

MINUTES  
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS  
SEPTEMBER 5, 2018

Members Present: Commissioners Chris Gould, Mary Gustafson, Rob Houtz, Carolyn Jansons, Chris Mulvihill, Chairman Jeff Metcalf

Members Absent: Ryan Anderson

Staff Members Present: Building Commissioner Tom Brennan

Others Present: Troy Peacock, Petitioners Mr. & Mrs. Bert Veldhuizen

1. Call to Order – Chairman Metcalf called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Chairman Metcalf led the assembly in the Pledge of Allegiance.
3. Roll Call – A roll call ensued.
4. Public Comment – None
5. Approve Minutes – A motion to approve the August 7, 2018 Planning Commission minutes was made by Commissioner Jansons and seconded by Commissioner Gustafson. The motion unanimously carried by voice vote.
6. Discuss and Approve a Sign Variance in the Downtown Sign District, 1 S First Street – Elburn Radiator – Building Commissioner Brennan stated the shop is located in the downtown sign district. Village staff believes the intent of the downtown sign district does not include CM—which is what the subject property is zoned. The purpose of the downtown sign district is to preserve the charm of downtown. Petitioner, Bert Veldhuizen, stated the subject building is an auto repair shop and he has the opportunity to put up a NAPA sign. Veldhuizen believes the sign will bring in more customers. Up until now, there have been no signs on the building and this has not been beneficial as far as attracting customers. Many customers drive by the building and Veldhuizen would like to get proper signage up for identification and to grow the business. The lit sign will be located on the northeast corner of the building and will be put in place of an existing security light—do not believe it will contribute additional lighting than the existing security light. A computer rendering photo provided to the Commissioners shows how the sign will look when installed on the building. Brennan explained internally lit signs are not allowed in the downtown sign district, the sign exceeds the maximum size specified in the downtown sign ordinance and the number of colors on the sign exceeds the limits allowed in the downtown sign district. In any other location within the Village, Brennan said we would not be meeting tonight. Brennan continued the true intent, in Village staff's opinion, of the downtown sign district is to preserve the downtown district's ambiance. The subject building used to be an ambulance building so it is a commercial building zoned CM which allows an auto repair shop. Some of the signs downtown were pre-existing when the downtown sign ordinance came into effect in 2009. Veldhuizen stated NAPA offers numerous branding options and he is choosing one of the most conservative. Commissioner Houtz stated he believes in supporting small business. Commissioner Gould suggested the downtown sign ordinance should be revised based on Village staff's opinion. Gould asked Veldhuizen if he would consider a sign with external lighting. Veldhuizen stated the internally lit sign is a NAPA franchise requirement and stated an externally lit sign would create illumination as well. Brennan stated Village staff is constantly looking at ordinances to update them. In addition, it was stated it does not make sense to have a parcel zoned CM in a downtown district. Brennan said the zoning of the subject parcel pre-dates 2009 when the downtown sign ordinance went into effect. Veldhuizen stated he chose not to put a sign on the west side of the building because there is a tree that will block it. A motion was made by Mulvihill and seconded by Houtz to recommend approval of the sign variance. A roll call vote ensued. Ayes: Gustafson, Houtz,

Jansons, Mulvihill, Metcalf. Nays: Gould. Motion carried. This will be on the September 17 Village Board agenda for final action. Veldhuizen stated it is not his intention to create problems and if any issues arise, will work to resolve them.

7. Other Business – None.
8. Adjourn – Commissioner Gould motioned to adjourn the meeting at 7:19 p.m. with Commissioner Mulvihill seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk