

MINUTES  
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS  
JUNE 4, 2019

Members Present: Commissioners Chris Gould, Rob Houtz, Carolyn Jansons, Chris Mulvihill, Brian Techter, Chairman Jeff Metcalf

Members Absent: Ryan Anderson

Staff Members Present: Village Administrator John Nevenhoven, Village Arborist Matt Shumway

Others Present: Shodeen rep Bob Skidmore

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 April 2, 2019 Planning Commission and April 2, 2019 Tree Board minutes was made by Commissioner Gould and seconded by Commissioner Houtz. The motion unanimously carried by voice vote.
6. Discuss and Recommend Approval of the Final Plat for Elburn Station #1 – Village Admin Nevenhoven said it has been reviewed by KDOT, Kane County Environmental and Stormwater and the Village Engineer. All comments received have been addressed and incorporated. Village staff recommends the Planning Commission recommend approval to the Village Board.

Shodeen rep Skidmore said there already are contracts on homes in Unit #1 and believes it is a very viable product and will be very successful. This was originally presented to the Village in 2013/2014 and is now moving forward sequentially to the north and then west toward the Metra Station. In addition, Shodeen is working with Elburn on the community park on Keslinger Road. With units 1 and 2 underway, Elburn Station will be at approximately 10-15% completion. Shodeen is still working with the Village of Elburn and Metra for the full implementation of the land area around Metra. Skidmore said while KDOT has reviewed this unit due to it being located on Keslinger Road, Kane County will not review future units since they will not be contiguous to their roadway. Shodeen would like to put models in the new development and has applied for three building permits.

Nevenhoven said the Planning Commission's role this evening is to recommend approval (or not) of where lot lines, etc. will be in Elburn Station Unit #2. Shodeen has started earthmoving within Unit #2 for infrastructure—which is at Shodeen's risk pending approval. If approval is not received, they will not be able to get addresses and PINS and therefore no building permits. Skidmore added for this section, it meets the exact PUD annexation agreement. Nevenhoven confirmed it does meet everything previously agreed upon in the preliminary plat. Signage and monuments will be on all four corners and will mirror each other. When asked how street names are determined, Nevenhoven said mostly by the developer. The Village, Police Department and Fire Department review the names as well to ensure they are not similar to existing street names to avoid confusion.

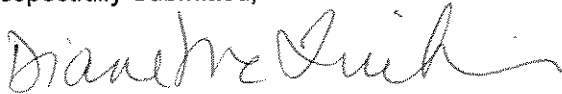
A motion to recommend approval of the Final Plat for Elburn Station #1 was made by Gould and seconded by Mulvihill. A roll call vote ensued. Ayes: Gould, Houtz, Jansons, Mulvihill, Techter, Metcalf. Nays: None. Motion carried.

7. Discuss and Recommend Approval of the Landscape Plans for Elburn Station #1 – Nevenhoven said this has been reviewed by the Village's land planner. Their comments have been implemented into the landscape plans and Village Staff recommends approval. Tree plantings will adhere to the Village tree ordinance. A motion to recommend approval was made by Gould and seconded by Mulvihill. A roll call vote ensued. Ayes: Gould, Houtz, Jansons, Mulvihill, Techter, Metcalf. Nays: None. Motion carried.

Skidmore thanked the Village for their support. All parties (Shodeen, Elburn and Metra) are working to make the overall plan around Metra the best it can be.

8. Other Business – Nevenhoven advised the building permit for Taco Bell was picked up today. All work done to date has been done by the property owner, not Taco Bell. Land developer, Lennar, is still interested in the property on the north side of town. They are sight surveying and testing the soils—the flood plain is larger than they thought. The legalization of recreational cannabis is waiting for signature from the Governor. Someone is interested in opening a distributorship in Elburn as a retail outlet. The Village will amend the Zoning Ordinance as to proper zoning and location. We are acquiring another parcel of property for the Anderson Road extension. Letting of the bid will go out in October and probably begin construction in early spring. It will be a controlled intersection with pedestrian and bike crossings.
9. Adjourn – Commissioner Jansons motioned to adjourn the meeting at 7:39 p.m. with Commissioner Jansons seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin  
Village Clerk