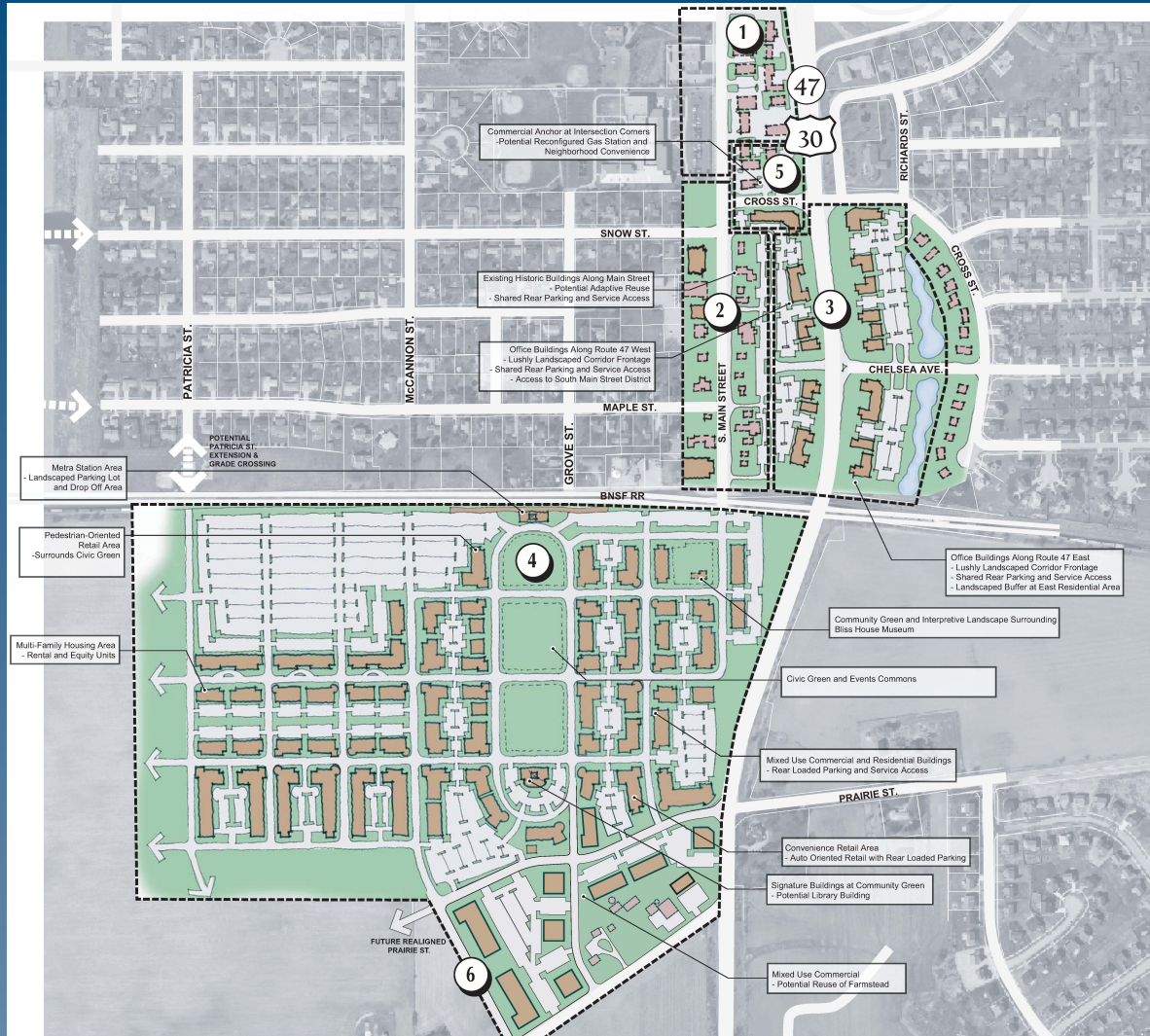


Future Land Use & Urban Design Plans



BUILDING FORM

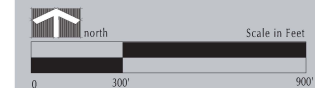
Preferred Option

LEGEND

- 1 AREA 1 - North Main Street Mixed-Use District**
- Encourage affordable housing proximate to downtown.
- Promote facade and streetscape improvements.
- Organize shared parking and service access.
- 2 AREA 2 - South Main Street Historic District**
- Celebrate South Main Street as a cultural and historic resource to be protected.
- Historic buildings to be rehabilitated, repurposed, reprogrammed, and augmented with infill development.
- Organize shared rear parking and service access.
- Enhance the streetscape.
- 3 AREA 3 - Route 47 Corridor District**
- Treat the Route 47 Corridor as an opportunity to attract visitors into downtown.
- Reinforce corridor edge with high quality commercial development.
- 4 AREA 4 - South Downtown Transit Oriented District**
- Maximize the south downtown area as a destination for mixed use development, including transit station, civic uses, multi-family residential buildings, community gathering space and high quality shopping.
- 5 AREA 5 - Cross Street Auto Oriented District**
- Emphasize gateway area by establishing retail development.
- Promote facade and streetscape improvements.
- 6 AREA 6 - Shops At The Farm**
- Restore farm complex and convert into a cluster of retail shops and restaurants.

