

Section 4:

Goals and Objectives

A *Comprehensive Plan* is an expression of what a community wants to become in the future. The plan, if carefully crafted, can become a reliable policy guide for decision-making and Village action.

The *Comprehensive Plan* includes statements of goals and objectives, which provide the framework for planning recommendations, policies and future projects and actions:

Goals describe desired end situations toward which planning efforts should be directed. They are broad and long-range. They represent an end to be sought, although they may never actually be fully attained.

Objectives describe more specific actions that should be undertaken in order to advance toward the overall goals. They provide more precise and measurable guidelines for planning action.

Together, the goals and objectives paint a picture of what a community wants to accomplish with its *Comprehensive Plan*, and with other development tools and ordinances. They provide direction, and serve as a guide for evaluating specific projects and land use alternatives.

The goals and objectives presented below are based on: a) input from Village staff and the Steering Committee; b) the community workshop; c) the key person interviews; and d) Sugar Grove's 1998 *Comprehensive Plan*.

Growth Management

Goal:

Create compatible and efficient land use patterns that facilitate cost-effective and efficient provision of public facilities and services that will support existing development and planned growth.

Objectives:

1. Provide for the annexation of lands necessary to accommodate the future growth of Sugar Grove, and control the quality and phasing of new development.
2. Maintain and establish boundary agreements with adjacent communities, including Big Rock, Yorkville, Plano, Batavia, Elburn, Aurora, North Aurora, and Montgomery, and monitor border development activity to ensure land use compatibility.
3. Maintain a balanced arrangement of land uses (quality neighborhoods, tax base, and employment) by promoting development according to the adopted *Comprehensive Plan*.
4. Adopt and maintain up-to-date development controls that will provide for future growth in accordance with the desired type, intensity and design quality of land uses.
5. Focus new development adjacent to existing development to prevent important farmland from being developed prematurely.
6. Avoid extending public utilities over large acres of undeveloped land to serve properties in outlying areas, since this will promote sprawl, rather than compact development.
7. Direct new residential and non-residential development to areas planned for such uses, so that land patterns maximize the efficiency of

public services and protect and reinforce existing land uses.

8. Guide infill development of vacant parcels so that it is compatible in design, character, function and scale with adjacent uses.
9. Require developers to provide sewer and water capacity to meet the long-range needs of the community.
10. Assure that the intensity of new development does not overburden existing and planned utility systems, roadways and services and other taxing bodies.
11. Provide generous landscaped buffers in areas where more intensive development abuts land that is either used or planned for residential or institutional uses.
12. Establish appropriate impact fees to mitigate the Village's costs associated with accommodating new development.

Residential Neighborhoods

Goal:

Maintain and enhance the Village's single-family residential character, while providing a housing inventory that is diversified in dwelling unit type, size and design, and which supports the local population; accommodates projected future growth; and creates a high-quality residential environment.

Objectives:

1. Maintain the single-family image and character of Sugar Grove, by promoting new single-family residential subdivisions.
2. Maintain a variety of housing types, lot sizes, and prices to meet the needs of all existing and future residents.
3. Ensure that residential growth is consistent with the capacity of public

facilities, services, and infrastructure to serve new development.

4. Strive to become a community of distinctive and cohesive residential "neighborhoods," rather than a collection of individual subdivisions.
5. Avoid the creation of small, isolated pockets of residential land use that cannot be served efficiently by sewer and water, public services, schools, and police and fire protection.
6. Prevent urban sprawl by requiring residential development to adhere to the recommendations of the Comprehensive Plan.
7. Require architectural review and anti-monotony codes for new residential subdivisions.
8. Protect residential areas from encroachment by land uses that are incompatible or which may create adverse impacts.
9. Require developers of residential planned developments to protect the natural environment and to provide amenities for residents, including:
 - a) Preservation and enhancement of natural resources;
 - b) The use of durable, permanent building materials, such as brick, stone, cedar, and cement board siding;
 - c) Individual lot landscaping, in addition to parkway tree planting;
 - d) Perimeter landscaped yards, at least 30 feet wide, to buffer residences from adjacent streets and land uses;
 - e) Open spaces and parks, including play features and playgrounds; and
 - f) Sidewalks and bicycle paths.
10. Require developers to respect and preserve natural features, such as

- vegetation, wildlife habitat, waterways, wetlands, topography and scenic vistas.
11. Require developers to preserve existing structures that reflect the history and heritage of Sugar Grove, when planning and designing new residential subdivisions. Provide new initiatives for the preservation of homes and sites of unique character or historical significance.
 12. Continue to embrace cluster housing and other conservation design as techniques to preserve major stands of mature trees or other sensitive natural resources, and accommodate new development with minimal impact to quality natural areas in Sugar Grove.
 13. Require landscape screening, increased setbacks, and restricted access for houses that will be located along major collector and arterial roadways, and railroads.
 14. Accommodate medium density housing as part of larger, mixed use planned developments in areas that are within walking distance of shopping, employment, public transportation, community facilities, schools, and parks.
 15. Protect residential privacy and maintain access to sunlight and open space through building setbacks, separation between living units, and building orientation, in accordance with good planning.
 16. Preserve existing housing through effective code enforcement and preventive maintenance.
 17. Require adequate, usable open spaces in all new residential developments, designed to meet the needs of residents. All open spaces should be accessible by sidewalks, bikeways, and trails.
 18. Require developers to provide paved pedestrian linkages and sidewalks to daily activity areas such as elementary

schools, convenience shopping centers, community centers, libraries, and open spaces.

19. Require developers to provide for the connection or extension of planned streets to adjacent, undeveloped properties, to create transportation linkages between residential neighborhoods and to provide street system continuity for the benefit of all residents of Sugar Grove.
20. Preserve the active stables/equestrian estate-residential uses in the Village, particularly the areas in the north, near Norris Road.

Commercial Development

Goal:

Promote new commercial and business development that provides local residents and the surrounding region with a diversity of goods and services, enhances the Village's tax base, and provides employment opportunities.

Objectives:

1. Plan for the creation of two "town centers": 1) A retail, service, office and residential area located on properties between Galena Boulevard and Illinois Route 56 (see land use map); 2) A civic and institutional area located along Main Street.

The Town Centers should include:

- a) A central focal point, such as a park or town square;
 - b) Design guidelines for signs, lighting, landscaping and architecture; and
 - c) Extensive use of plazas, brick walkways and parks.
2. Market the Corridor Commercial areas along Route 47 between Wheeler Road and Route 56, near the intersection of Galena Boulevard and Route 56, and the area at the intersection of Route 47 and I-88 as major commercial centers

that include regional-scale shopping centers, restaurants and department or discount stores, according to planning and design guidelines established for this area.

3. Revitalize existing neighborhood commercial areas along Route 47 through site design, landscaping, architecture and signage.
4. Encourage a variety of new commercial uses that will increase the range of employment opportunities, and strengthen and expand the Village's tax and economic base.
5. Require cross-access between adjacent commercial properties, and consolidate access drives to improve safety and maintain the operational efficiency of traffic flow on adjacent highways.
6. Require developers to upgrade adjacent collector and arterial streets with right-of-way and pavement widths sufficient to accommodate anticipated traffic and associated vehicular turning movements into and out of commercial centers, and to contribute toward the future installation of traffic signals, once warrants are met.
7. Require developers to provide adequate off-street parking and loading to serve proposed uses.
8. Create a specialty shopping district along Main Street (between Snow and Prairie Streets) as a way of preserving the history and architectural heritage of Sugar Grove.
9. Discourage the establishment or extension of strip commercial development (generally one lot deep) and encourage the grouping of retail, office and commercial activities in centers of unified design character (including façade treatment, signs, lighting, and architectural design).
10. Discourage the development of commercial uses at locations that

cannot be adequately served by existing transportation, utilities and other public facilities.

