

MINUTES OF COMMITTEE MEETING

April 26, 2010

7:37 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) 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.
- 2) 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.
- 3) Case # 09P-07/Bethel United Church Amended Conditional Use and associated Front Yard Setback Variation
Request for Amended Conditional Use and associated Front Yard Setback Variation for the purpose of constructing a fellowship hall, the adaptive renovation of an existing residence for use as an administrative center, as well as other site improvements on property commonly known as 315 E. St Charles, and 314 and 316 Huntington Lane (PIN's 06-12-200-007, 018 & 019), said properties being wholly located in the R1 Single Family Residence District.

AND

Case # 10ZBA-02/Bethel United Church Variation

Request for an Interior Side Yard Variation for the purpose of constructing a fellowship hall as proposed in Case #09P-07 on properties commonly known as 315 E. St Charles, and 314 and 316 Huntington Lane (PIN's 06-12-200-007, 018 & 019), said properties being wholly located in the R1 Single Family Residence District.

- 4) Other Business

Committee Members present: Morley, Rose, Leader

Committee Members Absent: None

City Staff present: Werner, Kopp (other business)

Chairman Morley called the meeting to order at 7:37 P.M. and introductions were made.

Chairman Morley began the continued discussion of agenda items #1 and #2, Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment, which is a 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, and Case # 10P-04/DuPage County Conditional Use for Public Service Sign which is a companion request for a 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.

The Committee discussed the proposed text amendment as it relates to the proposed sign requested by DuPage County. The Committee discussed the type of message the County desires to place on this sign to achieve the educational outreach they desire. After discussion, the Committee agreed to recommend approval of both Case # 10P-03 and Case # 10P-04 with the condition that DuPage County provide the intended messages that will be displayed on the sign annually, in advance of the installation of those messages, for DPZ Committee review. Further, the Committee agreed that if the sign is to be illuminated, the County would have to file a request for Amended Conditional Use.

The Committee then discussed Cases 09P-07 and 10ZBA-02 which are requests from Bethel United Church for an Amended Conditional Use and associated variations. The Committee noted that the second case, Case # 10ZBA-02 was the result of a design change to the proposed Fellowship Hall addition which necessitated an interior side yard variation to be added to their requests. After discussion of the proposed building additions and related site improvements, the Committee agreed to recommend approval of both Case # 09P-07 and Case #10ZBA-02. The Committee noted the well thought out development plan which emphasizes compatibility with the surrounding residential neighborhood.

Under Other Business, the Committee discussed the proposed Strategic Economic Development Plan. The Committee agreed to recommend approval of the Strategic Economic Development Plan; this issue will be on the City Council agenda on June 7, 2010.

The meeting was adjourned at 8:20 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator