

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

February 11, 2010
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 1/28/2010
3. Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking (Lot 2), Map Amendment and Subdivision
Request for Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking, Map Amendment (upon annexation) and Subdivision on properties commonly known as 1100, 1200 and 1400 S. York Street.
Continued Public Hearing from January 28, 2010
4. Case # 10P-02/City of Elmhurst Zoning Ordinance Text Amendment
Request for Zoning Ordinance Text Amendment to Chapter 9, Section 9.1-5 for the purpose of increasing allowable Floor Area Ratio (FAR) in the I1 Restricted Industrial District from .50 to .65.
Public Hearing – Published January 27, 2010
5. Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment
Request for Zoning Ordinance Text Amendment to Chapter 11, Section 11.11 for the purpose of adding “Public Service” signs as a Conditional Use in the CR Conservation/Recreation District.
Public Hearing – Published January 27, 2010
6. Case # 10P-04/DuPage County Conditional Use for Public Service Sign
Request for Conditional Use Permit for the purpose of maintaining an existing billboard sign for public educational purposes on property commonly known as 100 N. Route 83.
Public Hearing- All properties within 500 feet have been notified.
7. Other Business.

Commission Members Present: Brinkmeier, Corrado, DeWitt, Hill, McCoyd, Mushow, Slone, (Whistler –Recused during Agenda Item #3, Case # 10P-01)

Commissioner Members Absent: Frolik

City Staff Present: Peppers, Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for January 28, 2010. Commissioner Brinkmeier requested that the draft

minutes be amended to add that Commission Members also requested information from the applicant. Commissioner Corrado moved to approve the minutes as amended. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then explained that he will be recusing himself from the proceedings of Case # 10P-01 because he is a member of the Board of Governors of Elmhurst Memorial Healthcare. Mr. Werner requested a motion to install Commissioner Mushow as Acting Chairman for Case # 10P-01. Commissioner Brinkmeier moved to install Commissioner Mushow as Acting Chairman for agenda item #3, Case # 10P-01. Commissioner DeWitt seconded and, with a voice vote being all ayes, the motion passed.

Acting Chairman Mushow then introduced agenda item # 3 Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking (Lot 2), Map Amendment and Subdivision. Mr. Scott Day, attorney at law presented the responses to questions and concerns raised by Commissioners and audience members during the Public Hearing held on January 28, 2010. The responses centered on traffic, assessed valuation of houses in the area since 1995, the height of the energy center and the future use of Lot 2.

An Interested party in the audience restated his concerns relative to traffic and noise.

After all testimony was received, Acting Chairman Mushow closed the Public Hearing portion of this case. The deliberation of this Case will be held on February 25, 2010.

Chairman Whistler then took his seat as Chairman and opened the Public Hearing for agenda item #4 Case 10P-02/City of Elmhurst Zoning Ordinance Text Amendment for the purpose of increasing the allowable Floor Area Ratio (FAR) in the I1 Restricted Industrial District from .50 to .65. Mr. Werner presented the application on behalf of the City noting that the Comprehensive Plan adopted in April of 2009 recommended this increase in FAR. A survey of DuPage municipalities performed by Staff also revealed that the majority of DuPage municipalities have a FAR of .65 or greater. After all testimony was received, and there being no one in the audience concerned with this application, Chairman Whistler closed the public hearing portion of this case.

Chairman Whistler opened the Public Hearing for agenda item #5 Case 10P-03/City of Elmhurst Zoning Ordinance Text Amendment for the purpose of allowing "Public Service" signs in the CR Conservation/Recreation District as a Conditional Use. Mr. Werner presented the application on behalf of the City stating that this request will be followed by a companion request from the County of DuPage for a Conditional Use Permit to allow the use of an existing billboard structure as a "Public Service" sign. Mr. Werner, and Ms. Andrea Korovesis, Engineer with the County of DuPage Stormwater Division explained that this request is a result of an intergovernmental agreement between the City of Elmhurst and the County of DuPage that relates to the permitting of stormwater discharge. Mr. Werner explained that this text amendment would allow the use of "Public Service" signs only as a Conditional Use, and only in the CR Conservation/Recreation District. Size and height limitations are left to the discretion of the Zoning and Planning Commission and the City Council depending on the specific request, the location of the sign, and the effect of the sign on neighboring properties. After all testimony was received, and there being no one in the audience concerned with this application, Chairman Whistler closed the public hearing portion of this case.

Chairman Whistler opened the Public Hearing for agenda item #6 Case 10P-04/County of DuPage request for a Conditional Use Permit to allow a "Public Service" sign in the CR Conservation/Recreation District. Ms. Korovesis presented the application on behalf of the County stating that the approval of this request will allow the City of Elmhurst and the County of DuPage to fulfill their regulatory responsibility for public education and outreach. The County is requesting a Conditional Use Permit to allow the use of an existing billboard structure as

a "Public Service" sign. Ms. Andrea Korovesis, Engineer with the County of DuPage Stormwater Division explained that this request is a result of an intergovernmental agreement between the City of Elmhurst and the County of DuPage that relates to the permitting of stormwater discharge. The use of this existing sign structure will allow the County, and the City of Elmhurst, to provide public education and outreach as required by the Federal Clean Water Act, the National Pollutant Discharge Elimination System and the Illinois Environmental Protection Agency. The use of the existing sign structure will help keep the curb cost of providing this service. After all testimony was received, and there being no one in the audience concerned with this application, Chairman Whistler closed the public hearing portion of this case.

Commissioner Slone moved to deliberate both Zoning Ordinance Text Amendments, Case #'s 10P-02 and 10P-03 this evening. Commissioner Brinkmeier seconded. However, the vote was two ayes and 6 nays, and the motion failed. Commissioners expressed a desire to drive by and see the sign prior to deliberation.

Commissioner Mushow moved to deliberate only Case # 10P-02, Zoning Ordinance Text Amendment for an increase in FAR from .50 to .65 in the I1 Restricted Industrial District. Commissioner Brinkmeier seconded and, with a voice vote being all ayes, the motion passed.

The Commission deliberated Case # 10P-02, City of Elmhurst request to increase the floor area ratio in the I1 District, noting that the change will affect few properties in that the other bulk controls such as setbacks, height, parking and stormwater detention requirements will remain the same thus limiting their ability to increase floor area.. Commissioner Brinkmeier moved to approve Case # 10P-02 as presented. Commissioner Corrado seconded and, with a roll call vote being all ayes, the motion passed unanimously.

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