

**MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS
MEETING**

November 12, 2009

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for meeting held on 10/22/2009
3. Zoning & Planning Commission / Zoning Board of Appeals Workshop - Review of Zoning Ordinance / Training
4. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Hill, McCoyd, Mushow, Whistler

Commissioner Members Absent: Frolik, Slone

City Staff Present: Peppers, Werner

After a roll call establishing a quorum, Chairman Whistler began the meeting with a request for a motion to approve the Zoning and Planning Commission meeting minutes for October 22, 2009. Commissioner Brinkmeier moved to approve the minutes of the October 22, 2009 Zoning & Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then asked Mr. Werner to review the Workshop Discussion Points previously distributed to the Commission. Mr. Werner then reviewed the potential Zoning Ordinance text amendments outlined in the discussion paper. The review included proposed amendments suggested by Commissioners and Staff, as well as those recommended in the Downtown Plan and the Comprehensive Plan.

The Commission agreed to hold public hearings on the following proposed Zoning Ordinance text amendments:

- Uses not listed in the Zoning Ordinance as either permitted or conditional – discuss the listing of these uses (e.g. tattoo parlors, psychic reading) as conditional uses in certain zoning districts.

- Comprehensive amendment to Planned Development regulations (Section 3.11-11) - revise to be more specific to the types of development in Elmhurst (e.g. downtown mixed uses).

Other proposed amendments as follows:

- Temporary Structures e.g. car tents (Section 4.2-3) – clarify that these are not permitted
- Add definition of temporary structures (Chapter 13)
- Above Ground Fuel Tanks (Section 4.2-7) – remove from Zoning Ordinance and place into Fire Code(s)
- Clarify that front porches are one story only (Chapter 7, Part A 4c)
- O1 District – introduce density maximums(Section 8.2) – propose same density as R4 district
- C4A – Rezone entire C4A district to C4 Central Business (Section 8.7)
- Add C4 site development review – similar to current C4A language (Section 8.6)
- Civic Event Signs/Banners on street lights – clarify & coordinate w/ Municipal Code
- Public Service sign – quarry sign owned by DuPage County – propose language to allow this sign.
- Consider revising parking requirements for health clubs to 10 parking spaces per 1000 square feet from current 4 per 1000 (Chapter 10)
- Consider revising parking requirements for medical uses to 8 parking spaces per 1000 square feet from current 4 per 1000 (Chapter 10)
- Clarify single family lots vs. all residential developments (Section 10.2f) - scrivener
- Consider revising Collective Parking provision (Section 10.2g) – revise to actually allow shared parking as a conditional use
- Add C1 and C4A after C4 (Section 10.2-2) - scrivener
- Add C4 and C4A (Chapter 10, Table 1. Class 9,iii) - scrivener
- Review loading berth requirements for downtown mixed-use buildings (Section 10.3)
- Review commercial property fencing requirements (Section 12.5)
- Political Signs –discuss possible amendments to consider restricting the size of political signs – also address the number of days allowed to be erected prior to an election due to changes in early voting.
- Increase FAR in I1Restricted Industrial district to .65 from .50 (Sub Area 7 p. 38) – recommended in Comprehensive Plan
- Create Planned Development Overlay Districts (recommended in Comprehensive Plan) for:
 - North York Street between York Street on the east and Addison Avenue on the west, from Wrightwood Avenue on the south to Diversey Avenue on the north.
 - Lake Street between Lake Street on the north to Kimbell on the south, from Walnut Avenue on the west to Larch Avenue on the east.
 - Berteau Avenue – The Elmhurst Memorial Hospital site.
- Create Cultural Campus Overlay District (recommended in Comprehensive Plan).
- Establish Site Development Plan Review requirements (recommended in Comprehensive Plan).
- Front and Corner Side yard requirements – consider a maximum setback of three to five feet (recommended in Comprehensive Plan).
- Consider revision of allowable first floor uses (recommended in Comprehensive Plan).

- Review off-street parking requirements for residential uses in the C4 Central Business District (recommended in Comprehensive Plan).
- Review allowable building height in C4 Central Business District (recommended in Comprehensive Plan).
- Review required setback when buildings exceed 45 feet – consider upper story setbacks “wedding cake/tiered setbacks” (recommended in Comprehensive Plan).

Add Green Initiatives and LEED Certification (checklist for public hearing applicants) to insure City takes lead role in environmental initiatives. This would be added to the application forms in checklist form and, therefore, does not require public hearing.

The Commission also discussed another action recommended in the Comprehensive Plan; the establishment of Design Guidelines for residential and commercial development. After discussion, it was the Consensus of the Commission that this action needs to be addressed by the City Council.

Commissioner Brinkmeier suggested that the Commission invite the owner of Conservation Design Forum, a local Elmhurst company that is pioneering the “green building movement”, to come to a future Z&P Commission workshop to discuss the ways the Commission and the City can become leaders in environmental conservation. The Commission agreed to this idea; staff will follow up and schedule the workshop.

Under Other Business, Mr. Werner advised the Commission of the status of current cases and upcoming cases.

The meeting was adjourned at 9:40 PM.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator