

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
AUGUST 4, 2020

Members Present: Commissioners Ryan Anderson, Chris Gould, Rob Houtz, Chairwoman Carolyn Jansons, Chris Mulvihill, Brian Techter

Members Absent:

Staff Members Present: Village Administrator John Nevenhoven

Others Present:

1. Call to Order – Chairwoman Jansons called the meeting to order at 7:00 p.m.
2. Pledge of Allegiance – Chairwoman Jansons 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 July 7, 2020 Planning Commission and Tree Board minutes was made by Commissioner Mulvihill and seconded by Commissioner Gould. The motion unanimously carried by voice vote.
6. Open the Public Hearing Regarding the Draft Updated Comprehensive Land Plan – Since there was no public present, the hearing was opened by consensus per Chairwoman Jansons at 7:02pm.
7. Public Hearing Regarding the Draft Updated Comprehensive Land Plan
Admin Nevenhoven advised tonight's public hearing was properly noticed. Nevenhoven highlighted changes to the plan since reviewed by the Commission earlier this year. The final draft of the entire comp plan is located on Google Docs for review. Commissioner Houtz referenced a change on the Growth Strategies diagram at the NE corner Route 47 & Keslinger Road from open space to primary expansion area. Commissioner Houtz is in favor of saving all mature trees in this vicinity. Nevenhoven explained existing woods will remain as is. Also on the Growth Strategies diagram in the Third Street and Oak Street area, there is a J-shaped parcel that is currently designated as Primary Expansion. The area is already developed/established and there was consensus the J-shaped parcel should be designated as Developed Parcels.
8. Close the Public Hearing Regarding the Draft Updated Comprehensive Land Plan – Since there was no public present, the hearing was closed by consensus per Chairwoman Jansons at 7:12pm.
9. Approve and Recommend to the Village Board Draft Updated Comprehensive Land Plan – A motion was made by Mulvihill and seconded by Houtz to recommend approval with the amendment noted above to reclassify the J-shaped parcel in the Third Street and Oak Street vicinity to Developed Parcels vs. Primary Expansion Areas on the Growth Strategy plan. The motion carried by unanimous voice vote.
10. Other Business – Nevenhoven reported there will be two more Tree Board meetings this year. Village staff will meet this week with Lennar to discuss the annexation agreement for Melbourne Estates. A public hearing for Melbourne Estates will most likely be held at the September 7 Village Board Meeting. Lennar made minor changes to their marketing plan and will offer more ranches than originally shown with basements but not necessarily marketed as age targeted. Streets, parks and storm water are all the same. There are also minor engineering changes but the plan is essentially what the Planning Commission previously reviewed.

11. Adjourn – Commissioner Houtz motioned to adjourn the meeting at 7:17 p.m. with Commissioner Techter 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