

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF JANUARY 21, 2026**

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1. CALL TO ORDER

The meeting of the Sugar Grove Planning Commission/Zoning Board of Appeals was called to order at 6:00 p.m. by Acting Chairman Jonathan Bieritz.

2. ROLL CALL

Present: Robert Airhart, Jonathan Bieritz, John Guddendorf, John Coia, Rachel Rockwell, Keriann Dubina

Absent: Rebecca Sabo

Also present: Danni Marion, Community Development Director
Bravo Berisha, Planning & Zoning Administrator
Mike Garrigan, Village Attorney

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve the October 15, 2025 meeting minutes. Commissioner Airhart provided a second.

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

NAYES: None

ABSTAIN:

4. NEW BUSINESS:

None.

5. OLD BUSINESS:

- a. Public Hearing 25-016 Special Use Permit for a Public Utility Facility Middle Mile Infrastructure (MMI) and AECOM. Acting Chairman Bieritz reopened the public hearing at 6:02 pm. Mr. Berisha presented the staff report to the Commission.

Michael McIntire, Engineer on behalf of AECOM and MMI, gave a brief update regarding the revised Landscape Plan and building elevations.

Commissioner Guddendorf confirmed that the final buildout remains six fiber huts.

Commissioner Rockwell asked if the trees would screen the fiber huts.

Michael McIntire stated that at full growth the trees would screen the project area.

Acting Chairman Bieritz inquired about the siding for the fiber huts.

Micheal McIntire stated that the siding would be something low maintenance like Hardie board.

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Acting Chairman Bieritz asked if there was any public comment and confirmed there was not at 6:10 pm.

Commissioner Rockwell expressed appreciation to the applicant for providing the requested updates to the plans and stated that she likes a farmette look. She stated that she wants board and batten for the siding, bronze trim on the fiber huts, and a cupola on the roof.

Commissioner Guddendorf asked if the Village requires these architectural requests.

D. Marion stated the Village does not.

Commissioner Guddendorf expressed concerns about the architectural requests and stated that he does not want the fiber huts to stand out or draw attention.

Acting Chairman Bieritz confirmed that the fiber huts will be the same size.

Commissioner Guddendorf inquired about piping.

Michael McIntire stated the fiber will be installed inside the huts.

Acting Chairman Bieritz stated that the northeast fiber hut building should have a gambrel roof and the five other buildings should have gable roofs.

Commissioner Airhart agreed that the northeast fiber hut building will be the most visible.

Michael McIntire agreed and went over the line-of-sight diagram in the Landscape Plan.

Commissioner Dubina requested that the Eastern Red Cedar be removed from the Landscape Plan and replaced with another tree.

Commissioner Guddendorf asked if there would be any problems with weeds.

Michael McIntire stated that they have a maintenance plan and do not foresee any issues with landscaping.

Commissioner Coia stated that if the landscaping becomes deficient, the applicant would be informed.

Michael McIntire inquired about next steps and how additional conditions would be verified.

D. Marion stated that the case would go to the Village Board for approval and the conditions would be incorporated into the ordinance.

Commissioner Rockwell made a motion to close the public hearing at 6:29 pm. Commissioner Dubina provided a second.

Acting Chairman Bieritz stated that a motion needs to be made to approve Petition 25-016 with the additional stipulations discussed by the Commission: The fiber hut in the northeast corner will receive a gambrel roof design with a metal roof and a central cupola. The fiber hut will have composite siding with board and batten, with bronze trim. The color of the fiber hut will be warm white. The other five fiber huts toward the rear of the site will have gable roofs, with board and batten siding, with the same color scheme as the fiber hut near the northeast corner. The Eastern Red Cedar tree proposed in the Landscape Plan shall be replaced with another type of pine tree.

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Commissioner Guddendorf made the motion at 6:30 pm. Commissioner Coia provided the second.

AYES: Airhart, Bieritz, Coia, Guddendorf, Dubina,
NAYES: Rockwell
ABSTAIN: None

Motion PASSED

Village Attorney Mike Garrigan stated that it would behoove the Plan Commission and the Village to create some specific architectural design standards to have a legal basis for the architectural requests and discussions, and that as a lawyer, the discussions make him nervous.

Commissioner Rockwell stated that part of the reason why the previous Village President, Jennifer Konen, brought her on the Plan Commission was to discuss architectural standards.

Village Attorney Mike Garrigan stated that specific standards should be in place to have the discussions and that the Commission may be putting the cart before the horse.

Commissioner Rockwell agreed and stated that they worked on that previously with the Enhancement Group and that the Village of Huntley could be an inspiration.

6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:

Commissioner Guddendorf inquired about the solar farm projects and if anything new was coming for review.

D. Marion stated that the solar farm projects are under staff review and that the School District Final PUD for the transportation building might come before the Plan Commission at the next meeting.

7. PUBLIC COMMENT:

None.

8. ADJOURNMENT:

Acting Chairman Bieritz made a motion to adjourn the meeting. Commissioner Airhart provided a second.

AYES: Airhart, Bieritz, Coia, Guddendorf, Rockwell, Dubina
NAYES: None
ABSTAIN: None

Motion PASSED

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Meeting adjourned at 6:42 pm

Prepared by:
Bravo Berisha, Planning & Zoning Administrator

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