11. Require commercial buildings to be constructed primarily of brick and stone to reduce maintenance and promote high quality structures that are permanent in appearance.
12. Require all outdoor storage areas visible to the public to be screened by landscaping, fencing, walls, or a combination of these elements.
13. Require the screening of all roof-mounted mechanical equipment on all sides of a building that are visible to the public.
14. Require landscape screening between new commercial development and existing or planned residential or institutional uses to be provided within perimeter yards.
15. Require developers to provide sidewalks along both sides of major arterial streets and highways for pedestrian access to commercial centers, and promote internal pedestrian linkages in commercial developments.
16. Promote site planning that addresses the needs of the handicapped according to good planning practice, in addition to state and federal regulations.
17. Minimize and mitigate any negative impacts of commercial and business uses activities on neighboring land-use areas.
18. Encourage the corrective maintenance and rehabilitation of older commercial and business properties that are in poor condition or do not conform to community standards.
19. Ensure that appropriate stormwater management and environmental protection provisions are included in all new commercial developments.

Business Park and Corporate Campus Development

Goal:

Develop a business park and corporate campus base, in campus-like settings, that ensures a diversified economy; complements other types of local development; strengthens the Village's tax base; and provides employment opportunities for Village residents.

Objectives:

1. Encourage business park and corporate campus development consistent with the Comprehensive Plan, and including the following characteristics: campus-type settings, defined by generously landscaped building and parking setbacks; wide, tree-lined streets; quality architecture; landscaped buffers along all boundary lines of the park; screening of off-street parking and unenclosed loading; pedestrian linkages; and uniform signage and lighting.
2. Direct non-polluting light industrial, warehouse and distribution and heavy commercial land uses to existing and planned business parks, and develop according to appropriate standards.
3. Require buildings in business parks and corporate campus areas to be compatible to adjacent surroundings in form, texture, colors, consistent with a campus-type setting. Prohibit the use of metal or vinyl siding.
4. Promote the development of vacant sites, and underutilized sites within existing business areas, including Aero Business Park, Sugar Grove Industrial Park, Marquette Industrial Park, Sugar Grove Office and Industrial Center, and Waubensee Corporate Center. Development and redevelopment should be according to the standards and guidelines established in the Comprehensive Plan.
5. Business park areas should be located near the airport and along major roadways, and maximize access, visibility and exposure for new business uses, but also minimizes business park traffic within other parts of the Village.
6. Corporate campus areas should be located along the north and south sides of I-88 near the Route 47 overpass, which maximize access, visibility and exposure for new office and corporate uses.
7. Business park uses should emphasize high-tech, office, distribution, research, and airport support development. There is a national trend toward such developments within planned business environments, and the locational assets and airport afforded by Sugar Grove suggest significant potential in this area.
8. Corporate campus uses should emphasize large-scale office developments. The I-88 corridor is home to other similar corporate campus areas and the trend for such uses is extending westward.
9. Limited commercial development designed to serve the day-to-day needs of business park and corporate campus employees and patrons should be considered within business park and corporate campus developments at strategic locations.
10. Business parks should be designed and developed so that offices, showrooms, and similar uses occupy high-visibility locations around park peripheries.
11. Access to individual building sites within business parks and corporate campuses should be via an internal circulation system. Site access from peripheral arterial and collector streets should be limited to major entrances serving the overall development area.
12. Adequately screened off-street parking and loading facilities should be provided within all business and corporate campus sites, and the consolidation of parking areas and

driveways serving two or more uses should be encouraged.

13. Site improvements within business parks and corporate campuses, such as lighting, signage and landscaping, should be well designed and coordinated in order to help create a positive identity and visual image throughout the development area.
14. Particular attention should be given to screening and visual separation between business parks and other nearby land uses. The periphery of business parks should be extensively landscaped, particularly where business parks border residential neighborhoods or major roadways.
15. Corporate campus development should take advantage of its location along I-88 by orienting attractive facades and corporate signage (for corporate identity, not advertising) toward the highway. The periphery of corporate campus areas should be extensively landscaped, particularly when corporate campuses border residential neighborhoods.

