Project Description:

The Village of Sugar Grove wants/needs a new Comprehensive Plan. The current plan was prepared in 2005 with a fair amount of community input. Many of the assumptions used in the preparation of the plan are no longer valid. When the Plan was developed, growth was desirable and inevitable. Development and demographic trends are much different today than they were in 2005. For example, the Plan forecasted an ultimate population in excess of 65,000 person. CMAP’s own 2040 population projection for the Village is 29,470 persons. Additionally, the Plan’s land use recommendations were greatly influenced by the demised Prairie Parkway transportation investment, including unrealistic recommendations for commercial land uses.

Once adopted, the Village proceeded to prepare transportation and utility plans and make other policy and regulatory changes to implement the Comprehensive Plan recommendations. Since adoption of the Plan, the Village has made land use decisions consistent with the Plan’s recommendations.

It could be argued that continued implementation of the current Comprehensive Plan places the fiscal stability of the community in jeopardy. Since the adoption of the Plan, Village leaders have come to discover the prevailing low-density residential land use recommended in the Plan is not fiscally sustainable.

Outmoded development expectations and a weak tax base challenge the community. Sugar Grove has no public transit or any prospects for public transit in the foreseeable future. Its location at the edge of the urbanized area discourages public and private investment. The housing monoculture in the community brings into sharp focus the need for diversity in housing choices given demographic trends.

Can a community that was spawned during the age of suburban sprawl become environmentally and fiscally sustainable? Can a community on the edge of the urbanized area embrace and benefit from the principles of On To 2050?

Community expectations and aspirations in the 2005 Comprehensive Plan are not groundless. The community has assets: a general aviation airport (Aurora Municipal), highways, rail, and a community college, much open space in the form of forest preserves and golf courses are present in the community. Sugar Grove has maintained a high quality and well maintained physical environment.

Formulating goals, objectives and policies is a small part of the plan development process. The Village desires a robust public participation process as part of preparation of the Comprehensive Plan. Identifying trends and opportunities, as well as the consequences of available options needs to be explored with the community. The community is engaged in land use decisions, for better or for worse, and the comprehensive planning process will be greatly scrutinized.

The Village looks to CMAP to help it develop and adapt to a new sustainable vision for the future.

Project Location: The corporate limits and the extraterritorial jurisdiction of the Village of Sugar Grove, Sugar Grove Township, Kane County