

MINUTES  
VILLAGE OF ELBURN  
PLANNING COMMISSION/ZONING BOARD OF APPEALS  
FEBRUARY 7, 2023  
AT ELBURN VILLAGE HALL

Members Present: Commissioners Dave Anderson, Ryan Anderson, Chet Cybulski, Rob Houtz, Chairman Chris Mulvihill, Drew Peters, Brian Techter

Members Absent: None

Staff Members Present: Building Commissioner Tom Brennan, Village Administrator John Nevenhoven, Village Engineer Julie Morrison: EEI

Others Present: Todd Wallace (First Midwest Group), Dave Wuebben: (First Midwest Group)

1. Call to Order: Chairman Mulvihill called the meeting to order at 7:00PM
2. Pledge of Allegiance: Chairman Mulvihill 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 1, 2022 Planning Commission minutes was made by Commissioner Techter and seconded by Commissioner Houtz. The motion was unanimously carried by voice vote.

6. Discuss the Pre-Application for Boxed Up Self Storage – Keslinger Rd. (11-06-401-016):

Discussion ensued regarding the lot on Keslinger Road, just west of Rt. 47. It is currently zoned Commercial-Manufacturing (C-M). Nevenhoven gave a review from the Village of Elburn. The fire department noted the distance between buildings, and if it meets requirements for enough room for truck turn around. The number of fire hydrants and distance between them was discussed. Staff would like to see a looped water main added as well as additional hydrants. The question of snow removal still needs to be addressed. First Midwest Group is requesting a variance of no sidewalks because there are no sidewalks on either side of Keslinger. The Village Engineer is also requesting additional review from Kane County.

Todd Wallace (FMG) stated that first they are looking to establish a relationship with the Village of Elburn with this project and potential other projects going forward. He reiterated requesting a variance for the sidewalks. Wallace gave some additional information about the storage facility:

1. Boxed-Up Storage is owned by First Midwest Group
2. Storage facility will have around 450 units; all one-story buildings
3. It will be fenced
4. Snow removal process has been addressed
5. The entire facility will have lighting
6. 24-hour camera security
7. No proposed outside storage on current plan

Commission agreed that additional fire hydrants are needed as well as fire wall/sprinklers within the buildings. FMG is going to take that information back to their engineers prior to submitting an application. FMG will have a wetlands study included in the application.

Commission agreed on approving the sidewalk variance; however, it would stand as an option for the future pending other developments.

7. Discuss and Approve the Zoning Map 2023:

Commission discussed the only change to the zoning map was the addition of the Fox Pointe Subdivision.

A motion to approve the Zoning Map 2023 was made by Commissioner Cybulski and seconded by Commissioner D. Anderson. A roll call vote ensued. Ayes: D. Anderson, R. Anderson, Cybulski, Houtz, Mulvihill, Peters, Techter. Nays: None. Motion carried.

8. Other Business:

Nevenhoven stated that the March commission meeting will include a Tree Board meeting.

9. Adjourn: Commissioner D. Anderson motioned to adjourn the meeting at 7:32PM with Commissioner Houtz seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Katie Johnston  
Deputy Village Clerk