



*Sandy Wegman*  
**Kane County Recorder**  
719 S Batavia Ave, Bldg C  
Geneva, IL 60134



**2026K009772**

**SANDY WEGMAN**

RECORDER - KANE COUNTY, IL

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Ordinance No. 2026-0217CD1 AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A FIBER HUT FACILITY LOCATED ON US

**UCC**

**Plat**

**Remarks:**

Please Return to: Village of Sugar Grove, Attn: Holly Baker, 601 Heartland Dr.,

Sugar Grove, IL 60554

*CHB*

Prepared by Village of Sugar Grove




**Village of Sugar Grove  
Kane County, Illinois**

Ordinance No.: 2026-0217CD1

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A FIBER HUT  
FACILITY LOCATE ON US ROUTE 30**

**Adopted by the  
Village Board  
of the  
Village of Sugar Grove  
February 17, 2026**

Published in pamphlet form by  
Authority of the Village Board  
of the Village of Sugar Grove,  
Kane County, February 17, 2026

  
Village Clerk



(seal)



**VILLAGE OF SUGAR GROVE  
KANE COUNTY, ILLINOIS**

**ORDINANCE NO.: 2026-0217CD1**

**AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A FIBER HUT FACILITY  
LOCATE ON US ROUTE 30**

**WHEREAS**, the Village of Sugar Grove (“Village”) is not a home rule municipality within Article VII, Section 6A of the Illinois Constitution and accordingly, acts pursuant to the powers granted to it under 65 ILCS 5/1-1 *et seq.* and other applicable statutes; and,

**WHEREAS**, the Illinois Municipal Code, 65 ILCS 5/11-13-1.1 provides that the corporate authorities of any municipality may in its ordinances provide for the classification of special uses; and,

**WHEREAS**, the Village President and Board of Trustees of the Village (“Village Board”) have adopted a zoning ordinance, which has been amended from time to time, which provides for the classification of special uses; and,

**WHEREAS**, AECOM and Middle Mile Infrastructure (“Applicant”), is duly authorized to make application for a Special Use Permit for a fiber hut facility on the property located on US Route 30 and legally described in **Exhibit “A”** (“Property”); and,

**WHEREAS**, the Applicant has made application to request to grant a Special Use Permit for a fiber hut facility on the Property; and,

**WHEREAS**, after due notice and opportunity to be heard, the Village’s Planning Commission/Zoning Board of Appeals held a public hearing on December 17, 2025 and continued it until January 21, 2026, to consider the request to grant a Special Use Permit for a fiber hut facility and no objectors were present; and,

**WHEREAS**, the Planning Commission/ Zoning Board of Appeals made its findings of fact and recommendation in Planning Commission Recommendation PC26-01 that the Village Board grant the Special Use Permit subject to the below conditions; and

**WHEREAS**, the Village Board has found that the requested Special Use Permit complies with the standards as set forth in the Zoning Ordinance and concurs with the recommendation of the Planning Commission/Zoning Board of Appeals subject to the below conditions.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF TRUSTEES OF THE VILLAGE OF SUGAR GROVE, KANE COUNTY, ILLINOIS, AS FOLLOWS:**

**SECTION ONE: INCORPORATION OF RECITALS**

1. The foregoing recital clauses are incorporated herein and adopted as the findings of fact by the Village Board of the Village of Sugar Grove.

**SECTION TWO: ADOPTION OF FINDINGS OF FACT FOR SPECIAL USE**

The Village Board hereby adopt the findings of fact for the Special Use as determined by the Planning Commission/Zoning Board of Appeals set forth on **Exhibit "B"**, and summarized below:

1. That the Special Use will be harmonious with and in accordance with the general objectives of the comprehensive land use plan and/or the Village's Zoning Ordinance.
2. That the Special Use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.
3. That the Special Use will not be hazardous or disturbing to exiting or future neighborhood uses.
4. That the Special Use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers, and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to adequately provide any such services.
5. That the Special Use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village.
6. That the Special Use will not invoke uses, activities, processes, materials, equipment, and/or conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
7. That the Special Use will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.
8. That the Special Use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue, or relief.
9. That the Special Use will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the Village.

