



# CITY OF ELMHURST

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## MINUTES OF COMMITTEE MEETING

September 10, 2012  
7:00 p.m.

### DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 12 P-07/Auto Works Conditional Use – 940 N. Industrial Drive  
Request for Conditional Use Permit for the purpose of establishing a Motor Vehicle  
Sales use on property commonly known as 940 N. Industrial Drive (PIN 03-26-205-006)
- 2) Continued Discussion of Electronic Signs
- 3) Other Business
- 4) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Storino, Kopp (part-time)

Elected Officials Present: Levin (part-time), York (part-time)

Chairman Morley called the meeting to order at 7:00 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. There being no one in the audience who wanted to address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

#### Agenda Item # 1 –Case # 12P-07/Auto Works Conditional Use – 940 N. Industrial Drive

The Committee reviewed the Zoning and Planning Commission report dated August 28, 2012 recommending approval of the request for Conditional Use Permit for the purpose of establishing an automobile sales (motor vehicle sales and service) use. The Committee also reviewed the application materials and the transcripts of the public hearing. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission and voted unanimously to recommend that the City Council approve this request. A Report recommending approval will be on the September 17, 2012 City Council Agenda.

Agenda Item #2 – Continued Discussion of Electronic Signs

The DPZ discussed electronic signs and requested staff to prepare a list of issues and proposed changes pertaining to these signs. The Committee agreed that the issue of electronic signage should be dealt with holistically to include all types of electronic signs in all zoning districts. The Committee will request that the EDC weigh in on the commercial aspects of electronic signage. The Committee will then request that City Council authorize the Z&P Commission to proceed with public hearings on the issue of electronic signs.

Agenda Item #3 – Other Business

The Committee discussed the pending Case # 11ZBA-08/Callahan Variation 130 N. Larch. This is a request for a variation to both front yard setback and lot coverage. The Committee noted that previous approvals for variations to allow front porches dealt only with the front setback. However, in this case, a companion request for a variation to the maximum allowable lot coverage of 30% was requested.

The Committee agreed that this request does not meet the third criteria for variation approval that “the property in question cannot yield a reasonable return or provide the owners or tenants a reasonable enjoyment of the property if permitted to be used only under the conditions allowed by the regulations in its zone”.

The meeting was adjourned at 8:00 p.m.

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