



CITY OF ELMHURST

209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

PETER "PETE" DICIANNI
MAYOR
PATTY SPENCER
CITY CLERK
DAVID DYER
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

MINUTES OF COMMITTEE MEETING

June 25, 2012
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- 1) Case Number 12 P-02/Redeemer Lutheran Church Amended Conditional Use – 345 S. Kenilworth Avenue/123 E. St Charles Road
Request for Amended Conditional Use for the purpose of erecting an electronic reader board sign on property commonly known as 345 S. Kenilworth Avenue/123 E. St Charles Road (PIN 06-12-101-001)
Continued discussion from 6/11/2012.
- 2) Continued North York TIF Discussion and Status Update
- 3) Other Business
- 4) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Storino

Elected Officials Present: Levin (part time), Healy (part time), York (part time), Hipskind (part time), Dyer (part time)

Others Present: Whistler

Chairman Morley called the meeting to order at 7:03 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #4, Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. The Attorney for Redeemer Lutheran Church addressed the Committee noting that Redeemer had a neighborhood meeting on June 19, 2012 at the direction of the DPZ Committee. As a result of this meeting, Redeemer is willing to modify their request from an 8 x 4 reader board to a 7 x 3 reader board, and to reduce the overall size of the sign width by 1 foot, from 15 feet to 14 feet. Interested Parties then addressed the Committee with their concerns about the proposed sign. After all audience members who wanted to address the Committee did so, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item #1 – Case# 12P-02 Redeemer Lutheran Church

The Committee continued review of this request for an electronic sign to be located on the northeast corner of St Charles Road and Kenilworth Avenue. Alderman Levin questioned whether or not the current language in the Elmhurst Zoning Ordinance allows electronic reader board signs in the residential districts. Staff noted that the City has been consistent in its application of the Zoning Ordinance and in the processing of these types of sign requests since 2000. Chairman Morley, with the concurrence of the Committee, requested City Attorney Storino to tender an opinion on the issue of billboard signs in residential neighborhoods. The Committee agreed to postpone this deliberation for two weeks to July 9, 2012.

Agenda Item #2 – Continued North York TIF Discussion and Status Update

The Committee discussed the status of the proposed North York Street TIF District. Chairman Morley briefed the Committee on his attempts to coordinate a meeting between the DPZ Committee and School District 205's Finance Committee. Chairman Morley reminded everyone that the Joint Review Board (JRB) meeting for the proposed North York Street TIF District will be held on July 2, 2012 at 5:00 PM.

Agenda Item #3 – Other Business

None

The meeting was adjourned at 9:10 p.m.

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