SUGAR GROVE DOWNTOWN STUDY

Village of Sugar Grove, Illinois



EXHIBIT

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Downtown Sugar Grove: A Plan for Revitalizing the Historic Core of the Village

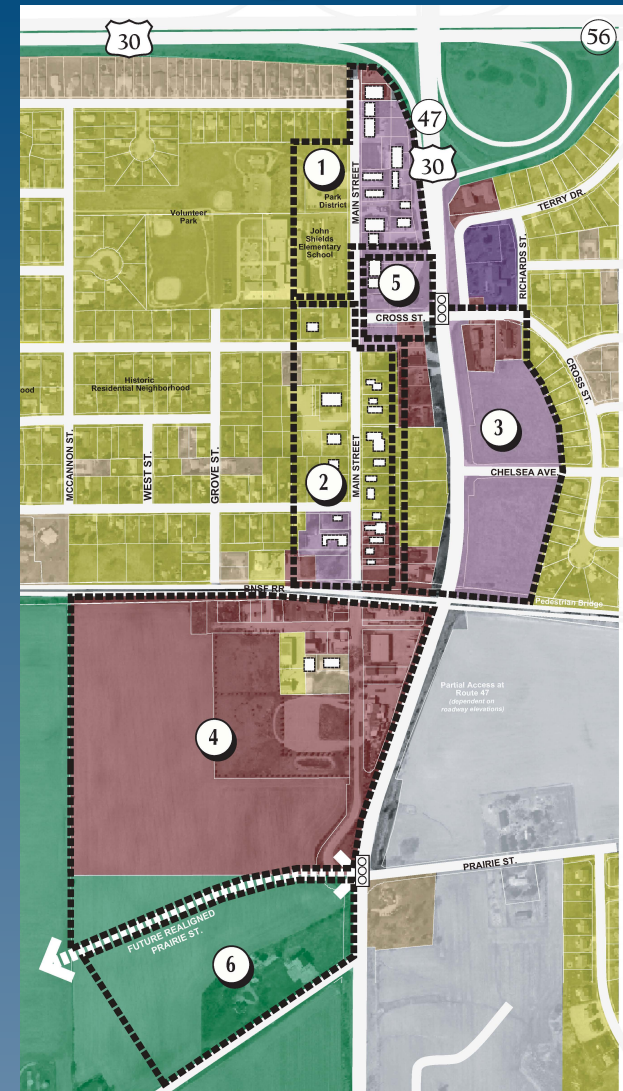
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Future Land Use & Urban Design Plans

◆ Downtown Areas

The Sugar Grove Downtown area is organized into five areas:

- 1: North Main St Mixed Use District
- 2: South Main St Historic District
- 3: Route 47 Corridor District
- 4: South Downtown Transit Oriented Dist.
- 5: Cross St Auto Oriented District
6. Shops At The Farm



