



## LAND DEVELOPMENT APPLICATION

**DEVELOPMENT NAME:** ORD-LH1.5 - ILA Fiber Amplification Hut

**ADDRESS OF PROPERTY:** Route 30, Sugar Grove, IL 60554

**PARCEL IDENTIFICATION NUMBER (PIN):** 14-19-200-019

**APPROVAL REQUESTS:** (Check all that apply)

- ☐ Annexation (must include executed petition to annex)
- ☐ Annexation Amendment
- ☒ Special Use for Fiber Amplification Hut (Use - Public Utility Facilities)
- ☐ Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- ☐ Zoning Variance
- ☐ Preliminary Plat of Subdivision
- ☐ Final Plat of Subdivision
- ☐ Preliminary PUD
- ☐ Final PUD
- ☐ PUD Minor Amendment
- ☐ PUD Major Amendment
- ☐ Temporary Use
- ☐ Special Accessory Use for \_\_\_\_\_
- ☐ Appeal
- ☐ Other Zoning Amendment \_\_\_\_\_

**PETITIONER INFORMATION:**

Name: Alec Geist

Address: 951 East Byrd Street

City: Richmond State: VA Zip: 23219

Phone: [REDACTED] Email: [REDACTED]

**CONTACT PERSON** (All review comments will be sent to this person)

Name: Christina Lewis

Address: 2151 Pickens Street, Suite 301

City: Columbia State: SC Zip: 29201

Phone: [REDACTED] Email: [REDACTED]

**ACREAGE OF PROPERTY:** 1 ac Easement

**CURRENT ZONING DISTRICT:** M1 - LIMITED MANUFACTURING DISTRICT

**DESCRIPTION OF PROPOSAL/USE:**

An In-Line Amplifying (ILA) hut to energize the fiber optic lines. The fiber amplification hut is a prefabricated concrete protective structure that houses fiber optic interface equipment. The buried fiber optic cable is transferred above ground to connect with transceiver devices to boost and enhance data signals. Existing fiber strands will be leased from a public utility that serves the area. Within the fenced footprint is the fiber amplification hut with HVAC systems and a generator. The generator runs every 3 months for 5 minutes for maintenance and will run for the duration of any power outage. This is an unmanned facility, but it is serviced weekly to monthly for facility maintenance. Minimal traffic is generated and there is no water/sewer required.


**REQUESTED VARIATIONS/DEPARTURES FROM ZONING AND/OR SUBDIVISION ORDINANCES:**

A deviation for the use of gravel and also for the installation of 8' fencing around all sides of the facility.

**PETITIONER'S SIGNATURE**

I hereby affirm that I have full legal capacity to authorize the filing of this application and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The applicant invites Village representatives to make all inspections and investigations of the subject property during the period of processing this application. The applicant understands that they are responsible for posting of all hearing signs, mailing of all surrounding property owner notices and publication of legal notices as required under the Zoning Ordinance, unless advised otherwise by the Village.

7/18/25  
DATE

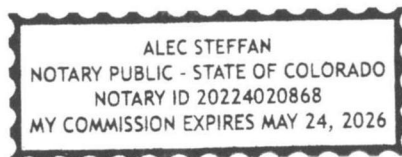
  
SIGNATURE OF PETITIONER

Colorado  
STATE OF ~~ILLINOIS~~ ARIZONA  
COUNTY OF Douglas

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Alec Geist is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

  
Notary Signature

Given under my hand and notary seal this 18<sup>th</sup> day of July A.D. 2025  
My commission expires this 24<sup>th</sup> day of May A.D. 2026



**OWNER'S AUTHORIZATION LETTER**

I/we hereby certify that I/we am/are the owner(s) of the above described property. I/we am/are requesting approval of the request(s) referenced in this petition. I/we hereby authorize the petitioner to act on my/our behalf during the processing of this/these request(s).

[Redacted Signature]  
1<sup>st</sup> Owner Signature

07/16/2025  
Date

Anthony Rocco  
1<sup>st</sup> Owner Name

[Redacted Signature]  
2<sup>nd</sup> Owner Signature

07-16-2025  
Date

[Redacted Signature]  
2<sup>nd</sup> Owner Name

Ohio  
STATE OF ~~ILLINOIS~~

COUNTY OF Montgomery

I, the undersigned, a Notary Public in and for the said County and State aforesaid, do hereby certify that Anthony Rocco is personally known to me to be the same person whose name is subscribed to the foregoing instrument, and that said person signed, sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

[Redacted Signature]  
Notary Signature

Given under my hand and notary seal this 16 day of July A.D. 2025  
My commission expires this 31 day of August A.D. 2025.



BRIDGET R. JOHNSON  
NOTARY PUBLIC, STATE OF OHIO  
Comm. No. 2015-RE-539113  
My Commission Expires 8/31/2025

Owner Authorization – Special Use Permit

To: Village of Sugar Grove

Re: RTE 30, SUGAR GROVE, IL 60554 [Parcel Number: 14-19-200-019]

I/We the undersigned, owner(s) of record of the above referenced real estate, hereby empower and authorize, Christina Lewis, permission to seek a special use permit.

Owners: Anthony Rocco

Date: 07/16/2025