Transportation

Goal:

Provide a coordinated system of roadways, pedestrian facilities, recreational pathways, and public transportation services that provides for the safe and efficient movement of vehicles, bicycles and pedestrians, reinforces surrounding land development patterns, and enhances regional transportation facilities.

Objectives:

1. Support the Comprehensive Plan's Transportation Plan for the identification of where new roads and access points are needed to serve projected growth, so that adequate rights-of-way can be reserved as development occurs.
2. Work with Metra to develop a future Metra station, related facilities and parking along the Burlington Northern Railway at the proposed Municipal Drive and/or near the Prairie Parkway or Gordon Road.
3. Based on the Transportation Plan, create a functional classification system for all existing and planned roadways in Sugar Grove's planning area.
4. Create balanced land use patterns that reduce the need for commuting time between residential land uses, places of employment, shopping, and public spaces.
5. Ensure that future roadway infrastructure provides for multiple east-west and north-south roads through Sugar Grove, thus minimizes the likelihood of congestion and over use of select roads.
6. Provide for continued maintenance of the present road system, thereby expanding the lifespan of existing roads, and ensuring the safety of those who travel on them.
7. Identify and realign problematic intersections in order to eliminate dangerous vehicular conflicts caused by poorly placed and designed intersections.
8. Discourage direct access onto individual properties from Sugar Grove's arterial streets.
9. Maximize safety and maintain the operational efficiency of Sugar Grove's arterial and collector streets by:
 - a) Requiring the consolidation of curb cuts; and
 - b) Minimizing the number of curb cuts allowed for new development.
10. Require developers to design street grid patterns in new subdivisions that

minimize or eliminate cul-de-sacs, provide sufficient cross access through the development, and connect appropriately to adjacent developments and existing roads, in order to facilitate roadway maintenance and improved overall circulation.

11. Work with developers to design a system of streets that discourage “shortcutting” of traffic through residential neighborhoods.
12. Locate land uses that are high trip generators, such as commercial and industrial uses, along roads that can or will be upgraded to handle such traffic.
13. Discourage the establishment of “private streets” in new subdivisions.
14. Require all public and private streets to be constructed according to standards and specifications included in Sugar Grove’s Subdivision Code.
15. Expand the pedestrian circulation system by requiring all developers to provide sidewalks along both sides of all streets.
16. Develop a comprehensive network of multi-use trails to link residential subdivisions with schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area.

The Natural Environment

Goal:

Preserve, protect and enhance the existing natural resources and environmentally sensitive open space areas that are essential to the overall image and character of Sugar Grove.

Objectives:

1. Identify and regulate the key “environmental corridors” that pass through Sugar Grove, which include flood prone areas, wetlands, surface watercourses, native vegetation, and

wildlife habitats, into an integrated area-wide open space network.

2. Adopt best management practices for storm water management to ensure that new developments do not contribute run-off that increases off-site flooding or degrades water quality in surface or ground water systems.
3. Identify, protect and preserve important natural areas and resources, by setting these areas aside as permanent open spaces. Prioritize the acquisition of lands determined to be particularly vulnerable to disturbance or development.
4. Maintain the functional value of natural areas, such as floodplains, wetlands, and wooded areas, when planning all new developments within Sugar Grove.
5. Develop and preserve the network of linear open spaces illustrated on the *Comprehensive Plan* to protect streams, wetlands, floodplains, hydric soils; and to connect parks and other permanent open lands; and to serve as a buffer between incompatible land uses.
6. Discourage development in areas where soils display characteristics that make development infeasible, such as hydric soils that are saturated, flooded or ponded for at least part of the year.
7. Promote the clustering of housing in a way that preserves trees and other important natural resources that exist on a developable site.
8. Preserve Sugar Grove’s existing, mature trees, by:
 - a) Maintaining and enforcing the Village’s tree preservation ordinance;
 - b) Removing undesirable and/or invasive species;
 - c) Working with developers to identify desirable tree species, and alter development proposals to avoid impacts to these trees;

- d) Requiring developers to post bonds to guarantee tree preservation during construction; and
 - e) Enforcing tree protection through regular inspections.
9. Prevent the urbanization of floodplains, and encourage the use of flood prone land for public open space, recreation, wildlife habitat, and pedestrian trails.
 10. Protect aquifers, wetlands and streams from pollutants by promoting reduction in the amount of eroded soil, fertilizers, herbicides, insecticides, and other physical, chemical or biological substance carried into waterways by stormwater runoff.

