

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF MARCH 18, 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 Chairman Sabo.

2. ROLL CALL

Present: Robert Airhart, Jonathan Bieritz, John Guddendorf, John Coia, Rachel Rockwell, Rebecca Sabo

Absent: Keriann Dubina

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

3. APPROVAL OF MINUTES

Commissioner Rockwell requested to amend the January 21, 2026 meeting minutes to correct two statements.

Commissioner Guddendorf moved to approve the amended January 21, 2026 meeting minutes. Commissioner Coia provided a second.

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

NAYES: None

ABSTAIN:

4. NEW BUSINESS:

- a. 26-001 Final Planned Unit Development (PUD) for a campus appurtenance for Kaneland School District. Mr. Berisha presented the staff report to the Commission.

Kurt Rohlwing, Superintended for Kaneland School District, gave a brief presentation on the proposed project.

Kirsta Ehmke, Project Manager for Wold Architects, gave a brief presentation concerning the requested deviations.

Commissioners Rockwell, Guddendorf, and Bieritz inquired about the roof top units and if they would be screened.

D. Marion clarified to the Commissioners that the applicant has met the Village Code for screening the roof top units.

Kirsta Ehmke continued her presentation and went over proposed fencing.

Commissioner Bieritz asked if there was an overall site plan for the lot development.

Brian Wesolowski, Engineer for Gewalt Hamilton, briefly discussed the location of the site and stormwater detention for the area. Brian also went over the proposed landscaping for the site.

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Commissioner Guddendorf inquired about vandalism and if there were any concerns about school buses being vandalized.

Brian Wesolowski stated that part of the reason why the landscaping is concentrated toward the north of the site is for visibility.

Commissioner Guddendorf inquired about lighting.

Kirsta Ehmke stated that a photometric plan was submitted.

Commissioner Rockwell asked how much of the proposed landscaping would be mowable.

Brian Weselowski stated that most of the frontage would be mowable grass because roughly 25 percent of the frontage would be paved for the driveway entrances. Brian also explained the request to increase the width of the southern driveway for bus traffic.

Commissioner Guddendorf inquired about the need for future expansion and the storage of fuel.

Brian Weselowski stated that this site would suffice without expansion for 20 to 25 years and that the fuel would be gasoline.

D. Marion confirmed that the fuel station is part of the Final PUD.

Kurt Rohlwing discussed the complexities of bus routing and travel distances.

Chairman Sabo inquired about the existing bus barn.

Kurt Rohlwing stated that it would be removed, along with other buildings at the High School site, and tennis courts would be installed.

Mr. Berisha clarified that this case is specifically for the roughly 9-acre subject property and future expansion of this site would require an amendment to the PUD.

Kurt Rohlwing stated that if the need to expand arises, the School District would work with Sugar Grove on this site.

Commissioner Bieritz inquired about traffic studies.

Brian Weselowski stated that a traffic study was not done for the site and that there were no concerns about traffic congestion.

Commissioner Rockwell stated that Sugar Grove pays additional resources for police officers to direct traffic.

Kurt Rohlwing stated that the School District pays that expense.

Jackie Bogan, Assistant Superintendent for Business, concurred with Kurt.

Kurt Rohlwing stated that the School District does not have concerns about traffic on this site.

Brian Weselowski briefly went over the engineering deviation request for the pavement.

D. Marion reiterated to the Commission that engineering matters are not within the purview of the Plan Commission.

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Kirsta Ehmke continued her presentation and discussed the School District's request to waive the bike rack requirement for the site.

Commissioners Bieritz and Coia and Chairman Sabo expressed concerns for not having a bike rack.

Kurt Rohlwing stated that safety was the main concern for biking.

Chairman Sabo opened for Commission Discussion at 7:01 pm.

Commissioner Rockwell shared pictures of Kaneland Harter Middle School that she took and expressed concerns about maintenance and deterioration, such as with fencing and landscaping. Commissioner Rockwell also expressed concerns with the lack of signage and badging.

The Commissioners could not come to a consensus regarding the deviations, so they voted on each one.

The petitioner is requesting a deviation to allow a six-foot-tall fence in the front yard for security purposes.

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

NAYES: None

ABSTAIN: None

The petitioner is requesting a deviation to allow for decorative metal fencing in the front yard and black coated chain link fencing in the side yards and the rear yard.

AYES: Airhart, Coia, Guddendorf

NAYES: Rockwell, Bieritz, Sabo

ABSTAIN: None

The petitioner is requesting a deviation to not require foundation landscaping.

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

NAYES: None

ABSTAIN: None

The petitioner is requesting a deviation to not require a bike rack.

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

NAYES: None

ABSTAIN: None

The petitioner is requesting a deviation to allow the south driveway entrance to exceed 35 feet in width at the front lot line.

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

NAYES: None

ABSTAIN: None

Motions PASSED.

Chairman Sabo stated that a motion needs to be made to approve Petition 26-001 with two additional conditions: Any landscaping items that are damaged or dead must be replaced within

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the same season, and any damage to fencing must be repaired or replaced in a workmanlike manner within a reasonable time. Commissioner Coia made the motion at 7:21 pm.
Commissioner Airhart provided the second.

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

Motion PASSED.

5. OLD BUSINESS:

6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:

Commissioners Guddendorf and Rockwell reiterated that their opinion of the engineering deviation request is to reject it.

7. PUBLIC COMMENT:

None.

8. ADJOURNMENT:

Commissioner Rockwell made a motion to adjourn the meeting. Commissioner Bieritz provided a second.

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

Motion PASSED

Meeting adjourned at 7:23 pm

Prepared by:
Bravo Berisha, Planning & Zoning Administrator

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