

MINUTES
VILLAGE OF ELBURN
PLANNING COMMISSION/ZONING BOARD OF APPEALS
APRIL 4, 2023
AT ELBURN VILLAGE HALL

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

Members Absent: Drew Peters, Brian Techter

Staff Members Present: Village Administrator John Nevenhoven, Building Commissioner Tom Brennan, Public Works Supt. Phil VanBogaert

Others Present: Open City Self Storage and Partners: Tom McGinnis, Robert McGinnis (via phone), Brian Bennett, Edwin Reitan, Drew Frasz; Residents: Karen Morrison, Pam Petoskey, Marjorie Cybulski, Patti Urbanski, Mike Urbanski; Lydia and S. Lu

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 –

Nevenhoven asked if anyone was at this meeting for the Public Hearing regarding Amending the Annexation Agreement and Planned Development Agreement between the Village of Elburn and Lennar/Fox Pointe. There were 2 residents that came for this. Nevenhoven stated that the public hearing took place last night at the Village Board meeting; the amendment was approved.

5. Approve Minutes –

A motion to approve the March 7, 2023 Planning Commission minutes was made by Commissioner Dave Anderson and seconded by Commissioner Houtz. The motion was unanimously carried by voice vote.

6. Discuss South Street Storage Special Use –

Commissioner Mulvihill opened the discussion. Nevenhoven clarified that this is not a special use, but it is for a planned development that is permitted on this property. The zoning for the public storage is a permitted use within the zoning district. The discussion is being had because the proposed storage facility is larger than 3 acres and more than 1 building on the lot. Tom Brennan stated this is a procedural step based on the Village's zoning ordinance.

Tom McGinnis (Open City Self Storage) gave a brief explanation of the storage facility. It will be along South Street. Drew Frasz is their partner in development. Frasz stated that most other storage facilities in Elburn are multiple buildings. There will be RV storage at this facility. Brennan confirmed that is permitted.

Resident Karen Morrison lives across from the proposed development. Morrison asked why the lighting, landscaping, and sidewalks that have been put in already are scarce. Nevenhoven answered that as each lot is developed, the sidewalks and landscaping will be completed. Nevenhoven said

they are too early in the process for landscaping. McGhinnis has submitted a landscaping plan that will be reviewed by the Village, and he ensured that the landscaping will look nice.

Commissioner Dave Anderson asked McGhinnis if the facility was going to be gated. McGhinnis answered that it will be gated with security cameras and down-facing lights.

Commissioner Ryan Anderson stated that there are many storage facilities moving into Elburn. McGhinnis said that a couple of years ago, he tried to find storage in Elburn for personal use; however, all were full. It was then that he noticed a need for more storage facilities.

Ryan Anderson asked if this is approved, should a moratorium for storage facilities in Elburn be set? The Commission briefly discussed this and whether they would be the body to suggest such to the Village Board.

Karen Morrison asked about a sign at the corner of South St. and Thryselius Dr. regarding more storage units. Nevenhoven said that developer has already been approved to replicate more storage units at that location.

7. Other Business – None
8. Adjourn – Commissioner Cybulski motioned to adjourn the meeting at 7:17 PM with Commissioner Houtz seconding the motion. The motion passed by a unanimous voice vote.

Respectfully Submitted,



Katie Johnston
Deputy Village Clerk