Community Facilities and Services

Goal:

Provide and support public facilities and services such as police and fire protection, road maintenance and snow removal, education, health and medical, and social services for all residents and businesses of Sugar Grove.

Objectives:

1. Encourage, cooperate and participate in the planning of schools, religious institutions, libraries, and other community services to meet existing and future needs of Sugar Grove.
2. Promote community, cultural and religious institutional organizations that will enhance the Village's appeal.
3. Provide and maintain a high level of municipal and community services, on appropriately-sized parcels for police; elevated and underground water storage tanks; and other governmental functions.
4. Encourage efficient land use planning to minimize inefficiencies and reduce costs of providing public services, such as: snow plowing and road repair; postal service; emergency services (fire, police and ambulance); and school bus travel.
5. Maintain top quality police, fire and emergency medical services throughout the Village.
6. Work with and cooperate with local schools to promote the continued excellence of public schools and educational services within the Village.
7. Continue to provide adequate water distribution, sanitary sewer and storm sewer systems within the Village.
8. Maintain a high level of refuse collection service within Sugar Grove and continue to promote and encourage recycling.
9. Ensure that all sites, facilities, and buildings for all Village departments and services are adequate; complement the neighborhoods in which they are located; are attractive and well-maintained; and, undertake maintenance, expansion and replacement programs as necessary.
10. Identify opportunities for new or expanded public facilities or services which can enhance the overall quality of life within Sugar Grove and help attract new families and businesses.
11. Maintain a quality fleet of vehicles and capital equipment needed to deliver top quality services to the community.
12. Develop a long-term plan for the maintenance and improvement of aging infrastructure systems within Sugar Grove, including water distribution, sanitary sewers, storm sewers, and roadway conditions.
13. Maintain the Library District as an important resource for the community and work with the Library to identify an appropriate 3-5 acre site that would accommodate a new facility and related parking.

14. Promote attractive detention basins and retention ponds at appropriate locations that contribute to the desired character and appearance of the Village and promote aquatic biodiversity.
15. Require stormwater management facilities to provide enough capacity to ensure that new development does not contribute run-off that increases the likelihood of off-site flooding or degrades water quality in surface or ground water systems.
16. Promote new or upgraded facilities and services for key groups within the community, including the elderly, teens, and the handicapped.
17. Seek grants and other sources of revenue from outside agencies and organizations that can be utilized to help maintain the provision of top quality municipal services, facilities and infrastructure within the Village of Sugar Grove.
18. Establish and maintain intergovernmental cooperation and agreements with nearby communities, other governmental agencies, and public and private agencies to improve and expand the range, quality, and efficiency of public services and facilities available to Sugar Grove residents.

Parks and Recreation

Goal:

Promote adequate, well-designed parks, open spaces and recreational facilities designed to serve the needs of all segments of Sugar Grove’s population.

Objectives:

1. Cooperate with Sugar Grove Park District, the Kaneland School District and Kane County Forest Preserve District so that recreational and open space lands can be acquired to fulfill the

- expanding needs of the Village of Sugar Grove.
2. Encourage the development of parks and recreational facilities next to existing schools and proposed school sites.
3. Require developers to provide active and passive recreation areas within walking distance of all new dwellings, designed to serve the needs of the residential community; update existing ordinances as needed to achieve this objective.
4. Develop a large public park, commons, or village green as a part of the new Town Center development to create a central gathering place and activity area for all residents of Sugar Grove.
5. Develop a multipurpose trail system, using existing rights-of-way, protected greenbelts, open space corridors, and easements to provide connections between subdivisions, schools, parks, shopping areas, public facilities, open spaces, forest preserves, and other multi-use trails in the area to ensure safe and convenient pedestrian and bicycle access to all park sites and recreational areas.
6. Undertake more extensive landscaping and “greening” programs along major street corridors.
7. Develop community-scale parks that are accessible from collector roadways, and near existing or planned residential subdivisions.
8. Require developers to equip parks in the first phase of their residential subdivisions, to ensure that commitments for open space and recreation are maintained, and provided in a timely fashion.
9. Encourage the Park District to continue to upgrade existing parks and recreational facilities; undertake

improvement and replacement programs as required.