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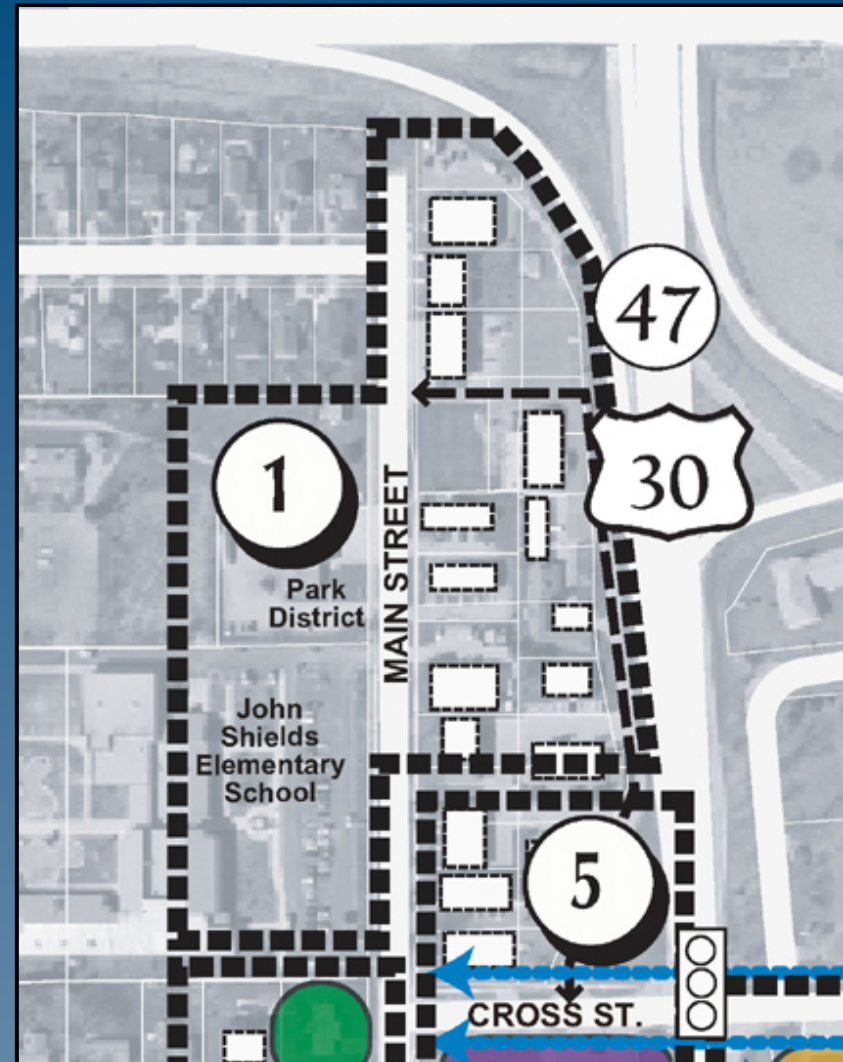
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Future Land Use & Urban Design Plans

Area 1:

North Main St Mixed Use District

- ◆ Maintain existing land uses, including existing service-oriented businesses & multi-family rental housing
- ◆ Focus on renovation & adaptive reuse rather than new construction
- ◆ Encourage affordable housing proximate to downtown
- ◆ Provide façade & streetscape enhancements
- ◆ Organize shared parking & service areas



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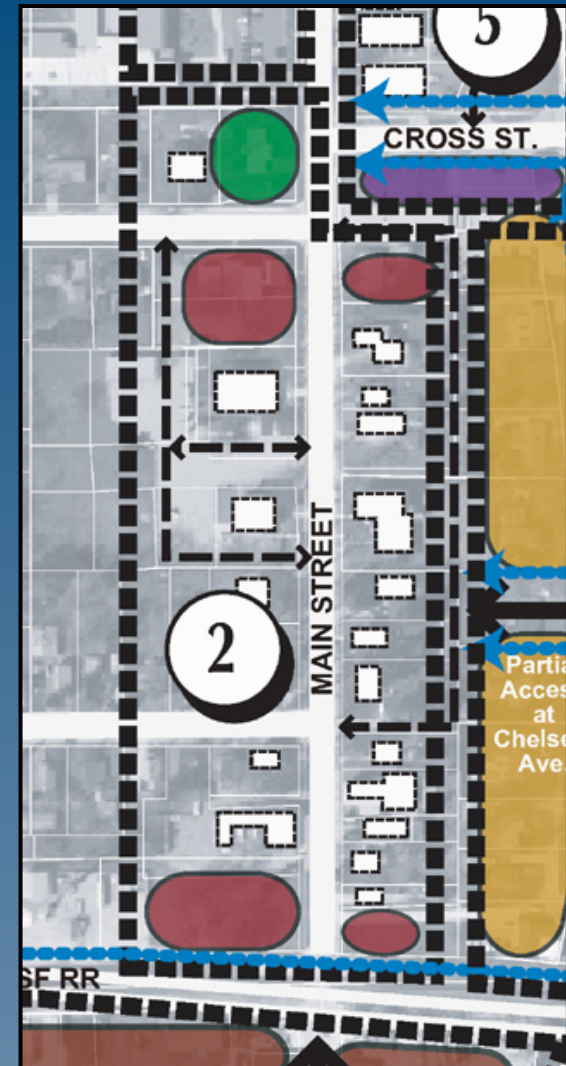
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Future Land Use & Urban Design Plans

Area 2:

South Main St Historic District

- ◆ Celebrate South Main St as a cultural & historic resource to be protected
- ◆ Encourage a mixed use environment that effectively integrates new infill developments with existing historic structures
- ◆ Provide retail, office, multi-family & single-family residential use opportunities
- ◆ Provide façade & streetscape enhancements
- ◆ Organize shared parking & service areas



