

**VILLAGE OF SUGAR GROVE
PLANNING COMMISSION/ZONING BOARD OF APPEALS
MINUTES OF August 19, 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 Jonathan Bieritz.

2. ROLL CALL

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

Absent: None

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

3. APPROVAL OF MINUTES

Commissioner Guddendorf moved to approve the June 17, 2026 meeting minutes. Commissioner Coia provided a second.

Commissioner Rockwell stated that a social media post concerning the May 20, 2026 meeting minutes appears to have been used to misrepresent a conversation between herself and Commissioner Dubina.

D. Marion and Attorney Mike Garrigan asked if Commissioner Rockwell is requesting a correction to the meeting minutes.

Commissioner Rockwell confirmed that she is not requesting a correction.

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

NAYES: None

ABSTAIN: None

4. NEW BUSINESS:

- a. Final Plat of Subdivision for Kaneland School District.

Mr. Berisha presented the staff report at 6:06 pm.

Engineer Brian Sears stated he did not have anything additional to present but would be available for questions.

Chairman Bieritz opened for Commissioner discussion at 6:09 pm.

Commissioner Coia asked about the previous deviation request from the School District for the pavement material and about the lack of bike racks.

Architect Dan Kritta stated that the project is moving forward with the thicker stone base and that the site is not convenient for biking, but a bike rack could be installed.

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Chairman Bieritz stated that a motion needs to be made to approve Petition 26-005 for the Final Plat of Subdivision for Kaneland School District. Commissioner Airhart made the motion at 6:10 pm. Commissioner Dubina provided the second.

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

Motion PASSED.

5. OLD BUSINESS:

None.

6. COMMISSIONER COMMENTS AND MISCELLANEOUS INFORMATION:

Commissioner Coia stated that he wanted to continue discussing landscaping from the previous meeting and stated the focus should be on the present, and that the markets will dictate how developments keep their visual presentation.

Commissioner Airhart stated that people are concerned about an increase in HOA fees.

Commissioner Coia stated that environmental disasters and pandemics like Covid also affect landscaping.

Commissioner Rockwell stated that it's up to everybody to maintain landscaping and that ordinance enforcement is the hard part. Commissioner Rockwell stated that the Village has to decide if everything should be let go to a Special Service Area (SSA). Commissioner Rockwell stated that she spoke to Trustee Heidi Lendi about potential solutions for deficient landscaping and enforcement.

Commissioner Coia questioned whether reinspections should be carried out every three years or five years.

Commissioner Rockwell inquired about who the burden should be on, the developer and business owners or the taxpayers through an SSA.

Commissioner Coia stated that it should be the responsibility of businesses and HOAs, but that consideration should be given for environmental and economic factors.

Chairman Bieritz inquired about enforcement protocols for deficient landscaping.

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D. Marion stated that there is a code enforcement process for deficient landscaping, but it is a difficult process.

Commissioner Dubina asked if there is a threshold for missing landscaping.

D. Marion stated that currently, staff addresses deficient landscaping on a complaint basis.

Commissioner Rockwell proposed the idea of the Beautification Committee helping with landscaping.

Commissioner Coia stated that most deficiencies can be addressed with good relations and communication.

Commissioner Guddendorf inquired about requiring letters of credit for new businesses.

Chairman Bieritz stated that retail spaces and residential areas are totally different when it comes to landscaping.

Commissioner Rockwell stated that there is an initial excitement to serve on an HOA when a community is new but that the enforcement part creates issues with neighbors.

D. Marion stated that the Village Board will discuss landscaping again in the future.

Commissioner Dubina inquired about potential small grants for business owners for landscaping.

7. PUBLIC COMMENT:

Ursula Aspel, a resident, stated that, as a taxpayer, she is not in favor of subsidizing large corporations, such as Albertsons, for landscaping.

D. Marion and Attorney Mike Garrigan clarified that most SSAs are set up so that the property owners within a development are taxed, not the entire municipality.

8. ADJOURNMENT:

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

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

NAYES: None

ABSTAIN: None

Motion PASSED

Meeting adjourned at 6:42 pm

Prepared by: Bravo Berisha, Planning & Zoning Administrator

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