

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF June 17, 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: John Coia, John Guddendorf, Rachel Rockwell, Keriann Dubina, Jonathan Bieritz

Absent: Robert Airhart

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 May 20, 2026 meeting minutes. Commissioner Coia provided a second.

AYES: Coia, Guddendorf, Rockwell, Dubina, Bieritz

NAYES: None

ABSTAIN: None

4. NEW BUSINESS:

a. PMC Self Storage Facility Concept Presentation

D. Marion introduced the concept presentation and the presenter, Phil McAlister.

Phil McAlister gave a presentation on his proposal for a new self-storage facility on vacant property located on Division Drive, south of Wheeler Road.

Chairman Bieritz opened for Commissioner discussion at 6:12 pm.

Commissioner Guddendorf asked if the petitioner had any interactions with the subdivision behind the proposed site. Commissioner Guddendorf also inquired about fencing, lighting, the number of units, and what will be stored in the units.

Phil McAlister stated that he has not had any interactions with the subdivision yet, that the fencing will be wood or vinyl and that the site would be thoughtfully designed with appropriate lighting for visibility and security. Phil McAlister stated that the site would have 500 to 700 units, and that it would be “dead storage” in the units, with nothing living, flammable, or combustible allowed, although vehicles would be allowed to be stored in the units. Phil McAlister also confirmed that the site is monitored and that if there is garbage left behind by a tenant, they would dispose of it.

Commissioner Rockwell inquired about contraband and illegal products in the units.

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Phil McAlister stated that the contracts state that nothing illegal can be stored and that they monitor security cameras and work with police if they notice anything suspicious.

Chairman Bieritz stated that he is concerned about vehicles being stored.

Commissioner Guddendorf inquired about ventilation and drains.

Phil McAlister stated that the units are climate controlled and do not have drains.

Chairman Bieritz asked what the brand would be.

Phil McAlister stated it would be CubeSmart.

Commissioner Coia inquired about fire protection.

Phil McAlister stated that they would work with the Fire District.

Commissioner Rockwell stated the proposed project would be located next to the bank, which is a pretty building, and that the proposed project looks very industrial. Commissioner Rockwell stated that she likes the project, but it should be brick, with an aerator in the pond and open-faced fencing.

Commissioner Dubina asked if the fencing would be solid and stated that if the fencing is solid the building material would not matter because the building would not be visible.

Phil McAlister stated that he preferred solid fencing.

Chairman Bieritz stated that he does not have a problem with the building not being brick as long as quality materials are used. Chairman Bieritz stated that high quality metal panels could work.

Commissioner Coia stated that his company is neighbors with a CubeSmart and that they are fantastic neighbors. Commissioner Coia stated that they provide good security for their site and that Sugar Grove desperately needs a storage facility.

Commissioner Guddendorf inquired about aligning entrances across the street.

Phil McAlister stated that that is doable.

Commissioner Rockwell asked if the pond would be dry.

D. Marion stated that that would be determined by the engineers.

Commissioner Guddendorf inquired about noise, lighting, and privacy.

Phil McAlister confirmed that the site would be designed to minimize light and noise pollution and to ensure privacy.

Chairman Bieritz asked if all roads would be paved and what the largest vehicle stored could be.

Phil McAlister stated it would all be paved and that the largest would be heavy duty pickups.

Commissioner Rockwell stated that the project could look great and should have high-end material to fit in with the surrounding area.

Commissioners Coia, Guddendorf, and Rockwell stated they would prefer open-faced fencing.

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Commissioner Dubina stated that she had no preference on fencing.

5. OLD BUSINESS:

None.

6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:

Commissioner Rockwell gave a summary of her conversation with Trustee Heidi Lendi regarding HOAs being responsible for maintaining landscaping.

D. Marion and Attorney Mike Garrigan stated that landscape plans that are approved along with Planned Unit Development (PUD) ordinances do not expire, Annexation Agreements do expire.

Chairman Bieritz and Commissioner Guddendorf stated that landscaping is usually overdone and oversold and frequently leads to overgrowth.

Chairman Bieritz stated that the HOA boards are supposed to manage landscaping.

Commissioner Coia stated that if you want to enforce landscaping requirements, the HOA must incentivize and sell it to the residents rather than focusing on enforcement.

Commissioner Rockwell questioned what the Plan Commission should review and approve regarding landscaping if it isn't maintained and stated that protentional homebuyers may skip Sugar Grove if landscaping is not maintained. Commissioner Rockwell stated that she pays taxes and has an expectation of the municipality.

Commissioner Guddendorf stated that it is not the municipality's problem to take care of an HOA and that if the HOA is not doing its job, then new people need to run the HOA.

Commissioner Coia stated that the Plan Commission is not telling developers to not maintain landscaping and that you cannot control things that are not in your control.

Commissioner Dubina stated that the Plan Commission cannot assume that landscaping won't be maintained.

7. PUBLIC COMMENT:

None.

8. ADJOURNMENT:

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

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AYES: Coia, Guddendorf, Rockwell, Dubina, Bieritz

NAYES: None

ABSTAIN: None

Motion PASSED

Meeting adjourned at 7:16 pm

Prepared by:

Bravo Berisha, Planning & Zoning Administrator

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