10. Encourage the Park District to ensure that all parks and open spaces are adequately and attractively maintained and that reforestation is undertaken as required.
11. Support Park District efforts to provide new recreational programs which respond to the needs and desires of Sugar Grove residents.
12. Continue planting programs on public properties, pocket parks, and along roadways, all of which add to the character of the Village.
13. Continue to cooperate with local schools in the provision of recreational services.
14. Encourage the Park District to take steps to preserve and protect open space areas and environmental features on private properties throughout the Village.
15. Continue to work closely with local community groups and other voluntary organizations in the provision of recreational services.

Utilities

Goal:

Accommodate the future growth and development of Sugar Grove by planning for the phased expansion of utilities to meet projected growth, and ensuring that rural residential subdivisions are directed to areas where soils can accommodate such development.

Objectives:

1. Require developers to contribute to the cost of new wells and elevated or underground water tanks to serve projected development.
2. Require developers of all new development to install water and sewer

lines that have sufficient capacity to meet the anticipated demand associated with their project, and to accommodate future development according to the adopted land use plan.

3. Require utility and drainage easements in all new subdivisions developed with individual septic systems to accommodate future sewer systems and other utilities.
4. Provide for and design storm drainage and flood basins in accordance with good design, planning practice, and existing ordinances.
5. Require natural gas, electric, telephone, and other cable and transmission lines to be installed below ground, and require developers to bury existing utilities, so that their visual impact is eliminated, and the aesthetics of the area in which the utilities are proposed to be located, maintained.

Agricultural

Goal:

Prevent the premature conversion of prime agricultural land to non-agricultural uses by the use of careful planning for utility extensions and the orderly phasing of development.

Objectives:

1. Identify areas for prime agricultural use within the Village's one and one half mile planning jurisdiction and, to the extent possible and appropriate, prevent the premature conversion of these areas for new development.
2. Provide appropriate transitional uses between the existing and planned portions the community to protect agricultural land and to minimize conflicts between dissimilar uses.
3. Require new subdivisions that are proposed to be constructed next to active farms, which are intended to be a

permanent agricultural use, to maintain a 100-foot, landscaped buffer between residences and agricultural operations.

Village Identity

Goal:

Provide a strong and positive Village image and identify through landscaping, maintenance code enforcement, and Village-sponsored beautification programs.

Objectives:

1. New development should be accommodated, however the new development should maintain and enhance the Village's small-town character and traditional heritage.
2. Create well-defined entrances into the Village through special treatments of signage, landscaping, and other design techniques, including landscaped parkways and building setbacks, and ornamental lighting.
3. Ensure architectural compatibility between commercial developments, and provide consistency in landscaping, setbacks, lighting and signage.
4. Encourage local groups and organizations to participate in the beautification of local parks and other public spaces through plantings of flowers, trees and shrubs.
5. Preserve, replace and plant trees and other vegetation in public spaces, including the public rights-of-way.

Citizen's Awareness

Goal:

Instill in Sugar Grove's residents an active interest in the future of the Village and its community functions.

Objectives:

1. Develop and maintain a free-flow of communication between the municipal government and Sugar Grove residents.
2. Keep citizens informed of events, actions, and other issues that may affect residents, the Village, and surrounding areas.
3. Encourage the formation of civic improvement organizations that will actively strive for the betterment of the Village of Sugar Grove.
4. Cooperate with and support local groups and associations interested in the promotion of a better community.
5. Sponsor programs, events, and celebrations that can stimulate public involvement and participation, foster a strong community spirit and identity, and bring together residents from various neighborhoods on a regular basis.