**SECTION THREE: GRANTING A SPECIAL USE PERMIT**

1. That a special use for a fiber hut facility is **HEREBY GRANTED** as follows:

- a. That a Special Use for a commercial antenna is hereby granted on the Property on US Route 30 and legally described in **Exhibit "A"**, attached hereto and made a part hereof by this reference. The special use shall be in substantial accordance with **Exhibit "C"**, attached hereto and incorporated herein, except as otherwise permitted by the Zoning Officer in the final approval of plans.

**SECTION FOUR: APPROVED DEVIATIONS**

1. Deviation to allow for an 8-foot-tall privacy fence around the entire enclosure.
2. Deviation to allow for a crushed aggregate gravel base in place of the required hard surface within the enclosure.
3. Deviation to not require any street lighting.

**SECTION FOUR: CONDITIONS OF APPROVAL**

1. Subject to Final Engineering approval.
2. The installation of the future huts within the subject area may be approved at the staff level.
3. There shall be no new above ground poles installed, and all lines must be buried.
4. With the noted modifications:
  - a. Building in the northeast corner shall have a gambrel roof design with a metal roof and a central cupola. The building will have composite board and batten siding with bronze trim/accents. The building color will be warm white.
  - b. The other five buildings toward the rear of the site will have gable roofs, with composite board and batten siding with the same color scheme as the NE corner building.
  - c. The Eastern Red Cedar shall be replaced with another type of pine tree.

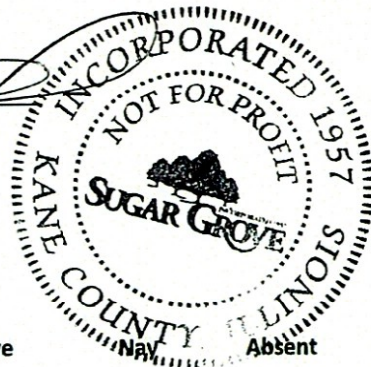
**PRESENTED, PASSED AND APPROVED** by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 17<sup>TH</sup>, day of **February 2026**.



Sue Stillwell, Village President



Tracey R. Conti, Village Clerk



BOARD VOTE:

Aye

NAV

Absent

Abstain

Recuse

Ordinance No.: 2026-0217CD1

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Trustee Heidi Lendi	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Matthew Bonnie	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Sean Michels	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Anthony Speciale	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Nora London	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trustee Michael Roskopf	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

**Exhibit A**

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.

**Exhibit B**

When considering special use requests, the Zoning Ordinance provides certain standards to be considered. The Planning Commission hereby finds that the proposed Special Use

- a) Will be harmonious with and in accordance with the general objectives of the Comprehensive Land Use Plan and/or this zoning ordinance.

*The special use will be harmonious within the general objectives of the Comprehensive Land Use Plan as it aims to minimize negative impacts from industrial-type development. Truck traffic was a top concern for potential negative impacts of industrial development, which an important note of this facility is that it generates very minimal traffic. Additionally, the Comprehensive Plan notes it plans to identify gaps of high-speed broadband network, particularly in industrial and commercial areas. This special use is a step forward to investing in implementation in key areas. The special use will be in accordance with the Zoning Ordinance as it follows the development standards laid out under Chapter 10 M-1, Limited Manufacturing District. The purpose of the Zoning Ordinance is for the protection and promotion of the public health, safety, comfort and general welfare of the people. We have considered potential concerns such as traffic and environmental impact, and have developed plans to mitigate these issues. Our proposal includes landscaping, screening and noise control that align with these goals. Additionally, as stated above, this project will generate minimal traffic.*

- b) Will be designed, constructed, operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity, and that such use will not alter the essential character of the same area.