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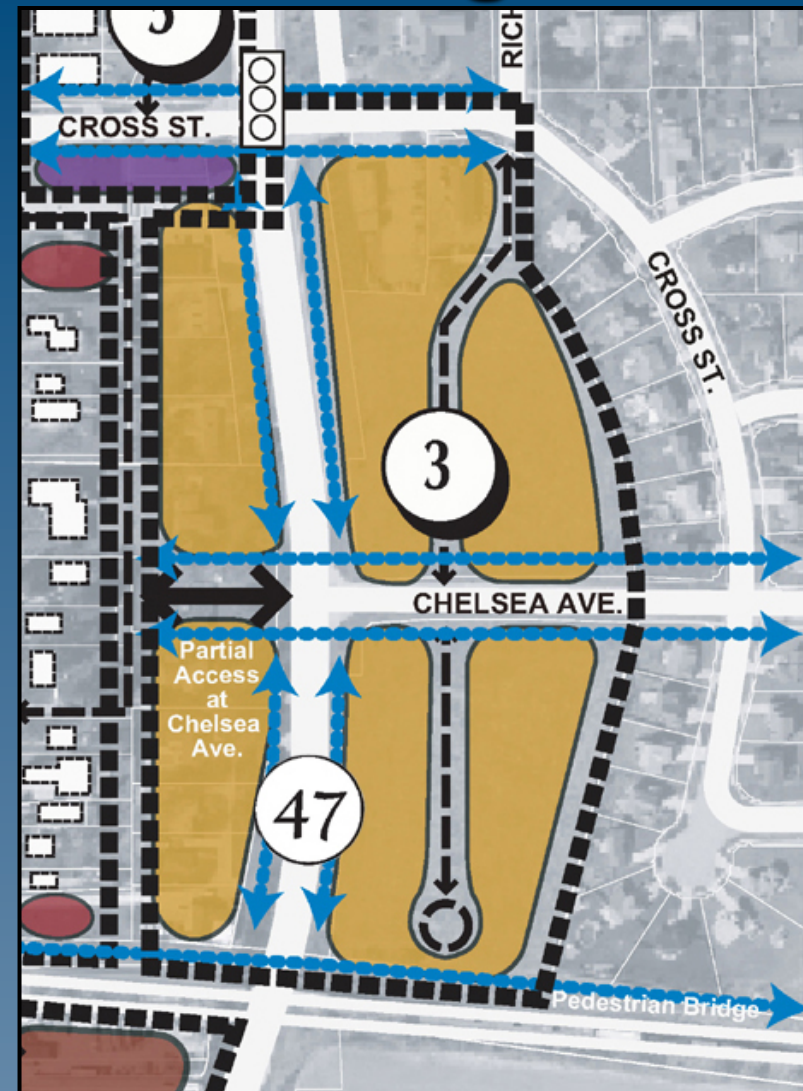
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Area 3:

Route 47 Corridor District

- ◆ Treat the Route 47 Corridor as an opportunity to attract visitors into downtown
- ◆ Provide a mixed retail & office environment along Route 47 to maximize visibility & access
- ◆ Concentrate retail uses near signalized intersection of Route 47 & Cross St
- ◆ Transition to office uses further south along Route 47
- ◆ Maintain high quality commercial development to maintain compatibility with nearby residential neighborhoods



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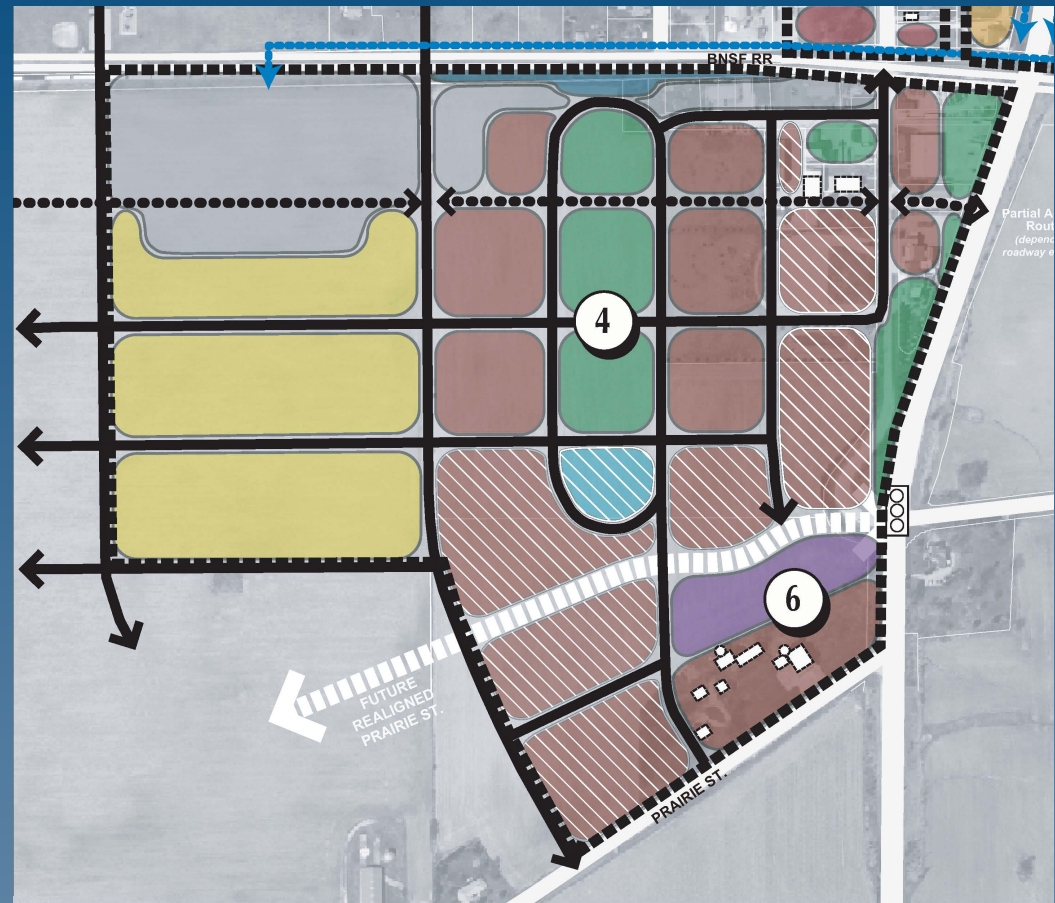
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Future Land Use & Urban Design Plans

Area 4:

South Downtown Transit Oriented District

- ◆ Maximize the south downtown area as a destination
- ◆ Provide an active mixed use environment, including civic uses, a new Metra commuter rail station, multi-family residential, high quality shopping opportunities & community gathering spaces
- ◆ Encourage a pedestrian-friendly design that includes interconnected green spaces



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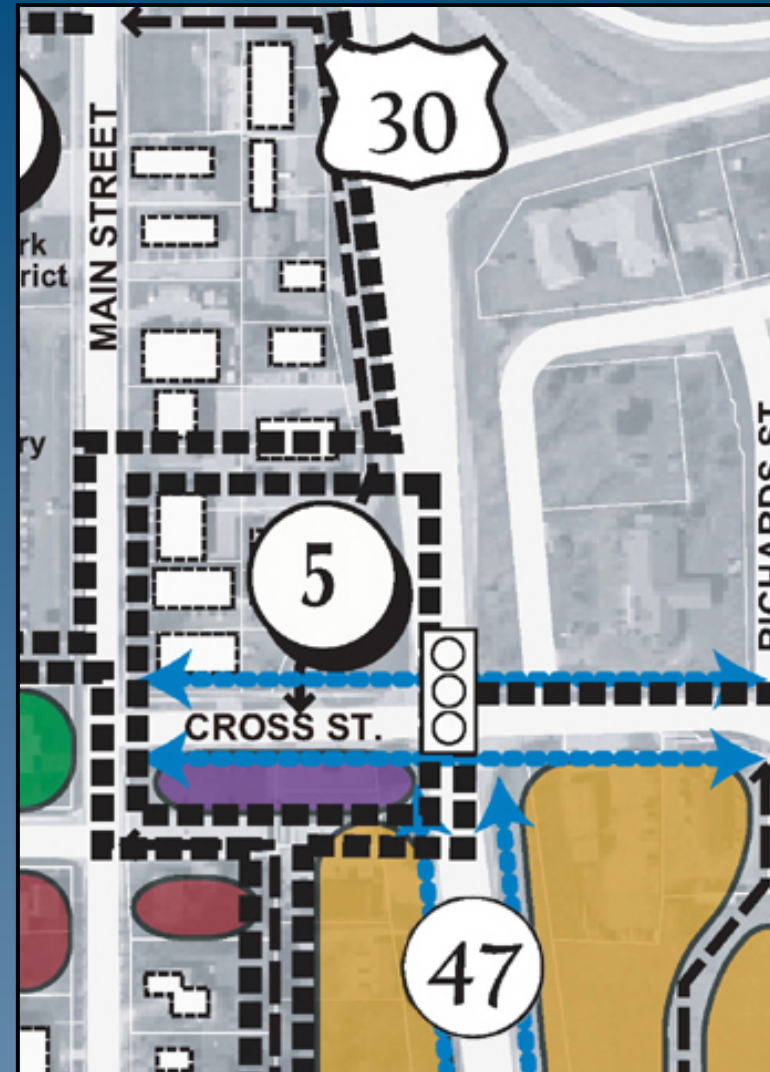
Area 5:

