



VILLAGE OF SUGAR GROVE BOARD REPORT

TO: VILLAGE PRESIDENT & BOARD OF TRUSTEES

FROM: DANIELLE MARION, COMMUNITY DEVELOPMENT DIRECTOR

SUBJECT: ORDINANCE: JIFFY LUBE MINOR PUD AMENDMENT (LANDSCAPING)

AGENDA: OCTOBER 21, 2025

DATE: OCTOBER 7, 2025

ISSUE

Shall the Village Board approve and ordinance approving a minor amendment to the Final Planned Unit Development (PUD) for the property located at 112 E Galena Boulevard in the Sugar Grove Center development (Jiffy Lube).

DISCUSSION

A Final PUD was approved on December 17, 2024 for property located at 112 E Galena Boulevard. As part of the Final PUD a final landscape plan was approved. The original landscape plan showed numerous trees toward the front of the property, facing Galena Boulevard. The Village has received an application for a Minor PUD Amendment, from Guggenheim Development (Jiffy Lube) to amend the final landscape plans. The applicants are wishing to eliminate and trim most of the trees in the front of the building so that the site is more visible along Galena Boulevard. They are proposing to plant replacement trees for the trees that are being removed on the other sides of the property.

The Plan Commission discussed the proposed Minor PUD Amendment and reviewed the revised landscape plan at the October 15, 2025 meeting. Overall the commissioners were in support of the revised landscape plan. They did request that if possible some of the plants be switched out the pollinator type plants, and requested they work with staff on this. However, did not want to hold up their project by having to do so. They also discussed the possibility of a mural being done on the side of the building in the future. The Plan Commission unanimously recommended that the Village Board approve the Minor PUD Amendment with the following conditions:

1. Should the petition fail, Jiffy Lube must install and maintain landscape as shown on the original Landscape Plan.
2. Jiffy Lube work with staff to include more pollinators if possible.

COST

All costs are the responsibility of the applicant.

ATTACHMENTS

PC Recommendation

Ordinance approving Minor PUD Amendment

Revised Landscape Plan

RECOMMENDATION

That the Village Board approve the Ordinance approving a Minor PUD Amendment for Lot 9 Sugar Grove Center 112 E Galena Blvd.

VILLAGE PRESIDENT
Sue Stillwell

VILLAGE ADMINISTRATOR
Scott Koepfel

VILLAGE CLERK
Tracey R. Conti



VILLAGE TRUSTEES
Heidi Lendi
Matthew Bonnie
Sean Michels
Anthony Speciale
Nora London
Michael Roskopf

R E C O M M E N D A T I O N

PC25-17

TO: Village President and Board of Trustees
FROM: Planning Commission
DATE: Meeting of October 21, 2025
PETITION: 25-015 Jiffy Lube: PUD Minor Amendment

PROPOSAL

The applicant is requesting a PUD Minor Amendment to revise the original Landscape Plan that was approved as part of the Final PUD.

LOCATION MAP



BACKGROUND & HISTORY

The subject property is the location of Jiffy Lube, which is currently under construction. Guggenheim Development Services, on behalf of Jiffy Lube, received approval for a Final Planned

Unit Development (PUD) on December 17, 2024 with Ordinance 20241217CD1. A Landscape Plan was included as part of the Final PUD. Prior to Jiffy Lube beginning construction on the property, there were existing mature trees on the south side, facing Galena Blvd, and no landscaping on the other sides. The original Landscape Plan proposed to keep the existing south side landscaping, while installing new landscaping on the other sides of the property and around the building. Since then, Jiffy Lube has determined that the south side landscaping, as shown on the original plan, is too dense and will hinder visibility of the site. To alleviate this issue, Jiffy Lube is proposing to eliminate and trim most of the trees on the south side of the property, and to install replacement trees on the other sides of the property. Foundation landscaping will remain unchanged. Per Section 11-4-11 Sight Triangle of the Village Code, the 25-foot sight triangles near the two entrances will remain clear of potentially obstructive landscaping.

DISCUSSION

Commissioners discussed the proposal and were generally supportive of the revised Landscape Plan and wanted to include a condition that Jiffy Lube would work with Staff to include additional pollinator plants if possible. Commissioner Rockwell also inquired about painting one of the walls on the building with a mural, but this type of signage is prohibited in the Village.

EVALUATION

The PUD Amendment will allow the site to be seen more clearly along Galena Blvd and will not alter the character of the building or deviate significantly from the original Final PUD.

RECOMMENDATIONS

After carefully considering the facts, the Planning Commission recommends the Village Board **approve** the PUD Minor Amendment to revise the Landscape Plan that was approved as part of the Final PUD, subject to the following conditions:

1. Should the petition fail, Jiffy Lube must install and maintain landscaping as shown on the original Landscape Plan.
2. Jiffy Lube will work with Staff to discuss the inclusion of additional pollinator plants if possible.

AYES: Airhart, Bieritz, Coia, Guddendorf, Rockwell, Dubina, Sabo

NAYES: None

ABSENT: None

Motion Passed



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

Ordinance No.: 2025-1021CD1

**Minor Amendment of the Sugar Grove Center Lot 9 Planned Unit
Development – Revised Landscape Plan (112 E Galena Boulevard)**

**Adopted by the
Village Board
of the
Village of Sugar Grove
October 21, 2025**

Published in pamphlet form by
Authority of the Village Board
of the Village of Sugar Grove,
Kane County, October 21, 2025

Village Clerk

(seal)



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

ORDINANCE NO.: 2025-1021CD1

**Minor Amendment of the Sugar Grove Center Lot 9 Planned Unit Development –
Revised Landscape Plan (112 E Galena Boulevard)**

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 Village Board previously granted approval of Sugar Grove Center Lot 9 Final Planned Unit Development, legally described in **Exhibit A**, attached hereto and made a part hereof by this reference, on December 17, 2024 (Ordinance No. 2024-1217CD1); and,

WHEREAS, Guggenheim Development Services, LLC is duly authorized to make application to amend the Sugar Grove Center Lot 9 Final Planned Unit Development and has requested a minor amendment of the Sugar Grove Center Lot 9 Final Planned Unit Development, in the manner required by the Sugar Grove Zoning Ordinance attached as **Exhibit B**; and,

WHEREAS, the Planning Commission/Zoning Board of Appeals held a meeting on October 15, 2025, to consider the Final Planned Unit Development Minor Amendment, at which time the Planning Commission/Zoning Board of Appeals recommended approval of the minor amendment as described in their report PC Recommendation 25-17; and,

WHEREAS, the Village Board has reviewed the request and has deemed that the approval would be in compliance with the Comprehensive Plan and all Ordinances of the Village of Sugar Grove.

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

SECTION ONE: PLANNED UNIT DEVELOPMENT AMENDMENT

The Planned Unit Development on the subject property legally described in **Exhibit A** hereof and previously approved on December 17, 2024 (Ordinance No. 2024-1217CD1); is hereby amended by changing the final landscape plan for the subject property as provided in **Exhibit B**, attached hereto and made a part hereof by this reference.

SECTION TWO: GENERAL PROVISIONS

REPEALER: All ordinances or portions thereof in conflict with this ordinance are hereby repealed.

SEVERABILITY: Should any provision of this ordinance be declared invalid by a court of competent jurisdiction, the remaining provisions will remain in full force and effect the same as if the invalid provision had not been a part of this ordinance.

EFFECTIVE DATE: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

PRESENTED, PASSED AND APPROVED by the President and the Board of Trustees of the Village of Sugar Grove, Kane County, Illinois, on this 21st, day of October, 2025.

