

## *Section 8:*

### ***Community Facilities & Utilities Plan***

Public facilities provide important services and necessary utilities to the residents and businesses of Sugar Grove and contribute significantly to the overall “quality of life” of the community. These include schools, fire and police protection, libraries, utility providers, administrative facilities and meeting spaces, religious facilities, and other public and semi-public uses.

The Community Facilities Plan is intended to assist the Village in ensuring that high-quality community facilities are available to local residents and businesses in the future. It should be used by the Village and other organizations to ensure that appropriate sites are reserved for community facilities that will be needed in the future.

It is important to emphasize that the Plan presents general policies and guidelines for community facilities. The Plan is not intended to pre-empt or substitute for the more detailed planning and programming which should be undertaken by the Village and other service agencies and organizations.

For example, even though the Plan highlights generalized locations for fire stations, it does not preclude the need for the more detailed planning, programming, and site selection which fall within the purview of the Fire Protection Districts, and other agencies and organizations.

The Community Facilities Plan is illustrated on Figure 6.

#### ***General Recommendations***

The Village should promote continued cooperation, interaction, and collaboration among the various agencies and organizations that serve Sugar Grove, including the School District #302, Waubesa Community College, the

Sugar Grove Fire Protection District, and others.

The Village should also keep abreast of the plans, policies, and projects of these other agencies and organizations. For example, future schools, fire stations, and other public facilities will be important components of Sugar Grove, and their location and design should be of special concern to the Village.

Community facilities should be compatible with surrounding uses and should enhance the character of the neighborhoods in which they are located. Sites should be attractively landscaped with screening and buffering provided if necessary. Traffic generated by community facilities should not adversely impact surrounding areas. Adequate and attractively designed off-street parking should be available at all community facility sites.

The Village and other service districts should be attuned to the changing needs and requirements of local residents and businesses, and new facilities and services should be provided if they become necessary or desirable in the future. As nearby agricultural areas are more intensely developed, community facility and service needs may change dramatically.

#### ***Kaneland Community Unit School District, #302***

District #302 covers most of the Sugar Grove Planning Area. Students attend John Shields Elementary School (located in Sugar Grove), Kaneland Middle School, and Kaneland High School. Currently, all schools in District 302 are at, or over capacity. The school district is in the midst of a construction program that will include increasing the capacity of the high school from 700 to 1550; building two new elementary schools, one of which will be on a site south of I-88; and reorganizing from a K-4, 5-8, 9-12 pattern to a K-5, 6-8, and 9-12 pattern. An annual growth rate of

7% is being used for estimates of future enrollment. Assuming that growth continues according to current trends, the school district will need new elementary schools, a middle school, and a high school.

District #302 has acquired approximately 180 acres near the intersection of IL-47 and Harter Road. The School District plans to develop a campus on the site, including a new high-school and middle school. Access to the site will be from Harter Road and Wheeler Road.

### ***Waubonsee Community College***

Waubonsee Community College, is located north of the incorporated limits of Sugar Grove on Route 47, serves the communities of Kane, Kendall, DeKalb, LaSalle, and Will. The college has a full-time enrollment of approximately 3,300 students. The college has three campuses: Sugar Grove Campus (12 buildings); Aurora Campus (16 buildings); and, the Waubonsee Center at Copley (Ogden Avenue in Aurora). Waubonsee Community College has experienced a 6-8% annual increase over the past few years, and is looking to continued growth over the next 5-10 years.

To accommodate a growing student body, the Waubonsee Community College Board has adopted a master plan designating 6 new buildings on the Sugar Grove campus. The expanding campus will likely burden the existing on-site infrastructure and utilities. Annexation to the Village would provide the College with municipal services, easing the campus expansion. The Village of Sugar Grove should encourage the College to voluntarily annex into the Village of Sugar Grove. Additionally, the Village of Sugar Grove should allow appropriate expansion of the Sugar Grove Campus, to maintain and enhance this community amenity.

### ***Sugar Grove Public Library***

The Sugar Grove Public Library has been in existence for over 40 years. The current library, located on Snow Street, consists of a main brick building and modular meeting space. The Public Library has indicated that the current facilities are too small. Future residential growth will likely require the construction of a new main branch, or a satellite branch of the Library. As demands for products and services continues to increase, appropriate agencies and other taxing bodies should continue to cooperate to ensure the growth and expansion of the Public Library system.

### ***Police Department***

The Sugar Grove Police Department services all of the existing corporate limits of the community. In correlation to Sugar Grove's growth, the Police Department should increase its staff accordingly. The Police Department has indicated a need for 24 total officers once the Village's population reaches 10,000 residents. The Police Department plans to add at least one more officer this year and 2-3 more over the next 1-3 years.

The Sugar Grove Police Department is currently housed in the Village's Municipal building, and additional space will be required to accommodate new officers. Additional space for the Police Department could be provided at planned fire stations within the community.

Sugar Grove's primary public safety concern relates to traffic and motor vehicle accidents. These could be alleviated, or reduced, through the implementation of traffic calming measures, continual improvement of the transportation system, and proper implementation of the Transportation Plan.

### ***Fire Department***

The Sugar Grove Fire Protection District currently has one station to provide fire protection and emergency services to the community. The current fire station is located along Main Street in the older section of the Village. The Fire Protection District has plans to close the current facility and relocate to a new station near the Municipal Building on Municipal Drive. To meet the future needs of new growth, the Fire Protection District has identified a need for 5 stations. Property for a second station has been secured. The Fire Protection District has identified 3 other areas in the community where a station will be needed. The Village of Sugar Grove should assist the Fire Protection District in acquiring and developing these fire stations, require the provision of fire hydrants in new developments, and ensure the water supply system is adequate for current and future needs of the Fire Protection District. The Village of Sugar Grove can also assist the Fire Protection District by ensuring new development accommodates the size and turning radius of fire trucks within the engineering of streets and cul-de-sacs.

### ***Camp Dean***

Camp Dean is a Girl Scout Camp operated by the Fox Girl Scouts - Fox Valley Council. Camp Dean was founded in 1947 with the donation of 40 acres of land to the Aurora Girl Scouts. In 2000, additional land was purchased to expand the camp size to 161 acres.

Camp Dean is located north of Big Rock Forest Preserve. The site consists of about 50% woodland and 50% prairie. The woods are primarily oak savanna. Welch Creek runs through the camp property, and a small pond on site is used canoeing and fishing.

The camp is operated between June and August. Three cabins and three tent sites provide lodging for the campers.

Although owned by a private organization, Camp Dean is an important community asset and protects valuable natural resources. The Village should provide for the future operation of Camp Dean, and in the event that the Girl Scouts cease the operation of the facility, the property should remain in public ownership, by the Forest Preserve District, Park District, or Village to ensure the natural resources are protected and open space is preserved.

### ***Water Supply System***

The purpose of the Village's water supply system is to provide water for mainly residential and business uses. This can include both potable water suitable for drinking, and non-potable water. The Village of Sugar Grove provides only potable water to its residents. Agriculture and other users of large quantities of water obtain their water through private wells, without the assistance of the Village.

A typical water supply system consists of a supply source, a treatment plant, and a storage and distribution system. The Village of Sugar Grove obtains potable water through a system of deep and shallow wells. The wells servicing the Village of Sugar Grove are described below.

≠ Well #3 (aka EPA Well #2) – Shallow Well. Well #3 is located on Main Street near the Sugar Grove Township operational yard. Well #3 should remain in service for the next 5 years.

≠ Well #4 – Emergency Deep Well. Well #4 was recently taken off-line due to elevated radium levels in the water supply. This well is expected to remain available for emergency use.

≠ Well #5 – Shallow Well. Well #5 is located within Bliss Creek Subdivision. Well #5 should remain in service for the next 5 years.

€# Well #6 – Retired Shallow Well. Well #6 is located along Golfview Drive. The well was recently closed and is not expected to be used in the future.

€# Well #7 – Shallow Well. Well #7 is located on Main Street, north east of Kaneland Elementary School. Well #7 was recently improved, lengthening its lifespan by 10 or 15 years.

€# Well #8 – Deep Well. Well #8 is a new deep well located east of Hanks Road, adjacent to the Fire Station. Well #8 is, expected to provide the Village with water for the next 30 years. Well #8 has a ion-exchange plant on site to treat and soften the water.

€# Well #9 – Future Deep Well. Well #9 is located southwest of the Village Hall. Well #9 will be a deep well once it is operational. The life expectancy of Well #9 is 30 years.

€# Well #10 – Future Deep Well. A well has been approved in the planned Settler’s Ridge subdivision.

€# Well #11 – Future Deep Well. A well has been approved in the planned Settler’s Ridge subdivision.

Well water collected from the shallow wells is treated with chlorine, fluoride, and polyphosphate. Water from the deep well receives the same treatments but is also softened by ion exchange.

The supply of potable water is attractive to potential developers. Connecting to existing municipal service, including potable drinking water, is often necessary to attract potential buyers of new homes. The Village of Sugar Grove should maximize this advantage and steer growth towards desired areas of the community. The Village should require all residential and commercial development to be serviced by its water supply system, oversizing as it is extended to ensure that

future development can “tap in” to the services.

Private wells for potable water should be discouraged within the Village. Residents currently served by private wells should be served by the Sugar Grove’s system where possible, and private wells should be phased out and eliminated throughout the Village. To expedite this process the Village has passed an ordinance banning private wells.

All water supply facilities should be designed to meet the projected population and potential build-out of the Village’s Planning Area. Existing storage tank capacity currently limits the Village’s ability to distribute water and new tanks should be constructed where necessary.

#### ***Wastewater Treatment***

The Village’s wastewater is treated by the Fox Metro Water Reclamation District. The Fox Metro Wastewater Treatment Plant treats waste water with a high efficiency facility capable of routinely treating up to 42 million gallons per day of wastewater generated by Aurora, North Aurora, Boulder Hill, Montgomery, Oswego and Sugar Grove.

The Fox Metro Water Reclamation District will continue to treat wastewater generated by the residents, industries, schools, businesses and others in the Village of Sugar Grove. There are capacity issues with regards to the necessary interceptors to accommodate growth. The Village should keep the Fox Metro Water Reclamation District well informed about future development and ensure that necessary infrastructure is in place to accommodate growth.

#### ***Warning Siren System***

A warning siren system has been developed to notify residents of weather emergencies. Residents are urged to seek shelter when they hear the siren. The

Village should continue to implement the siren system and develop new sirens to serve future developments. The Village should identify the best locations to serve the entire Planning Area with the fewest number of sirens. The Village should continue to provide residents with up-to-date information and instructions for dealing with weather emergencies, such as locations of shelter facilities.

#### ***Power Transmission***

ComEd provides electric service to all residents and businesses in the Village. The Village is serviced by 2 power transmission corridors, comprised of overhead transmission lines. There are no anticipated capacity or condition issues related to power transmission in the Sugar Grove area. Transmission lines supplying new development should be located underground whenever possible. Existing transmission lines currently located above ground should be relocated underground as streets are repaired, roads are widened, infill development occurs or when repairs or upgrades are made to the lines.

#### ***Telecommunications***

Telephone, cable and high-speed internet have become necessary services. The Village of Sugar Grove should accommodate the necessary infrastructure to provide these important utilities to current and future residents. When these utilities require hookups to properties, cabling should be located underground wherever possible.

- Educational
- Municipal
- Other Public/Semi Public
- Airport
- Utility Corridor
- Water Tank/Well
- Water Main
- Sanitary Lift Station
- Sanitary Line
- Fire Station
- Fire Station General Location
- Metra Station/Park & Ride
- School District Boundaries
- Village of Sugar Grove Planning Area
- Stream/Watercourse

Figure 6:  
**Community Facilities  
& Utilities Plan**

