

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
JANUARY 7, 2020

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

Members Absent: Ryan Anderson, Chris Gould, Chris Mulvihill

Staff Members Present: Building Commissioner Tom Brennan, Village Admin John Nevenhoven; Village Planner Kon Savoy

Others Present: Caliber Collision rep Linda Thompson, Elburn Herald Reporter Susan O'Neill

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 December 3, 2019 Planning Commission/ZBA and Tree Board minutes was made by Commissioner Houtz and seconded by Commissioner Jansons. The motion unanimously carried by voice vote.
6. Discuss and Approve a Variance from the Village of Elburn's Sign Ordinance in the Downtown Sign District, 25 S Main St – Caliber Collision, Seeking Relief from Section 1.8 C-4 – Building
Commissioner Tom Brennan stated the subject sign is in the Village's Downtown Sign District which limits a maximum of three colors on a sign. Caliber Collision rep, Linda Thompson, explained Caliber merged with Abra. Caliber's trademark branding includes a rainbow stripe so this variance is important to the company. Thompson stated the sign will not be illuminated and it is a relatively small sign. Brennan added the first submittal was for a backlit sign, was larger and requested a separate street sign—those have all been modified to what is before the Commission this evening. The current sign request meets the Ordinance's size requirements. The only thing not in compliance is the rainbow stripe on the sign. Currently, there is a temporary banner in place which looks nice. Discussion ensued. Commissioners stated they are pro-business and want to help local merchants. Being that this is a branding/logo situation, it is understandable. The temporary banner looks nice and fits the building well. It was confirmed the building owner is aware of this request. A motion to recommend approval of the variance was made by Houtz and seconded by Jansons. A roll call vote ensued. Ayes: Houtz, Jansons, Techter, Metcalf. Nays: None. Motion carried. This will be on the January 21, 2020 Village Board agenda for final action.
7. Discuss and Recommend the Draft 2020 Comprehensive Land Use Plan – Village Admin Nevenhoven stated the presentation tonight is a review of comments received from the various public meetings held with Village staff, residents and stakeholders. Input is requested from the Planning Commission this evening. Village Planner, Kon Savoy, presented the findings and recommendations to the plan based on feedback obtained thusfar. Some of the highlights follow.

Introduction – page 1

Demographic data has been updated, CMAP 2050 is referenced and a small revision to the Village Mission Statement ("grow responsibly") was added. Nevenhoven stated the Village Board spent considerable hours word-smithing the mission statement. It is a standalone statement and is hesitant to change it without a separate discussion. Savoy will address with the Village Board. Commissioner Techter stated he likes the addition.

Vision Statement – page 6

Elburn is considered a “center” and not just part of a rural area anymore. This section was expanded based on themes received from feedback.

Land Use Plan – page 8

Lots of input received from the community.

Land Use Designations – page 9

Lennar Development is relevant with the proposed comp plan revision – “subarea plans.”

Land Use Plan Map – page 11

The ultimate boundary shows the 1-1/2 mile jurisdiction area surrounding Elburn and is no change from the previous plan—Savoy believes it still represents the Village well. The Village of Elburn can expand within this area very easily. Savoy highlighted some of the changes compared to the previous plan.

Elburn North SubArea – page 14

Trail systems, parks, water/wetlands, larger parks (15-20 acres) are dictated by each site (topography, floodplain, roadway connections, integrated/interconnected trails and parks). Cul-de-sacs are eliminated in order for neighborhoods to be interconnected. Roadways situated along open space vs. residential back yards will create more of a boulevard and will allow the public to enjoy the open space vs. an extension of back yards. The Commissioners liked this suggestion. It will feel like one community, not separate communities.

Elburn South Subarea – page 15

Mostly industrial with commercial with parks and open spaces, including trails with connection to regional trails and forest preserves. Commissioner Houtz expressed concern with the preservation of “Keslinger Woods” located just to the east of the cemetery and at the east end of Oak Street. There is a dis-incentive for a developer to remove the mature trees and the Village has control with their tree protection ordinance.

Growth Strategies Plan Map – page 21

Important the land use plan show ultimate build out and best economic growth. This is helpful to planners and developers to see where utilities, etc. will go.

Elburn Transportation Plan Map – page 48

It is recommended Elburn work with neighboring entities to ensure connectivity is a priority.

Community Facilities and Community Character – page 49

Development of the existing community center, not just as a Village project but with other entities (Forest Preserve, YMCA, etc.) was identified. Interest was expressed in a park district. There is a threshold where a park district makes sense . . . perhaps 15K population for example—a study should be conducted. We should embrace ideas presented but not ignore some items (such as the park district).

In Summary . . .

Savoy stated it is amazing how the revised plan mirrors the old plan in many areas. A lot of goals are the same as before with nuances and subtleties with the desire for better connectivity. The economic downturn changed a lot of things—Elburn adapted well and went with the flow. A lot of positive things going on now in Elburn.

Savoy will further clean up the document (formatting, maps, typos) and would appreciate any additional comments from the Planning Commission within the next couple of weeks. A public hearing is required by State Statute and would like to make this happen in February. However, the next regularly scheduled meeting (February 4) may be too soon. Nevenhoven will send an email to Commissioners asking if they are available to meet on a Wednesday next month (February 12 or February 19).

8. Other Business – None.
9. Adjourn – Commissioner Houtz motioned to adjourn the meeting at 8:28 p.m. with Commissioner Techter seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk