

**VILLAGE OF SUGAR GROVE  
PLANNING COMMISSION/ZONING BOARD OF APPEALS  
MINUTES OF April 15, 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.

Commissioner Guddendorf made a motion to appoint Jonathan Bieritz as the Acting Chairman for the meeting. Commissioner Airhart provided a second.

AYES: Airhart, Bieritz, Guddendorf, Dubina

NAYES: None

ABSTAIN:

**2. ROLL CALL**

Present: Robert Airhart, Jonathan Bieritz, John Guddendorf, Keriann Dubina

Absent: Rebecca Sabo, Rachel Rockwell, John Coia

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 March 18, 2026 meeting minutes. Commissioner Airhart provided a second.

AYES: Airhart, Bieritz, Guddendorf, Dubina

NAYES: None

ABSTAIN:

**4. NEW BUSINESS:**

- a. Public Hearing 26-002 Text Amendment to Title 12-4-5-4 & 12-10-17: Snow Plow Agreement. Acting Chairman Bieritz opened the public hearing at 6:03 pm. D. Marion presented the staff report to the Commission.

Due to there being no impacted parties or public comment, Acting Chairman Bieritz opened for commissioner discussion.

Commissioner Guddendorf inquired about emergency services and if a homeowner could move into a house prior to a subdivision's final approval.

D. Marion stated that the homeowner could move in and that in emergencies, Public Works and the Fire Protection District could still assist, and that a developer can be billed for 3<sup>rd</sup> party work.

Commissioner Airhart made a motion to close the public hearing at 6:09 pm. Commissioner Dubina provided a second.

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Acting Chairman Bieritz stated that a motion needs to be made to approve Petition 26-002 to amend Section 12-4-5-4, Agreement and Performance Guarantee and Section 12-10-17, Snow Plowing Agreement as presented in Exhibit A. Commissioner Guddendorf made the motion at 6:10 pm. Commissioner Airhart provided the second.

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

**Motion PASSED**

- b. 26-003 Final Planned Unit Development (PUD) 391 Capitol Dr. Mr. Berisha presented the staff report to the Commission at 6:11 pm.

Phil Kuhn, the petitioner, stated that he was there to answer any questions.

Commissioner Guddendorf inquired about the purpose of the deviation request to reduce the rear yard setback from 30 feet to 15 feet.

Phil Kuhn stated the reduction is so the driveway can be installed properly.

Commissioner Airhart inquired about drainage and if the telephone poles would be a concern.

Phil Kuhn stated that the engineers are reviewing the grading and that the poles are existing features that are not changing.

Acting Chairman Bieritz inquired about a sidewalk extension on the west side of the property.

Commissioner Guddendorf stated that the County does not intend to construct a sidewalk on that side.

Acting Chairman Bieritz stated that a motion needs to be made to approve Petition 26-003 to for a Final PUD for 391 Capitol Dr, subject to the following conditions: The Village Engineers shall approve the final engineering plans prior to the Village Board voting on the case, Brick used on the structure columns on each side of the garages and the base must be 4" real brick, A long-term maintenance plan for the permeable paver driveways must be submitted and approved by the Village Engineers prior to the Village Board voting on the case, and to incorporate the Findings of Fact. Commissioner Dubina made the motion at 6:22 pm. Commissioner Airhart provided the second.

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

**Motion PASSED**

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**5. OLD BUSINESS:**

None.

**6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:**

Commissioner Guddendorf inquired about any new projects.

D. Marion stated that new houses will be constructed.

**7. PUBLIC COMMENT:**

None.

**8. ADJOURNMENT:**

Commissioner Guddendorf made a motion to adjourn the meeting. Commissioner Airhart provided a second.

AYES: Airhart, Bieritz, Guddendorf, Dubina

NAYES: None

ABSTAIN: None

**Motion PASSED**

Meeting adjourned at 6:23 pm

Prepared by:  
Bravo Berisha, Planning & Zoning Administrator

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