

## MINUTES OF COMMITTEE MEETING

August 23, 2010

7:45 p.m.

### DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 10P-07/City of Elmhurst Zoning Ordinance Text Amendments  
Request to amend the text of the Elmhurst Zoning Ordinance as follows:  
Section 10.2-2, Table I, Class No. 9fff – Delete “Physical Fitness Facilities”  
Section 10.2-2, Table I, Class No. 10 – add new “e” Physical Fitness Facilities  
Section 11.6i – Add provision to limit “Political Signs” to 6 square feet in area  
Section 11.6i – Redefine the number of days a “Political Sign” can be erected  
prior to an election (due to early voting)  
Section 13.2 – Modify definition of “Grade” for buildings that do not have a wall  
adjoining a street.
- 2) Case Number 10P-08/City of Elmhurst Zoning Ordinance Text Amendment  
Request to amend the text of the Elmhurst Zoning Ordinance as follows:  
Section 13.2 – Add definition of Physical Fitness Facility/Health Clubs
- 3) Temporary Building Moratorium – Referral from Aldermen Shea and Pezza
- 4) Flood Control Enhancement – Referral from Aldermen Kennedy and Morley
- 5) Continued Discussion - Expansion of Economic Development Commission
- 6) Timothy Christian Request for Approval of Six Month Extension to their  
Conditional Use
- 7) Other Business

Committee Members Present: Morley, Leader

Committee Members Absent: Rose

City Staff Present: Werner/Kopp

Others Present: Alderman Pat Wagner, ZPC Chairman Darrell Whistler

Chairman Morley called the meeting to order at 7:45 p.m. The Committee discussed Item #1 which is a request by the City of Elmhurst to amend the text of the Zoning Ordinance regarding the parking requirements for physical fitness facilities, political sign size, and the definition of "Grade". Staff advised the Committee that the proposed text amendment relating to the amount of time a political sign can be displayed was tabled by the Zoning and Planning Commission because, on June 3, 2010, Public Act 96-0904 was signed into Illinois law that the length of time a political sign can be displayed can no longer be regulated by any municipality in Illinois, including home rule communities. The Committee agreed to continue discussion of Item #1 at a future DPZ meeting.

The Committee discussed Item #2, a proposed Zoning Ordinance text amendment adding a definition of physical fitness facilities/health clubs to the Zoning Ordinance. Because this request is tied to Item #1, the Committee agreed to continue discussion at a future DPZ meeting.

The Committee discussed Item # 3, a referral from Aldermen Pezza and Shea to impose a temporary building moratorium due to the recent flooding events in the City. Initial thoughts were shared by the Committee members present. The Committee agreed to continue to look into this referral.

The Committee discussed Item # 4, a referral from Aldermen Kennedy and Morley to examine possible zoning relief for homeowners of houses that have down-sloped garages. After discussion, the Committee agreed that the Zoning Ordinance already provides relief in the form of Variations. The other issues, such as cross access easements with neighboring property are private matters between the two property owners. Therefore, no further action is necessary regarding this referral. The Committee asked Staff to pull together some guidelines for residents should they want to pursue either solution in an effort to eliminate flooding issues on their property.

The Committee discussed Item #5, the request for additional members to the Economic Development Commission (EDC). A DPZ Committee report dated July 13, 2010, recommending approval of an additional three (3) members to the EDC and an additional ex-officio member from the DPZ Committee. A draft Ordinance (MCO 24) was presented to City Council on August 2, 2010 that included language about the City Manager, or his designee, being an ex-officio member as well. This language was added to replace current language in Section 4.04 of the Municipal Code that states "The Planning, Zoning and Economic Development Director, ex-officio" with "the City Manager or his designee".

The Committee discussed Item # 6, a request by Timothy Christian Church and School for an additional six month extension to their Conditional Use approval received from City Council in March of 2009 as Ordinance ZO-01-2009. Mr. Paul Buikema, an attorney representing Timothy Christian, and Mr. Matt Davidson, the new Superintendent of Timothy Christian Schools, stated that they need an additional six month extension because funding is not yet in place for the proposed improvements, and because of the change in leadership at the school since the

retirement of the former Superintendent Dan Van Prooyn. The Committee agreed to this requested extension and will produce a report for City Council approval.

Under Other Business, the Committee heard from residents concerned with the results of the recent heavy rains and subsequent flooding.

The meeting was adjourned at 9:25 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator