

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
OCTOBER 1, 2019

Members Present: Commissioners Ryan Anderson, Chris Gould, Carolyn Jansons (arrived at 7:08pm), Chris Mulvihill, Brian Techter, Chairman Jeff Metcalf

Members Absent: Rob Houtz

Staff Members Present: Building Commissioner Tom Brennan, Village Attorney Bill Thomas

Others Present: Church representatives Rev. Jim Fisher; Dave & Mary Royer, Pat Leach, Sign Architect Kevin Pirok

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 September 4, 2019 Planning Commission and September 4, 2019 Tree Board minutes was made by Commissioner Anderson and seconded by Commissioner Techter. The motion unanimously carried by voice vote.
6. Discuss and Approve a Variance from the Sign Ordinance in the Downtown Sign District, 100 E Shannon Street – Community Congregational Church of Elburn, seeking relief from Section 1.9 C-7-c – Building Commissioner Brennan stated the petitioner would like to put up a sign that does not meet setback requirements and is requesting a variance.

Renderings of the proposed sign were reviewed. Kevin Pirok (sign architect from Pirok Design) explained existing code requirements which would put the sign 6" from the building making visibility not as desired. The existing sign is very hard to notice. In order to grow the congregation, the church is requesting the variance to 3' (vs. 15') from the sidewalk for placement of a new sign.

Brennan advised a public hearing is not required for a sign variance and IDOT was not consulted as far as line of sight. Brennan said the sight triangle was considered when placement of the sign was studied. Church member Leach said the proposed sign is far enough away from the corner and the angle will not cause a safety issue. Leach continued the building was built before the new ordinances were adopted and the current sign has disappeared in the landscape. The church has been involved with the community for many years and they are trying to spark growth. Pirok said there are mature trees to keep in consideration and the proposed location will provide maximum readability.

A motion to recommend approval of the variance was made by Gould and seconded by Mulvihill. A roll call vote ensued. Ayes: Anderson, Gould, Jansons, Mulvihill, Techter. Nays: None. Motion carried.

Brennan stated this will be on the next Village Board agenda for final action.

7. Other Business – None.
8. Adjourn – Commissioner Anderson motioned to adjourn the meeting at 7:14 p.m. with Commissioner Jansons seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,

A handwritten signature in cursive script, appearing to read "Diane McQuilkin".

Diane McQuilkin
Village Clerk