

## MINUTES OF COMMISSION MEETING

June 12, 2008

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of Zoning and Planning Commission / Zoning Board of Appeals Meetings:  
  
April 24, 2008 and April 28, 2008.
3. Case Number 08 ZBA-05 / Blanchette Variation 403 E. Church Street  
Request for Front Yard Variation on property commonly known as 403 E. Church Street (PIN 06-01-404-033) for the purpose of constructing a two-story addition.  
**Public Hearing – All properties within 500 feet have been notified.**
4. Case Number 08 P-04/City of Elmhurst Zoning Ordinance Text Amendments  
Request by the City of Elmhurst, as petitioner, to amend certain provisions of the Elmhurst Zoning Ordinance with respect to projecting signs (Blade Signs).  
**Public Hearing**
5. Other Business.

Commission Members Present: Brinkmeier, Corrado, Ernst, Frolik, McCoyd, Mushow, Slone, Whistler

Commissioner Members Absent: DeWitt

City Staff Present: Werner

Chairman Whistler opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Chairman Whistler requested a motion to approve the April 24, 2008 and April 28, 2008 minutes of Commission meetings. Commissioner Corrado moved to approve the April 24, 2008 and April 28, 2008 Zoning & Planning Commission meeting minutes

as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the public hearing for Case # 08ZBA-05 / Blanchette Variation which is a request for a front yard variation to allow the construction of an addition. After all testimony was received, and there being no one in the audience concerned with the application, Chairman Whistler closed the public hearing. Commissioner Corrado moved to deliberate Case # 08ZBA-05 prior to the following public hearing; Commissioner Brinkmeier seconded and, with a voice vote being all ayes, the motion passed.

Commissioner Brinkmeier moved to approve Case # 08ZBA-05 as presented; Commissioner Mushow seconded the motion. The Zoning Board of Appeals discussed the request to allow a front yard variation at the current setback of 26 feet, noting that the house was built to meet the 25' front yard setback requirements of the old zoning ordinance. In 1992 the new zoning ordinance changed the zoning on the subject property to R1 which required a 30' setback. The owner wishes to extend the current house 6' towards the side lot line at the same existing 26' setback; no other variations were requested. The Board then voted unanimously to approve the requested variation. The Zoning Board of Appeals has final authority in this case.

Chairman Whistler then opened the public hearing for Case # 08P-04 / City of Elmhurst request for Zoning Ordinance Text amendment for the purpose of considering the regulation of projecting signs (or "Blade Signs"). Mr. Werner, Planning and Zoning Administrator for the City of Elmhurst, presented the application noting that the DP&Z Committee of City Council requested that the Zoning and Planning Commission establish regulations for "Blade Signs". There was no one in the audience to address this issue and, due to the lack of testimony from the business community, the Commission continued the public hearing on this case for the purpose of allowing the business community an opportunity to present their views on the proposal. The Commission also requested more information regarding the DP&Z discussions about these proposed signs.

Under Other Business, Mr. Werner briefed the Commission on the upcoming case schedule.

The meeting was adjourned at 8:50 PM.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator