

MINUTES OF COMMITTEE MEETING

January 11, 2010

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case # 09P-11/Gas Stop – Untouchable Car Wash Amended Conditional Use 575 S. York Street
Request for Amended Conditional Use Permit for the purpose of replacing a manual reader board with an electronic reader board on an existing pylon sign on property commonly known as 575 S. York Street (PIN 06-12-300-025)
- 2) Case # 09P-12/Pump It Up Conditional Use Permit – 684 W. Lake Street
Request for Conditional Use Permit for the purpose of erecting a pylon sign on property commonly known as 684 W. Lake Street (PIN 03-27-410-001 & 002)
- 3) Other Business

Committee Members Present: Morley, Rose, Leader

City Staff Present: Werner

Chairman Morley called the meeting to order at 7:00 P.M. and introductions were made. Chairman Morley stated that the position of Director of Planning, Zoning and Economic Development has been eliminated from the City budget which resulted in Mr. John Said being laid off effective January 6, 2010. The Committee thanks Mr. Said for his years of dedicated service to the City of Elmhurst.

Chairman Morley began discussion of Case 09P-11/ Gas Stop – Untouchable Car Wash, which is a request for an amended Conditional Use Permit to allow the replacement of a manual reader board with an electronic reader board on an existing pylon sign. Chairman Morley reviewed the request and noted that the provided depictions of the proposed sign were inadequate and potentially misleading. Concern was expressed regarding whether or not the existing pylon sign pole is structurally capable of supporting the proposed electronic reader board. The Committee also requested that City staff verify the total amount of signage currently on the property. The Committee agreed that this request should be deferred to the next Committee meeting on January 25, 2010 and requested that the Applicant provide an accurate, to scale, rendering of the proposed sign and certification from a structural engineer that the existing pole is capable of supporting the proposed electronic reader board. The Committee also requested that City Staff verify the total amount of signage currently on the property.

Chairman Morley stated that, as a related matter, he requested City Manager Borchert to review the Crescent and York intersection to entertain the installation of traffic calming devices or other means of improving the safety at this intersection; numerous area residents have contacted him regarding the safety of this intersection. Chairman Morley stated that he questions the impact of a moving sign on the safety at this intersection.

The Committee then discussed Case 09P-12/ Pump-It-Up, which is a request for a Conditional Use Permit to allow the erection of a pylon sign. The Committee noted that the proposed sign will have an electronic reader board which will fully comply with Zoning Ordinance regulations. After discussion, the Committee found that the proposed pylon sign will provide adequate and appropriate business identification for the subject site, and will improve the safety of customers entering the subject site. The sign will not be visible from any residential properties.

Under other business, the Committee discussed electronic signs in general and agreed to entertain a referral to City Council regarding possible changes to the Zoning Ordinance as it relates to the regulations and restrictions of electronic signs. The Committee also discussed Alderman Healy's request to review bank uses. The Committee requested information on what other cities have done with bank uses and will discuss this issue at a future meeting.

The meeting was adjourned at 8:15 p.m.

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