



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

**ORDINANCE NO. 2025-0415CD3**

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**An Ordinance Granting Approval of a Special Use for a Preliminary Planned Unit Development for  
Property on Denny Road  
(Sugar Fire Protection District)**

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Adopted by the Board of Trustees and President of the Village of Sugar Grove  
this 15<sup>th</sup> day of April 2025

Published in pamphlet form by authority of the Board of Trustees of the Village of Sugar Grove  
this 15<sup>th</sup> day of April 2025

**VILLAGE OF SUGAR GROVE**

**ORDINANCE NO. 2025-0415CD3**

**An Ordinance Granting Approval of a Special Use for a Preliminary Planned Unit Development for  
Property Located on Denny Road  
(Sugar Grove Fire Protection District)**

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**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution, and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses, including planned unit developments; and,

**WHEREAS**, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which establishes a process for the approval of planned unit developments and final plans related thereto; and,

**WHEREAS**, Sugar Grove Fire Protection District (“Applicant”), has requested approval of a Preliminary Planned Unit Development Plan for property on Denny Road (“Preliminary PUD”), with the subject property legally described in Exhibit “A”, attached hereto and incorporated herein by reference (“Property”); and,

**WHEREAS**, the Planning Commission/Zoning Board of Appeals held a meeting on February 19, 2025, to consider the Preliminary PUD, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the Preliminary PUD as described in their report PC Recommendation 25-07; and,

**WHEREAS**, the Village Board has reviewed the request and has deemed that Preliminary PUD complies with the standards as set forth in the Zoning Ordinance of the Village of Sugar Grove and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals..

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, as follows:

**SECTION ONE:      INCORPORATION OF RECITALS**

The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

**SECTION TWO:      APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT  
PLAN**

Pursuant to Section 11-11-6-D of the Village of Sugar Grove Zoning Ordinance, Planning Commission/Zoning Board of Appeals has confirmed that the preliminary plan submittals are in conformity with the preliminary plan development ordinance. Accordingly, the Village Board hereby establishes that the Preliminary PUD, attached hereto as Exhibit "B" and made a part hereof by this reference, is hereby approved on the Property, subject to the following additional conditions:

1. A Tree Preservation Plan for the south side of the property must be submitted and approved by Staff prior to any work beginning on the property.
2. A Tree Preservation Plan for any areas of the property other than the southside where trees will be removed must be submitted and approved by Staff prior to any work beginning on that area of the property.
3. A Landscape Plan for Phase 1 must be submitted and approved by Staff prior to any work beginning for Phase 2.
4. A traffic study will be submitted to be reviewed and approved as part of phases 2, 3, and 4, with the language in the 7<sup>th</sup> requested deviation to read as follows: The petitioner is requesting a deviation for the submittal of a traffic impact study to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4.
5. Subject to Village Engineer approval.

**SECTION THREE: GENERAL PROVISIONS**

**REPEALER:** All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

**SEVERABILITY:** Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

**EFFECTIVE DATE:** This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

**PASSED AND APPROVED** by the President and Board of Trustees of the Village of Sugar Grove, Kane County, Illinois this 15<sup>th</sup> day of April 2025.

ATTEST:

  
\_\_\_\_\_  
Jennifer Konen,  
President of the Board of Trustees

  
\_\_\_\_\_  
Tracey Conti,  
Village Clerk

|                         | Aye                                 | Nay | Absent | Abstain |
|-------------------------|-------------------------------------|-----|--------|---------|
| Trustee Matthew Bonnie  | <input checked="" type="checkbox"/> | ___ | ___    | ___     |
| Trustee Sean Herron     | <input checked="" type="checkbox"/> | ___ | ___    | ___     |
| Trustee Heidi Lendi     | <input checked="" type="checkbox"/> | ___ | ___    | ___     |
| Trustee Sean Michels    | <input checked="" type="checkbox"/> | ___ | ___    | ___     |
| Trustee Michael Schomas | <input checked="" type="checkbox"/> | ___ | ___    | ___     |



Trustee James White

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**Exhibit A**

*(Legal Description)*

LOTS 1 AND 2 IN DENNY ROAD ESTATES, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER OF SECTION 3, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 16, 1988 AS DOCUMENT NO. 1932351, IN KANE COUNTY, ILLINOIS.

**Exhibit B**

*(Preliminary PUD)*

#### DEVIATIONS

1. Petitioner may submit site data with future phases.

2. A deviation to allow the watermain to be looped back to Denny Road during future phases once the existing connection on Denny Road is extended to a live looped system.
3. A deviation to allow for the burn tower to be constructed of painted corrugated metal.
4. A deviation to provide required landscape plans and install required landscaping with future phases.
5. A deviation to replace required trees with future phases.
6. A deviation to submit the following required documents during future phases: Landscape Plan/Tree Preservation Plan, Photometric Plan, Development Schedule, Architectural Drawings, Written Statement.
7. A deviation of a traffic impact study to be submitted, reviewed, and approved as part of the Final PUDs for phases 2, 3, and 4.
8. A deviation to yard and setback regulations, to be reviewed and approved as part of the Final PUDs for phases 2, 3, and 4.
9. A deviation to provide screening only where determined necessary, and for existing landscaping to count toward screening requirements.
10. A deviation on maximum permitted lot coverage, to be reviewed as part of the Final PUDs for phases 2, 3, and 4.