

MINUTES OF COMMITTEE MEETING

October 13, 2009

8:30 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 09P-05/Sloan (C-E Rentals) Conditional Use 1021 S. Route 83
Request for a Conditional Use permit for the purpose of constructing a parking lot in a residential district pursuant to Section 10.2-1.C of the City of Elmhurst Zoning Ordinance on the property commonly known as 1021 S. Route 83 (PIN: 06-15-413-041).
- 2) Case # 09P-09/City of Elmhurst Request for Zoning Ordinance Text Amendment
Request for amendment to Chapter 11 of the Elmhurst Zoning Ordinance for the purpose of adding "Real Estate Development Signs" and to amend commercial real estate signs in the C3 and I1 districts from 16 square feet to 32 square feet.
- 3) Parking Classifications for Health Clubs
Referred from September 8, 2009 City Council meeting.
- 4) Other Business

Committee Members Present: Morley, Leader

Elected Officials Present: Mayor DiCianni (part time), Aldermen Wagner, Kennedy, York, Mulliner and Hipskind (all part time)

City Staff Present: Said

Chairman Morley called the meeting to order at 9:00 p.m. and introductions were made.

The Committee began their discussion of item #1. Chairman Morley introduced the request. Mr. Said reviewed the Commission report regarding this case. Chairman Morley noted that this is the third or fourth application made by this party over a period of several years. Discussion ensued and it was noted that the applicant has scaled back the request from previous applications, that the request meets the standards for conditional use and that this appears to be a good compromise. After further discussion, the Committee agreed to recommend approval of the applicant's request. The Committee will issue a report to be placed on the Consent Agenda for the City Council meeting of October 19, 2009.

The Committee then began discussion of agenda item #2 regarding commercial real estate signs. Chairman Morley introduced the case and stated that the request is based on the industry standard. The Committee will issue a report recommending the Zoning Ordinance text

amendment for commercial real estate signs to be placed on the agenda for a future City Council meeting.

Discussion of item #3, Parking Classifications for Health Clubs, was deferred to a future Development, Planning and Zoning Committee meeting.

Under Other Business, the Committee briefly discussed banners. The Committee agreed to forward a recommendation for the City to apply for a Zoning Ordinance text amendment to address banners, both for street poles and for private properties (temporary banners). The Committee will issue a report for this request to be placed on the agenda for a future City Council meeting.

The Committee was also invited to upcoming Zoning and Planning Commission meetings in November and December where procedures will be reviewed by City Attorney Peppers.

The meeting was adjourned at 9:45 p.m.

Submitted by: John D. Said, Director of Planning, Zoning and Economic Development