

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, November 20, 2024 at 7:00 p.m., or as soon thereafter as possible, at the Village Boardroom, 10 S Municipal Drive, Sugar Grove, Illinois. The purpose of the public hearing is to consider an application submitted by Guggenheim Development Services, LLC 3000 Internet Boulevard, Suite 570 Frisco, Texas 75034. ("Petitioner") for a special use for a Special Use for an Automobile Service Shop for property located on Galena Boulevard in Sugar Grove Center ("Property"). The Property is currently zoned B3- Regional Business District with a Planned Unit Development (PUD).

Specifically, the proposed Special Use for an Automobile Service Shop will allow for Jiffy Lube to build a new site at this location. An Automobile Service Shop is a special use within the Sugar Grove Center Planned Unit Development.

Property PIN: 14-16-401-006

Legally described as:

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.

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.

If you have questions regarding this application, 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.

Irv Ochsenschlager
Chairman
Planning Commission

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Petition #: 24-019