

MINUTES
VILLAGE OF ELBURN PLANNING COMMISSION/ZONING BOARD OF APPEALS
DECEMBER 1, 2020
VIA VIRTUAL ZOOM MEETING DUE TO COVID-19 PANDEMIC

Members Present: Commissioners Ryan Anderson, Chris Gould, Chairwoman Carolyn Jansons, Chris Mulvihill

Members Absent: Rob Houtz, Brian Techter

Staff Members Present: Village Admin John Nevenhoven, Building Commissioner Tom Brennan

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 November 3, 2020 Planning Commission and November 3, 2020 Tree Board minutes was made by Commissioner Dave Anderson and seconded by Commissioner Mulvihill. The motion unanimously carried by voice vote.
6. Discuss and Approve a Sign Variance for J&R Herra, 210 E North Street – Building Commissioner Brennan said petitioner, Brian Herra, is not present this evening. Because the subject property is in the downtown sign district, the proposed sign does not meet requirements because it is internally illuminated and is larger than the ordinance allows. The proposed sign will be on the west-facing side of the building. Village Admin Nevenhoven said the Village Board discussed removing the J&R Herra and Elburn Radiator properties from the “downtown sign district.” All of the Board’s changes to the downtown sign district boundaries will be voted on at their meeting scheduled for December 7, 2020. As of today, the subject property is still in the downtown district. Variances to the downtown sign district were previously approved for Elburn Radiator and Obscurity. The Planning Commission will make a recommendation on the subject request tonight so as to not delay J&R Herra’s progress should their property remain within the downtown sign district. The sign at Elburn Radiator across the street to the south, which was granted a variance from the downtown sign district, faces North St and must be turned off by 10:00pm. Discussion ensued if the same 10:00pm requirement should be applied to the subject request, especially since it will face Route 47. A time limit was not required for Obscurity and the American Bank & Trust sign pre-dates the downtown sign ordinance. Discussion ensued that it would not be fair if the same stipulations as Elburn Radiator were not applied here. However, the Elburn Radiator sign variance is due to NAPA’s corporate branding. Elburn Radiator is more of a walk-in business vs. J&R Herra is not so much so. A motion was made by Dave Anderson and seconded by Mulvihill to recommend approval of the sign variance with the condition that the sign is turned off at 10:00pm. The motion carried by unanimous voice vote.
7. Other Business – None.
8. Adjourn – Commissioner Mulvihill motioned to adjourn the meeting at 7:26 p.m. with Commissioner Drew seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Diane McQuilkin
Village Clerk

Village PC-December 1, 2020