

MINUTES OF COMMITTEE MEETING

May 24, 2010

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 10 ZBA-06 / Stamison/Stamatopoulos Variation
Request for variation from required rear yard setback pursuant to 7.3-5.a of the Elmhurst Zoning Ordinance for the purpose of constructing an addition on property commonly known as 421 N. River Glen Avenue (PIN 03-34-407-002), said property being wholly located within the R1 Single Family Residence district.
- 2) Elmhurst Memorial Hospital – Request for Extension of Temporary Use / Mobile PET Scan Trailer - Berteau Campus
- 3) Other Business

Committee Members present: Morley, Leader

Committee Members Absent: Rose

City Staff present: Werner

Chairman Morley called the meeting to order at 7:00 P.M. and introductions were made.

Chairman Morley began discussion of Case # 10ZBA-06 / Stamison-Stamatopoulos Variation, which is a request for a rear yard variation for the purpose of constructing an addition to an existing home. After review of Staff Report and the Zoning and Planning Commission Report, the Committee noted that the Zoning and Planning Commission had recommended approval of this request. The Committee discussed the addition which is the subject of this request and noted that the only affected neighboring property is owned by the DuPage County Forest Preserve. After discussion, the Committee voted to recommend approval of this request.

Chairman Morley then began discussion of the request by Elmhurst Memorial Hospital for an extension of the temporary use of a PET Scan trailer at the Berteau campus. The Committee discussed the request for extension of the use of the temporary trailer from June 1, 2010 to either a) the new hospital facility on Brush Hill Road is open and able to accommodate the trailer, or b) September 1, 2011.

The trailer was approved by City Staff on February 26, 2010 for a 90 day period from March 1, 2010 to June 1, 2010; authority for Staff approval is vested in Ordinance ZO-03-2003, which allows Staff approval for a period of 90 consecutive days. Any extension beyond 90 days requires City Council approval. After discussion, and noting that there have not been any problems or issues associated with this temporary trailer, the Committee agreed to extend the temporary use to June 1, 2011. Should the Hospital need to extend the temporary permit beyond June 1, 2011, the Committee stated that the Hospital should request the additional extension in May of 2011.

Under Other Business the Committee discussed the Gas Stop sign request. This request was approved by the Zoning and Planning Commission and the DPZ Committee; the full City Council approved the DPZ report and an Ordinance was placed on the April 5, 2010 consent agenda of City Council for approval. Chairman Morley pulled the Ordinance from the consent agenda after receiving information that the existing pylon structure may not be able to support the new proposed signage. Subsequently, the Committee received verification from a certified structural engineer that the pylon structure was indeed sound and able to support the new signage.

The Committee discussed the structural engineers' report and questioned the engineer who prepared and certified the structure. After discussion, it was agreed that the Ordinance will be placed back on the consent agenda for the June 7, 2010 City Council meeting.

The meeting was adjourned at 8:00 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator