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Crown Community Development Submits Land Development Application for 760-Acre Master Plan Community The Grove in Sugar Grove, Ill.

Proposal calls for new housing, retail, community services, a town center, business park and more

NAPERVILLE, Ill. (July 15, 2024) – [Crown Community Development](#) (CCD) today announced it has submitted its [formal land development application](#) to the Village of Sugar Grove, Ill., for [The Grove](#), a 760-acre master-planned community comprising several housing options; an activated town center; over 200 acres of open space, including parks and trails; public amenities; and a variety of commercial uses. The Grove is proposed for land surrounding the Interstate 88 and Route 47 interchange, located 45 miles west of Chicago.

Named after the maple trees scattered across Sugar Grove, the new proposal for The Grove is the result of re-envisioning the plan CCD presented to the village in 2019 for the same parcel of land. CCD's newly submitted plan is based on years of research and engagement with area residents and community stakeholders and includes a number of improvements from its original plan, such as an increase in green space and the preservation of existing tree groves, which were based on public feedback from community meetings CCD held in 2023.

“Our submission of the land development application marks a milestone in what has been a thorough and thoughtful process to bring the Village of Sugar Grove and surrounding area a well-considered and engaging master plan incorporating live, work and recreational components that addresses the needs and potential of this vibrant community,” said Teri Frankiewicz, senior vice president and chief operating officer of Crown Community Development. “We appreciate the input we’ve received from the community at large over the past few years, especially from those who attended our public forums last year – all of which has helped us further refine the plan so it aligns with the vision so many want for the future of Sugar Grove.”

As part of the land development application for The Grove's updated master plan – which covers zoning, subdivision and annexation – CCD is proposing Planned Development District (PDD) zoning that will accommodate uses that meet market and community needs.

“The Village of Sugar Grove and the surrounding areas are poised for economic growth, and we wanted to create a plan for The Grove that could accommodate the many existing and future opportunities for this region and adapt to shifts in the market that are likely to occur over the duration of its multi-year development process,” said Frankiewicz. “As the site sits at a key interchange that serves over 13,000 vehicles per day, our proposal aims to create a responsible development informed by community input that will bring improvements in infrastructure, much-needed housing and much-desired lifestyle amenities that will appeal to both the thousands of travelers passing through the Village and the area residents who already call it home.”

Proposed land uses via the PDD zoning for The Grove include multiple residential areas offering a variety of housing options, from single-family homes and active adult living to apartments; a town center anchored by a village green with retail, commercial and residential living opportunities; a village park with pickleball courts, playscapes, splash pad, food truck court, beer garden and farmer's market; and areas for retail, restaurants, community services, healthcare, e-commerce distribution and data centers. More than 200 acres of open green space will include parks, 5 miles of interconnected trails and naturalized areas that preserve 70 acres of mature tree groves in the area.

The current plan for The Grove would position the town center, community green space and residential neighborhoods on land southeast of Interstate 88/Route 47, with a commercial/business park district called

Grove Park located north of the interchange. Based on PDD zoning, Grove Park could feature a variety of land uses, including healthcare, business suites, retail, restaurants, multifamily housing, distribution, a data center and other services that provide job opportunities and benefit the Sugar Grove community. When complete, the project is estimated to create approximately 4,600 permanent jobs in the local economy.

In conjunction with the annexation, zoning and subdivision applications for The Grove, the Village of Sugar Grove is seeking to establish a Tax Increment Financing District (TIF) for a term not to exceed 23 years to unlock the economic value of the land. This district aims to reimburse specific eligible expenditures such as road improvements, water and sewer systems, grading and drainage improvements, park amenities and landscaping. An informational video explaining how a TIF would be structured to fund public improvements at The Grove can be viewed [here](#).

For more details on the proposed development, please visit www.thegroveillinois.com or follow The Grove on social media at:

- Facebook: [TheGroveIllinois](#)

About Crown Community Development:

For more than 35 years, [Crown Community Development](#) has been investing in and developing communities that are models for excellence in land stewardship and neighborhood development. To date, Crown has developed/invested in over 16 residential and commercial communities in markets including Chicago, Tampa, Seattle, Denver, Nashville, Indianapolis, Austin, San Antonio and Gettysburg, Pa. Crown Community Development is part of The Henry Crown and Company, established in 1919 as a family-owned building materials business. Learn more at [Crown Community Development](#).

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Editors:

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Photo captions:

1. *The Grove Entry Monument*: Comprising 760 acres, The Grove will bring a variety of housing options; recreational and naturalized green space; community facilities and amenities; retail, restaurant and other commercial spaces to the Village of Sugar Grove, Ill.
2. *The Grove Town Center Conceptual Rendering 1*: At the heart of the proposed plan for The Grove is a town center with a village green, village park, designated farmer's market area, offices, retail and restaurants.
3. *The Grove Town Center Conceptual Rendering 2*: The Grove Town Center will also include a Village Hall, entertainment venues and community gathering spaces, such as a beer garden, food truck court, pickleball courts, splash pad and access to five miles of walking/biking trails.