Sue Stillwell, Village President

Tracey R. Conti, Village Clerk

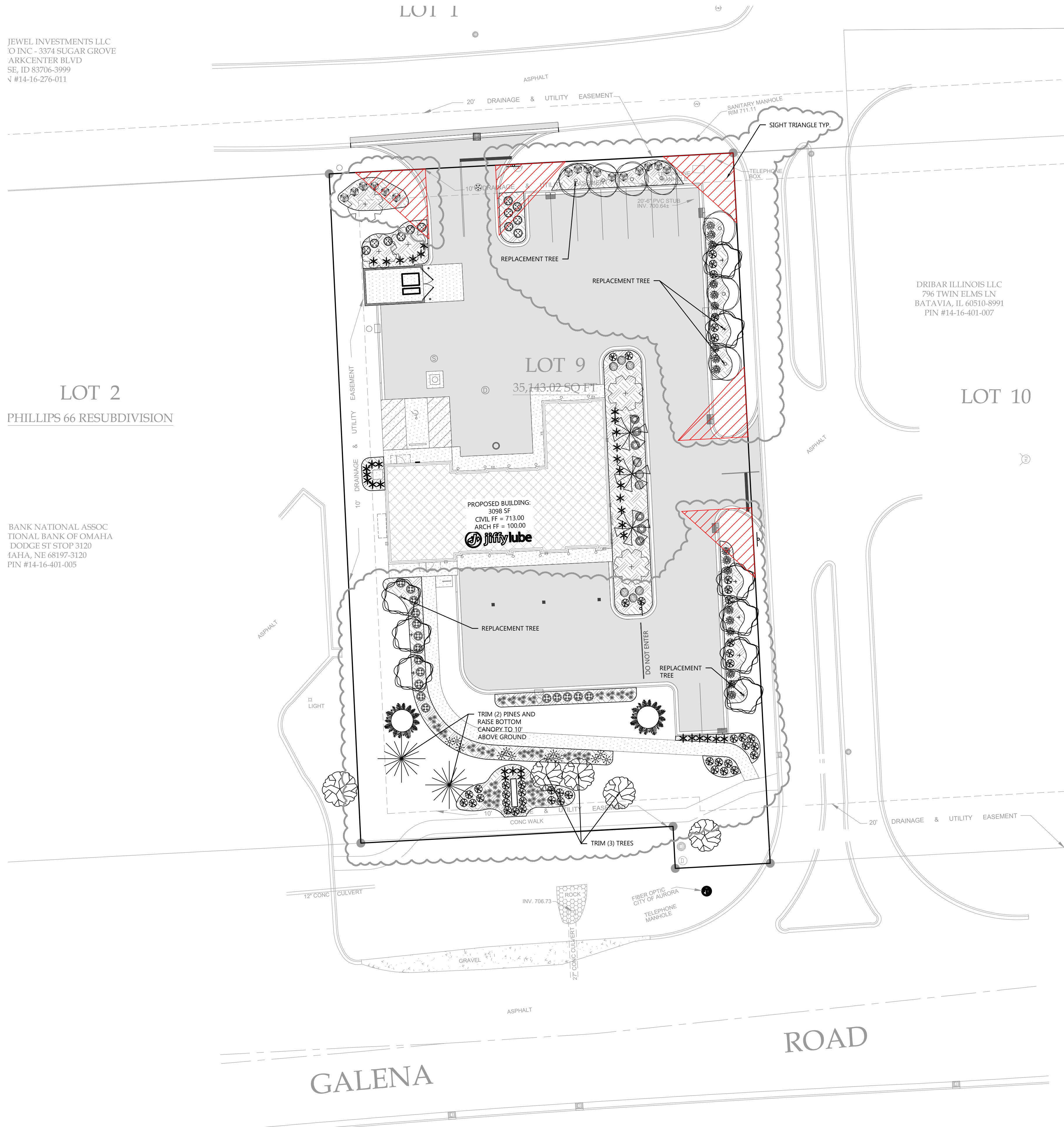
BOARD VOTE:

	Aye	Nay	Absent	Abstain	Recuse
Trustee Heidi Lendi	_____	_____	_____	_____	_____
Trustee Matthew Bonnie	_____	_____	_____	_____	_____
Trustee Sean Michels	_____	_____	_____	_____	_____
Trustee Anthony Speciale	_____	_____	_____	_____	_____
Trustee Nora London	_____	_____	_____	_____	_____
Trustee Michael Roskopf	_____	_____	_____	_____	_____


EXHBIT A


















LOT 9 IN SUGAR GROVE CENTER, BEING A RESUBDIVISION OF LOTS 12 AND 13 IN SUGAR GROVE CORPORATE CENTER UNIT 2 AND OF LOTS 1 2, 3, AND 4 IN SUGAR GROVE CORPORATE CENTER UNIT 1, IN SECTION 16, TOWNSHIP 38 NORTH, RANGE 7 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID RESUBDIVISION OF SUGAR GROVE CENTER RECORDED FEBRUARY 4, 2005 AS DOCUMENT 2005K014439.

BANK NATIONAL ASSOC
TIONAL BANK OF OMAHA
DODGE ST STOP 3120
1AHA, NE 68197-3120
PIN #14-16-401-005



- CONTRACTOR TO PROVIDE SODDED LAWN FOR ALL DISTURBED AREAS OUTSIDE PAVEMENT AND NOT SCHEDULED FOR MULCH.
- CONTRACTOR TO PROVIDE NON WOVEN WEED BARRIER FABRIC UNDER ALL MULCH AREAS.
- CONTRACTOR TO PROVIDE PLASTIC EDGING AT ALL PLANTER BEDS ADJACENT TO LAWN AREAS. SEE SHEET C0.1
- PLANTS WITHIN SIGHT TRIANGLES ARE LOWER THAN 3'

HATCH KEY:	
HATCH	LANDSCAPE MATERIAL
	ORGANIC MULCH

LANDSCAPING PLANTING SCHEDULE					
SYMBOL	COMMON NAME	BOTANICAL NAME	PLANTED SIZE	QUANTITY	MATURE HEIGHT
<u>DECIDUOUS TREES</u>					
	Autumn Blaze Maple	Acer x freemanii 'Jeffersred'	3"	9	50'
	Shadeblow Serviceberry	Amelanchier canadensis	2.5"	5	15'
	EXISTING DECIDUOUS TREE		8"+	5	N/A
	Jack Flowering Pear	Pyrus calleryana 'Jazzam'	2.5"	3	50'
	Redmond Linden	Tilia americana	3"	7	60'
<u>EVERGREEN TREES</u>					
	EXISTING EVERGREEN TREE		8"+	1	N/A
	White Spruce	Picea glauca	6"	2	60'
<u>DECIDUOUS SHRUBS</u>					
	Gro-Low Fragrant Sumac	Rhus aromatica 'Gro Low'	24"	18	2'
	Emerald Mound Honeysuckle	Lonicera x xylosteum 'Emerald Mound'	24"	16	2.5'
	Rhododendron	Rhododendron haaga	24"	9	4'
<u>EVERGREEN SHRUBS</u>					
	Sargent Juniper	Juniperus chinensis 'Sargentii'	24"	43	2'
	Andorra Juniper	Juniperus horizontalis 'Plumosa'	24"	12	1.5'
	Taunton Yew	Tauntonii	24"	6	5'
	Wintergreen Boxwood	Buxus sinica var. insularis 'Wintergreen'	24"	17	4'
<u>PERENNIALS</u>					
	Karl Foerster Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal pot	35	5'
	Daylilies 'Stella de Oro'	Hemerocallis 'Stella de Oro'	1 gal pot	30	1.5'
	Kobold Liatris	Liatris spicata 'Kobold'	1 gal pot	12	2.5'

LANDSCAPING CALCULATIONS		
ZONE	REQ. PLANTS	PLANTS PROVIDED
STREET YARD	1 EVERGREEN TREE, 1 SHADE TREE, AND 6 SHRUBS PER 50 LINEAR FEET 145/50 = 2.9 ≈ 3 EVERGREEN TREES, 3 SHADE TREES, AND 18 SHRUBS	3 EVERGREEN TREES, 5 SHADE TREES, 25 SHRUBS
INTERIOR YARD	1 TREE AND 6 SHRUBS PER 50 LINEAR FEET 493/50 = 9.86 ≈ 10 TREES AND 59 SHRUBS	10 TREES, 60 SHRUBS
INTERIOR	1 TREE AND 6 SHRUBS PER LANDSCAPE ISLAND 1 ISLAND = 1 TREES AND 6 SHRUBS	1 TREE, 6 SHRUBS
FOUNDATION	1 TREE AND 6 SHRUBS PER 20 LINEAR FEET OF BUILDING (NEXT TO PAVEMENT AREA) 90/20 = 4.5 ≈ 4.5 TREES AND 27 SHRUBS	5 TREES, 37 SHRUBS
REAR YARD	1 TREE AND 6 SHRUBS PER 50 LINEAR FEET 144/50 = 2.88 ≈ 3 TREES AND 17 SHRUBS	3 TREES, 28 SHRUBS
TREE REPLACEMENT	(1) 3" CAL. TREE TO BE REPLACED PER 6" OF TREE TO BE REMOVED. NO MORE THAN (3) 3" CAL. TREES WILL BE REQUIRED PER TREE REMOVED 32 CAL INCH TO BE REMOVED = 5.3 TREES	(5) 3" CAL. TREES

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JOB NUMBER: 240276200

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SUGAR GROVE, IL
117 E GALENA RD.

NO.	DATE:	ISSUE:
	10-22-24	OWNER REVIEW - PERMIT SET
	12-10-24	CITY RESUBMITTAL
	01-21-25	CITY RESUBMITTAL 2
	02-04-25	CITY RESUBMITTAL 3
	02-14-25	CITY RESUBMITTAL 4
	04-09-25	IFC
	05-21-25	C81
	09-12-25	C82

DRAWN: KG	CHECKED: JD
SHEET NO:	

C1.4

