



CITY OF ELMHURST

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MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

April 28, 2011
7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals for meeting held on April 14, 2011
3. Case Number 10P-12/District 205 - York High School Amended Conditional Use
Request for Amended Conditional Use Permit for the purpose of increasing the number of hours/days that the lighting fixtures are in use at the Clarence D. East athletic field on property commonly known as 355 W. St Charles Road (PIN# 06-11-117-002), said property being wholly located in the R2 Single-Family Residential District.
Continued Deliberation from March 10, 2011 and March 28, 2011 -Public Hearings held September 9, 2010, October 14, 2010, November 11, 2010, January 13, 2011 and January 27, 2011
4. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Hill, McCoy, Mushow, Slone, Whistler

Commissioner Members Absent: Frolik

City Staff Present: Werner, Peppers

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission meeting minutes for April 14, 2011. Commissioner Corrado moved to approve the minutes of the April 14, 2011 Z&P Commission meeting as written. Commissioner Slone seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation of Case 10P-12/District 205 – York High School Amended Conditional Use Permit, which is a request to allow the use of field lights and public address system at Clarence D. East Field. The Commission discussed the request by School District 205 to allow the use of the lights and public address (PA) system at Clarence D. East Athletic Field.

It was the consensus of the Commission that the City of Elmhurst Conditional Use Permit should not regulate the curriculum or specific sports activity held at the field; rather, the Conditional Use Permit should regulate the land use issues resulting from the use of the lights and PA systems. The

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Commission noted that the City Council, through the Public Affairs and Safety Committee, regulates the parking and traffic; therefore, the Commission's focus was on the days and hours during the day that the lights and PA systems may be in use.

After discussion, the Commission voted, unanimously, to recommend approval of the following regulations:

The lighting and public address systems may be used from March 15 thru June 15, and from August 15 thru November 30.

Lighting: 7 AM to 9 PM Monday thru Thursday*
 7 AM to 11 PM Friday and Saturday*
 No lights in use on Sundays

* *The Applicant's testimony and submittals indicated that games held on Monday thru Thursday nights typically end between 8 and 9 PM, and games held on Fridays and Saturdays usually end by 11 PM. The Commission is aware that some games may be delayed due to circumstances beyond District 205's control; the Commission is in no way advocating that the lights and PA systems be turned off prior to the end of a game which has been delayed due to circumstances beyond the control of District 205.*

Public Address System: Monday thru Saturday during games only
 Sundays – 12 noon to 6 PM during games only

Safety:

- District 205 shall insure that all City of Elmhurst ordinances and regulations relating to lighting and sound are followed, except as modified herein.
- District 205 shall institute a monitoring program and report the light and sound levels at the property line, as measured by a qualified consultant, to the City of Elmhurst once a year before August 1 of each year.

Process/Community Input:

- District 205 shall distribute the sports schedule for each semester prior to the beginning of that semester (prior to August 1 and March 1), by regular mail, to all properties within 500 feet of Clarence D. East Field. In addition, District 205 shall publish the sports schedule on their website prior to each semester (prior to August 1 and March 1).
- District 205 shall have continued community meetings in place with neighbor groups to monitor parking, litter, and scheduling and game day matters so there is an easy and apparent communication method in place between District 205 and the community. District 205 is encouraged to be more inclusive rather than less inclusive in the makeup of the community groups allowed to have a voice in the lighting and public address system discussions.
- After having posted and distributed the semester sports schedule, and after meeting with neighborhood and community groups, the Superintendent of District 205 shall meet with

the City Manager to discuss the upcoming sports schedule prior to the start of the semester (prior to March 15 and August 15 of each year).

Penalties and Enforcement:

- District 205 failure to comply with this ordinance shall be treated the same as any City ordinance violation subject to all applicable administrative hearing rules, penalties and fines. The enforcement of this ordinance shall rest with the City of Elmhurst Police Department.

The Commission noted that District 205 had a lighting consultant, Musco, evaluate the lighting and recommend improvements that would reduce the "spill-over" on neighboring properties. The proposed improvements to the lights range in cost from \$100,000.00 to \$150, 000.00. The recommendations of the Zoning & Planning Commission are based on the current lighting system.

The Zoning and Planning Commission notes that the most important aspect relative to the use of the athletic field is improved and enhanced communication between District 205 and the neighboring community.

Other Business – None

The meeting was adjourned at 10:45 P.M.

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