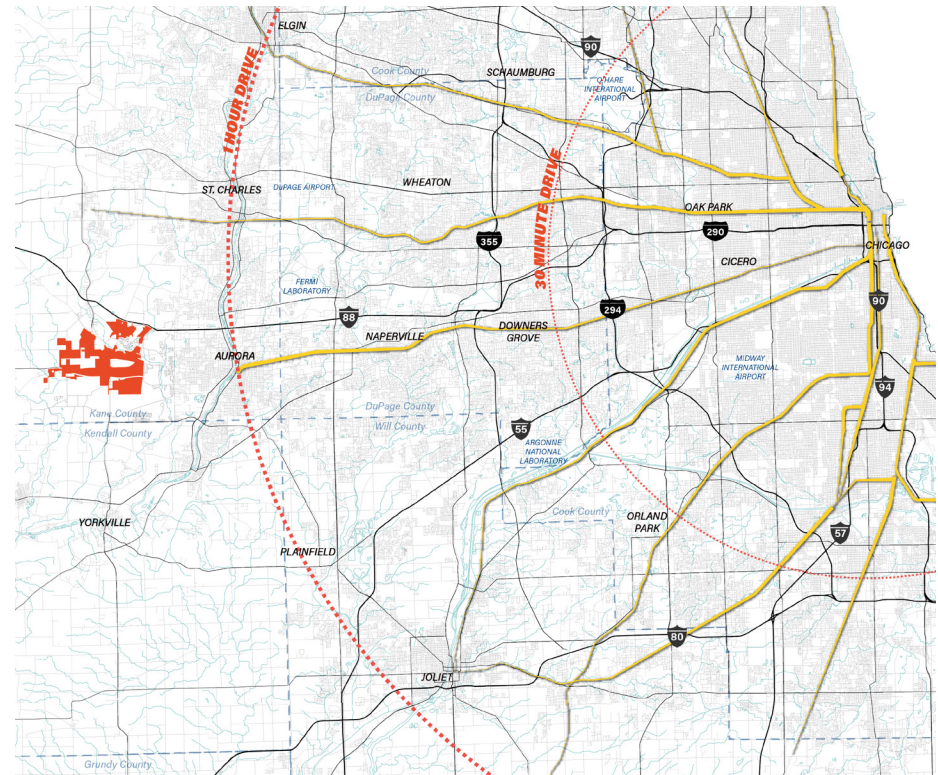


Figure 2: Regional Context

Source: Chicago Metropolitan Agency for Planning

Legend

- Interstate/Highways
- Local roads
- Metra line
- County Boundary
- Village of Sugar Grove Boundary

PURPOSE OF THE PLAN

WHY DOES THE VILLAGE OF SUGAR GROVE NEED A COMPREHENSIVE PLAN?

Comprehensive planning is a process that intends to identify common goals for the future of a community. This type of planning is “comprehensive” because it considers all-inclusive elements that make up a place—transportation, recreation, environment, and economy—and how they may look years into the future. It asks the questions of “Where are we now?”, “Where do we want to be?”, and “How can we get there?” The planning process uses input from the community, stakeholder outreach, and best practices to answer these questions.

Comprehensive plans are long-range plans used to direct the growth, policies, and the overall development of a place. These plans can range in length of time periods, but typically envision 10 to 25 years into the future. The Village of Sugar Grove Comprehensive Plan provides an overall guide for the village as it considers the next 20 years into the future. The Plan provides guidance for the future of the village’s population growth, land use patterns, environment, and economy to help move Sugar Grove toward the community’s shared goals.

WHAT HAS CHANGED SINCE THE 2005 COMPREHENSIVE PLAN?

The last comprehensive plan was completed in 2005. Population has increased about 25% to 10,110 (2021). The intent of the 2005 plan was to make Sugar Grove a high-quality residential environment, provide diverse goods and services, preserve the village’s natural assets, and increase mobility. These continue to be foundational principles in this plan.

OBJECTIVES OF THE PLAN

- Integrate existing plans and initiatives into a community-wide vision for the future
- Create a resource to inform policy decisions
- Set priorities and responsibilities for land use planning and community development
- Outline specific goals and strategies to achieve the plan’s vision
- Help village staff, leadership, and officials initiate tasks and make decisions
- Outline a strategic plan to accommodate growth

HOW WILL THIS PLAN BE USED?

The Sugar Grove Comprehensive Plan will be used as a policy instrument. It looks to the future and is used by village staff and elected officials in their decision-making process. It is a vision document that embodies the hopes and aspirations for the community of Sugar Grove and provides a framework for other planning efforts. The plan offers a framework for revising key regulatory tools. The Village of Sugar Grove will take steps towards immediate action items of the plan including changes in policy decisions, zoning revisions, and the allocation of funding to steer the village towards the plan goals. It provides legitimacy for administrative decisions regarding development, investments, and priorities. Finally, it is an informational tool for residents and developers to understand the village's visions.

HOW TO USE THIS DOCUMENT

The Sugar Grove Comprehensive Plan is a visionary document the community needs to utilize and update regularly in order to achieve its vision. To be effective, the plan should influence the actions of village department decision-makers and encourage collaboration and cooperation between them. The plan should serve as the impetus for ongoing decisions and as the focus of the village's internal and external interactions.

The plan is a step toward the future of the village where a vision is articulated, themes are established, strategies are identified, and action items are clearly defined. The plan describes actions in terms of immediate activities that begin with adoption of the plan and are typically completed or realized within the first year; short-term activities that start within one to three years of the plan's adoption; mid-term activities that begin three to ten years after the plan's adoption; and long-term activities that extend beyond ten years and may overlap into the next comprehensive plan effort.

Zoning and subdivision ordinances provide regulations that not only determine what can be built, but also help establish standards for the size, character, and location of development. These ordinances are critical tools for realizing a community vision and therefore need to mirror the community's views on development and best practice regulations in real time in order to support the priorities outlined in the comprehensive plan. Each theme within the plan outlines necessary actions related to the zoning and subdivision ordinances.



Photo Credit: Village of Sugar Grove Community Development

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BACKGROUND

ENGAGING THE COMMUNITY

ENGAGING THE COMMUNITY

Over the course of the plan's development, there were multiple opportunities for the public to provide input, voice concerns, and shape in-progress plan materials. The planning process began by examining existing conditions followed by a series of community engagement events to gather input and identify key issues and opportunities in Sugar Grove. The existing conditions summary (see Appendix A) consists of a series of maps and research based on geographic information system (GIS) data, research, and on-the-ground observation. This summary served as the foundation for the plan's objectives which were continuously refined throughout the planning process by the community and the project's Steering Committee.

Community members were encouraged to stay up-to-date with the comprehensive planning process via the CMAP EngageHQ platform and the village website. The online hub allowed open access to key plan documents as well provided a platform for the public to interface with, and react to the plan development. The plan was advertised and reported on in a variety of local media including press releases, and the village's social media platforms. Two online public surveys provided key community insights that directly influenced the development of the plan.

While public gathering was permitted during the time-frame of this plan, the ongoing effects of the COVID-19 pandemic may have effected the attendance of in person meetings. Since the start of the pandemic, trends have shown that participation via online platforms is typically higher than in person meetings.

Public Survey #1: The first public survey helped to frame the plans visions and goals and gauge priorities.



872 responses

Community Event #1: The first public event introduced the community to comprehensive planning, the planning team, and the key topic areas of the Village's planning efforts.



30 participants

Public Survey #2: The second public survey collected feedback on the draft themes and assessed what items were missing.



30 participants

Community Event #2: The second public event updated the community on the plan's progress and reported key takeaways from engagement work to date.



10 participants

Community Event #3: The third public event informed the public of the plan's progress and future land use recommendations.



113 participants

COMMUNITY SURVEY #1

Community Survey #1 was conducted online from Wednesday, February 16, 2022 through Thursday, March 24, 2022 via the Qualtrics XM survey platform. Community members were notified of the survey in several ways including an accessible link posted to the village and project websites, a notice in utility bills mailed to village residents, and announcements at the first community workshop on March 14, 2022. All surveys were accessible to respondents in both English and Spanish and via computer and smart device. The survey intended to:

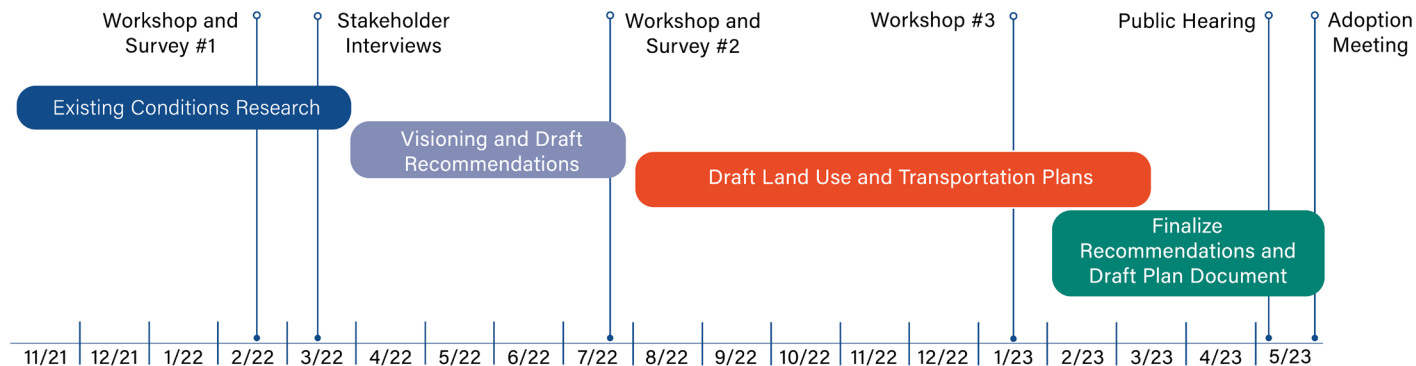
- understand the community's perceptions of the village in the past and present;
- understand the community's experience of the village and its services today;
- collect community priorities related to growth and future investments in Sugar Grove;
- learn about the community's aspirations for the future of the village; and
- identify the best means of communicating with the community.

COMMUNITY SURVEY #2

The Village of Sugar Grove Community Survey #2 was conducted online from Friday, June 24, 2022 through Sunday, July 24, 2022. Announcements about the survey were posted on the village website, included in utility bills mailed to village residents, and promoted at the second community workshop on July 13, 2022. The purposes of the survey included:

- present the community with the draft comprehensive plan vision;
- present the community with the structure of the comprehensive plan themes and objectives;
- understand the community's level of support for the draft comprehensive plan vision and themes;
- understand the community's priorities among the draft comprehensive plan themes;
- understand where the community sees potential for new residential, commercial, and industrial/warehouse growth in and around the village; and
- identify any vision elements or potential themes that may have been missing from the draft.

Figure 3: Project Schedule



PUBLIC WORKSHOPS

Three public workshops were conducted with the community. The first workshop focused on framing the background of the plan, vision, and themes. The second workshop focused on further defining priorities within the plan vision and themes. The third workshop focused on the details of the future land use objectives, specifically including locational transportation and mobility recommendations. All workshops offered the community the chance to share ideas and priorities through live polling and comment cards. A final opportunity to comment on the plan was hosted to review the plan themes, objectives, and action items before the plan was brought to the Village of Sugar Grove Board for adoption. This page summarizes some of the key takeaways from the community surveys. Additional findings are emphasized throughout the document.

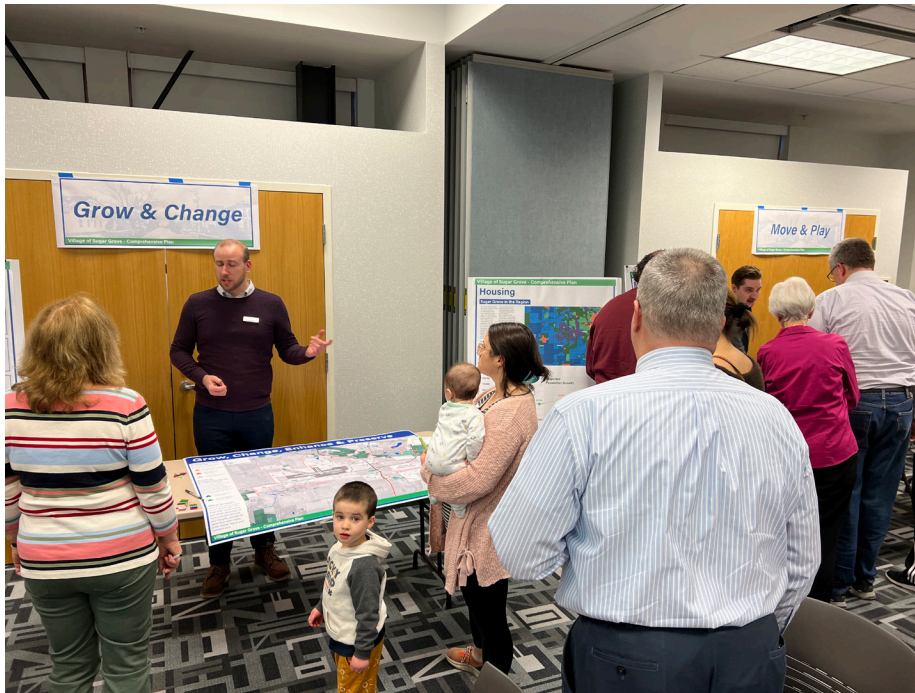
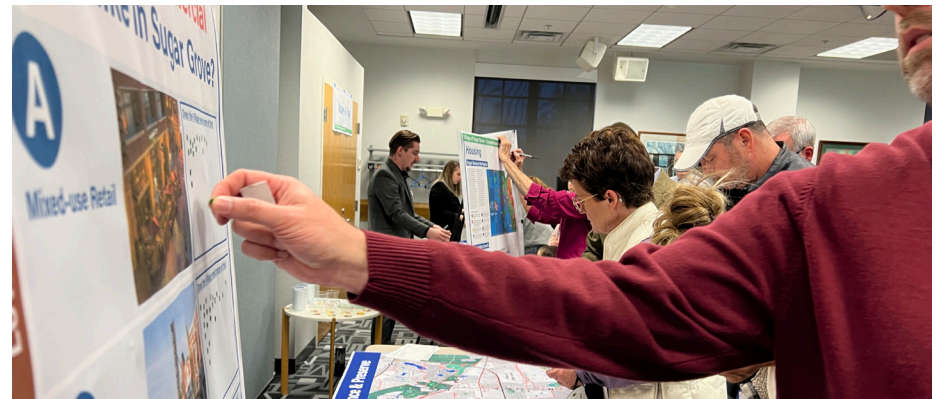


Photo Credit: Design Workshop

KEY TAKEAWAYS

The following is a summary of recurring thoughts, comments and opinions received through community engagement.

PROTECTION OF NATURAL RESOURCES

- One of the top priorities was to protect the natural environment.
- Future growth should be positioned to connect residential neighborhoods and civic venues should be close to, and connected by, the village's natural areas, parks, and trails.
- As a way to attract investment and activity to Sugar Grove, participants wanted the natural and recreational assets to be better activated. The village's green spaces should connect to each other through expanding the trail and sidewalk network.

LACK OF MOBILITY

- Bicycle and pedestrian mobility was the most desired forms of mobility in the village. Participants wanted public investment in transportation to prioritize bicycle paths and trails that connect the neighborhoods to nearby forest preserves and parks.
- Participants desired investments in sidewalk connectivity to establish safe routes to schools, parks, and preserves.

LIMITED HOUSING OPTIONS

- Participants would like the village to focus on providing housing choices for aging populations, as well as young professionals and families to maintain a high quality-of-life in the village.

- Participants desire an increase in higher density housing in the form of townhomes, duplexes, and single-family attached.

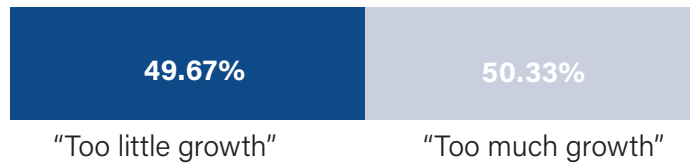
PRESERVATION OF VILLAGE CHARACTER

- Participants were highly positive about Sugar Grove's "small town character" and rural context and regularly emphasized that the comprehensive plan should preserve and maintain this character to the extent possible.
- Participants shared concerns related to leveraging the village's proximity to major state high-ways and the tollway to attract industrial-type economic development which may result in truck traffic, noise, pollution, and congestion. Many called on the village to be strategic about locating future economic growth to reduce these issues, as well as focusing economic development on recruiting industries with less negative impacts, such as truck traffic, to surrounding areas to Sugar Grove.

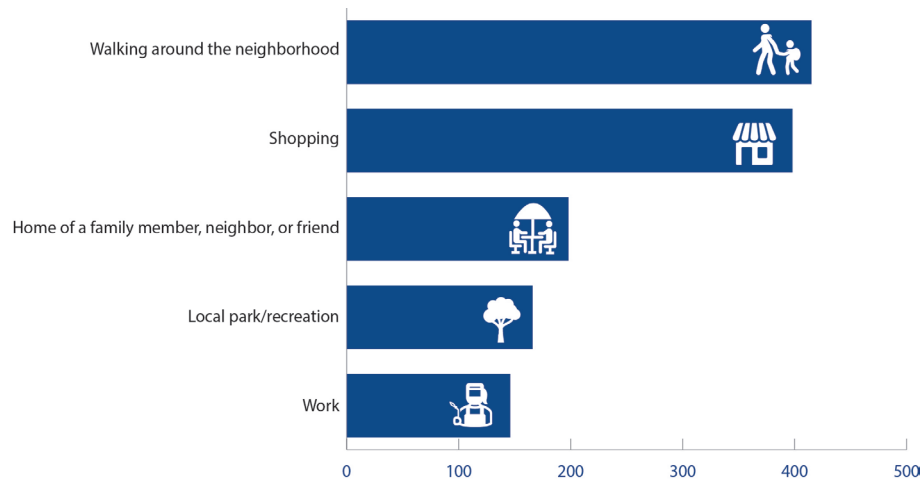
LACK OF RETAIL AND A VILLAGE CENTER

- Participants emphasized the lack of retail that serves the local population and supports experiences, such as shopping and dining, noting the need to leave Sugar Grove for these purposes.
- Retail is the most needed type of development with many community members stating that their highest priority is to "create community" through more restaurants, bars, cafes, and local retail along with new community gathering spaces.
- Participants desire the concentration of this retail type in a newly established "village center" within the community to serve residents and attract visitors.

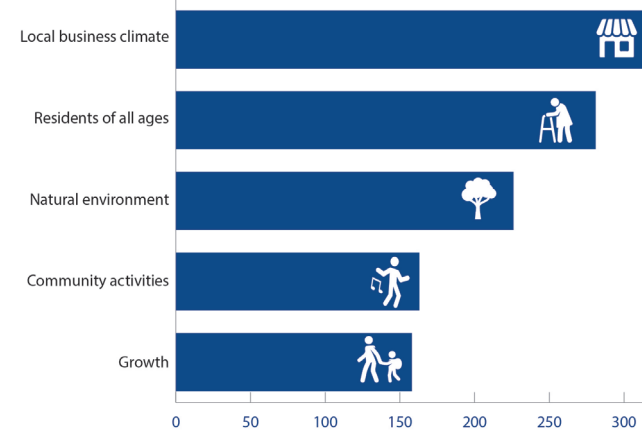
When asked to identify the top three threats to Sugar Grove's quality of life in the next 10-20 years, the most popular responses were too much growth (13% of question respondents) and too little growth (14%). When compared by number of respondents, the split between options (below) is almost even.



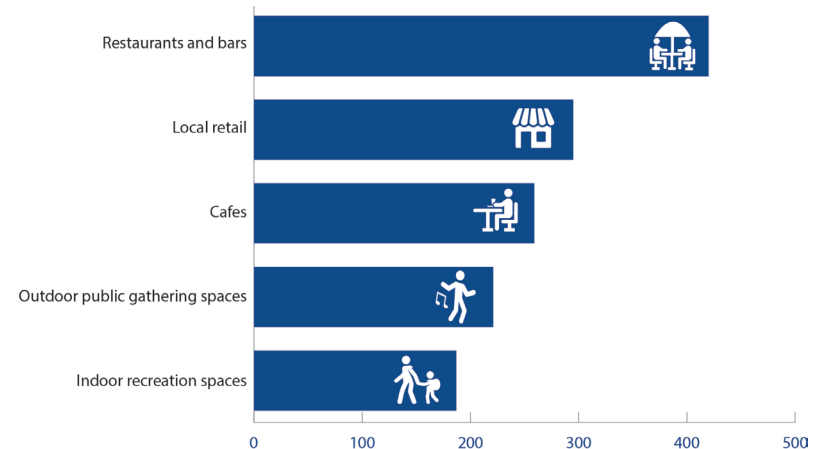
Survey respondents indicated that when they are not at home, they spend their time walking around the neighborhood, shopping, in friends' homes, at local parks, or at work.



Survey respondents felt the Comprehensive Plan's top three priorities should be strengthening the local business climate, attracting residents of all ages, and protecting the natural environment.



Respondents felt that Sugar Grove's community would be strengthened by adding cafes and bars, local retail, cafes, and spaces for gathering and recreation.



EXISTING LAND USE AND ZONING

As part of the existing conditions investigation, a review of existing land use was conducted. The following land uses, shown in Figure 4, exist in Sugar Grove today.

The village's zoning code and ordinances establish the type of uses permissible within the village. Land Use within Sugar Grove are regulated by Title 11, Zoning Regulations. The chapter establishes the following zoning districts shown in Figure 5, which define standards and requirements for how land within the village boundary can be utilized and developed.

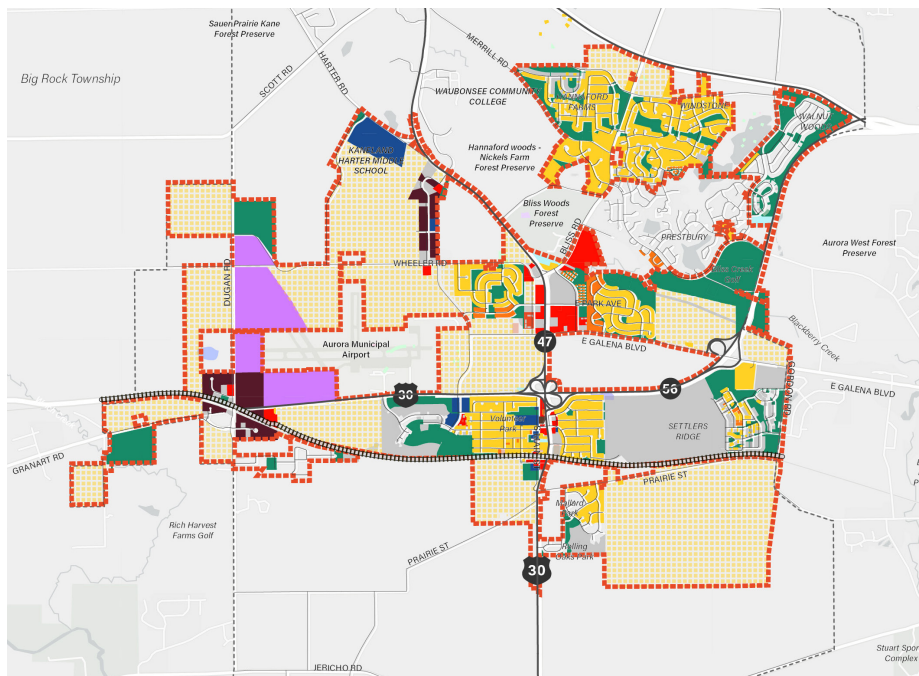
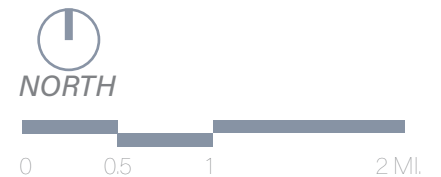


Figure 4: Existing Land Use

Legend

- Village of Sugar Grove Boundary
- Planning Area Boundary
- Agriculture
- Single Family
- Single Family Attached
- Multi-Family
- Urban Mix with Residential Commercial
- Commercial
- Religious Facilities
- Public Facilities
- Open Space
- Aircraft Transportation
- Industrial
- Vacant

Source: Kane County, (Illinois), Design Workshop



EXISTING ZONING

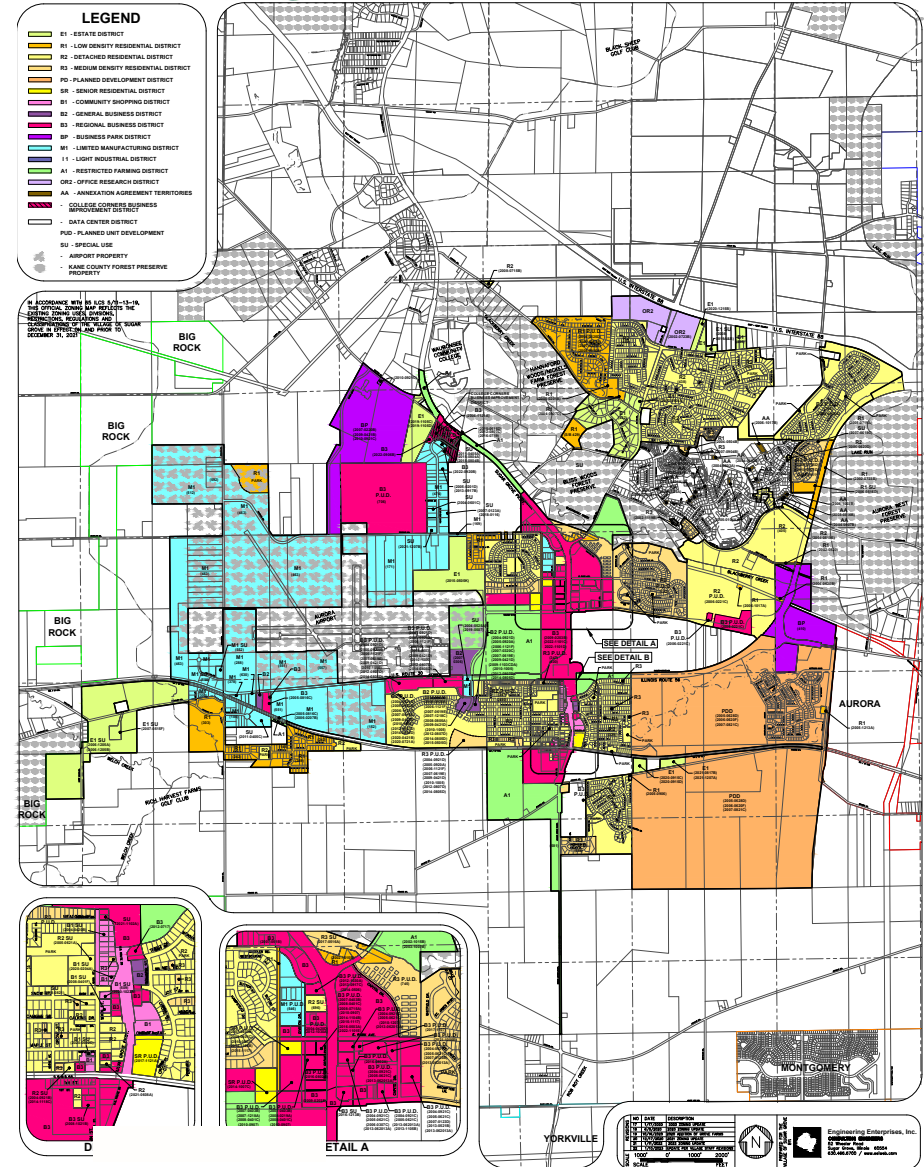
The Village of Sugar Grove constitutes fifteen specialized zoning districts and several Planned Unit Development and Special Use parcels. Of these fifteen zones, single family residential zones (E1, R1, R2, and R3), general business zones (BP and B3), light industrial zones (M1), agricultural (A1), and planned development districts (PDD) dominate. There is little speculative zoning in Sugar Grove and zoning largely reflects existing development patterns and land uses, with most single-family residential development to the east of the community, business and retail uses and zones in the center along Route 47, and industrial and high-impact commercial uses around and comprising the airport.

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

Figure 5: Existing Zoning

SUGAR GROVE ZONING MAP 2023



Source: Village of Sugar Grove



3

PLAN VISION

Photo Credit: Design Workshop

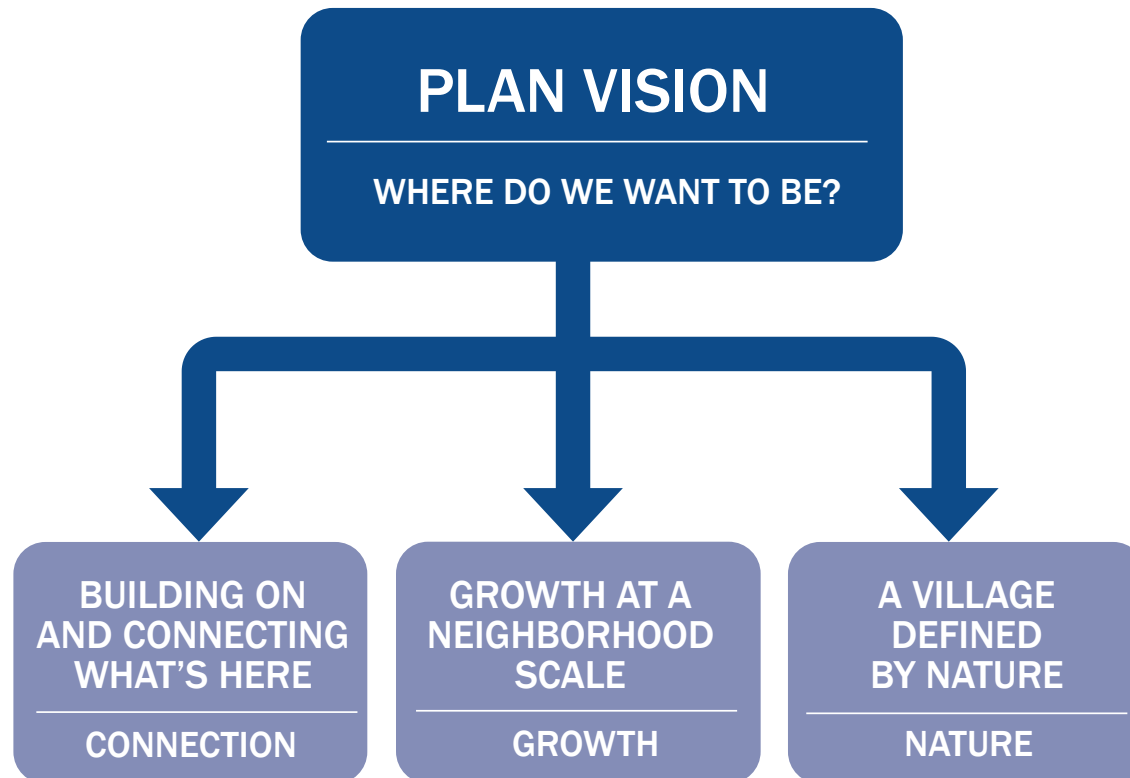
FUTURE VISION AND PLAN THEMES

ORGANIZATION

This section of the plan defines the vision and themes that create the framework for the plan objectives and action items.

VISION STATEMENTS

The priorities established throughout community engagement serve as the foundation of Sugar Grove's 2023 Comprehensive Plan vision, which looks ahead to the next decades of growth, change, investment, and well-being in Sugar Grove. The overall plan vision builds on an understanding of the village's previous planning efforts, considers current barriers and opportunities, and is inspired by dialogue with the community. The vision is expressed in the following three statements that outline the community's aspirations.



SUGAR GROVE WILL BUILD ON AND CONNECT WHAT'S HERE.

"Build on and connect to what is here" aims to enhance and safely connect neighborhoods through continuous sidewalks, streets, trails, and improved infrastructure throughout the village. As growth occurs, this vision expresses a future where Sugar Grove residents have access to transit options to move throughout the village and connect to daily needs such as places for services, employment, and education. This vision also aims to infill new residential growth near the center of the village adjacent to established neighborhoods and basic services.

"Sugar Grove is most in need of walking and bike paths to connect the whole community to all sugar grove has to offer in a safe way."

"The village needs more connectivity between neighborhoods and towns and more dining/entertainment opportunities."

"I like the connections with our neighbors most about Sugar Grove."



Photo Credit: Design Workshop

SUGAR GROVE WILL ENCOURAGE GROWTH AT A NEIGHBORHOOD SCALE.

This vision aims to turn the dial from traditional single family suburban development towards walkable urbanism. Walkable urbanism includes developing buildings located closer to each other; creating more walkable neighborhoods; designing streets with better and safer connections among destinations; and providing a greater mix of home types and transportation options. These desired outcomes have the added benefit of reducing infrastructure, construction, and maintenance costs that result from more compact development. This vision statement aims to provide services, jobs, recreation, and community gathering spaces as core components of complete communities.

"We need growth while keeping the small town feel, sense of community."

"A priority should be growth without compromising character."

"We must keep the small-town real while growing options like food options, retail and business options."



Photo Credit: Design Workshop

SUGAR GROVE WILL BE A COMMUNITY DEFINED BY NATURE.

A community defined by nature balances growth with the preservation of ecologically sensitive lands, open spaces, and recreation. It prioritizes expanding and connecting natural and ecological assets to one another and to Sugar Grove's neighborhoods. New development within Sugar Grove will continue to consider the village's natural systems and sensitive lands in development decisions to enhance their ecological function or recreational opportunity. The village's identity and brand will reflect this vision as the community grows to attract new residents and businesses.

"There is an opportunity to focus on natural and open space and develop a large, connected corridor of such"

"We must protect access to nature trails and natural areas"

"I love the village's openness of areas, parks, nature areas and paths"



Photo Credit: Design Workshop

PLAN THEMES

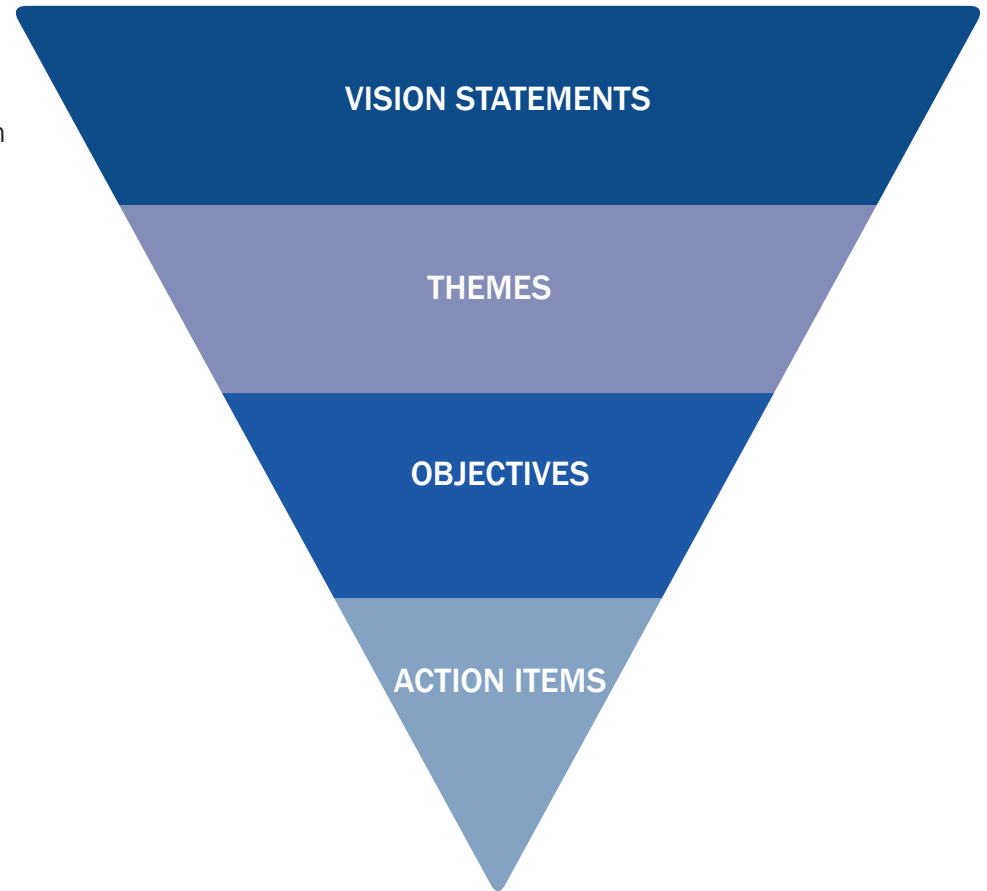
To achieve these distinct community visions, the following six themes create the framework for the comprehensive plan. Like the vision, the plan's themes were developed through a series of community workshops and surveys. Each theme is supported by a series of objectives and action items for implementation. The themes are:

- » 1. Provide mobility and ensure that all modes are safe and connected.
- » 2. Reinforce neighborhood scale development to ensure that residential areas are livable, diverse, connected, and accommodate growth.
- » 3. Create destinations for community gathering and entertainment.
- » 4. Ensure a resilient economy through enhancing the local business climate and encouraging local entrepreneurship.
- » 5. Create more opportunities for people of all ages, backgrounds, and abilities to prosper in the community.
- » 6. Protect the community's highly valued natural resources.

Within each theme, several objectives were identified by the community to actualize the themes and guide local policies, programs, partnerships, and investments over the next decades. In some cases, objectives are further supported by specific implementable action items.

Themes, objectives, and action items are defined as:

- » Theme: A high-level principle/priority
- » Objectives: A proposed policy, program, or course of action
- » Action Item: A method of achieving an objective or fundamental steps for implementation



THEME 1: PROVIDE MOBILITY AND ENSURE THAT ALL MODES ARE SAFE AND CONNECTED.



The plan addresses three types of mobility: the ability to safely walk, the ability to safely bike, and the potential to access bus or train transit. Presently, the community has limited options for moving around the village and for accessing the larger region other than by automobile. The plan hopes to change that by focusing on infrastructure that the village controls, such as local streets and trails, rather than those under the control of other entities, such as highways.

Today, the village is best described as a suburb or bedroom-community with single-family residential land uses comprising the largest single share of the total incorporated area. Residential neighborhoods provide effective pedestrian connectivity with sidewalks on both sides of most residential streets. While this network of sidewalks provides opportunities for pedestrians to walk within residential neighborhoods, connections between neighborhoods are lacking. Major roads, such as Hanks Road, Bliss Road, Denny Road, East Galena Boulevard, Municipal Drive, and East Park Avenue, are missing sidewalks entirely or have gaps in the sidewalk network. Pedestrian connectivity throughout the community is further hindered by the presence of multiple county and state routes weaving between and dividing residential neighborhoods and commercial areas, rendering connections limited and unsafe. In most cases, no

sidewalks, separated paths, or crosswalks exist alongside or across these roads.

While the village has local and regional bicycle facilities, many of these facilities are located within residential neighborhoods and lack connections between neighborhoods and commercial areas. Major roads throughout the community, such as Bliss Road, Route 47, Route 30, Route 56, and East Galena Boulevard, are missing critical bicycle facilities. Considered a major asset for the village, the Virgil Gilman Nature Trail is a bicycle and pedestrian route that takes one from Hill Avenue in Aurora, past the Fox River, over Route 56 with a bridge, through Bliss Woods Forest Preserve, and to Waubensee Community College. This trail connects the village to the wider trail networks in Aurora such as the Fox River Trail. Although the Virgil Gilman Trail is a major trail spine within the community, residents expressed that there are limited connections to the trail by walking or cycling.

At present, there is no transit service in the village. The closest regional transit connection is at the Aurora Metra Station which provides connectivity to downtown Chicago. The closest PACE bus route operates in Aurora. The lack of transit, separated land uses, and intersection of major highway thoroughfares create challenges for walking and bicycling and result in a reliance on automobiles.

WHAT WE HEARD

Residents noted that neighborhoods south of Route 30 and Route 56 are especially disconnected from assets within the community, such as the forest preserves and the Virgil Gilman Nature Trail, as major highways divide these neighborhoods and do not support bicycle or pedestrian connections. When asked about safety when walking or cycling, participants shared grave concern. The community survey noted that there is significant interest in new and enhanced pedestrian and bicycle infrastructure. Younger and older survey respondents felt that the inability to get around without driving is a threat to Sugar Grove's quality of life in the next 10-20 years. When asked about enhanced connectivity to Metra and Chicago Transit Authority (CTA), a majority of respondents expressed some interest. Support for transit options increased with respondent age.

Figure 6: Theme 1 Engagement



An example of a pedestrian and bike bridge under a busy road.
Photo Credit: Design Workshop

OBJECTIVES 1.1 Improve intra-connectivity among Sugar Grove's destinations.

- » Establish a trails master plan that identifies preferred routes, potential partners (Sugar Grove Park District, Kane County, Illinois Department of Natural Resources), benefits to landowners, trail standards, and dimensional criteria.
- » Work with developers to implement trail connections through in-kind contributions or direct funding (see Figure 7).
- » Prioritize planning and design of the “priority paths” which connect neighborhoods, commercial areas, recreational assets, the Virgil Gilman Trail, and existing forest preserves (see Figure 7).
- » Implement a rapid flashing beacon where the Virgil Gilman Trail crosses Kadeka Road.
- » Work with Illinois DOT to identify safety enhancements where priority paths cross Routes 30, 47 and 56. This includes grade-separated crossings (see Figures 7 and 8). Underpasses with good sight lines and shallow slopes are preferred.
- » Request traffic signals from Illinois Department of Transportation (IDOT) (see Figure 8) at:
 - Route 47 and Park Avenue
 - Route 47 and Kedeka Road
 - Route 47 and Seavey Road
 - Route 47 and Green Road
- » Continue to develop and implement the Safe Routes to School program. Partner with local school districts and other educational institutions

to provide Safe Routes to School maps updated annually and made easily accessible to residents.

- » Continue to implement the established Village gateway signage at designated locations (see Figure 8) to signify the arrival into the community, strengthen a cohesive Village brand as well as encourage appropriate vehicular speeds.

1.2 Identify near-term priorities to improve safety, access and connectivity.

- » Adopt a complete streets ordinance that specifies guidelines for multimodal corridors to ensure that people of all ages and abilities have safe, accessible routes for each mode of transportation one uses. Incorporate guidance from the National Association of City Transportation Officials (NACTO) and the U.S. Access Board.
- » Prepare a Complete Streets Action Plan of continuous sidewalks, street crossings, traffic calming, safety and access management. Prioritize village-owned infrastructure (see Figure 10). Include performance measures and an implementation timetable for each item.
- » Utilize demonstration and pilot projects to advance rapid implementation.

1.3 Focus transportation investments on locally owned assets.

- » Focus transportation investments on village-owned and controlled facilities. By not depending on highways for local connectivity, the village can direct growth to local streets and paths, suppressing the need for wider roads.
- » Educate community members about the safety benefits of smaller streets, the costs associated with widening highways, parking, induced driving, and induced distances.
- » Work with IDOT and Kane County to implement access management principles along state and county routes.

OBJECTIVES

- » Require future developments to be centered around key locations such as the proposed village center, future transit stations, greenways, neighborhood centers, etc. and away from highways. This approach allows developments to function independently of the state highway facilities and therefore prioritizes complete streets (see Future Land Use Map).
- » Update the zoning and subdivision codes to encourage connectivity between the sidewalk network as well as connectivity to adjacent developments.
- » Discourage the future expansion of Routes 30, 47 and 56.

1.4 Advocate for future transit within the village.

- » Advocate for future transit with METRA and PACE, connecting the village to surrounding destinations (see Figure 11). This includes:
 - train station at Settler's Ridge
 - commuter express bus
 - bus service along Route 47
- » As transit is established, provide high-quality infrastructure such as a signature train or bus station, winterized bus shelters, and safe routes to transit.

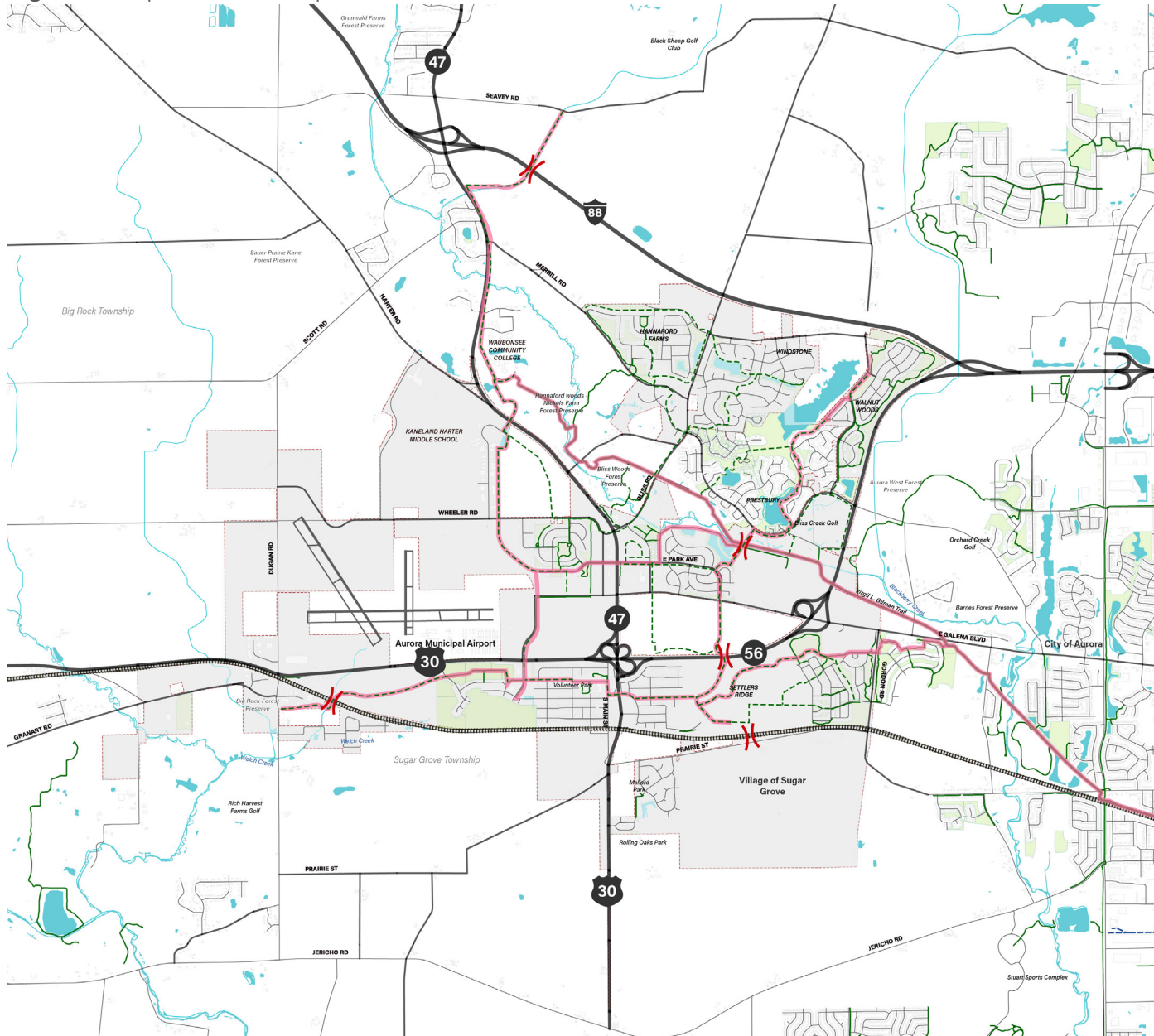


Pedestrian and bicycle bridge along the Virgil Gilman Trail over Highway 56.
Photo Credit: Design Workshop











Multi mobility bridges seen in and around Sugar Grove increase the village's pedestrian and bicycle connectivity.
Photo Credit: Design Workshop

Figure 7: Proposed Paths Map



Legend

-  Village Boundary
-  Existing Interstate
-  Existing Arterial
-  Existing Collector
-  Existing Local Road
-  Existing Path
-  Existing Railroad
-  Hydrology
-  Existing Parks
-  Proposed Paths
-  Priority Path
-  Proposed Bridge/Underpass

Source: Kane County, (Illinois), Design Workshop

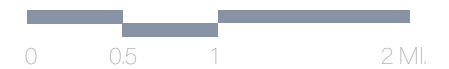
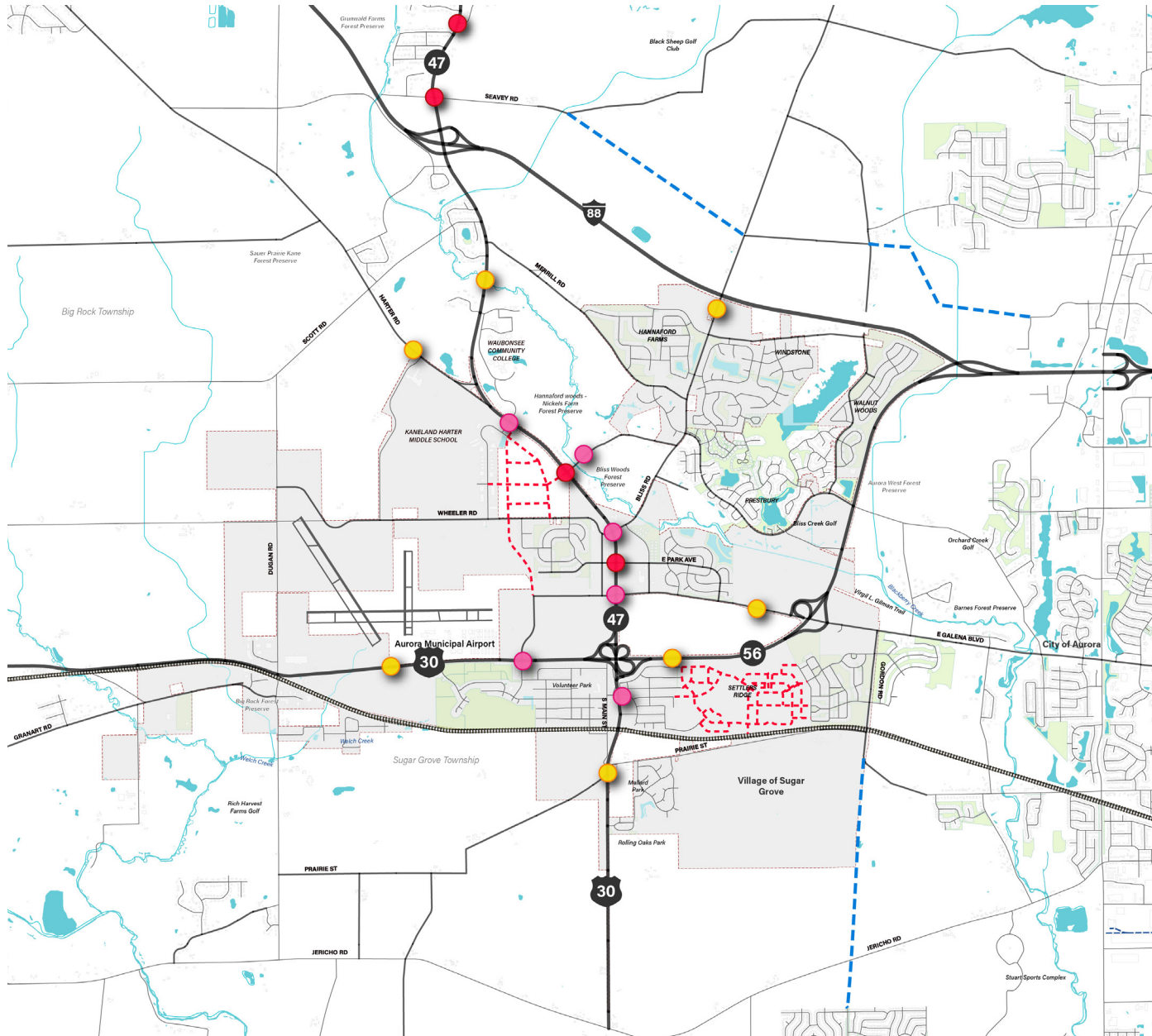


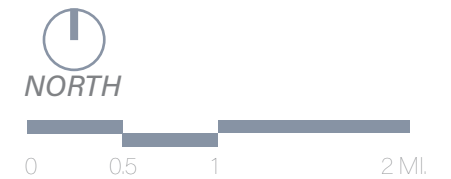
Figure 8: Proposed Transportation Map



Legend

- Village Boundary
- Existing Interstate
- Existing Arterial
- Existing Collector
- Existing Local Road
- Existing Path
- Existing Railroad
- Hydrology
- Existing Parks
- Proposed Stoplight
- Proposed Gateway
- Add/Improve Crosswalks
- Proposed Alignments from Other Studies
- Proposed Local Roads

Source: Kane County, (Illinois), Design Workshop



COMPLETE STREET PRIORITIES

As per the US Department of Transportation, "complete streets" are defined as "streets designed and operated to enable safe use and support mobility for all users. Those include people of all ages and abilities, regardless of whether they are travelling as drivers, pedestrians, bicyclists, or public transportation riders." This concept can take on many different forms such as sidewalks, bicycle lanes, bus lanes, median islands, accessible walkways and pedestrian signals, streetscape enhancements, and landscape treatments.

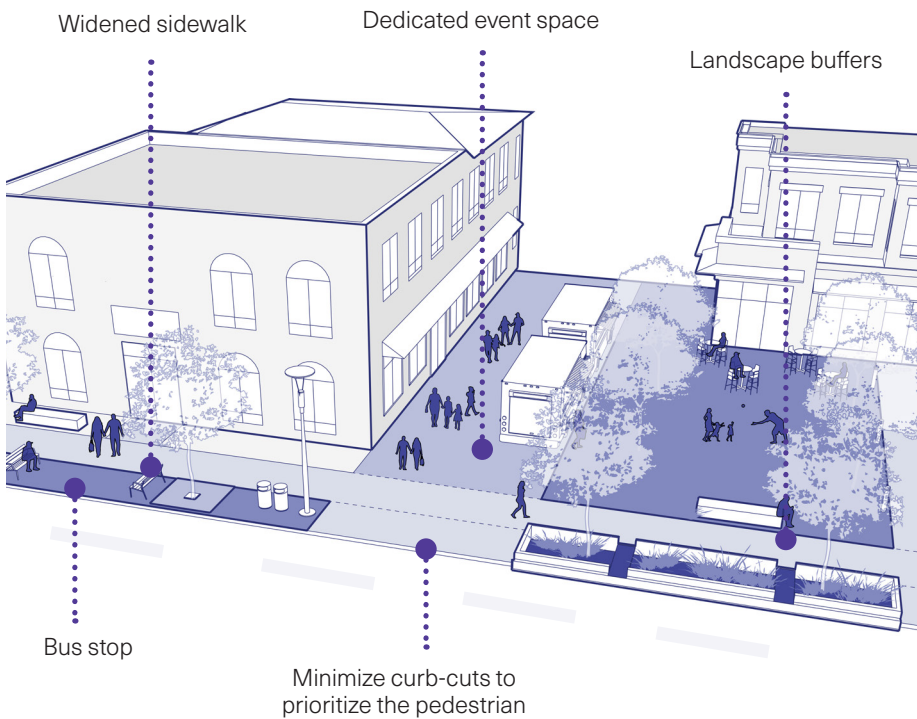


Figure 9: Complete Streets

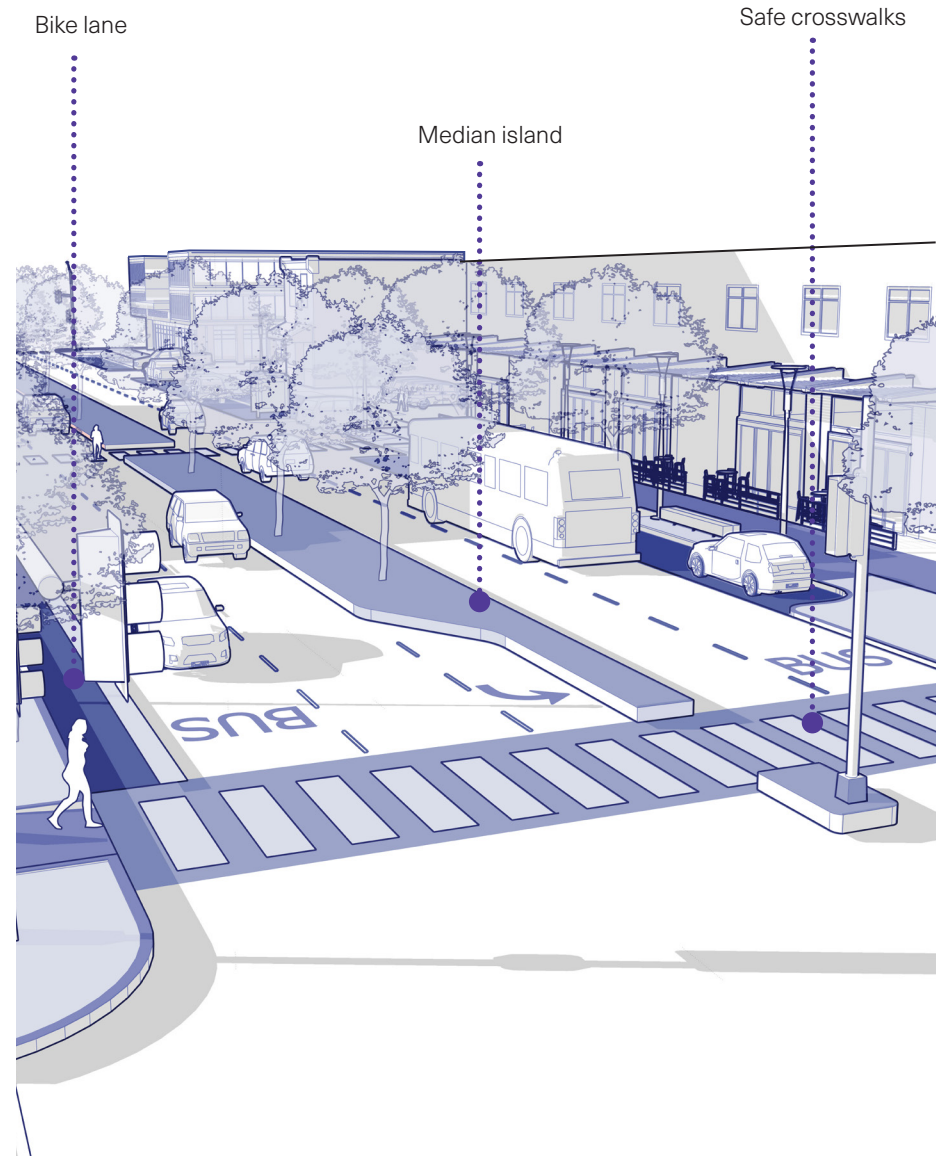
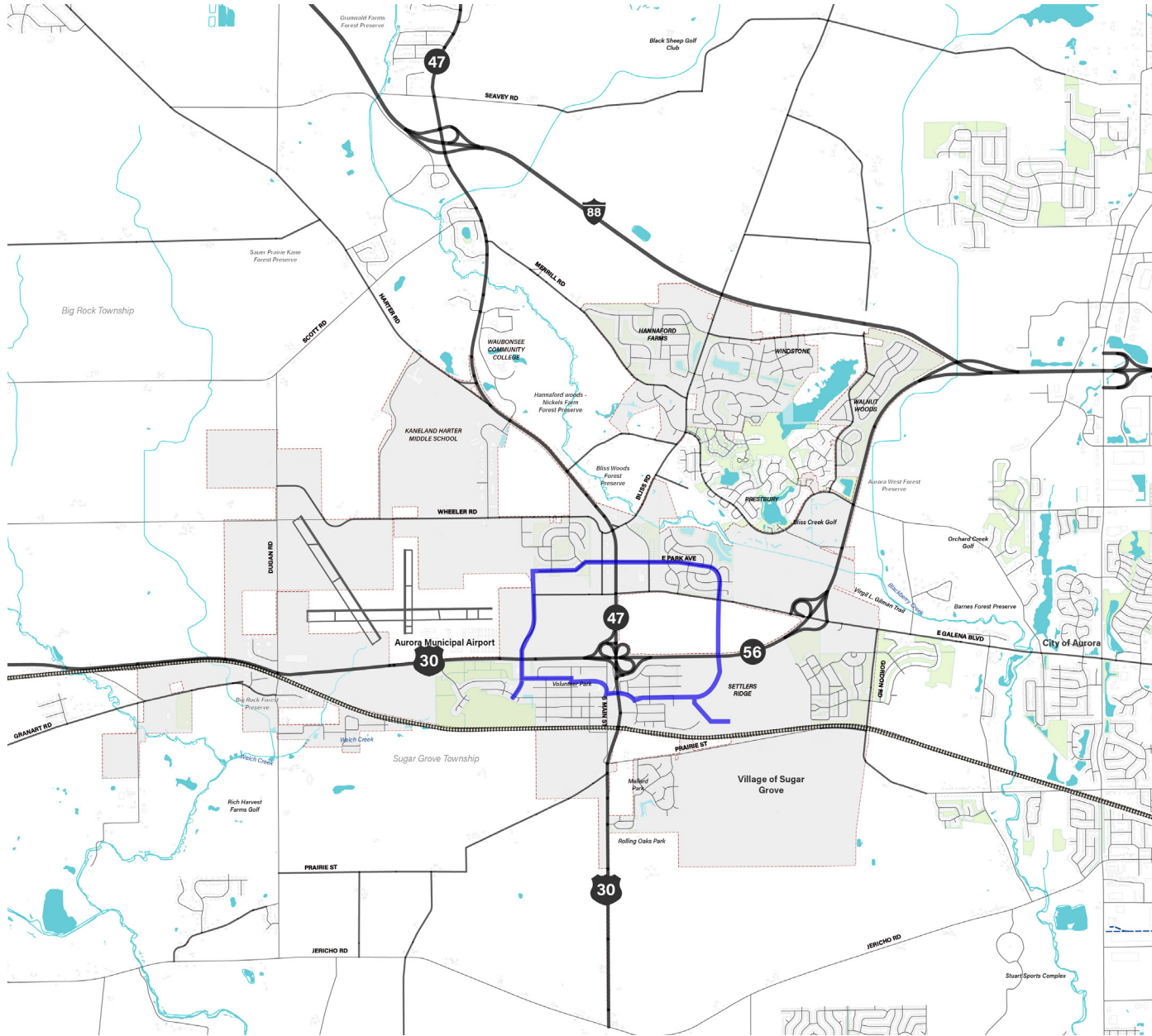




Figure 10: Proposed Complete Streets



Legend

-  Village Boundary
-  Existing Interstate
-  Existing Arterial
-  Existing Collector
-  Existing Local Road
-  Existing Path
-  Existing Railroad
-  Hydrology
-  Existing Parks
-  Proposed Complete Streets

Source: Kane County, (Illinois), Design Workshop

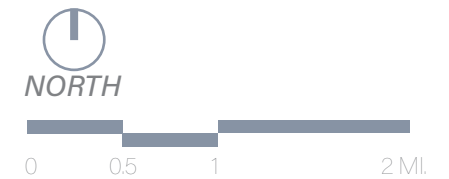
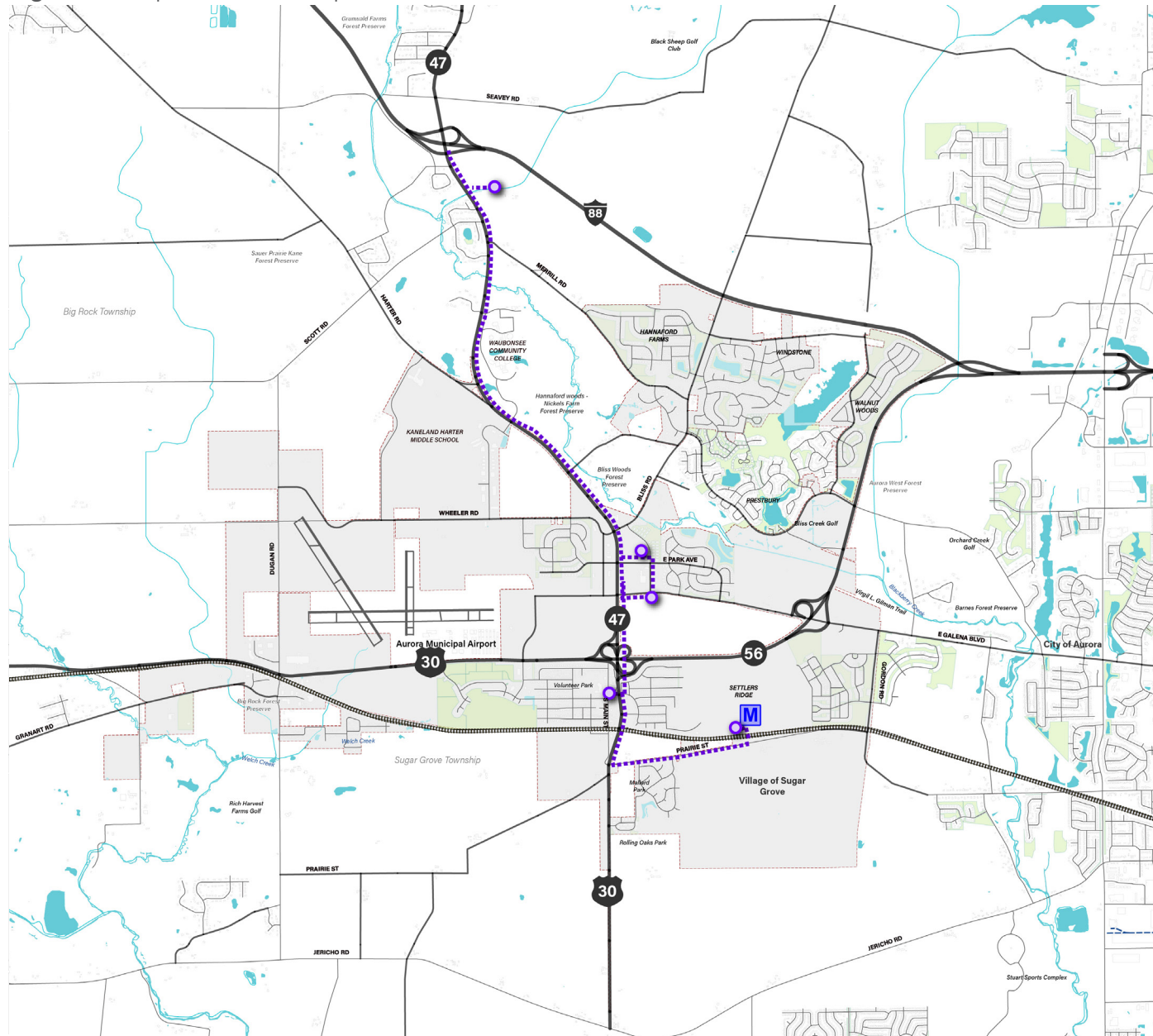


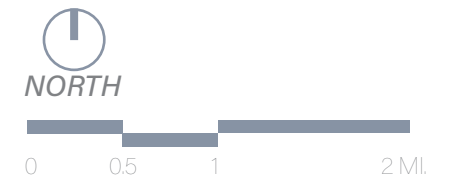
Figure 11: Proposed Transit Map



Legend

- Village Boundary
- Existing Interstate
- Existing Arterial
- Existing Collector
- Existing Local Road
- Existing Path
- Existing Railroad
- Hydrology
- Existing Parks
- Proposed Metra Station
- Proposed Bus Route
- Proposed Bus Stops

Source: Kane County, (Illinois), Design Workshop



ACTION PLAN

Table 1: Action Plan

Action Item	Modify the zoning code to achieve the objectives under this theme. See pages 81-84.	Target funds to complete a Trails Master Plan.	Target funds to complete a Complete Streets Action Plan.	Draft a Complete Streets Ordinance.	Continue to develop the Safe Routes to School program to inform future sidewalk installation priorities	Submit a formal request to IDOT for new stop lights and new underpasses as recommended.	Maintain regular coordination with METRA and PACE related to future expansion of transit.
Objective	All	1.1	1.2	1.2	1.2	1.3	1.4
Entity Responsible	Village of Sugar Grove Administrative Staff and Board	Village Administrative Staff	Village Administrative Staff	Village Administrative Staff	Village Administrative Staff	Village Administrative Staff	Village Administrative Staff
Partnerships	Private consultants	IDNR, Sugar Grove Park District	IDOT, CMAP Sugar Grove Park District	IDOT	IDOT, Kaneland Community Unit School District	IDOT	PACE, METRA, Kane County, IDOT
Timing	Near-term	Mid-term	Mid-term	Near-term	Mid-term	Long-term	Long-term

THEME 2: REINFORCE NEIGHBORHOOD SCALE DEVELOPMENT TO ENSURE THAT RESIDENTIAL AREAS ARE DIVERSE, CONNECTED, AND LIVABLE.



“Neighborhood scale development” expresses a desire for neighborhoods to provide services, jobs, recreation, and community gathering spaces as core components of a complete neighborhood, a neighborhood where these goods and services are easily accessible by residents. New residential growth in the village should be directed within, and immediately adjacent to, existing neighborhoods, services, and amenities and provide a greater mix of home types. This desire counters the historic outward growth of the village, while striving to provide more housing and mobility options for people of all ages and abilities to live in the village. Additionally, this vision strives to enhance existing residential neighborhoods by encouraging local dining, retail, and entertainment opportunities within walking and bicycling distance to all of Sugar Grove.

As a community incorporated in the mid-20th century at the outskirts of a metropolitan region, the Village of Sugar Grove was largely developed in a wave of suburbanization after 1980. On a national level, multiple environmental and public health studies highlight the negative impact of typical suburban development patterns. These impacts include increased infrastructure costs, limited land availability, increased carbon emissions due to driving, encroachment on wildlife habitats, poor public health outcomes due to physical inactivity, amongst others. While Sugar Grove

offers a variety of housing densities and scales within the single-family and duplex product types, this vision aims to increase housing options within a village experiencing just one percent housing vacancy today. Sugar Grove’s housing stock primarily consists of single-family homes, with approximately 74 percent of all housing being detached single-family. Only nine percent of housing within Sugar Grove contains two or more units in the same structure.

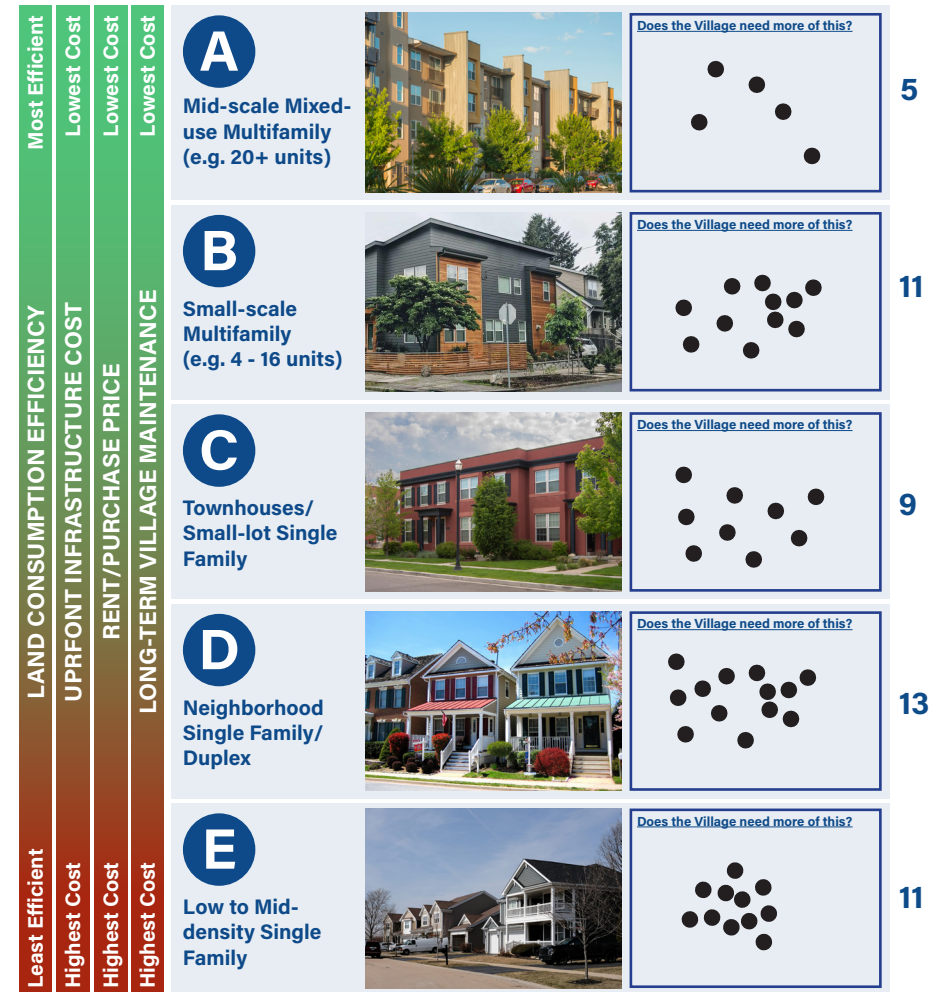
Single-family homes are an important component of the village’s housing portfolio; however, the village seeks to balance this with varied housing options to meet the needs of those who have different needs and preferences. When housing options are available at a range of price points, it becomes easier to fill local jobs with local residents. It also ensures that no one is forced to leave town when their financial situation changes, as is the case for many retirees.

A basic method of evaluating housing supply and demand is to assess housing need based on population growth and housing supply. Based on the population projections from CMAP, Sugar Grove will need to add 3,177 housing units by 2050. This equates to an average of 176 units being added per year through 2050.

WHAT WE HEARD

When asked to define the top priorities for the comprehensive planning process, survey respondents expressed a desire to make/keep Sugar Grove attractive to people of all ages. Residents felt the village should focus on providing housing choices for aging populations, as well as young professionals and families, in the form of townhomes, duplexes and single-family attached units as one way to achieve this objective. There was modest support for higher density housing, such as mid-scale apartments, with the majority of participants sharing a desire to maintain the small-town character and rural feel in the village.

Figure 12: Workshop 1 Responses: "What should residential growth look like in Sugar Grove?"



OBJECTIVES 2.1 Create opportunities for “gentle density” within targeted areas of the village to reduce sprawl and leverage existing infrastructure.

- » Transition the zoning ordinance to a form-based approach to regulate the scale and form of development, allow a mix of uses within neighborhoods, and provide units in proximity to residents’ basic needs.
- » Modify the zoning ordinance to allow greater flexibility of housing types within Sugar Grove’s residential neighborhoods according to the Future Land Use Map.
- » Allow accessory dwelling units (ADUs) by default in all residential neighborhoods. ADUs are small, secondary houses built behind, above, or attached to an existing home in a residential neighborhood. ADUs are not only a strategy for providing housing options in existing neighborhoods, but often allow for aging-in-place and host aging residents who desire semi-independent living. Target densities from 4 to 12 dwelling units per acre.
- » Evaluate existing zoning and parking regulations to understand if it is unnecessarily limiting growth opportunities. Organic growth is the most sustainable as it allows property owners to maximize the value of their land and spreads benefits across the community.

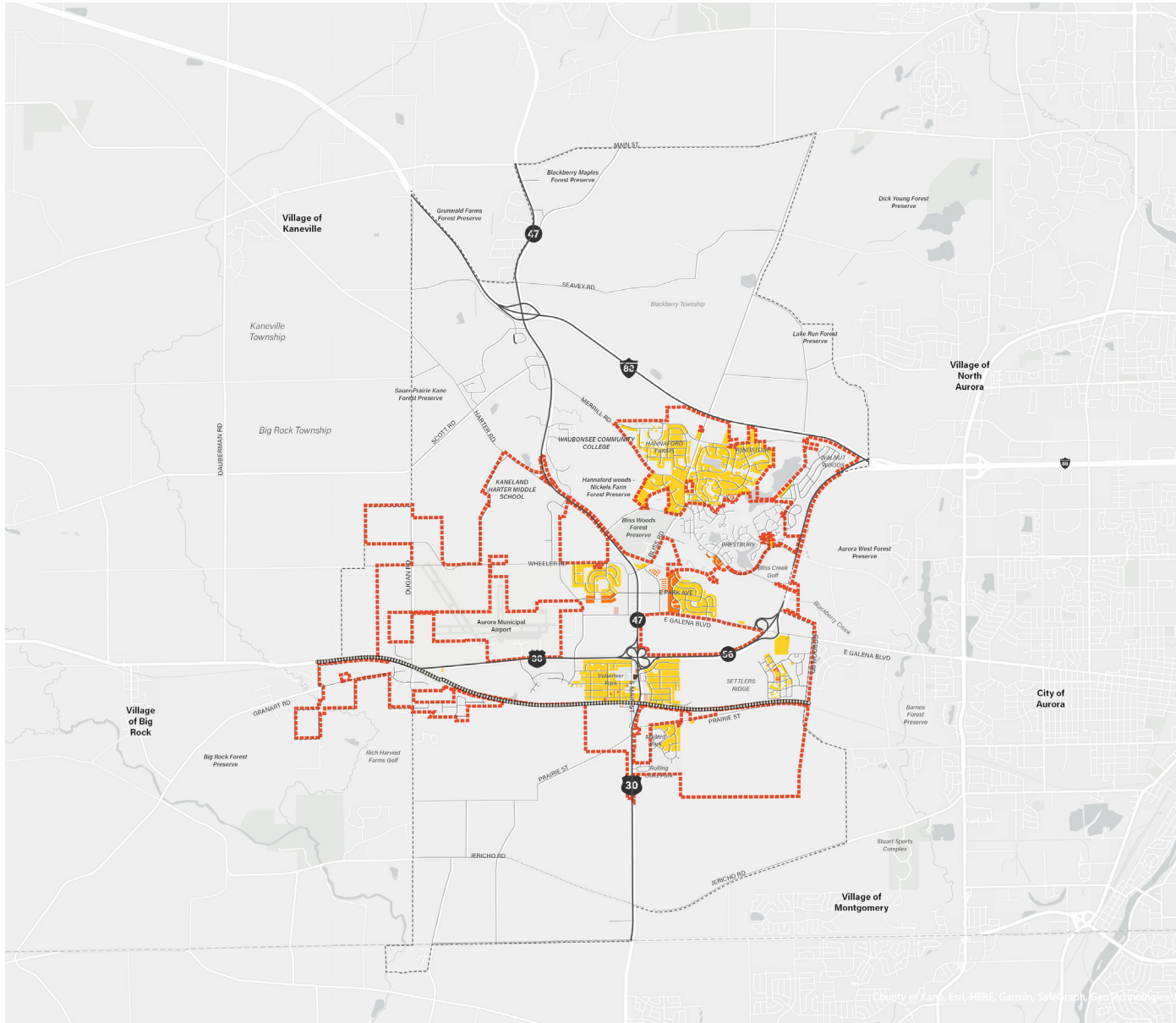
2.2 Reinforce Sugar Grove’s small-town identity.

- » Embrace and highlight the village’s recreational amenities and “small town character”.
- » Tap into the growing tourist and outdoor recreation market by launching a marketing campaign focused on promoting existing and future tourist-related destinations.
- » Continue to promote community events, such as the Corn Boil, Food Truck Friday, and Holiday in the Grove, to surrounding communities.
- » Prioritize locating future active/public-facing development, such as retail, civic uses, residential, and office uses, at the “core” of the village.
- » Establish a growth boundary agreement with the Village of Elburn.

2.3 Actively seek greater diversification of housing options.

- » Identify gaps in the village’s housing market and utilize benchmarks to measure progress as it works to further expand housing choice and access locally.
- » Proactively work with real estate developers to encourage residential development that provides housing diversity (types, styles and price points) through funding mechanisms, programs or incentives.
- » Continue to allow for home-based businesses including live-work units where appropriate.

Figure 13: Existing Housing Typologies



Legend

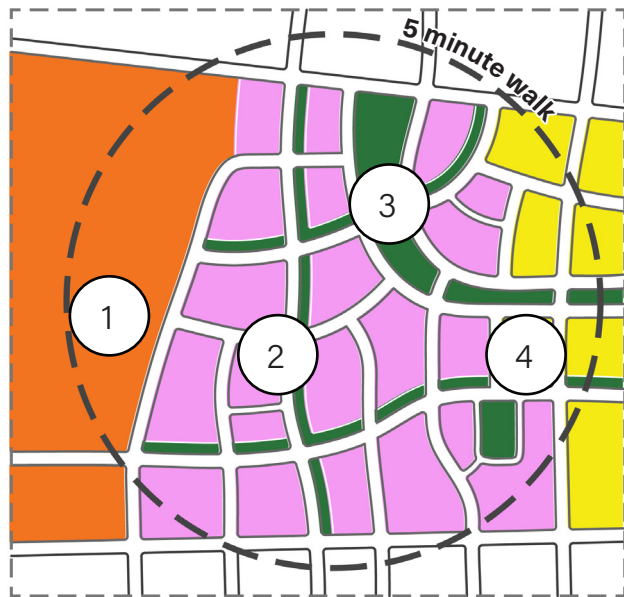
- - - - Village of Sugar Grove Boundary
- Planning Area Boundary
- Single Family
- Single-Family Attached
- Apartment Complex
- Urban Mix

Source: Village of Sugar Grove, Kane County (Illinois), Design Workshop

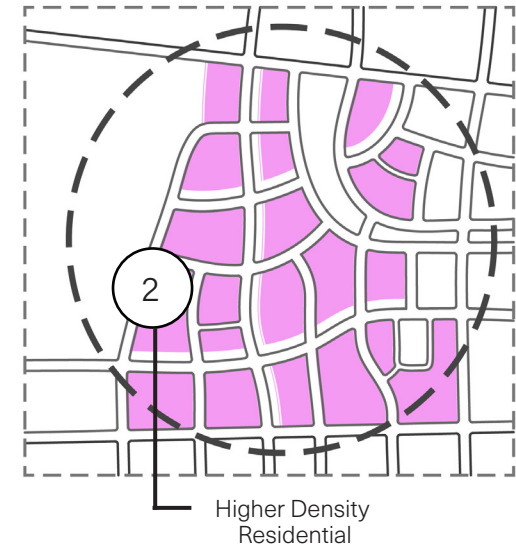


COMPLETE NEIGHBORHOOD CONCEPT

Figure 14: Complete Neighborhood Concept



“Neighborhood scale development” expresses a desire for neighborhoods to provide services, jobs, recreation, and community gathering spaces as core components of a complete neighborhood, a neighborhood where these goods and services are easily accessible by residents.



ACTION PLAN

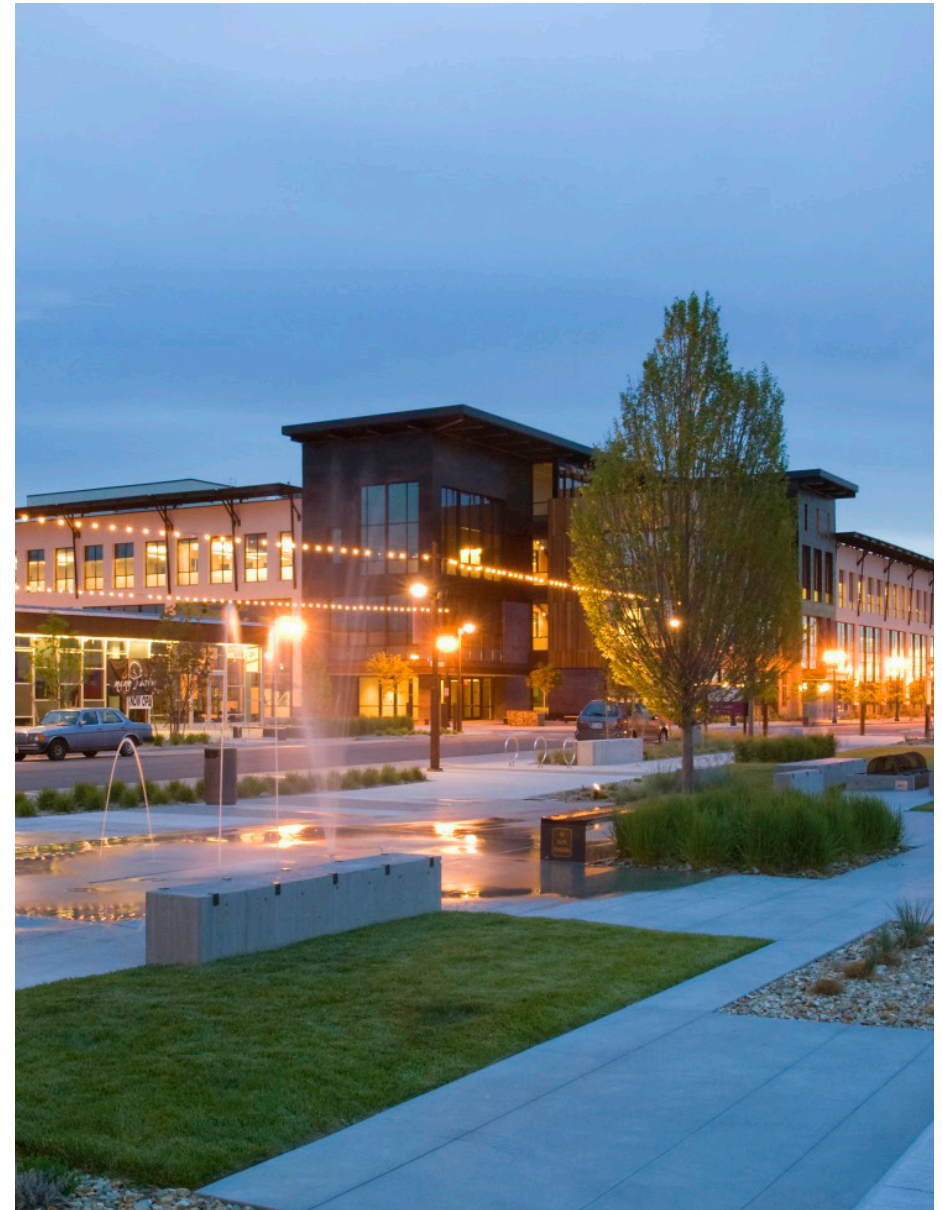
Table 2: Action Plan

Action Item	Modify the zoning ordinance to reflect the priority growth areas, development types, and housing diversity and density objectives as outlined. See pages 81-84.	Initiate a study to guide the application of a form-based code application in Sugar Grove.	Launch a marketing campaign.	Coordinate with the Village of Elburn vis-à-vis a growth boundary.	Establish housing diversity benchmarks based on existing housing stock makeup and anticipated housing needs to identify a range of residential development densities, tenures, values, and styles
Objective	All	2.1	2.2	2.1	2.3
Entity Responsible	Village of Sugar Grove Administrative Staff and Board	Village of Sugar Grove Community Development	Village of Sugar Grove Economic Development	Village of Sugar Grove Community Development	Village of Sugar Grove Community Development
Partnerships	Private planning/zoning consultants	Private planning/zoning consultants	Private branding and digital consultants	Village of Elburn	CMAP, Kane County, developers, property owners
Timing	Near-term	Long-term	Near-term	Mid-term	Mid-term

THEME 3: CREATE DESTINATIONS FOR COMMUNITY GATHERING AND ENTERTAINMENT.



As described above, Sugar Grove has two historic centers: near the depot on Main Street and Bliss Woods along Blackberry Creek. While both are along Route 47, they are separated by Route 56 and constrained by the highway environs, like the Routes 30-47-56 interchange. A village center is key to placemaking and implementing smart growth strategies. The intent of this theme is not just to grow the total number of businesses in the community, but to attract new retail goods and services that meets demand locally. This will help to capture greater tax revenue and keep resident spending within Sugar Grove. Critical to achieving this vision is the creation of local jobs which will result in an increase in the village's daytime population.

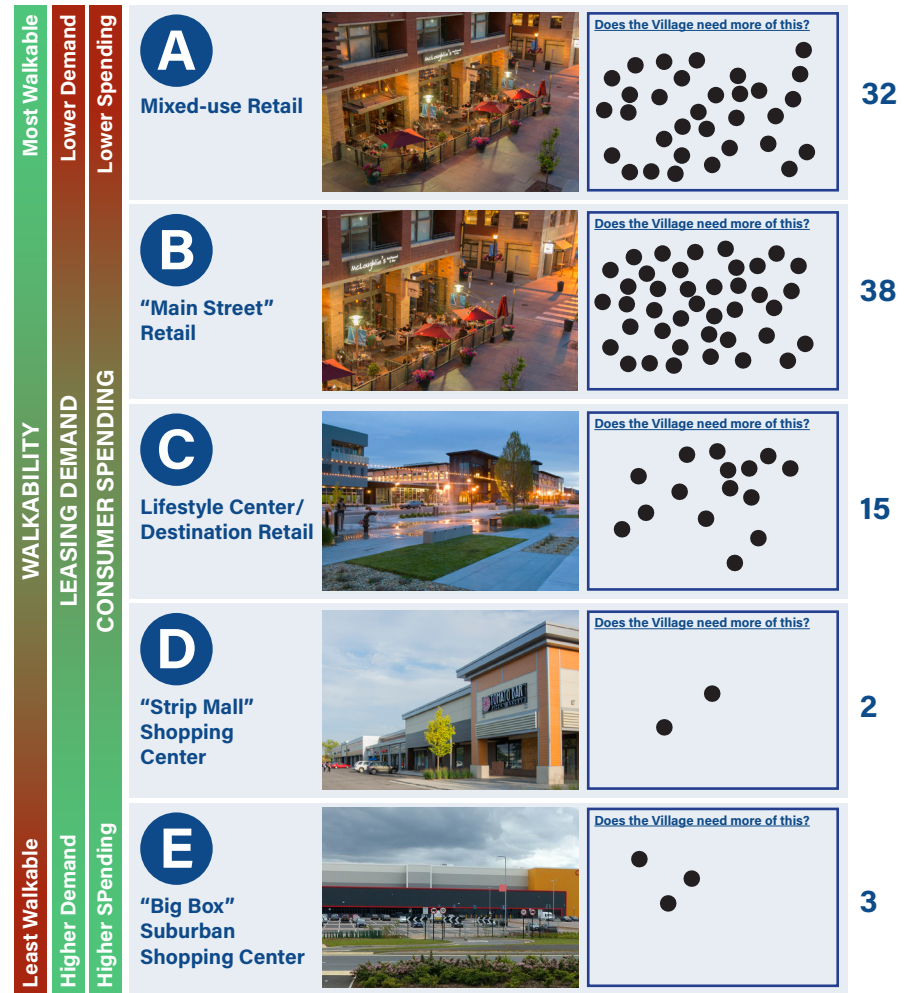


A recurring theme throughout engagement was the community's desire for a space to gather, eat, work, shop, and play locally.
Photo Credit: Design Workshop

WHAT WE HEARD

While a diverse portfolio of commercial types is important in any community, when asked what retail/commercial growth should look like in the village, workshop 1 participants indicated a preference for more walkable types of commercial development. Participants also shared that local dining, retail, and entertainment options are lacking in the village. Throughout community engagement, participants shared that they are often forced to leave Sugar Grove for basic goods and services but would dine out and shop locally if options were available. Residents feel these components are key to creating community. Residents also shared a desire for more public gathering spaces within the community.

Figure 15: Workshop 1 Responses: "What should retail/commercial growth look like in Sugar Grove?"



OBJECTIVES 3.1 Continue to build capacity in and along the Main Street district.

- » Review and consider tested strategies for small town and suburban commercial growth. Review the [Delaware Valley Regional Planning Commission's Report, Revitalizing Suburban Downtown Retail Districts: Strategies and Best Practices](#) to identify and implement relevant practices in partnership with developers and business owners. Elements to consider include how an area is managed, building aesthetics, walkability and mobility options, parking options, sense of place, and event programming.
- » Invest in the redesign of Main Street to improve branding, safety, and overall experience.

3.2 Establish a village center

- » Identify locations for a village center and work with landowners to develop a land sale and/or development strategy. Identify preferred locations for a six to 10-acre village center and lead the community through a visioning process as a starting point to recruit developers. Provide necessary infrastructure connections and/or upgrades up front as an incentive.
- » Work with developers to implement a form-based approach comprised of 1-2 story developments that includes a mixture of shopping, dining, entertainment, office and higher density residential.
- » Investigate the market potential for destination retail and experiential uses, such as restaurants, a local brewery or distillery, to serve as an anchor for

economic development. Encourage integration of restaurants into larger commercial development proposals.

- » Within an identified village center location, work with developers to establish an outdoor event space to host community events and celebrations. Develop a program for the event space with consideration of a bandshell, outdoor seating, fire or water elements, small game courts, arranged to provide maximum flexibility.
- » Prioritize the creation of open spaces and public facilities that implement inclusive design principles including accessible parks and public spaces, paths with minimal inclines, parks with seating and shading, within the village center.
- » Establish community standards for streetscape development and design, focusing on pedestrian-scale installations and improvements, such as maximum setbacks and façade breaks to provide interest and comfort to pedestrians and create a distinctive character in an identified village center.

ACTION PLAN

Table 3: Action Plan

Action Item	Modify the zoning code to achieve the above objectives of prioritizing development in key locations for community gathering. See pages 81-84.	Add Main Street streetscape enhancement to the Capital Improvement Program and identify a funding source.	Continue to have open dialogue with property owners in locations determined suitable for village centers to determine interest in land sale or development.	Establish urban design standards for village center development to guide property owners and developers prior to visioning and conceptual design.
Objective	All	3.2	3.1	3.2
Entity Responsible	Village of Sugar Grove Administrative Staff and Board	Village Administrative Staff	Village of Sugar Grove Economic Development	Village of Sugar Grove Community Development
Partnerships	Private planning/zoning consultants	Main Street America, CMAP	Property owners, real estate developers, HOAs	Private Consultant, CMAP, Main Street America
Timing	Near-term	Mid-term	Ongoing	Near-term

THEME 4: ENSURE A RESILIENT ECONOMY.



Throughout the planning process, participants expressed a desire to expand and diversify the tax base, as well as expand retail and restaurant opportunities within the community. This requires a balanced approach to growth and development to increase revenues without making the village overly reliant on any one industry or sector. A balanced portfolio of land use types is critical for sustainable revenue, however residents made it clear that this cannot happen if the result is negative impacts to residential areas or to the environment. With a more diversified tax base and increase in taxable property, new sources of revenue can further balance out revenue largely from residential property taxes, the village can continue to meet the needs of existing and future residents, keep local finances in reserve, and minimize the need for future increases in residential property taxes to fund obligations and investments.

Economic development opportunities will also benefit the village by increasing the daytime population. Daytime population refers to the number of people who are present in an area during normal business hours, including workers who may not live in Sugar Grove. Sugar Grove is currently categorized as a bedroom community, or a place where people live and don't work. This means that the daytime population is extremely low. Businesses look at this metric as an area's consumer base and give

conclusions on the area's potential for retail and economic expansion. Many companies, such as retail franchises and restaurant chains, typically have requirements of a minimum daytime population that an area must have for it to locate there.

Objectives within this vision focus on expanding economic development and increasing the daytime population. These two priorities go hand-in-hand as economic development creates jobs, and jobs in the area increases daytime population while capturing more spending locally. The community needs revenue, jobs, and a diverse tax-base for all taxing districts. It is also important to note that economic growth will benefit much more than just the village's general fund. It will also benefit the other taxing bodies which serve the community, such as the school district, park district, and forest preserve districts.

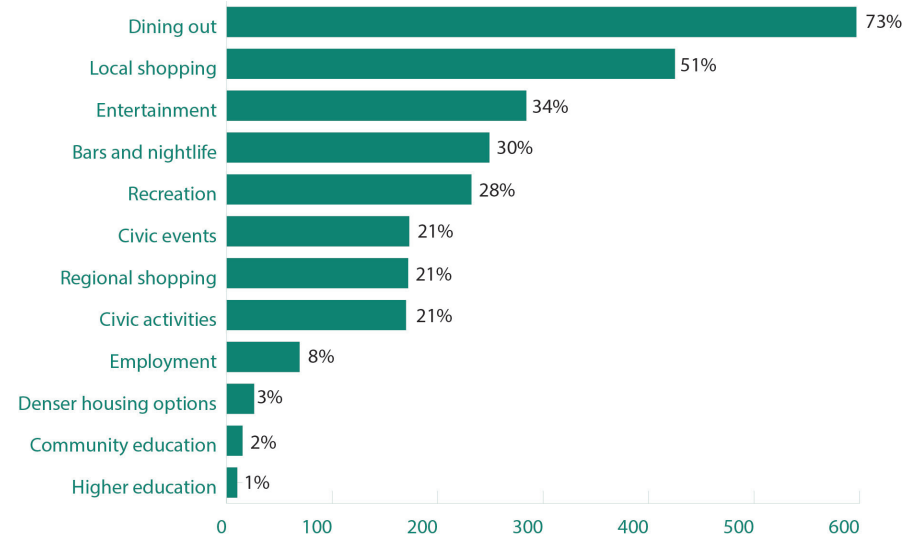
WHAT WE HEARD

When asked about top priorities for this plan, strengthening the local business climate was the top priority of survey respondents. In the same survey, respondents also identified the business environment as a top problem facing the village today. However, when specifically asked a top threat to Sugar Grove's quality of life in the next 10-20 years, the most popular response was split equally amongst there being too much growth and too little growth. It is notable that the option of "too much growth" increased in popularity with respondents the longer they lived in Sugar Grove. This was directly proportional to the popularity of "too little growth" decreasing the longer respondents lived in the village.

Throughout both surveys and workshops, a recurring theme was the concern for potential negative impacts of industrial development, specifically truck traffic. Participants expressed their worry for the village becoming too dense and industrialized. At the same time, respondents also stressed the importance of leveraging the village's assets including highway proximity and the airport.

Nonetheless, many respondents desire a business-friendly environment in Sugar Grove. Community members desire the ability to work, shop, eat, and recreate locally. Throughout community engagement, participants shared that they are often forced to leave Sugar Grove for basic goods and services but would dine out and shop locally if options were available. Residents feel these components are key to creating community. Residents also shared a desire for more public gathering spaces within the community. Of the options for potential future commercial development, community participants were most interested in mixed-use retail and "Main Street" retail, and least interested in "strip mall" shopping centers, and "big box" suburban shopping centers.

Figure 16: Survey 1 Responses: "What kind of experiences are missing from or desired for Sugar Grove today?"



OBJECTIVES 4.1 Enhance the local business climate.

- » Host engagement opportunities with the business community to identify their challenges, either for existing businesses, or related to opening a new business.
- » Partner with the Air Classics Museum to grow visitation by enhancing its brand, marketing, facilities, and regional exposure and to better promote it as a unique destination.
- » Engage with business leaders to address their specific needs, to assist with the expansion and retention of existing businesses, and ensure they have access to support from Enterprise Funds and village funded grants.
- » Encourage the development of co-working models within the village that offers work-from-home residents an office experience close to home.

4.2 Encourage local entrepreneurship.

- » Explore the creation of incentives and funding mechanisms, such as small business loans, business incubators, or special service districts, to attract development and target specific businesses that are most desired by residents.
- » Improve local development incentives to fuel economic development. Explore both financial and non-financial incentives such as a streamlined and/or discounted development review process, partnering with prospective businesses by providing work placement or hiring assistance, or offering tax rebates. See [Improving Local Development Incentives: Effective Practices for](#)

[Local Governments in Northeastern Illinois](#) and [See How State and Local Governments Win at Attracting Companies.](#)

- » Identify gaps in Sugar Grove's high-speed broadband network, particularly in industrial and commercial areas, and invest in its implementation within key growth areas to attract technology innovators, new businesses, and a greater local workforce.
- » Cultivate partnerships between existing workforce development programs at the county level, business communities, local school districts, and community colleges to provide youth with local career tracks and viable opportunities for long-term, sustainable career options, and prosperity in Sugar Grove.
- » Review the strategies and action plan established by [Rutherford Works](#) in Murfreesboro, TN as a precedent after identifying targeted industries. Such strategies include actively marketing the region in collaboration with local and regional partners, advocate for highly skilled employees through deliberate early education, and identifying vacant buildings and suitable building sites.
- » Review resources, programs, and funding offered by [Main Street America](#). Strengthen the relationship between placemaking, food commerce/production, and the local food system in Sugar Grove. Consider partnering with an experienced non-profit or private operator to plan for and develop an incubation space or commercial kitchen to support small business development and explore opportunities for the development and programming of temporary/pop-up or incubation retail venues to enable businesses to try out retail format and attract foot-traffic.
- » Partner with Waubensee Community College to offer small business workshops to encourage homegrown businesses in Sugar Grove. Actively Connect businesses to the Small Business Administration and USDA loan programs for small businesses.

OBJECTIVES 4.3 Leverage existing assets for economic development.

- » Proactively develop a strategy to identify catalyst sites and ensure parcels are development ready by identifying infrastructure connection points, size upgrades and necessary extensions and providing this infrastructure as an incentive.
- » Develop a marketing/branding strategy for the village that identifies elements including, but not limited to, geography, schools, neighborhoods, and demographics, to help sell Sugar Grove to prospective developers, residents, and businesses.
- » Leverage Sugar Grove's interstate highway visibility and access.
- » Ensure negative impacts, such as increased traffic, noise, pollution, and odor, are minimized within the development review process.
- » Partner with property owners to conduct a master planning process for sites around the Route 47 – Interstate 88 interchange that is driven by community engagement and establishes a vision and the supporting design guidelines and zoning updates that realize that vision.
- » Incentivize hotel development within Sugar Grove to increase tourism and visitation and capture more spending from regional visitors leveraging nearby shopping, recreation and sports programming such as the Stuart Sports Complex. Leverage the fact that sports related travel is the primary generator of overnight stays in the region and initial market research indicates an overall shortage of hotel beds within the region

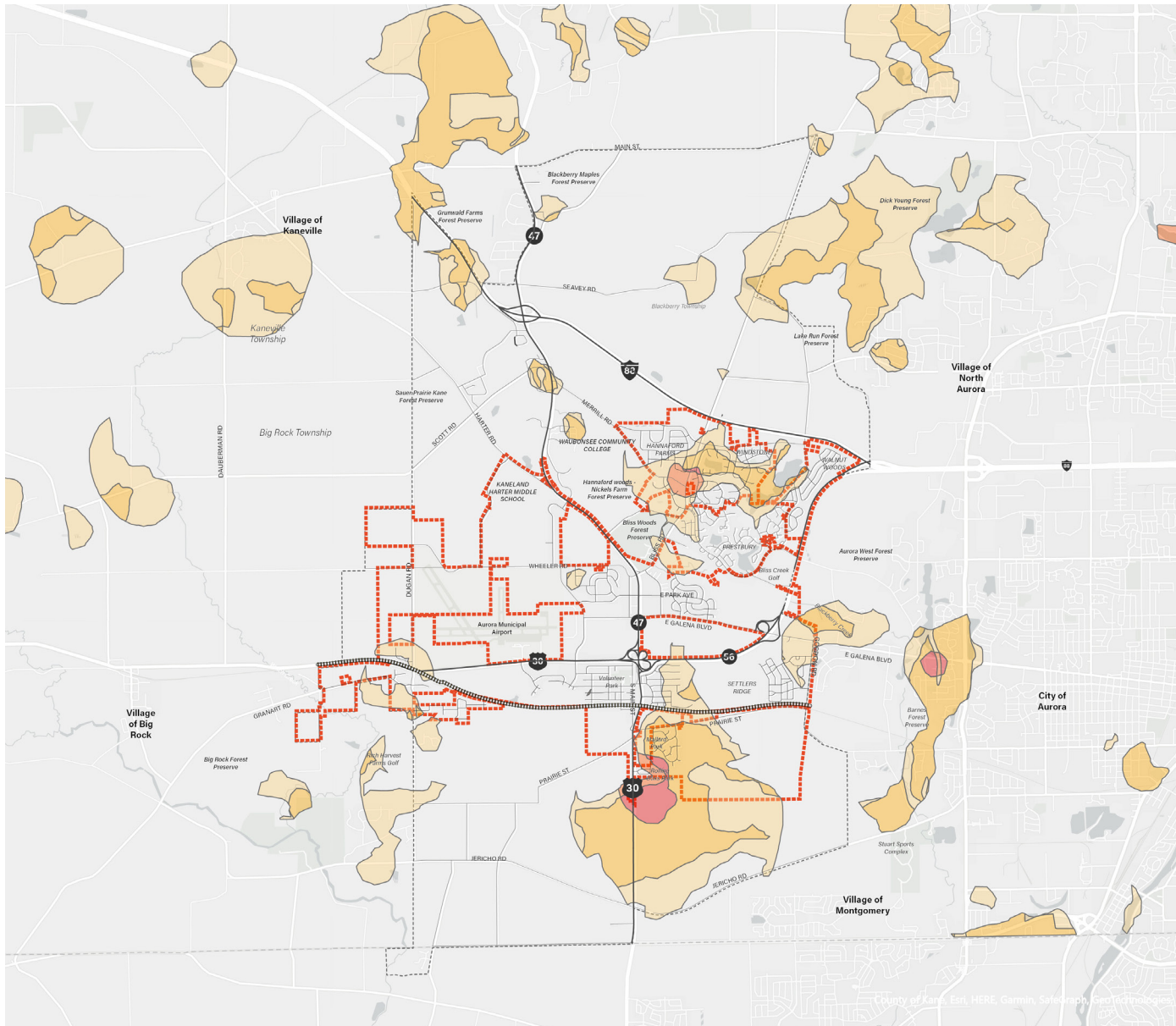
to support this. Coordinate efforts and information with the Aurora Area Sports Commission. Hotel development can also support the conference facilities at Waubensee Community College.

- » Leverage the airport to attract future commercial and industrial operators. Evaluate the opportunities for development such as an Airport Commerce Park or Business Park.
- » Review and implement applicable recommendations from [Federal Aviation Administration Resources including Compatible Land Use Resources](#) webpage and Land Use Compatibility and Airports, a Guide for Effective Land Use Planning. Recommendations include ensuring surrounding development is compatible with various noise levels through a Part 150 study and determining the applicability of Illinois' Department of Transportation's Annual Proposed Improvement Program (AIP) for development funding and planning aid.

4.4 Minimize negative impacts from industrial-type development.

- » Concentrate light industrial, warehouse, data center, distribution, and other related uses in specified areas (see Future Land Use Map) and discourage the development of these uses outside the identified areas to reduce conflicts with traffic, noise, pollution, and odor. Avoid designating industrial related uses within the village center or ecologically significant areas.
- » Establish design standards and guidelines for sustainable industrial and business park development. Such guidelines must require developers, industrial park operators, planners, or anyone involved in the establishment to consider the development's impact on surrounding areas, the internal and external financial affects, environmental consequences, roadway safety and social requirements.

Figure 17: Highly Sensitive Aquifers



Legend

- Village of Sugar Grove Boundary
- Planning Area Boundary
- A-1 - Aquifers >50 feet thick and are within 5 feet of the land surface
- A-2 - Aquifers >50 feet thick and are between 5-20 feet below the land surface
- A-3 - Aquifers are between 20-50 feet thick and are within 5 feet of the land surface
- A-4 - Aquifers are between 20-50 feet thick and between 5-30 feet below the land surface

Source: Village of Sugar Grove, Kane County (Illinois), Design Workshop



ACTION PLAN

Table 4: Action Plan

Action Item	Modify the zoning code to achieve the above objectives of mitigating negative impacts from industrial-type development and encouraging unique economic development. See pages 81-84.	Develop guidelines for sustainable industrial and business park development and incorporate these into the development review process.	Continue to identify areas for special investment zones such as public improvement districts (PID) and business improvement districts (BID).	Develop a Commercial Façade Improvement Program to encourage and assist property owners and tenants to improve their building's aesthetics through financial incentives such as matching grants and loans, tax abatements, and design assistance.	Conduct a market study to determine the demand and growth in specific industries and identify potential catalytic sites for development.	Continue to review, inventory, and assess developed and undeveloped land within Sugar Grove to anticipate the potential infrastructure needs that could support economic development, such as water and broadband, for those properties.	Incorporate smart technology in the zoning code such as Electric Vehicle (EV) charging stations and smart meters for new and repurposed buildings.
Objective	All	4.4	4.3	4.1	4.3	4.2	4.1
Entity Responsible	Village of Sugar Grove Staff and Board	Village of Sugar Grove Economic Development	Village of Sugar Grove Economic Development	Commercial Property Enhancement Program	Village of Sugar Grove Economic Development	Village of Sugar Grove Economic Development	Village of Sugar Grove Community Development
Partnerships	Private planning/zoning consultants	Private consultants, Kane County Development Department	CMAP, Sugar Grove EDC	CMAP	Private Consultant	Private Site Database Provider (Ex: CoStar)	Private Consultant
Timing	Near-term	Mid-term	Ongoing	Long-term	Mid-term	Near-term	Near-term

THEME 5: PROTECT THE COMMUNITY'S HIGHLY VALUED NATURAL RESOURCES.



Sugar Grove is a community that values its natural landscape and views it as a critical component of the village's identity, character, and quality of life. The area's green spaces, including parks, forests, and open spaces, play an integral role in sustaining a healthy ecosystem while also providing recreation, gathering, and leisure opportunities. Blackberry Creek to the north and east and Welch Creek to the west both flow into the Fox River approximately 12 miles south. It is critical to understand these environmental systems to identify and protect corridors for long-term sustainability and ecological value.

According to the CMAP Green Infrastructure Vision, these ecosystems and the natural features and habitats provide a myriad of services to the community including, but not limited to, water regulation/flood control, water purification, groundwater recharge, carbon storage, recreation and ecotourism, air purification, pollination, and property value increases. The village was primarily comprised of prairie and oak ecosystems before they were turned into agricultural plots by settlers in the late 1880s. While many of these ecosystems have become further fragmented in recent years due to agricultural activities and development patterns, remnants of these ecosystems can be found throughout the village due to the conservation efforts of local and regional partners.

There are 15 dedicated parks managed by the village which provide 7.4 accessible park acres per 1,000 residents. This number is below the recommended 10 acres per 1,000 residents as recommended by the National Recreation and Parks Association (NRPA). Parks have mental, physical, and economic benefits for an area. More time spent in parks and green spaces can help combat mental health issues and can encourage physical activity. Parks also increase the value of nearby homes. Currently, all residences are within a quarter mile walk to village parks. This metric should continue to be the minimum standards future development occurs.

Additionally, the Illinois State Water Survey, produced in March of 2022, indicates that Sugar Grove's water supply could be at risk. For the full Illinois State Water Survey: Sugar Grove IL: Sandstone and Shallow Water Supply Summary, see Appendix G. Sugar Groves' sandstone withdrawals are currently deemed unsustainable and future water level declines pose a risk to Sugar Grove's sandstone water supply source. It is imperative that the village properly monitors, models, and plans for future water levels as it moves into the future to ensure that there is adequate water capacity for a growing population.

WHAT WE HEARD

The community's desire for the preservation and expansion of outdoor recreational opportunities was a recurring theme throughout the planning process. Many participants expressed concern for preserving the village's forest preserves. When given a map of the village and adjacent areas and asked what locations should be preserved/conserved, almost all respondents selected parks and surrounding forest preserves. There was also interest identified in expanding the parks and recreation identified during Workshop 2. Participants revealed their desire for an increase in both neighborhood parks and recreation fields.

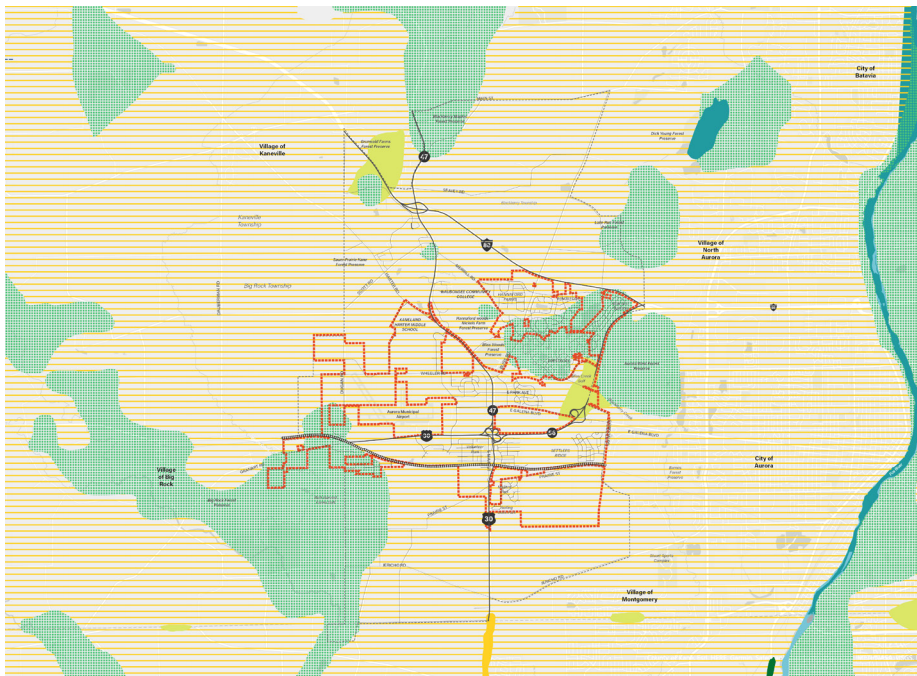
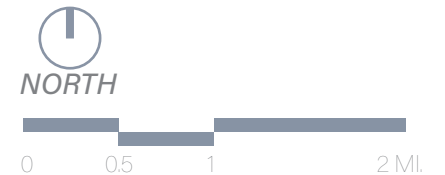


Figure 18: Historic Ecosystems

Legend

- - - Village of Sugar Grove Boundary
- - - Planning Area Boundary
- Prairie
- Wet Prairie
- Oak Forest
- River Stream
- River Lake
- Swamp
- Scattered Timber Slough
- Slough

Source: Chicago Wilderness, Village of Sugar Grove, Kane County (Illinois), Design Workshop



OBJECTIVES 5.1 Continue efforts to preserve ecologically sensitive areas.

- » Formalize the “green network” within Sugar Grove as depicted on the Future Land Use Map as a development review metric to preserve wetlands, oak forests, hydric soils, and flood areas.
- » Work with the Illinois Department of Natural Resources, Kane-DuPage Soil and Water Conservation District, Kane County Water Resources, Kane County Forest Preserve and the Sugar Grove Park District to execute a joint study to determine and coordinate funding sources, partnerships, priority lands for acquisition, and management structure of future facilities and amenities within the “green network” designated in the Future Land Use Map.
- » Continue to partner with Kane County Forest Preserve to improve connectivity to and expansion of existing forest preserves. Target future acquisition priorities, coordinated with the KCFPD Five Year Plan, and focused on lands within the green network that are immediately adjacent to existing conserved lands.
- » Seek the sale of property and dedication of conservation easements on private lands that are identified as critical, a target for preservation, or necessary to link wildlife corridors.
- » Implement the recommendations of the Blackberry Creek Watershed Action Plan (2011).
- » Utilize conservation and cluster design in areas with sensitive ecological attributes including wetlands, oak woodlands, drainage and floodways and other factors within CMAP’s local and regional conservation priorities map.

5.2 Increase tree canopy within the village.

- » Establish goals and metrics for preserving and increasing tree density in developed and undeveloped areas throughout Sugar Grove.
- » Continue active participation in the Tree City USA program by enforcing its community tree ordinance and working with the tree board to seek opportunities to expand the tree canopy within Sugar Grove.
- » Fortify the Village of Sugar Grove’s tree preservation ordinance and enforcement by requiring all greenfield developments to preserve or enhance existing tree counts/coverage on-site.
- » Adopt best practices for a tree planting program, such as “Adopt A Tree” or Morton Grove’s “50/50 program” (reference Morton Grove’s Tree Planting Program), to assist property and business owners in increasing and replacing trees, while identifying and reducing heat island hot spots.

5.3 Establish new parks.

- » Increase village-wide park and open space supply to meet the recommended per-capita capacity standard of 10 acres of park space per 1,000 residents and ensure spatial equity by planning new parks within new residential growth areas (see Figure 19).
- » Work with the Sugar Grove Park District (SGPD) to implement the priorities of their Park District Comprehensive Master Plan.
- » Work with the Kane County Health Department to support the Community Health Improvement Plan Priorities achievable through the expansion of parks within the village.
- » Identify existing and near-term gaps in amenities, services, and programs and explore potential partnerships with adjacent communities and organizations for shared-use agreements. Focus should be on existing residential areas that are underserved or experiencing issues with access to existing facilities. Address any impediments to access such as physical barriers like unsafe

OBJECTIVES

highway crossings, inconsistent sidewalks or trail infrastructure, and poor connectivity between neighborhoods. Engage with the SGPD master planning effort to align the comprehensive plan vision with the master plan.

5.4 Utilize the development review process to protect water resources.

- » The Village of Sugar Grove's Community Development department should work closely with the Public Works department to integrate water resource and assessment management goals into development decisions and building standards.
- » Village Community Development and Public Works should work together to create water conservation standards based on the village's utility-scale demand forecast that can be used to assess new development or redevelopment proposals.
- » Consider locations of aquifer recharge areas in development review decisions, in addition to consideration of protecting the identified green network as outlined in the Future Land Use Map.
- » Include a water supply or water utility expert in the development review process conducted by the Village Community Development and Public Works Departments, starting with pre-application meetings and continuing through proposal review and final approval.

5.5 Continue to implement Sugar Grove's Source Water Protection Plan's objectives.

- » The village should incorporate updated groundwater withdrawal and hydrogeologic information outlined in the water source protection plan to make any necessary updates to the source water protection areas. The village should also ensure that future land use is taken into consideration when updating the 5-year capture zones.
- » Update the Groundwater Protection Ordinance based on any changes made to the source water protection areas.
- » Consider a groundwater protection overlay district that can help provide water quality protection from contamination over a broader area.
- » Encourage residents to use water efficient and climate-appropriate landscaping standards and maintenance practices through updates to the development ordinance.

5.6 Reflect water conservation priorities within the village's development regulations.

- » Support native and drought tolerant landscaping within the zoning and subdivision regulations. Adopt the Morton Arboretum Northern Illinois Tree Species as an approved tree list.
- » Support the application of pervious surfaces to minimize impermeable surfaces within new development to increase stormwater infiltration.
- » Develop a plan to incorporate green infrastructure policies within the development regulations. Align green infrastructure policies and actions with the Kane County 2040 Green Infrastructure Plan. Develop a set of incentives or funding mechanisms to encourage developers to incorporate green infrastructure.
- » Require the use of U.S. EPA WaterSense fixtures in new residential developments.

OBJECTIVES

- » Establish an impervious surface requirement to limit turf coverage and total imperviousness, as well as require water-efficient irrigation systems to improve local stormwater management and promote water conservation.

5.7 Engage property owners in water conservation.

- » Make future land use decisions that align with the capacity of the village's water supply and distribution system.
 - » Continue to participate in the Sugar Grove Water Authority Illinois State Water Survey (ISWS) groundwater monitoring network.
 - » Conduct annual water loss audits using the AWWA/ International Water Association's (IWA) water loss auditing method, to help identify areas within the system for targeted leak detection and repair and maintain a well-functioning water utility system and conserve water.
 - » Consider conducting regularly cost-of-service water rate studies to ensure local water rates promote conservation, customer affordability, and financial security for the utility.
 - » Plan for water efficient land use decisions to reduce costs of capacity expansion. Prioritize new development in areas that have the existing capacity for water, sewer, and energy infrastructure in place, followed by areas that must be served by new infrastructure.
- » Promote water conservation and protection of existing water resources through education, and incentive programs through the following methods:
 - Post educational materials on the Village of Sugar Grove website and use seasonal billing inserts to inform residents and businesses about the importance of outdoor water conservation and regulations within the municipal code.
 - Encourage residents to perform indoor water audits, understand water metering, and detect potential leaks.
 - Make leak-detection tablets available to water customers upon request.
 - Share resources such as the U.S. EPA's WaterSense outdoor program and a variety of region-specific brochures focused on low-impact lawn care and outdoor water conservation.
 - Partner with the Illinois-Indiana Sea Grant's (IISG) Lawn to Lake (L2L) program to promote sustainable lawn maintenance practices for residential landowners.
 - Provide rebates to households that replace older water fixtures with more efficient ones.
 - Provide free pickup and disposal services for replaced water fixtures and appliances.
 - Provide rebates to households that introduce rain barrels for outdoor watering needs.
 - Provide rebates to households that replace lawns with low irrigation plantings such as xeriscapes and native planting.
 - Consider providing free or reduced-price efficient showerheads and faucet aerators and community events.

OBJECTIVES 5.8 Collaborate with agriculture landowners to improve the ecological service provided by these lands.

- » Coordinate with Kane County to maintain the viability of agriculture within the planning area per recommendations within the Kane County 2030 Land Resource Management Plan. Encourage the preservation of farmland of statewide importance.
- » Support the Kane-DuPage Soil and Water Conservation District efforts to promote sustainable land management practices that conserve soils and protect water resources.
- » Encourage farmers to adopt integrated pest management strategies, crop rotation practices, precision farming, and animal grazing management practices to minimize the use of fertilizer, herbicides, and insecticides and reduce nutrient stormwater runoff.
- » Explore and promote programs from the Illinois Department of Agriculture and the United States Department of Agriculture (USDA) to support agricultural landowners including the Conservation Practices Program (CPP) and the Streambank Stabilization and Restoration Program (SSRP).

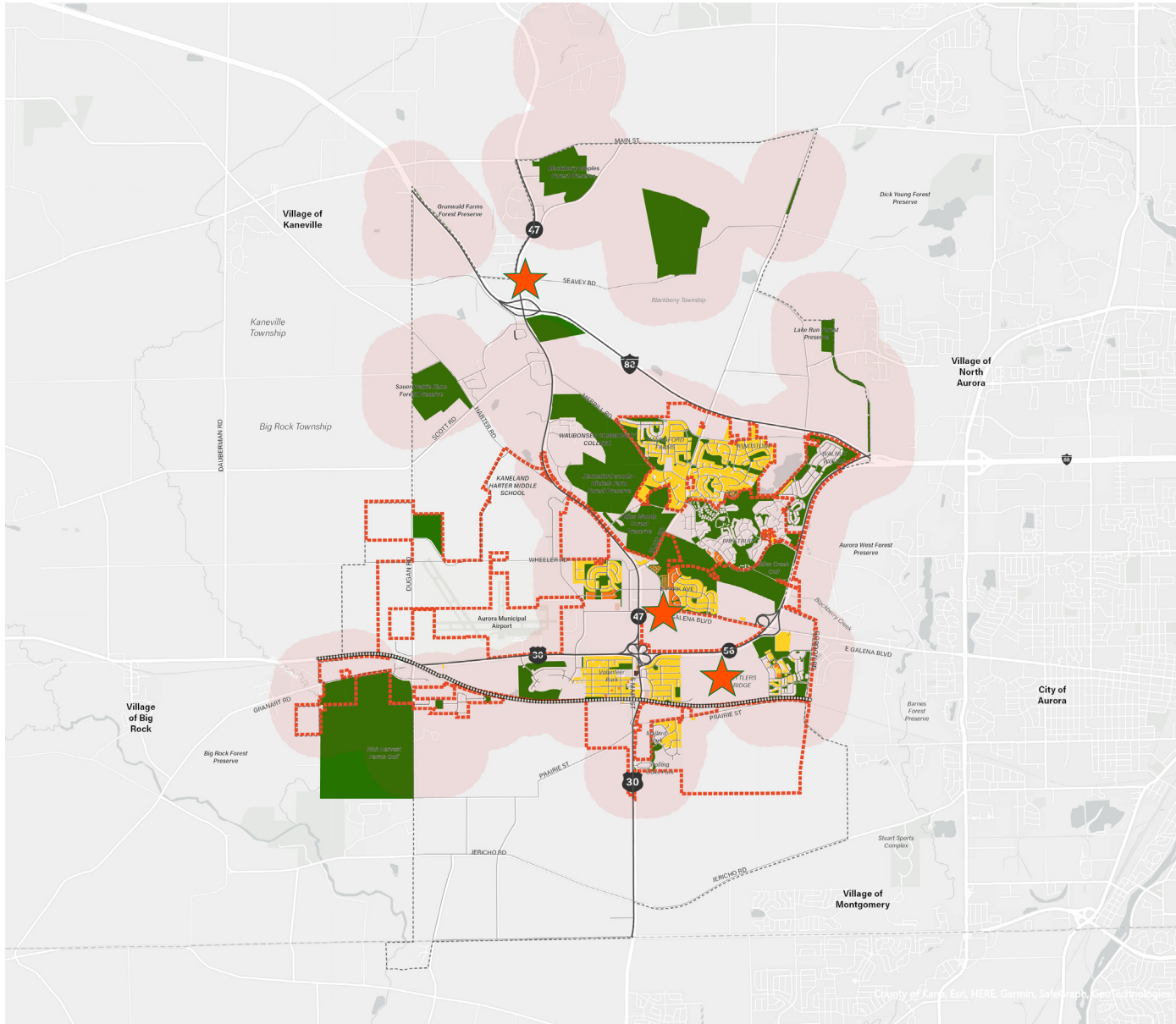
5.9 Ensure sustainable practices are incorporated in the Public Works practices.

- » Incorporate sensible salting practices into the Village's Department of Public Works winter weather response activities. Ensure proper storage and covering of salt and salt supplies. Calibrate

salting equipment to minimize salt from being dispersed outside of the roadway. Apply sustainable de-icing techniques such as brine application prior to ice conditions and pre-wetting salt.

- » Explore becoming involved in the Salt Smart Collaborative, which promotes sensible salting and road safety by sharing information on best practices, organizing de-icing workshops, and creating outreach materials for residents, public agencies, and private snow removal companies. Engage larger businesses and campuses in partnership with Salt Smart Collaborative to teach them how to use local application rate tables and determine the most effective de-icing technique for their property. Promote opportunities for local businesses and homeowners' associations to get involved in the Collaborative.
- » Assess snow removal and road clearing management policies to reduce the impact of Public Works practices on stormwater runoff. For example, avoid dumping snow into any waterbodies, ensure that snow piles are away from sensitive areas, such as streams and ponds, and ensure that plows are not piling snow over city drains.

Figure 19: Proposed New Parks



Legend

- - - - Village of Sugar Grove Boundary
- - - - Planning Area Boundary
- Roadway - Arterial
- Roadway - Collector
- Roadway - Local
- Railroad
- Parks and Open Space
- 15-Minute Buffer
- Residential Parcels
- ★ Locations to Prioritize New Parks

Source: Kane County, Design Workshop



ACTION PLAN

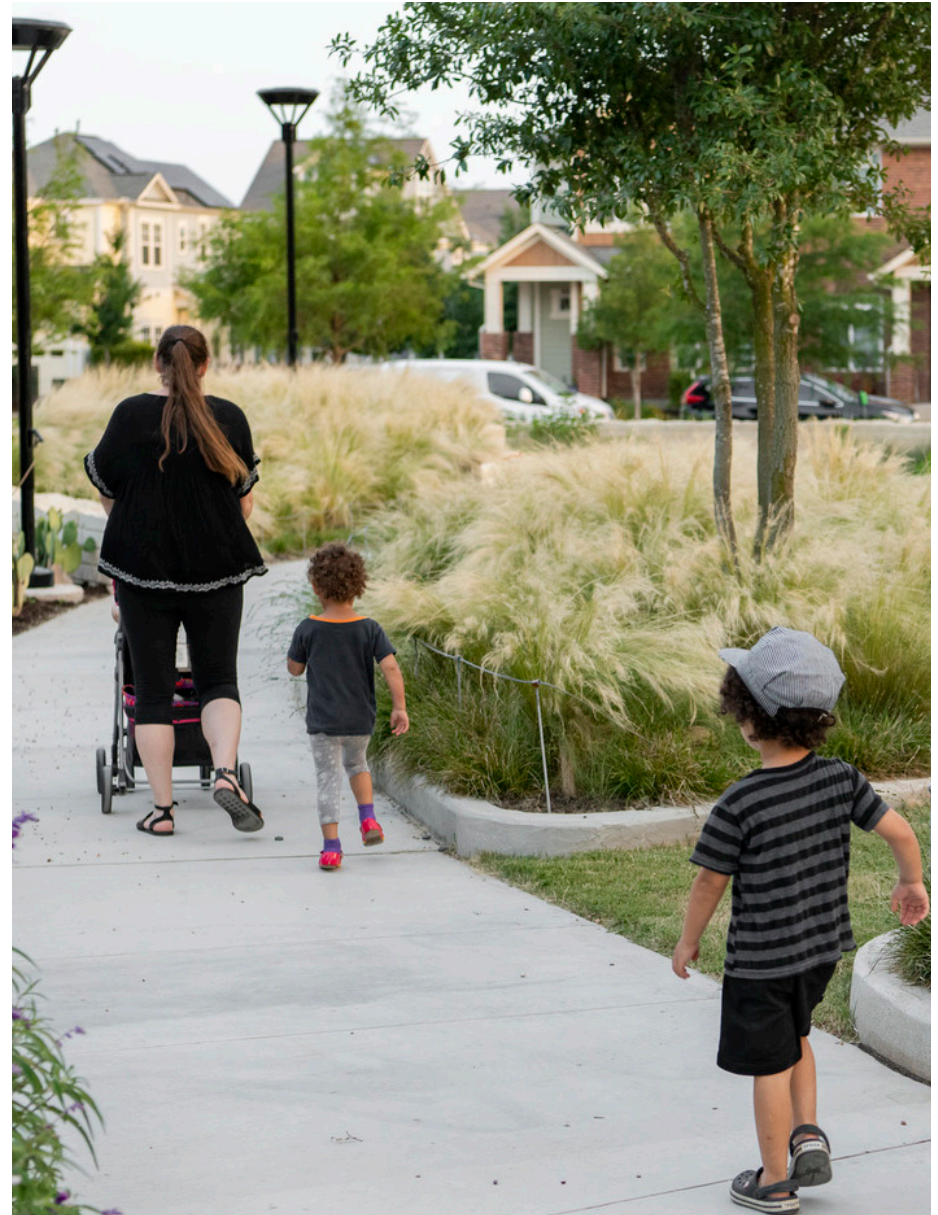
Table 5: Action Plan

Action Item	Modify the zoning code to achieve the above objectives of mitigating impacts to the natural environment and enhancing the green network. See pages 81-84.	Engage partners in a joint study to determine and coordinate funding sources, partnerships, priority lands for acquisition and management structure of lands within the "green network."	Modify development standards to reflect goals for preserving and increasing tree density.	Partner with the Park District to conduct a gap analysis in park level-of-service to identify near-term gaps in amenities, services, and programs.	Update development regulations to provide clear targets for green infrastructure and pervious surfaces.	Coordinate to implement the walkway and path network envisioned in Theme 1.
Objective	All	5.1	5.2	5.3	5.9	5.3
Entity Responsible	Village of Sugar Grove Staff and Board	Village of Sugar Grove Community Development	Village of Sugar Grove Community Development	Sugar Grove Administrative Staff	Sugar Grove Administrative Staff	Sugar Grove Administrative Staff
Partnerships	Private planning/zoning consultants	Village of Sugar Grove Parks District, Illinois EPA, Kane Co Soil and Water Conservation District, Kane County Forest Preserve	idnr, Village of Sugar Grove Public Works	Village of Sugar Grove Parks District	Sugar Grove Planning Department	Village of Sugar Grove Parks District, Kane County Forest Preserve, adjacent communities
Timing	Near-term	Mid-term	Near-term	Mid-term	Near-term	Mid-term

THEME 6: CREATE MORE OPPORTUNITIES FOR PEOPLE OF ALL AGES, BACKGROUNDS, AND ABILITIES TO PROSPER IN THE COMMUNITY.



Community facilities provide essential services and amenities that contribute to the high quality of life within Sugar Grove. The village should strive to be highly livable and desirable by providing well-maintained community facilities, services, and infrastructure. Regular review and identification of potential improvements and expansions will help support modernization and ensure a high quality of life for existing and future residents.



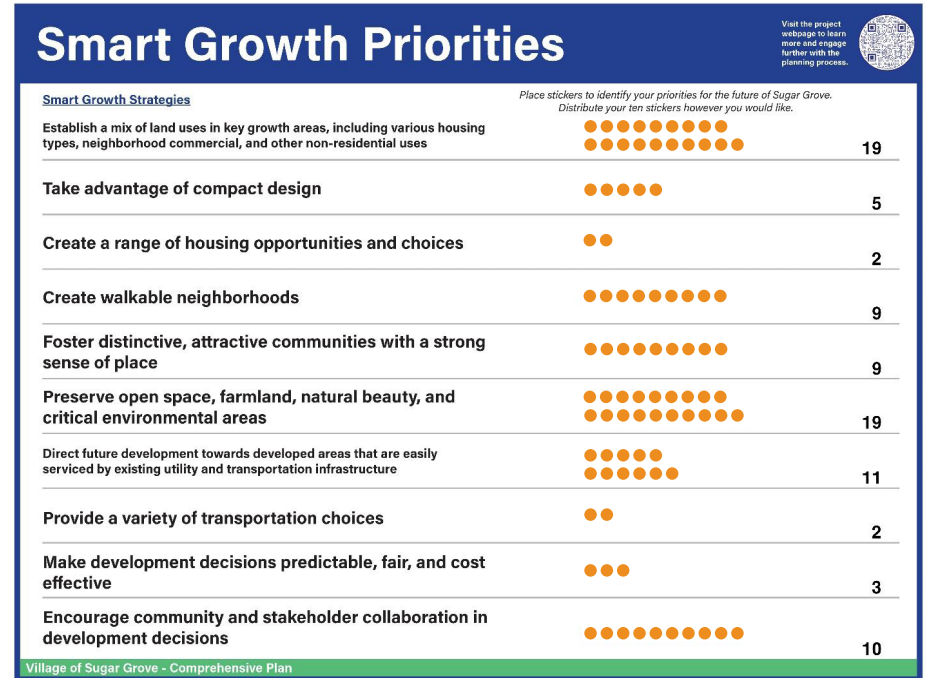
The village should encourage development that caters to people of all backgrounds and in all stages of life.

Photo Credit: Design Workshop

WHAT WE HEARD

When asked to define the future priorities for Sugar Grove, survey participants noted that ensuring Sugar Grove is attractive to people of all ages was the second most important priority, after “strengthening and enhancing the local business climate.” During the development of the plan themes, survey participants were presented with a scale bar with options between one and ten and asked to select an area of the scale that represented their level of support for each theme. “Create more opportunities for all people to thrive in Sugar Grove” received a 7.2.

Figure 20: Workshop 2 responses: “Please identify your priorities for the future of Sugar Grove.



OBJECTIVES 6.1 Continually evaluate the needs and performance of community facilities.

- » Continue to monitor the condition of municipal buildings, facilities and equipment to identify necessary upgrades, renovations, and long-term maintenance priorities. Focus near-term efforts on the expansion of the current police facility.
- » Host regular meetings with all public service providers that serve the village residents and businesses with the goal of open communication and cooperation. As part of this communication, work with emergency response providers to identify potential impacts to their ability to serve the community adequately.
- » Continue to support and advocate for a future school site designated within the Settler's Ridge development.
- » Continue to support the Sugar Grove Library and its efforts to serve the community.

6.2 Increase community trust in local government.

- » Provide a platform for community members to be seen, heard, and informed.
- » Ensure that public resources are being allocated in an equitable manner.
- » Establish standards for equity, implicit bias, and diversity training for all Village of Sugar Grove staff and employees including police and service providers.

- » Consider developing a Public Information Request portal on the city's website to strengthen the public information request process and encourage community members to feel comfortable sharing feedback and opinions with decision makers.

6.3 Strive to apply equitable built environment principles

- » Provide housing options focused on meeting the needs of the community's youngest and oldest populations (see Theme 2).
- » Provide enhanced mobility options for those seeking alternative modes of transportation and those with mobility challenges
- » Apply public realm design that is universally accessible.
- » Establish goals and guidelines for housing development that includes units specifically designed to be accessible to individuals with disabilities.

ACTION PLAN

Table 6: Action Plan

Action Item	Modify the zoning code to achieve the above objective of reflecting an equitable built environment. See pages 81-84.	Research options/vendors for a community engagement platform embedded into the village website.	Identify grant programs at the county, state, and federal levels to support community building efforts that are realistic targets for Sugar Grove. Catalogue all grant requirements to help decision makers prioritize necessary actions, planning, investments, and grant writing.
Objective	All	6.2	6.1
Entity Responsible	Village of Sugar Grove Staff and Board	Village of Sugar Grove Administration	Village of Sugar Grove Community Development
Partnerships	Private planning/zoning consultants	Private vendor	CMAP, Kane County Planning
Timing	Near-term	Near-term	Ongoing



4

IMPLEMENTATION

Photo Credit: Design Workshop

FUTURE LAND USE PLANNING

The Future Land Use (FLU) Plan serves to update the 2005 Comprehensive Plan and Land Use Map. Much has changed since that plan was completed – many of the priorities were implemented and numerous recommendations were based on a different set of future projections and assumptions about where, how, and how much, the village would grow.

Creating a Future Land Use vision provides property owners and developers predictability in the desired future built environment. It needs to identify a future build-out scenario supported by the community vision, yet still consider market realities. The future land use map strives to include all of the elements of the comprehensive plan such as natural resources, economic development, housing, and transportation. It is important to note that this map is visionary. It depicts what the community wants to have happen, not what is predicted to happen. The FLU map is often confused with a zoning map. However, there are many differences between the two with the largest being that the future land use map is not regulatory.

A FLU plan illustrates what type of development should occur and where it should occur. It does not dictate either of these things, but only reflects what should occur where based on community desires, planning best practices, infrastructure capacity, and market feasibility. The land use map does not assume a specific timing and it is likely that the map will change over time as new considerations arise. Therefore, the map is dynamic and should be reviewed and updated alongside a comprehensive plan update (every 5-10 years).

By implementing the land use plan, Sugar Grove can create a place that, amongst other benefits, minimizes sprawl, increases preservation, prevents land use conflicts and promotes connectivity. The Future Land

Use map is used to guide future decision making, though it does not have any regulatory grounding on its own. The purpose of the map is:

- To clarify where land uses will remain in place and clarify where the village should encourage change
- To identify areas for desired growth and change by identifying intended uses (to guide development review/future investment)
- To align future resources/available infrastructure
- To maintain the attributes that people love about Sugar Grove today
- To identify and preserve ecologically sensitive lands/recreational amenities

FACTORS INFLUENCING AND SHAPING THE COMMUNITY

WATER AVAILABILITY

The Village of Sugar Grove partnered with the Illinois State Water Survey (ISWS) to use their established groundwater model to evaluate local risk to the deep sandstone aquifer. A series of simulations were simulated, generating the take-aways noted below. For the full report See Appendix G for the Illinois State Water Survey: Sugar Grove, IL: Sandstone and Shallow Water Supply Summary.

Background: Withdrawals from the sandstone aquifer in northeast Illinois have been unsustainable for over a century. Over time, the aquifer has slowly depleted and now many supply wells are threatened. If withdrawals continue to exceed sustainable supply, irreparable declines in water levels will occur, impacting the already limited time line of availability.

Report Conclusions: The updated scientific modeling indicates that Sugar Grove could be at risk of declining performance for wells reliant on the Ironton-Galesville aquifer. Sugar Groves' sandstone withdrawals are inherently not sustainable. Future water level declines pose a risk to Sugar Grove's sandstone water supply source.

Planning based on a time-horizon of available water from an aquifer is challenging due to the sensitivity of projected water levels to minor changes in future demands. Risk increases as demands increase, but for all scenarios simulated, most Sugar Grove wells have water levels dropping into the zone of declining well production. The modeling results indicate that Sugar Grove will most likely have adequate groundwater supplies from the Ironton-Galesville aquifer out to 2050, but this supply is at increasing risk by 2070 and beyond. It is imperative that the Village continue monitoring and modeling as water levels decline into uncharted territory over the next decade to improve the understanding of the uncertainty associated with these depths.

POPULATION PROJECTIONS

According to ON TO 2050, "The region's population overall is growing older and more diverse, businesses' location preferences are changing, and more residents want to live in walkable communities."

Population projection estimates completed by agencies, such as ESRI and CMAP, reveal that growth within Sugar Grove is expected to increase through 2050, with the village's population growing by 97% to 18,735¹.

TRANSPORTATION ROUTES

Sugar Grove lies at the intersections of major state highways and Interstate 88. Industries that rely on deliveries want to be located near a major highway. Similarly, locating industries where they can access major highways without plying local roads benefits the community.

SENSE OF PLACE

With evolving priorities, there is a growing preference of staying local for both daily needs and weekend activities. People do not want to go to adjacent communities or travel to the city for these amenities anymore. There is an increasing desire for localized retail, dining and entertainment options in suburbs.

Two societal trends correlate with a growing desire for a community core. CMAP's 2050 socioeconomic forecast estimates that the number of residents ages 60 and older will nearly double between now and 2050. As baby boomers downsize and our senior population continues to grow through 2050, many seniors might prefer places with accessible and walkable amenities. At the same time, consumer preference surveys and recent home buying trends indicate a growing desire for mixed-use communities with goods and services within walking distance in both urban and suburban areas.

1-1 CMAP's socioeconomic forecast model for the ON TO 2050 Update supports regional-level transportation planning decisions as an indicator of future trends. Local level refinements are part of an ongoing validation process to improve future model runs.

STRAIN ON ECOLOGICALLY SENSITIVE LANDS

Sugar Grove has an incredible relationship with surrounding preserved lands. There is a growing trend amongst communities aspiring to relink broken ecological corridors and preparing for challenges related to flooding. Communities are investing in conservation due to research emphasizing that proximity to open spaces and recreation provides not only health and well-being benefits, but also provides a positive return on investment, meaning, housing that is closer to parks and open space typically sees higher property values. Natural lands and ecological components create lands that are unsuitable for development. It is important to identify these areas and avoid impacting them with development.

The areas identified in the “Green Network” contain lands that may be considered priorities for conservation. This includes a range of land types, such as wetlands, floodplains, forests, savannas, and prairies, that provide crucial ecosystem services, habitat, and recreational amenities. Both local and regional conservation priorities are identified and prioritized for preservation within this network.

RETAIL LEAKAGE

There is a strong relationship between a healthy and diverse economy and the essential services that a municipality can offer. Diverse commercial and retail accommodations can provide a strong tax base while supporting local industries. However, like Sugar Grove, many suburbs are made up mostly of homes and therefore, residential properties make up the majority of the tax base. Another result of homes being the primary land use is that residents are required to leave the area for restaurants, entertainment, and shopping. It is important to reduce the need to spend dollars outside Sugar Grove to build the retail sales tax base. This will not only reduce the burden on residences and build up the local tax base but will also benefit Sugar Grove’s capacity to potentially expand and improve municipal services.

INFRASTRUCTURE

An essential component of growth within Sugar Grove is the capacity of infrastructure to support new development. Infrastructure capacity must continue to be a central consideration of development decisions, which should always include an analysis of sewer and stormwater utilities as well as water supply and capacity – aligning future growth with short and long-term needs.



The village is surrounded by historically valued agricultural land. This land has key impacts on its development patterns.

Photo Credit: Design Workshop

FUTURE LAND USE VISION

Compared to other communities that have limited development opportunities in and immediately adjacent to their established areas, Sugar Grove has many undeveloped and underutilized properties that could support development to achieve the land use vision. Throughout the engagement process, it was clear that the Sugar Grove community has varied viewpoints and levels of support for change. Many residents desire Sugar Grove to stay as it is today, while others desire new development, new local experiences, and services in the community. Of particular note within the discussion of future growth was the desire for the community to target economic development opportunities focused on uses that would not generate negative impacts to residents such as traffic, noise, pollution, odor, or negative impacts to the natural environment or immediate adjacent neighborhoods. The specifics of permissible uses within each land use area will be provided within the Village zoning ordinance.

The planning process analyzes how much land is necessary to make room for the projected future population growth of an additional 8,625 people over the next 30 years. As the population continues to grow and the village seeks economic development opportunities, lands nearest the village's "core" should be prioritized for residential, retail, and office growth. Focusing development within this area will help to reinforce the existing neighborhoods and businesses as well as enable the utilization of existing infrastructure locations. To define this "core", the land use plan indicates potential areas for a future Village Center which are intended to incorporate a mix of commercial and residential uses with public spaces and facilities that will act as community gathering spaces. Development of a Village center vision should occur as a partnership with a developer along with the community. Throughout the public engagement, residents emphasized the lack of a focal point for residents to gather, socialize, and

shop. While recommended locations are shown on the map, this type of development is dependent on the market and developers with specific criteria called out in the following definition. As a result, locations should be flexible.

The plan identifies specific areas as residential flex which are areas well suited for higher density residential development based on accessibility and availability of developable land. This flexible designation includes all typologies from single-family detached, single-family attached and multi-family residential products. The intent is to provide the village flexibility when responding to development proposals to ensure new residential development is reflective of community needs.

To support ongoing and future economic growth, the village should seek the creation of defined business parks. Formalizing these areas can help with branding and promotion, achieve a campus-like atmosphere, and achieve goals for minimizing any negative effects such as truck traffic. Strategic assets for economic development include the intersection of state highways, expansion of the existing industrial park along Heartland Drive and proximity to I-88.

FUTURE LAND USE MAP

The map utilizes land use categories which are used to describe distinct land uses. These are similar to zoning, as they are detailed in the types of allowances and requirements that might be required.

Eight different land use categories are included in the Future Land Use Map. These acknowledge existing development in Sugar Grove and reflect the desire for future land uses. Each category is described in the following table. In addition to the categories are a green network and one focus area described in the table. These serve to prioritize land with additional considerations such as mixed-use development and environmental concerns.

FUTURE LAND USE DEFINITIONS

RESIDENTIAL FLEX



The residential flex designation is intended to support creative residential and neighborhood-serving commercial development. These areas are suitable for higher-density multi-family developments such as townhomes, condos, apartments, triplexes, senior residences, and other typologies that contribute to housing diversity. Neighborhood-scale retail and service developments are also included in this category to support the complete neighborhood approach. These areas should accommodate amenities and environmentally sensitive lands.

EXAMPLE IMAGERY

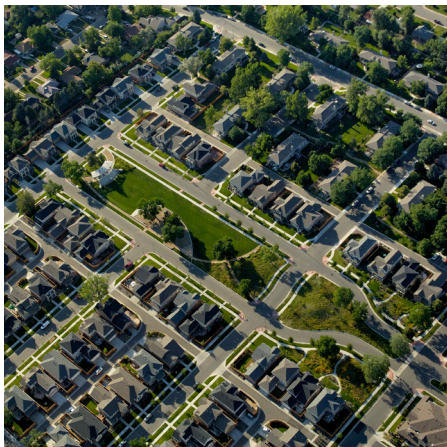


Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

SINGLE FAMILY HOUSING



Single family residential areas include primarily single family homes but may also include low-density duplexes and attached single-family homes such as town homes.

A majority of the residential dwellings currently in Sugar Grove are single family. This single family designation intends to preserve and protect these neighborhoods and the existing neighborhood feel. However, this designation also supports the opportunity to encourage “gentle density” by allowing housing choice for those who would like greater diversity of uses. It also ensures compatibility between intact single-family neighborhoods and newer dwellings of greater density.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

COMMERCIAL CORRIDOR



Commercial corridor is the typical development pattern found in suburban and ex-urban America. Ranging from big box retail to strip mall to single site restaurants, businesses are arrayed along a road, each with their own parking lots and signs. While this pattern is found in Sugar Grove, the intention is to move away from it and towards village-centered development. Where it remains, it needs to be integrated with the community such that people can access the business in ways other than a car. Techniques include complete streets, shared parking, access management, connectivity to the path network, a street grid structure, and infill housing.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

PUBLIC/SEMI-PUBLIC



Public/Semi-public land uses are defined as buildings and facilities used to provide public services such as schools, religious centers, stormwater treatment centers, utility buildings, transit facilities, and the like. These areas are addressed on a case-by-case basis and will have some areas of open space buffer yards.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

AIRPORT



This land use consists of land owned by the Aurora Airport. Because of the nuisances that airports create, such as noise and air pollution, land use adjacencies must be highly considered. The Airport Land Use should continue providing special considerations and protections, clarifying regulations and policies that support the airport, and allowing complementary businesses to locate nearby.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

PARKS AND OPEN SPACE



This land use includes a variety of parks and open space typologies for passive and active recreation including regional parks, community parks and neighborhood parks. Large entertainment venues are appropriate in some Parks and Open Space areas; however, areas preserved for wildlife should not include such uses.

EXAMPLE IMAGERY

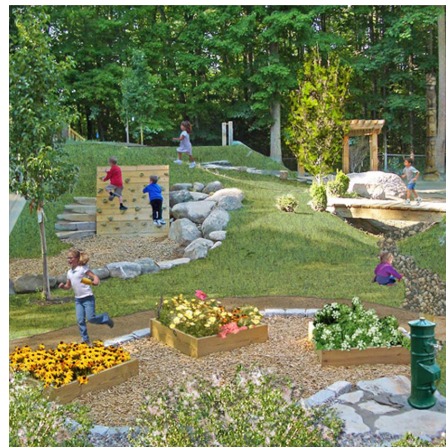


Photo Credit: Design Workshop and Village of Sugar Grove

FUTURE LAND USE DEFINITIONS

AGRICULTURE/UNDEVELOPED



This land use defines land that is either ecologically sensitive or in areas of the community that are constrained to development due to limitations on municipal infrastructure. Undeveloped areas are those towards the edges of the village growth boundary where growth is not prioritized. However, when development pressure occurs, it is recommended that conservation easements and clustered development techniques be applied to preserve open space and avoid sprawled patterns of development.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

GREEN NETWORK COMPONENTS



The green network components consist of undeveloped natural lands. These include CMAP’s conservation priorities which ranges in land types, such as wetlands, floodplains, forests, savannas, and prairies, provide crucial ecosystem services, habitat, and recreational amenities. Both local and regional green network components are identified in this overlay.

Regional green network components include wetlands, 100-year floodplains, protected open space, and unprotected Illinois Natural Areas Inventory (INAI) sites, oaks, prairies, and savannas. Also included are 200-foot buffers around wetlands, INAI sites, prairies, savannas, and oak stands of greater than 10 acres. Components also include 200-foot buffers around surface water, protected open space, and current and programmed trails included in the Regional Greenways and Trails Plan. Local green network components are environmental resource areas identified in the Kane, McHenry, and Lake County green infrastructure plans.

EXAMPLE IMAGERY

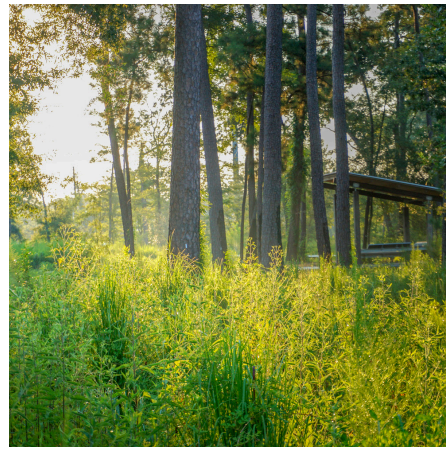


Photo Credit: Design Workshop

FUTURE LAND USE DEFINITIONS

BUSINESS PARK



Land uses that are generally under this definition are campus, data centers, office, manufacturing, research, and businesses. Commercial uses could also occur within these areas, as appropriate to serve the business park.

It may include non hazardous developments such as offices, logistics facilities, and low impact businesses that primarily operate in buildings. The intended character for this use should prioritize walkability, vehicular connectivity, lighting, landscapes, and compatibility with the surrounding development.

It may also include developments that can have some component of nuisance or pollution that would limit the viability of adjacent land uses. The differentiation of these uses should be categorized by the zoning code and considered by nuisance (traffic, visual, and noise) and impact studies.

EXAMPLE IMAGERY



Photo Credit: Design Workshop



FUTURE LAND USE DEFINITIONS

VILLAGE CENTER



While not spatially located on the future land use map, the Village Center is critical to building community. This type of development is dependent on the market and developers. As a result, locations should be flexible. However, when determining a location for Village Centers, the following criteria should be taken into consideration. Locations should:

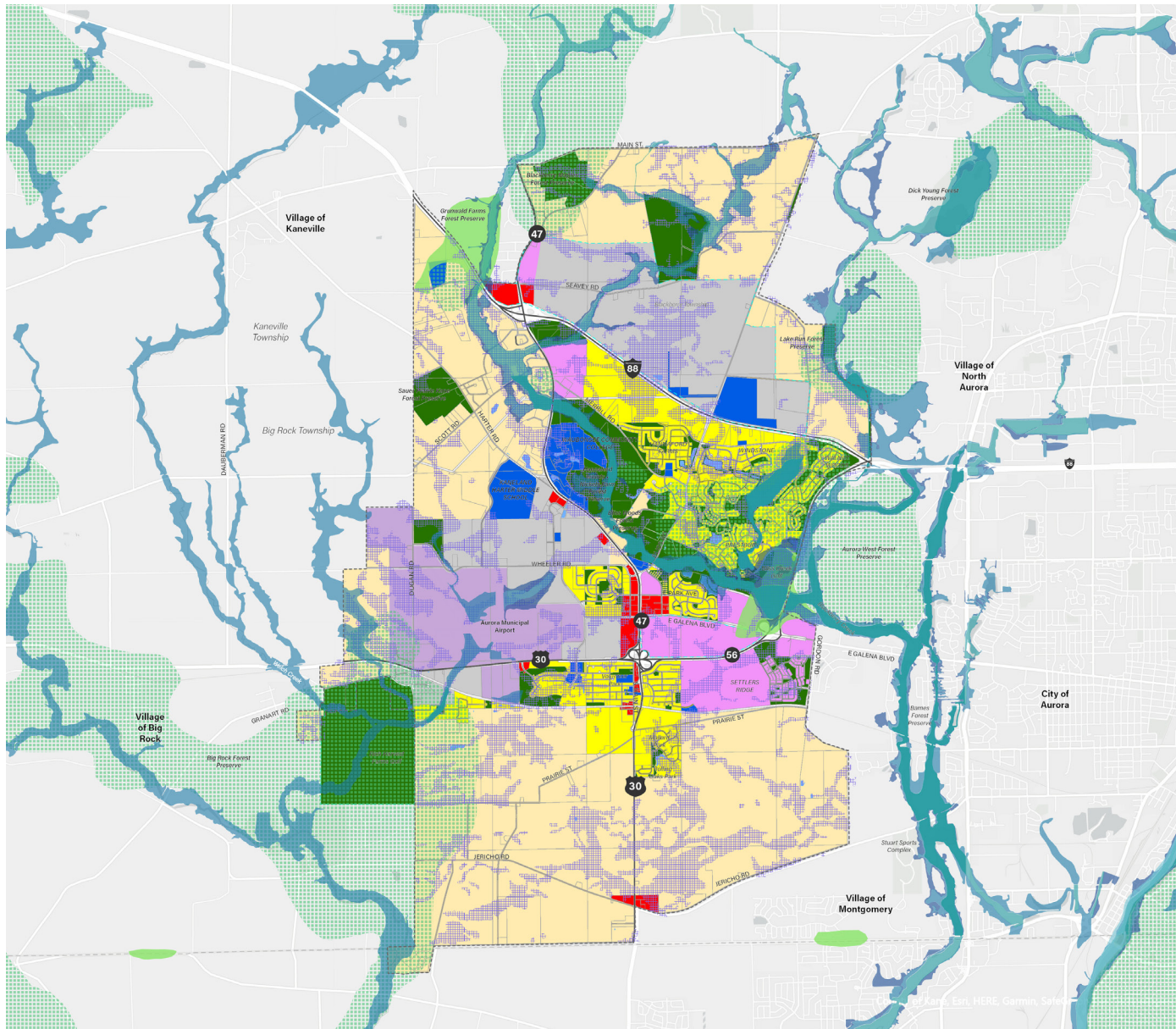
- Be located generally towards the center of the village and in proximity to a highway,
- be surrounded by residential flex,
- have 6 - 10 acres of development capacity,
- encourage connectivity by all modes, and
- accommodate dense, mixed use development including dining, retail, and entertainment.

EXAMPLE IMAGERY



Photo Credit: Design Workshop

Figure 21: Future Land Use Map



Legend

- Growth Boundary
- City, County, and Township Roads
- US and State Roads
- - - - - Recommended for Annexation
- Parks and Open Space
- Public/Semi-Public
- Commercial
- Agriculture/Undeveloped
- Single Family Housing
- Business Park
- Airport
- Residential Flex
- Green Network Components***
- Oak Forest
- Wet Prairies
- Hydrology
- 100-Year Flood
- 500-Year Flood
- Hydric Soils

*Green Network Components to provide ecosystem services: Water Flow Regulation/Flood Control, Water Purification, Ground water Recharge and Carbon Storage

See FLU definitions for further information including criteria for Village Center development.



IMPLEMENTATION

ANNEXATION

The Future Land Use map identifies targeted areas for future annexation, should property owners seek annexation. The village should aim to balance appropriate annexation in strategic areas in order to achieve the objectives of this plan, while discouraging unnecessary outward growth that could strain the village's infrastructure and require costly extensions. Priority areas for annexation include locations identified for future residential growth, village center development, and key areas for economic development and diversification.

DEVELOP AND MAINTAIN PARTNERSHIPS

It is important to collaborate with partners in the village, neighboring municipalities, and regional entities throughout the implementation of this plan. Collaboration can have mutual benefits such as expanding the positive impact of recommendations, leveraging resources, and working cooperatively rather than alone, which may lead to potential conflicts. Implementation partners for this plan include:

- Illinois Department of Natural Resources (IDNR)
- Illinois Department of Transportation (IDOT) United States Department of Agriculture (USDA)
- Illinois Environmental Protection Agency
- Kane Co Soil and Water Conservation District
- Kane County Forest Preserve
- Kane County Development Department
- Kane-Kendall Council of Mayors
- Metro West Council of Governments

- Kane County Economic Development
- Kane County Health Department
- Sugar Grove Park District
- Main Street America
- Kaneland Community Unit School District
- Real Estate Developers
- Sugar Grove Economic Development Corporation
- Waubensee Community College
- Private Consultants
- Home Owner Association (HOAs)

FUNDING OPPORTUNITIES

This section identifies critical next steps to assist the Village of Sugar Grove in implementing the Comprehensive Plan as a primary resource for future planning efforts and policy decisions. To support implementation, the village could pursue potential funding sources across three key categories: Mobility, Stormwater Infrastructure, and General Economic Development.

MOBILITY

1. Illinois Transportation Enhancement Program (ITEP): The ITEP is administered by IDOT. ITEP funding can be used for mobility improvement projects including pedestrian and bicycling facilities, streetscapes, conversion of abandoned railroad corridors to trails, and stormwater management.
2. Illinois Safe Routes to School (SRTS) Program: The Illinois Safe Routes to School Program is administered through IDOT through the National Center for Safe Routes to School. SRTS funding can be used for projects that enable and encourage children, including those with

disabilities, to walk and bike to school. This includes the planning, development, and implementation of projects and activities that will improve safety and reduce traffic, fuel consumption, and air pollution in areas within two miles of a primary or middle school.

3. **Surface Transportation Program (STP):** The Surface Transportation Program is administered by CMAP through the regional Councils of Mayors and City of Chicago. The shared fund supports larger-scale projects across the CMAP Region that address regional performance measures and the goals of ON TO 2050. STP funding is allocated across eight categories: bicycle and pedestrian barrier elimination, bus speed improvements, bridge rehabilitation or reconstruction, highway/rail grade crossing improvements, road reconstruction, road expansion, corridor or small area safety, transit station, yard, and terminal improvements, and truck route improvements.
4. **Recreational Grants-in-Aid Programs:** The Recreational Grants-in-Aid Programs are administered by the Illinois Department of Natural Resources (IDNR). These programs fund enhancements and improvements to recreational amenities including bikeways and trails.
5. **Healthy Places for Healthy People:** Consider applying for a Healthy Places for Healthy People technical assistance grant from U.S. EPA: This program helps communities create walkable, healthy, economically vibrant places by engaging with their health care facility partners such as community health centers (including Federally Qualified Health Centers), nonprofit hospitals, and other health care facilities.
6. **CMAP ADA (Americans with Disabilities Act) Transition Plan and Self-Evaluation Training:** To ensure that communities adhere to standards set by the Americans with Disabilities Act, CMAP provides interactive workshops for municipal staff, community leaders, and anyone interested in implementing accessibility improvements. This

is a free training program, not grant funding, but participation could empower Sugar Grove with the technical knowledge to make required accessibility upgrades, resulting in fewer consultant costs.

7. **Safe Streets and Roads for All (SS4A) Grant Program:** The Bipartisan Infrastructure Law allocated \$5 million in discretionary grant funding to the Safe Streets and Roads for All Program in the region. This funding can be used for infrastructure projects that reduce the risk of roadway deaths and serious injuries, including pedestrian enhancements, road diets, and the development of new bicycle lanes.

STORMWATER INFRASTRUCTURE

1. **Green Infrastructure Grant Opportunities (GIGO) Program:** The Green Infrastructure Grant Opportunities Program is administered through the EPA. GIGO funds projects that implement green infrastructure best management practices that decrease stormwater runoff into Illinois' rivers, streams, and lakes. Eligible project types include biofiltration, retention, detention pond creation, wetland creation, floodplain modification, watershed-wide projects, and rainwater harvesting.
2. **Park and Recreational Facility Construction (PRFC) Grant:** The Park and Recreational Facility Construction Grant is administered by IDNR. PRFC funding is primarily used for recreation projects, but can be used for projects to protect floodplains, wetlands, natural areas, wildlife habitat, and unique geologic features.

GENERAL ECONOMIC DEVELOPMENT

1. Illinois Department of Commerce and Economic Opportunity (DCEO) Community Development Block Grant (CDBG) Economic Development Program: To implement goals related to business attraction and retention, Sugar Grove could pursue grant funding through the CDBG Economic Development Program. This program is intended to assist municipalities in growing their business community either through direct incentives and grants to small businesses or through funding for public infrastructure projects that will result in job creation.
2. Business Development Public Infrastructure Program (BDPIP): The BDPIP provides grants to units of local government for public improvements that will result in substantial private investment and/or the creation or retention of local jobs. This program enables communities to support local businesses that are undergoing expansion or relocation, creating a friendlier business environment.
3. U.S. Economic Development Administration (EDA) Economic Adjustment Assistance (EAA) Program: The Economic Adjustment Assistance Program has invested \$500 million in American Recovery Plan funding to date, resulting in an estimated \$11 billion in private investment and the creation and retention of 64,000 jobs. EAA funding is highly flexible, so Sugar Grove could pursue this grant for a wide range of projects that will set the stage for economic revitalization, expansion, and resiliency.
4. T-Mobile Hometown Grant Program: The T-Mobile Hometown Grant Program is a partnership with T-Mobile, Main Street America, and Smart Growth America. Communities with less than 50,000 residents are eligible to receive up to \$50,000 in grant funding. Sugar Grove could pursue this grant in support of a range of activities so long as they will make the community stronger.
5. Consider applying for a Local Foods, Local Places technical assistance grant.
6. Small Business Administration and USDA loan programs for small businesses.
 - Enhance the city's "smart" technology infrastructure. Identify federal and state grants that may help offset funds for smart technology integration, such as the SMART Grants Program.
 - Explore opportunities to fund infrastructure maintenance and improvement projects in recent legislation including the Clean Energy Jobs Act (CEJA), Infrastructure Investment and Jobs Act (IIJA), and the Illinois State Revolving Fund (SRF).



Photo Credit: Village of Sugar Grove

ZONING RECOMMENDATIONS

Sugar Groves' zoning and subdivision ordinances are key tools in determining how the built environment will develop and change over time. These ordinances dictate the character and location of developments, which in return, determine the feel and look of all areas within Sugar Grove. Zoning and subdivision ordinances are critical instruments within the village's toolkit to make meaningful changes.

While the Comprehensive Plan does not have legislative power over the zoning ordinance, it is crucial that the code be updated to reflect the objectives highlighted within it. As a result, this will move the village towards implementing the vision of the Comprehensive Plan.

The zoning ordinance has been reviewed in the context of this comprehensive plan update. The following list summarizes several zoning updates to ensure alignment with the intended outcomes of the comprehensive plan which the village should consider in a future zoning ordinance update. These updates each align with specific objectives, action items, and/or Future Land Use priorities, as outlined below.

GENERAL UPDATES

- Develop form-based regulations for areas targeted for new development, including the Village Center and Residential Flex areas to regulate form, rather than use. Ensure the form-based regulations provide clarity in the intended outcome to streamline the development review process and provide confidence to the Village, residents, and developers.

- Modify the Table of Permitted Uses to reflect the vision in the Future Land Use Map and Future Land Use Categories.
- Consolidate zoning districts:
 - » The Office Research District should be eliminated and these uses absorbed in other flexible designations within the Village Center and Residential Flex areas.
 - » The Light Industrial and Limited Manufacturing districts should be combined, under the FLU Business Park definition.

RESIDENTIAL

- Update the Village's zoning map to allow greater diversity of residential development in accordance with the Future Land Use Plan
- Modify zoning codes to allow residential clustering where the necessary water and sanitary system infrastructure already exist.
- Update the zoning code to support and expand ongoing efforts of mixed-use development throughout the city to introduce multi-unit residential such as condos and apartments at commercial nodes.
- Update zoning to allow greater flexibility of housing types by right, such as townhomes, duplexes, and triplexes within Sugar Grove's single-family neighborhoods and allow high

density residences in Village Center and residential flex areas identified on the future land use map.

- Reduce or eliminate barriers to generating multi-family developments such as minimum lot size requirements, minimum dwelling unit requirements, height maximums, and minimum parking requirements.
- Modify the zoning code to allow smaller lot sizes in areas targeted for infill.
- Create design guidelines that focus on compatibility of new, higher density homes to ensure they are sensitive to the existing residences whose character is well-established.
- Modify the zoning code to provide incentives and tools for affordable housing development through public and private partnership programs. Opportunities might include a housing trust fund, land banks, tax abatements, credits or deductions, and/or an expedited review and approval process.
- Modify the zoning code to permit accessory dwelling units (ADUs) on all single-family lots and eliminate or minimize regulatory obstacles to their establishment, whether attached to or detached from the principal dwelling unit.

- Update the zoning code to incentivize and support the development potential of opportunity site(s).
- Develop baseline community design guidelines/requirements for commercial streetscapes, residential neighborhoods, and industrial areas for inclusion in the Village of Sugar Grove's zoning ordinance.
- Establish design standards for Sugar Grove's gateway corridors. Potential standards may include:
 - » Decreasing minimum setback requirements
 - » Establishing maximum setback requirements
 - » Requiring parking, loading, and utilities to be placed behind buildings, where feasible
 - » Develop gateway features on IL 56, IL 47 & I-88 interchange to identify a change in speed

ECONOMIC DEVELOPMENT

- Establish design standards and guidelines for sustainable industrial development. Such guidelines must require developers, industrial park operators, planners, or anyone involved in the establishment to consider the development's impact on surrounding areas, the internal and external financial affects, environmental consequences, and social requirements. This may include introducing

additional open spaces into retrofitted industrial areas, offering bonuses for water efficient developments, or requiring disaster risk management plans. See Guidelines for Sustainable Industrial Areas (SIA).

- Modify the zoning code to support and encourage unconventional industrial uses including adaptive reuse, makers spaces, space for art, and industrial design.
- Modify the zoning code to include financial and/or process incentives including sales tax revenue sharing, façade grants and loans, fee waivers, or streamlined reviews.
- Allow for increased flexible, high density mixed-use development that includes commercial and residential land uses in key growth areas.
- Modify zoning codes to encourage small-scale commercial development in residential districts to provide services, such as a corner store and small grocer, and amenities for residents.
- Identify thresholds for low, medium, and high-level impacts to develop specific performance standards.
- Clarify landscape requirements, including better definition of appropriate buffering, quantity of required trees, shrubs, preference for native materials, use of perennials, etc. Specifically, specify appropriate buffering

between different use types that are adjacent to residential uses.

- Introduce established metrics for enhanced tree canopy coverage into open space requirements within the zoning ordinance. Refer to the Chicago Region Tree Initiative (CRTI) Tree Ordinance Template.
- Modify the zoning code to restrict schools within 1/3 mile of I-88 and I-47.
- Prioritize the creation of new, and maintenance of existing, paths between parks and open space, residences, schools, and grocery stores to advance efforts of environmental justice.
- Update the zoning code to incentivize developers to mitigate potential impacts (traffic, visual, and noise) of commercial, office, and industrial developments adjacent to residential developments. Examples may include raised crosswalks, speed bumps, noise walls, and vegetative barriers.
- Establish city-wide anti-idling and idle reduction policies to assist in protecting the city's air quality (See Cleveland, Ohio's Idle Reduction, Exemptions, Penalty Policy).

PRESERVATION

- Revise zoning code regulations and municipal practices to protect natural features and ensure water efficiency and infiltration.

-
- Require mitigation measures, if not attempting to prohibit development, within a determined threshold of significant natural features such as the forest preserves (Bliss Woods Forest Preserve, Aurora West Forest Preserve, and Culver Forest Preserve) and Fox River Basin.
 - » Expand the buffer from 25' to properly preserve the natural wetland. Consider specific parameters for setbacks given the context.
 - » Identify opportunities to conserve and reestablish open space networks, mature existing tree stands, steep slopes, floodplains, priority wildlife habitats, and significant natural features. Incentivize the preservation or establishment as part of public and private development plans.
 - Create an Ecological Overlay District for land that is designated on the FLU map as ecologically sensitive. Support conservation easements and clustered development in these areas, when development pressure persists, to preserve open space and avoid sprawl.
 - Expand on and define the Performance Standards under limited manufacturing and light industrial districts as it pertains to environmentally sensitive areas. Standards may include the following categories:
 - » Noise – Specific decibels or setback for reduction
 - » Smoke – Specific standards including to forbid smoke denser than Ringelman No. 2
 - » Odor – Measured and standardized in terms of ounces of a substance (such as hydrogen sulfide) per thousand cubic feet of air
 - » Dust and dirt - Proof that an industry will be able to keep all dust and dirt confined within the walls of the building.
 - » Industrial wastes – Limit to specific persons/ acre dependent on the size and available sewage
 - » Transportation and traffic – City-wide anti idle policies
 - » Screening and landscaping
 - Discourage development in the Agricultural (A-1) District where possible to emphasize areas of the community where soils and important farmland should be preserved, or in areas of the community that are constrained to development due to limitations on municipal infrastructure. When development pressure persists, support conservation easements and clustered development in these areas to preserve open space and avoid sprawl.
 - Establish clear standards to ensure that the open space and greenbelt requirements in Chapter 16, Planned Development Districts and Title 12, Subdivision Regulations, prioritize the identified green network.



5

APPENDIX

- A. Existing Conditions Report
- B. Community Workshop 1 Summary
- C. Survey 1 Summary
- D. Community Workshop 2 Summary
- E. Survey 2 Summary
- F. Infrastructure Maps
- G. Illinois State Water Services Survey