Cross St Auto Oriented District

- ◆ Maintain existing land uses, including existing auto-oriented businesses
- ◆ Emphasize district as a gateway area by establishing retail development that complement existing businesses
- ◆ Provide façade & streetscape enhancements



Concept: Gateway Intersection at Route 47/Cross St



Downtown Sugar Grove: A Plan for Revitalizing the Historic Core of the Village

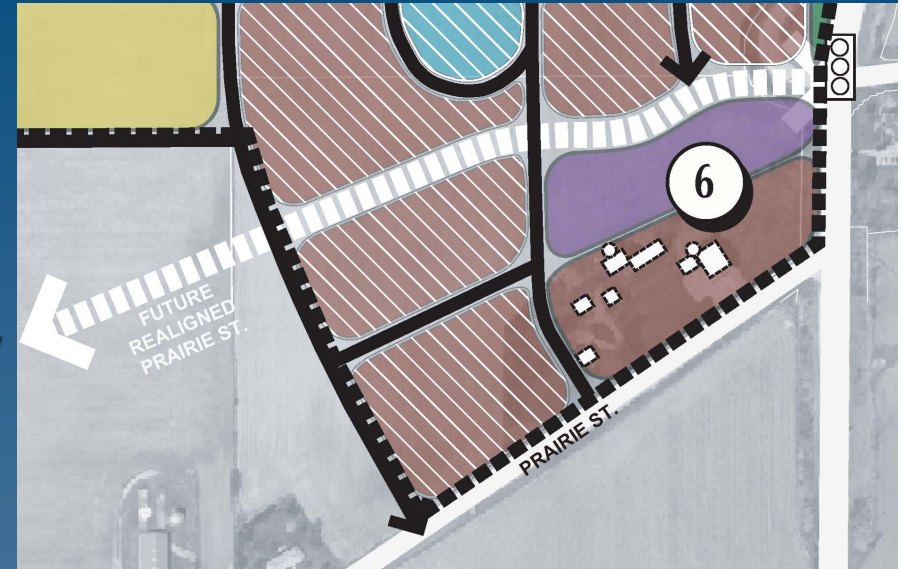
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Future Land Use & Urban Design Plans

Area 6:

Shops at the Farm

- ◆ Renovate Existing Farm Complex into a unique collection of shops and restaurants
- ◆ Develop southwest corner of new Prairie and Route 47 with retail uses
- ◆ Develop area west of the farm complex with a mix of uses including multi-family housing and office uses



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Future Land Use & Urban Design Plans

◆ Zoning Issues

Current zoning regulations are limited in how they manage infill or more urban development

Two new zoning categories to facilitate downtown development:

- Main Street District: Primarily applicable to Main St, promoting a residential design style that accommodates businesses in a transitional area
- Downtown District: Primarily applicable to the new expanded downtown area south of the railroad, promoting mixed use and encouraging urban design elements (as described for the five downtown areas)

Future Land Use & Urban Design Plans

◆ Urban Design

Gateway Signage

Community Green Space

Corridor Identification

Wayfinding Signage

Community Event Kiosks



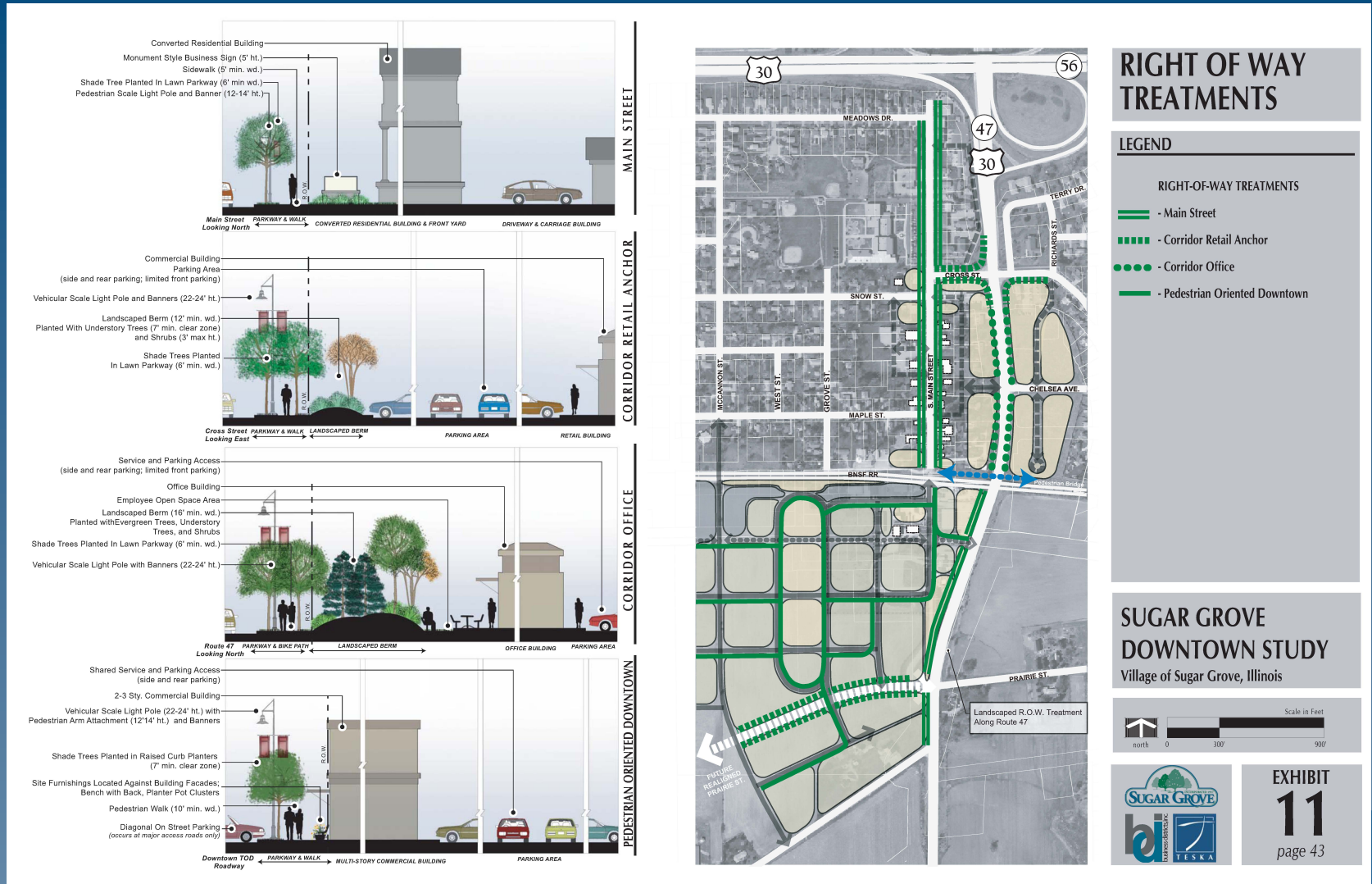
Concept: Community Event Kiosk & Gateway Signage



