

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
MARCH 3, 2020

Members Present: Commissioners Ryan Anderson, Chris Gould, Carolyn Jansons, Chris Mulvihill, Chairman Jeff Metcalf

Members Absent: Rob Houtz, Brian Techter

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

Others Present: Residents Leroy Herra, Elburn Herald Reporter Susan O'Neill; Petitioners Luke Goucher & Dustin Zeitler; James and Carolyn Popp

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. Approve Minutes – A motion to approve the February 19, 2020 Planning Commission minutes was made by Commissioner Mulvihill and seconded by Commissioner Anderson. The motion unanimously carried by voice vote.
5. Public Comment – None
6. Discuss and Recommend an Amendment to the Planned Development for the property at 213-215 W Nebraska St – Building Commissioner Brennan said the planned development was approved approximately 25 years ago. There is a water main that runs along the west side of the property and the petitioners would like to shift the building footprint. Doing this is considered a minor change to the PUD. Carolyn Popp said there have been two water main breaks on the property in recent years and they would like to shift the building so if it happens again, it won't be a problem. Building 7 will have frontage onto South Street. When built, Building 7 will be 21-1/2' from the lot line and will not encroach into the required setbacks. The previous buildings have 10' side setbacks. James Popp stated there has not been heavy traffic and truck traffic in the past and this will be the same going forward. When asked about improvements, Mr. Popp stated Building 7 will meet all current building codes and the Popp's will install curb and gutter on South Street. The reason this is being reviewed is because the shift of the building is a minor change to the Planned Development granted in 1995—this is essentially a formality. Traffic will be on Nebraska Street and South Street. Mr. Popp said these are light multi-use buildings and tenants are small businesses (warehouse, storage, service work). Heavy truck traffic is not an issue. A motion to recommend approval of the Amendment to the Planned Development for the property at 213-215 W Nebraska Street was made by Jansons and seconded by Mulvihill. A roll call vote ensued. Ayes: Anderson, Gould, Jansons, Mulvihill, Metcalf. Nays: None. Motion carried.
7. Discuss and Recommend a Variance to the Sign Ordinance – 113 W North St – Building Commissioner Brennan stated the petitioner is requesting variances from the downtown district sign ordinance. They are looking for relief for the number of signs, size of the signs, style and materials of the signs and some illumination. Brennan stated the intent of the downtown sign ordinance was to encourage quaint placard-type signs and this request does not follow that. Some of the four signs will be backlit. Petitioner Goucher said the sign on the front of the building (near residential) will be front lit onto the building so not to disturb the residences. Goucher continued the building is unique to downtown in that frontage is on North Street. Signage and the size of the building will create a better sight line from Route 47. The sign facing the bank property will be backlit. Regarding the CAUTION sign, Goucher stated it will be located on the south side of the building near a garage door where

patrons will walk around a corner. Further discussion ensued regarding sign designs in order to catch attention of traffic traveling north and south on Route 47. Commissioner Jansons stated although the signs violate the ordinance, they seem to fit with the design of the building. Due to the location, special signage is needed in order for the business to be seen. Commissioner Gould said there are a lot of hypotheticals here – today it looks like a great idea but when North Street develops and there are numerous eating/shopping venues, we will have one building with four noncompliant signs. Goucher stated if the bank wasn't between the subject property and Route 47, it would be a different story. Goucher added they are being conscientious to residential in the area by pointing lighting at the front onto the building vs. away from the building. Commissioner Gould said he would be in favor of the request if the west elevation signs were black lettering. Goucher said he is OK with this stipulation and agreed to change the west elevation sign (BEER, MEAD, BARBEQUE) to black lettering. Commissioner Anderson suggested a sideways sign in front of the building (similar to Schmidt's) which will make the building more noticeable to traffic and pedestrians on North Street. Goucher said he will consider this if it is an issue once the establishment opens. A motion to recommend approval of the variances with the stipulation that the west elevation sign is black lettering was made by Gould and seconded by Jansons. A roll call vote ensued. Ayes: Anderson, Gould, Jansons, Mulvihill, Metcalf. Nays: None. Motion carried.

8. Other Business – None

9. Adjourn – Commissioner Mulvihill motioned to adjourn the meeting at 7:36 p.m. with Commissioner Gould seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk