

MINUTES OF COMMITTEE MEETING

June 13, 2011

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 11ZBA-05 / 538 W. St Charles Wall Sign Variations
Request for Variations to wall sign size for the purpose of installing seven (7) wall signs on property commonly known as 538 W. St Charles Road (PIN# 06-10-211-026), said property being wholly located in the C2 Community Shopping and Service District.
- 2) Proposed Amendment to Section 49.3403.1(c)(1) of City of Elmhurst's Building Code
- 3) Other Business.

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Kopp (part time)

Others Present: Darrell Whistler, Chairman, Zoning & Planning Commission

Chairman Morley called the meeting to order at 7:00 p.m. and opened the meeting to public forum. There being no one in the audience providing public comment, Chairman Morley closed the public forum portion of the meeting.

Agenda Item #1 – The Committee reviewed Case Number 11ZBA-05 / 538 W. St Charles Wall Sign Variations, which is a request for variations to wall sign area for the purpose of installing seven (7) wall signs on property commonly known as 538 W. St Charles Road. After discussion of the request, noting that the Zoning and Planning Commission unanimously recommended approval, and noting that the Applicant has met all three Standards for Variation, the Committee unanimously agreed to recommend approval of the Applicants request for wall sign variations.

The Committee report will be forwarded to City Council as a Consent Agenda item on the June 20, 2011 Council meeting.

Agenda Item #2 – Acting City Manager Kopp briefed the Committee on the proposed amendment to Section 49.3403.1(c)(1) of City of Elmhurst’s Building Code. Mr. Kopp stated that in the 1990’s, the City of Elmhurst adopted this provision which requires that:

“Automatic fire suppression systems shall be installed in all areas of all buildings constructed, altered or at the time any addition is made thereto, except as follows:

1. In one and two family dwellings and townhomes”

Mr. Kopp further stated that the City of Elmhurst has consistently applied the “dwelling” exception provision to detached dwellings only. Therefore, the City of Elmhurst, as Applicant, is requesting the following modification to this Section 49.3403.1 C (1):

“Automatic fire suppression systems shall be installed in all areas of all buildings constructed, altered or at the time any addition is made thereto, except as follows:

1. In detached one and two family dwellings and townhomes”

The Committee discussed this issue and agreed that the proposed text amendment will eliminate any interpretation of this provision to the contrary. A Committee report recommending this text amendment will be placed on the Consent Agenda of the City Council meeting on June 20, 2011.

Other Business – Mr. Werner stated that Case # 10P-12/York High School Lights and Public Address Systems at Clarence D. East Field will be on the Committee agenda for June 27, 2011.

The meeting was adjourned at 7:40 p.m.

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