*The fiber amplification hut will be designed to be harmonious and appropriate in appearance with the existing character of the general vicinity as it will follow all design standards laid out by the zoning ordinance. The design will incorporate architectural styles and materials that complement the surrounding buildings, and the landscaping will enhance the area's aesthetic appeal. The proposed use will maintain the same building heights, ensuring consistency with the character of the vicinity. Potential impacts, such as increased traffic, will be minimal.*

*The fiber amplification hut will be constructed in a swift manner, aiming to minimally disturb the public during construction. The fiber amplification hut is prefabricated, so once the concrete pads have been poured and settled the fiber hut will be delivered and set. As the current parcel is abutting the airport property, contact with the FAA will be made to ensure the delivery of the hut will not interfere with any restrictions, as the hut is typically landed onto the pad by crane.*

*The operation and maintenance of the fiber amplification hut will follow the M-1 district purpose in being high quality, nuisance free service use. The operation and maintenance plans include regular upkeep and noise control measures to ensure the use remains in harmony with the community. The fiber amplification hut operates at a 55dbA noise level within the property line. The maintenance of this facility is sporadic, as it is unmanned and will only be serviced weekly to monthly. Therefore, this service use will generate very minimal traffic.*

- c) Will not be hazardous or disturbing to existing or future neighborhood uses.

*The proposed use will not be hazardous or disturbing to existing or future neighborhood uses. We will implement comprehensive safety measures, including secure building designs, and strict adherence to health and safety regulations. To minimize disturbances, we will employ noise reduction strategies, maintain minimal traffic generation, and maintain a clean environment. The proposed use is designed to be compatible with existing and future neighborhood uses, ensuring it does not interfere with residential areas, schools, parks, or other community facilities. The fiber amplification hut facility will operate at a 55db noise level within the property line, meaning it is quieter past this area.*

- d) Will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services.

*The proposed use will be adequately served by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal. Drainage structures and refuse disposal systems are in place to manage waste and prevent flooding. Water and sewer services are not required for this site.*

- e) Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village.

*The special use of the fiber amplification hut will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village of Sugar Grove. The project will utilize existing roads and emergency services, ensuring no significant additional investment is required.*

- f) Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

*The fiber amplification hut will not involve activities that would be detrimental to any persons, property, or general welfare by excessive production of traffic, noise, smoke, fumes, glare, or odors. As mentioned, the fiber amplification hut operates at a 55db noise level within the property line, so noise will not be excessive. Additionally, due to the sporadic maintenance of this unmanned facility very minimal traffic will be generated.*

- g) Will have vehicular approaches to the property which shall be so designed as to not create an undue interference with traffic on surrounding public streets or highways.

*The special use will have vehicular approaches to the property, which shall be designed to not create an undue interference with traffic on surrounding streets and highways. The current site plan will indicate that the facility is utilizing a pre-existing curb cut for the drive. Additionally, the facility is unmanned and maintenance is sporadic, so very minimal traffic will be generated to the facility. We will work closely with traffic management authorities to ensure that the design aligns with traffic management plans and regulations.*

- h) Will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief.

*The fiber amplification hut special use will not increase the potential for flood damage to adjacent property, or require additional public expense for flood protection, rescue or relief. Comprehensive flood risk mitigation measures will be implemented, including proper drainage systems, elevation of structures, and use of flood-resistant materials. Infrastructure improvements like a permeable gravel site and bioswales will be made to manage stormwater effectively. Additionally, the proposed use will adhere to local floodplain management regulations.*

- i) Will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the Village.

*The fiber amplification hut special use will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the village. Adherence to environmental regulations will ensure these features are preserved.*



2151 Pickens St, Suite 301  
Columbia, SC, 29201

January 11, 2026

**Village of Sugar Grove**  
Community Development Department  
601 Heartland Drive  
Sugar Grove, IL 60554

**Subject: Special Use Permit Application – Fiber Optic Inline Amplification Hut**

Dear Community Development Department,

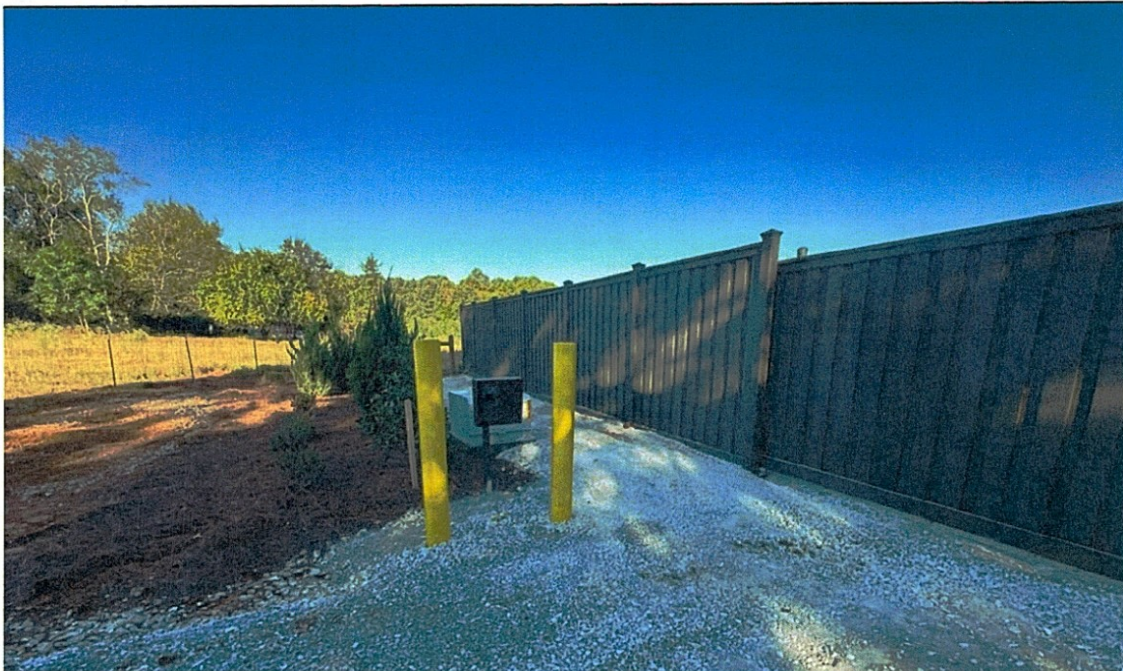
On behalf of Middle Mile Infrastructure, I am submitting this letter along with the required documentation to formally request a Special Use Permit for the installation of a fiber optic inline amplification hut at Route 30, Sugar Grove, IL 60554, within the Village of Sugar Grove. MMI is a private utility company aiming to develop an unmanned In-Line Amplifying (ILA) hut to energize underground fiber optic lines. The buried fiber optic cable is transferred from underground to connect with transceiver devices to boost and enhance data signals. The fiber will be used by private or public network providers at the local and regional scale.

This facility is a critical component of a larger regional fiber optic network designed to enhance broadband infrastructure and connectivity across the region. The proposed hut will be a small, unmanned, prefabricated structure designed to house telecommunications equipment necessary for signal amplification and network reliability. It will operate with minimal noise, require minimal maintenance, and will not generate traffic or emissions.

MMI's fiber hut is part of an extensive network of fiber optic infrastructure. Specifically, the equipment enclosure will initially include two (2) 24'x36' prefabricated concrete buildings, approximately 15' tall, each equipped with an HVAC system and an emergency generator. As part of our phasing plan, we will initially install two huts and two generators. As demand increases, there is the potential for additional huts to be installed with a maximum final buildout of six huts total. Each hut will have its own emergency generator. The generators will run every three months for about 5 minutes for testing and maintenance, and will also operate during any power outages. The noise generated by the generators and HVAC systems is approximately 55 decibels.

The proposed facility will generate minimal traffic as this is an unmanned facility serviced weekly to monthly for facility maintenance. Water and sewer are not required for these huts and landscaping can be provided to meet buffer requirements.

The proposed facility in the Village of Sugar Grove will be similar in appearance to the photo below and will include a Trex privacy fence (color palette included on Sheet 11) and landscaping elements to ensure it is well-screened and aesthetically integrated into the surrounding environment (See Sheets 22-23 for landscaping plans). Building elevations have been provided on Sheets 25-27 that show what the fiber hut(s) will look like. The elevations show a brick façade for the huts with two roof styles for consideration including a gable style roof as well as a gambrel/barn style roof.



We believe this use is consistent with the Village's goals for infrastructure development and technological advancement, and we are committed to ensuring that the installation meets all