

SG in line to draw retailers

Developer also proposes 14-unit office park, condominiums

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SUGAR GROVE – Residents itching for the convenience of fast-food options without driving 10 miles to Randall Road – the village is considering a project for you.

The same week village trustees set an enactment date for the voter-approved 1 percent sales-tax

increase, the board considered a project that could bring retailers such as Starbucks, McDonald's and Panera Bread.

"We have been working on this for well over a year and a half now," said Tom Scofield, vice president of operations for the project developer Royal Assets Inc. "It became a little difficult to sell as just retail, so now it's going as a condo-

minium-office park."

Royal Assets is proposing a 14-unit retail/office park southwest of the intersection at Route 47 and West Park Avenue on either side of Division Drive.

The board and Scofield also discussed the potential of building a gas station or bank at the corner lot.

"It shows the village is working

hard on bringing commercial to the area," Village President Sean Michels said.

The space, directly across the street from the new Jewel Plaza at Route 47 and East Galena Boulevard, is shaping up to be a prime location for expanding the village's retail market.



Sean Michels

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Developer: Housing has slowed

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"Housing has definitely slowed down, but we feel there's a definite need for commercial in the area," Scofield said. "There have been several delays with trying to assess the marketing conditions and the type of users that would be feasible."

Last week, Scofield presented the plan to the Village Board, which was impressed by the company's proposal and suggested that the project might be approved as soon as April 10.

However, before the plan can be approved, the sides must come to an agreement on issues of rezoning from industrial to a business zone.

The land to be developed now is a field of dirt, but the developer is planning for an open-space buffer that could include as many as 54 trees along the plaza.

"We're hoping to see people in there either late fall or in early spring," Scofield said.