

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF May 20, 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 6:01 p.m. by Chairman Jonathan Bieritz.

2. ROLL CALL

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

Absent: None

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 April 15, 2026 meeting minutes. Commissioner Airhart provided a second.

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

NAYES: None

ABSTAIN: None

4. NEW BUSINESS:

a. Election of Vice-Chairman.

Commissioner Guddendorf made a motion to appoint Rachel Rockwell as Vice-Chairman of the Plan Commission. Commissioner Airhart provided a second.

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

NAYES: None

ABSTAIN: None

Motion PASSED

b. Public Hearing 26-004 Text Amendment Title 11-4-22: Table of Permitted Uses: Data Centers. Chairman Bieritz opened the public hearing at 6:04 pm. D. Marion presented the staff report.

Chairman Bieritz asked if this Text Amendment applies to Crown's property.

D. Marion confirmed that it does not because that property is under a Planned District Development (PDD).

Commissioner Airhart asked if the Village has received any inquiries from data center developers.

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D. Marion stated no.

Due to no public comment, Chairman Bieritz opened for commissioner discussion at 6:09 PM.

Commissioner Coia stated that code language should never limit the Village's competitiveness but that the Village should also reserve the right of refusal and protect itself.

Commissioner Rockwell agreed and stated that the Text Amendment provides a good balance.

Commissioner Airhart stated that Yorkville has recently received a lot of press due to data center development and that Sugar Grove should discuss data centers too so that if a developer approaches the Village, the Village knows what to do.

Chairman Bieritz asked if discussions with the Village Board will include data centers supplying their own water and electricity.

D. Marion confirmed that that could be part of the discussion.

Commissioner Guddendorf inquired about Aurora's data center regulations.

D. Marion stated that the Village Board is aware of Aurora's regulations.

Commissioner Rockwell stated that new technology can allow data centers to store energy in the evenings and put energy back into the grid and that hopefully if a developer approaches the Village, they will utilize the latest technology.

Commissioner Coia stated that the biggest takeaway from Yorkville is that communities may feel like they are not being heard. Commissioner Coia stated that there needs to be a balance and a fair discussion.

Commissioner Dubina stated that it's unfortunate that any data center developer in Crown's property will not go before the Plan Commission or Village Board.

D. Marion confirmed that that is correct and stated that they would only come before the Plan Commission and Village Board for the plat of subdivision.

Due to new residents showing up to the public hearing, Chairman Bieritz reopened for public comment at 6:15 pm.

Janice Rubens stated that she would never have moved to Sugar Grove if she knew that data centers might come to the Village. She expressed concerns about rising energy costs and stated that she doesn't want to live in a place that she can't afford due to data center development.

Bill Cavanaugh stated that Yorkville found the closest point to Sugar Grove to put their data centers and that they will negatively impact Sugar Grove neighborhoods. He stated that the data centers use too much power and that they negatively affect the environment with their exhaust. He stated that Sugar Grove has the potential to become like Geneva in the next 20 years or like Aurora. He also expressed concerns about water usage.

Commissioner Airhart made a motion to close the public hearing. Commissioner Coia provided a second.

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

Motion PASSED

Chairman Bieritz stated that a motion needs to be made to approve Petition 26-004 for a Text Amendment to Title 11-4-22: Table of Permitted Uses, as outlined in Exhibit A. Commissioner Guddendorf made the motion at 6:23 pm. Commissioner Airhart provided the second.

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

Motion PASSED

5. OLD BUSINESS:

None.

6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:

Commissioner Rockwell stated that for 391 Capitol Dr she would have recommended unlock pavers and higher end front doors and garage doors.

Commissioner Guddendorf asked if staff had heard about a potential state law concerning referendums for data centers.

D. Marion stated that staff did not have any insight at this time.

7. PUBLIC COMMENT:

None.

8. ADJOURNMENT:

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

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

Motion PASSED

Meeting adjourned at 6:27 pm

Prepared by:
Bravo Berisha, Planning & Zoning Administrator

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