Concept: Cross St Corridor including Street Banners & Community Green Space

Downtown Sugar Grove: A Plan for Revitalizing the Historic Core of the Village

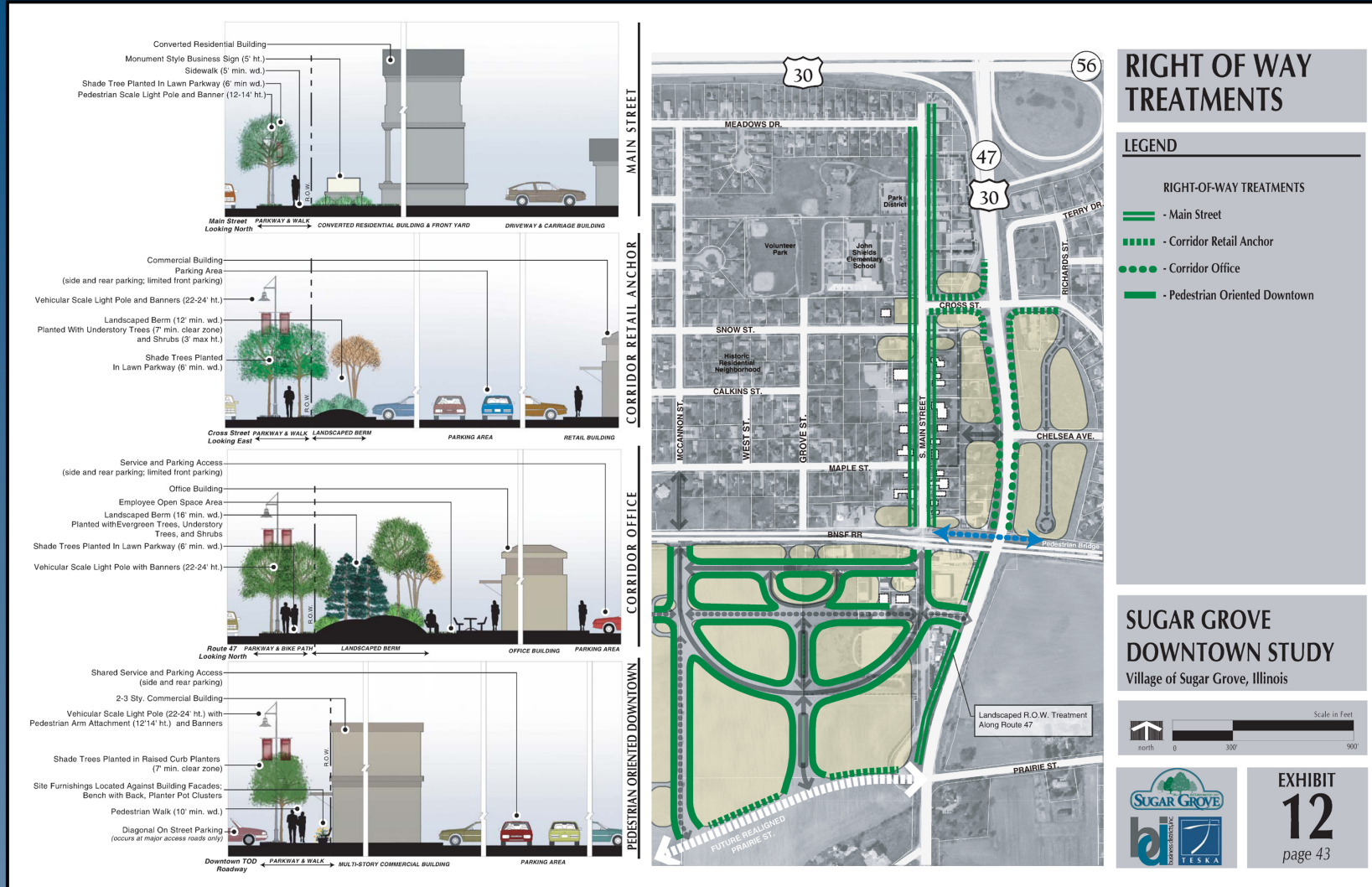
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Action Plan



◆ Action Plans

The following eight Action Plans have been established:

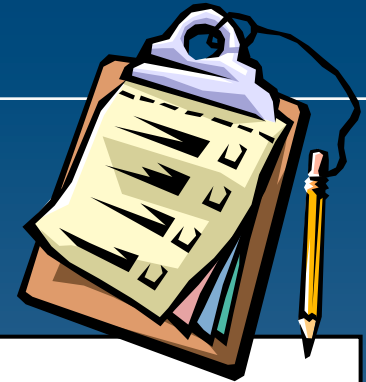
- Strategic Decisions
- Organization & Finance
- Development & Redevelopment
- Business Recruitment
- Marketing
- Communication
- Civic Buildings & Metra
- Physical & Land Use Plan

Each Action Plan is designed to perform the following:

- Establish the objectives of the Downtown Plan
- Organize the tasks necessary to accomplish these objectives
- Establish the organizational framework, deadlines & anticipated costs to complete each task

Action Plan

Sample Marketing Action Plan



Marketing Action Plan

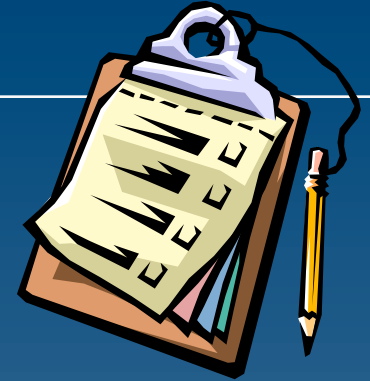
Objective: Establish a formal task force responsible for coordinating marketing & promotional activities for the downtown district.

task	due	who	cost
1. Identify EDC and Village representatives and 8-10 downtown business and property owners from the service, restaurant and retail sectors to initiate the effort	2-09	Steering Committee	\$0
2. Identify first-year activities within the three marketing categories described above	2-09	Taskforce	\$0
3. Develop an initial one-year plan for marketing and promotion of the study area. (This plan should be updated annually.) Also include categories of activities from the Objectives noted within this Action Plan	4-09	Taskforce	\$0
4. Monitor and report progress to the Steering Committee	Ongoing	Taskforce & Steering Committee	\$0

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Next Steps



1. **Advisory Committee Meeting to provide recommendation following Open House**
2. **Consultants revise plan as requested and provide copies to Plan Commission and Village Board**
3. **Plan Commission Review**
4. **Village Board Review**
5. **Revisions as required**
6. **Village Board approval**

Questions

Thank you for attending.
We welcome your questions and comments.



Have a good evening.

