

## NOTICE OF PUBLIC HEARING

Notice is hereby given to all interested persons that the Sugar Grove Planning Commission/Zoning Board of Appeals will hold a public hearing on Wednesday, December 17, 2025 at 6:00 p.m., or as soon thereafter as possible, at the Sugar Grove Library, 125 S. Municipal Drive, Sugar Grove, Illinois. The purpose of the public hearing is to consider an application submitted by Alec Geist on behalf of Middle Mile Infrastructure (Meta) and AECOM, 951 E Byrd St, Richmond, Va 23219 ("Petitioner") for a Special Use for a Public Utility Facility at a property located off of Route 30 in Sugar Grove, IL 60554 ("Property"). The Property is currently zoned M1 – Limited Manufacturing District.

Specifically, the proposed Special Use will allow for the construction of multiple fiber amplification huts with HVAC systems and generators within the easement on the property. Public Utility Facilities require a Special Use Permit in the M1 District.

Property PIN: 14-19-200-019

Legally described as:

THAT PART OF THE NORTHEAST QUARTER OF SECTION 19 AND PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 19; THENCE NORTH 89 DEGREES 15 MINUTES 26 SECONDS WEST ALONG THE NORTH LINE OF SAID SECTION 170.30 FEET; THENCE SOUTH 0 DEGREES 30 MINUTES 0 SECONDS WEST 205.30 FEET; THENCE NORTH 85 DEGREES 35 MINUTES 0 SECONDS EAST 807.90 FEET; THENCE SOUTH 0 DEGREES 22 MINUTES 0 SECONDS WEST 2.57 FEET TO THE CENTER LINE OF U.S. ROUTE NO. 30 FOR A POINT OF BEGINNING; THENCE CONTINUING SOUTH 0 DEGREES 22 MINUTES 0 SECONDS WEST 2109.57 FEET TO THE NORTHERLY LINE OF A TRACT CONVEYED TO THE CHICAGO, BURLINGTON AND QUINCY RAILROAD BY DOCUMENT NUMBER 431581; THENCE WESTERLY ALONG SAID NORTHERLY LINE 2815.97 FEET; THENCE NORTH 0 DEGREES 11 MINUTES 0 SECONDS WEST 1158.08 FEET TO THE CENTER LINE OF SAID ROUTE 30; THENCE EASTERLY ALONG SAID CENTER LINE 2736.40 FEET TO THE POINT OF BEGINNING; EXCEPT THE EASTERLY 1200 FEET, AS MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE THEREOF, IN THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS.

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All interested persons are invited to attend and to be heard in accordance with the Village's Public Hearing Rules and Procedures. You are further advised the Public Hearing may be adjourned to dates certain without further notice.

A copy of the application is available for inspection at the Community Development Department during normal business hours, or at [www.sugargroveil.gov](http://www.sugargroveil.gov).

If you have questions regarding this petition, you may direct them to the Community Development Department, 601 Heartland Drive, Sugar Grove, Illinois 60554. Normal business hours are 8:00 a.m. to 4:30 p.m. Monday through Friday.

Rebecca Sabo  
Chairman  
Planning Commission

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Petition #: 25-016