

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

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

Members Absent: Brian Techter

Staff Members Present: Village Administrator John Nevenhoven, Building Commissioner Tom Brennan, Village Attorney Bill Thomas, Village Engineer John Whitehouse, Village Engineer Julie Morrison

Others Present: Todd Wallace (First Midwest Group), Chris Cannell (First Midwest Group), Mark Robinson (First Midwest Group), Residents: Jim Brennan, Pam Brennan, Duncan Fiedler, Max Fiedler, Leroy Herra, Tom McGinnis, Craig Russell, and Jeff Webster

1. Call to Order – Chairman Mulvihill called the meeting to order at 7:00 PM
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 February 7, 2023 Planning Commission minutes was made by Commissioner Cybulski and seconded by Commissioner Peters. The motion was unanimously carried by voice vote.

6. Open the Public Hearing Regarding the Planned Development of Boxed-Up Storage 44WXXX Keslinger Road (PIN 11-06-401-016): A motion to open the public hearing at 7:02 PM was made by Commissioner Dave Anderson and seconded by Commissioner Houtz. A roll call vote ensued. Ayes: Dave Anderson, Ryan Anderson, Rob Houtz, Chet Cybulski, Chris Mulvihill, and Drew Peters. Nays: None. Motion carried.

The public hearing began with Nevenhoven acknowledging that the Petitioner, First Midwest Group (FMG), has fulfilled all the requirements to conduct a public hearing such as the Certificate of Public Notice, property owner notifications, etc. Attorney Thomas then performed the swearing of oath to John Whitehouse, Todd Wallace, Mark Robinson, and Chris Cannell.

Robinson started by giving a brief history of First Midwest Group. Wallace then gave a presentation for the Boxed-Up Storage on Keslinger Road. The actual address of the storage facility will be given once they know where the driveway will be located. It is 1/3 mile west of Rt. 47 on Keslinger Road. The property is a little over 8 acres. It has not been previously developed. The petitioner is presenting two applications tonight: 1- Industrial Planned Development Application and 2- Variance from a Sidewalk Application. FMG presented the landscaping plan, which includes a 40ft. rear setback, a cluster of trees at the back of the property, lower plants at the front for visibility purposes, and a security fence around the perimeter of the property.

FMG addressed items that were brought up at last month's meeting. This included fire hydrants. There is an existing water main within the property line to be used. The petitioner is requesting a variance from the sidewalk requirement due to the fact that there are currently no sidewalks in front of any building on Keslinger Road in the area. FMG stated that they are still working on putting together final plans with the Village Engineer. Lighting was also addressed. "Down lights" will be used on the buildings so the light doesn't go away from the property.

Chairman Mulvihill then addressed the public and asked for any comments/questions about the proposed Boxed-Up Storage facility.

Resident Jim Brennan stated his concern about the height of the fence. Cannell (FMG) explained the fencing that will be used around the perimeter of the property. There will also be a berm at the back of the property sloping down to the buildings. Brennan thanked him for the explanation.

Resident Jeff Webster questioned what he is going to be looking at out of his backyard. Cannell (FMG) answered by going over the landscape plan. Webster asked for the exact boundary of where the transition slope will start at the back of the property. Cannell said it will start a few feet off the property line. John Whitehouse stated that at the rear of this property is a sanitary sewer system easement. No new landscaping will be put in that area. This means that the public might be asked to remove anything that is not on their own personal property. Webster asked about lighting at the back of the buildings and if that was a necessity. Robinson (FMG) addressed that one consideration is the safety of those going to the storage unit at night. Robinson said they can work with the Village to possibly amend the spacing of the lights.

Resident Brennan asked about the rear property line. Whitehouse explained the rear property lines. Brennan said that he thinks FMG will be a good neighbor; however, Brennan stated that he would also like different lighting and fencing to be discussed as a possibility.

Dave Anderson asked if the facility was going to be gated. Robinson confirmed.

Resident Craig Russell questioned the grading of the property and water flow. Wallace stated there is some work that needs to be done on the current drain tile on the property. Whitehouse added that all the development water will go into its own detention basin and then discharge to Welch Creek.

Resident Webster asked who will be maintaining the landscaping of the property. FMG confirmed that they will be maintaining it. Webster then asked about the color of the buildings. FMG said they would have white sides and green roofs.

There were several questions regarding property lines. Nevenhoven pulled up the Kane County GIS on the presentation screen to show and discuss property lines.

Wallace (FMG) requested that the Commission recommend approval of these applications to the Village of Elburn Board of Trustees.

Whitehouse presented the Staff Review of the petitioner's submitted plans. He clarified that this public hearing is being held not for a rezoning purpose, but because FMG is proposing more than one building to be built on the property. The development schedule will be about 20 weeks. Whitehouse recommended that the application be approved as conditional based on the Village Engineer's memo report to the Village.

7. Close the Public Hearing Regarding the Planned Development of Boxed-Up Storage 44WXXX Keslinger Road (PIN 11-06-401-016): Being no further questions, comments, or testimony from the public, a motion was made by Commissioner Dave Anderson and seconded by Commissioner Cybulski to close the public hearing at 7:58 PM. A roll call vote ensued. Ayes: Dave Anderson, Ryan Anderson, Chet Cybulski, Rob Houtz, Chris Mulvihill, and Drew Peters. Nays: None. Motion carried.

8. Discuss and Recommend the Planned Development of Box-Up Storage 44WXXX Keslinger Road (PIN 11-06-401-016)

Ryan Anderson asked that FMG delineate the property lines prior to any construction. Dave Anderson commented on stormwater drainage and how the developer, Village, and engineers must work together to figure out the best plan.

Chairman Mulvihill read the Statement of Findings of Facts. A motion to approve the Statement of Findings of Facts was made by Commissioner Ryan Anderson and seconded by Commissioner Cybulski. A roll call vote ensued. Ayes: Dave Anderson, Ryan Anderson, Rob Houtz, Chet Cybulski, Chris Mulvihill, and Drew Peters. Nays: None. Motion carried.

A motion to approve and recommend to the Village of Elburn Board of Trustees the application for the Planned Development of Boxed-Up Storage 44WXXX Keslinger Road (PIN 11-06-401-016) and to allow for the sidewalk variance all being subject to the Village Engineers' conditions in their report. A roll call vote ensued. Ayes: Dave Anderson, Ryan Anderson, Rob Houtz, Chet Cybulski, Chris Mulvihill, and Drew Peters. Nays: None. Motion carried.

9. Other Business – None

10. Adjourn – Commissioner Houtz motioned to adjourn the meeting at 8:07 PM with Commissioner Peters seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Katie Johnston
Deputy Village Clerk