

MINUTES OF COMMITTEE MEETING

October 25, 2010

8:55 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 10P-13/ York Center Plaza Conditional Use and Associated Variations
Request for Conditional Use Permit and Associated Variations for the purpose of erecting a pylon sign and two (2) ground signs on property commonly known as 561 thru 611 N. York Street and 570 thru 614 N. Michigan Street (PIN # 03-36-116-001 thru 014), said property being wholly located in the C2 Community Shopping and Service District.
- 2) Performance Review of Findzall Community Marketing
Referral from Ald. Pezza and Shea
- 3) Case # 10P-09/BTS Tower Conditional Use
Review revised Zoning and Planning Commission Report, pursuant to City Council referral
- 4) 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.
- 5) 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
- 6) Other Business

Committee Members Present: Morley, Leader

Committee Members Absent: Rose

City Staff Present: Werner, Borchert, Kopp, Storino

Others Present: Ald. Shea, Ald. Bram, Ald. Gutenkauf
Chairman Whistler, Zoning and Planning Commission
John Quigley, Elmhurst Chamber of Commerce
Tom Paravola, Elmhurst City Centre

Agenda Item #1 -Chairman Morley called the meeting to order at 8:15 p.m. and stated that Agenda Item #1 will be moved to the end of the agenda. Chairman Morley also noted that Agenda Items # 4 and 5 will be tabled due to the absence of Vice Chair Rose.

Agenda Item # 2 – Performance Review of Findzall Community Marketing, which is a referral from Aldermen Pezza and Shea. The Committee recognized Alderman Shea who distributed a list of concerns the two aldermen developed; discussion ensued. The Committee then watched a video on social networking. After discussion, Chairman Morley requested that the Manager and Assistant Manager prepare a report that indicates that the DPZ Committee supports the work that Findzall has been doing and that they should be allowed to complete their one-year contract with reviews of their performance occurring every two months.

Agenda Item # 3 - Case # 10P-09/BTS Tower Conditional Use. The Committee discussed the subject case relative to the referral from City Council to have the Zoning and Planning Commission provide findings and a recommendation regarding the Applicant's request for Conditional Use Permit. The Committee noted that the Zoning and Planning Commission discussed the referral at their meeting on October 14, 2010 and issued a revised report dated October 14, 2010 to indicate that the motion to recommend approval of the Applicant's request resulted in a 4 to 4 tie, and that, therefore, the motion failed. The Committee also noted that the original Zoning and Planning Commission report, dated September 23, 2010 did indeed contain Findings as required by the Zoning Ordinance. Alderman Bram, who was one of the Aldermen who referred the report back to the Zoning and Planning Commission, was present and stated that he spoke with the City Attorney Peppers and was satisfied with the report. This Case will be forwarded to the City Council for their review on November 1, 2010.

Agenda Item # 4 - Tabled

Agenda Item # 5 – Tabled

Agenda Item #1 - Case Number 10P-13/ York Center Plaza Conditional Use and Associated Variations, which is a request for Conditional Use Permit and Associated Variations for the purpose of erecting a pylon sign and two (2) ground signs on property commonly known as 561 thru 611 N. York Street and 570 thru 614 N. Michigan Street. The Committee reviewed the revised sign design and location requested by the Applicant at their meeting on October 12, 2010 for the ground sign proposed on Crestview Avenue. The Committee agreed that the revised sign design and location addressed the concerns of the Committee and, therefore, recommends approval of the Applicant's request.

Agenda Item # 6 – Other Business; None

The meeting was adjourned at 10:40 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator