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

April 28, 2016

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on April 14, 2016.
3. Public Comment
4. Case Number 16 ZBA 02/Shiffman Variation
Request for a Variation from the fence height requirement for the purpose of constructing a six foot solid fence in the corner side yard on property commonly known as 281 East Third Street (06-01-106-036) located wholly within the R2 Single Family Residence District.
Public Hearing All properties within 500 feet have been notified.
5. Public Workshop for Proposed Zoning Ordinance Text Amendment for Commercial Signs
6. Other Business
7. Adjournment

Commission Members Present: Callaway, McCoyd, Mushow, Rose, Warnke, Whistler

Commissioner Members Absent: Corrado, Garland, Uditsky,

City Staff Present: Werner, Franz, Kopp, Van De Walle

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes of April 14, 2016. Commissioner Callaway moved to approve the minutes of the April 14, 2016 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the public hearing for Case # 16 ZBA 02, which is a request by Mr. Eric Shiffman for a Variation from the fence height requirement for the purpose of constructing a six foot solid fence in the corner side yard on property commonly known as 281 East Third Street. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this

case. Commissioner Callaway made a motion to deliberate Case 16 ZBA 02 this evening and Commissioner Warnke seconded the motion. The Commission voted 4-2 to deliberate on the request.

Chairman Whistler opened the deliberation for Case # 16 ZBA 02. The Commission discussed the Standards for a Variation as they relate to this request. Commissioner Callaway made a motion to approve the request as presented; Commissioner Warnke seconded the motion. The Commission voted 6-0 to recommend approval of the request as presented.

Chairman Whistler opened the Public Workshop for the Proposed Zoning Text Amendment for Commercial Signs. Zoning Administrator Werner went through a PowerPoint presentation identifying proposed text changes to be discussed. The topics discussed include the following: "Sidewalk" Signs – should they be allowed and, if so, how are they regulated, Electronic Signs – review restrictions on images, colors, level of illumination and duration of message, including residential districts with respect to the last two issues, Projecting Signs – should they be allowed and, if so, how are they regulated, Miscellaneous signs such as "Open", "Hours of Operation" and Product signs, Pylon signs in the I1 Industrial District, Wall signs and Content based sign regulations.

The majority of the discussion focused on Sidewalk Signs and whether they should be allowed and how they could be regulated if allowed. The Z&P requested that staff reach out to other communities that allow sidewalk signs to learn about the pros and cons of allowing sidewalk signs. The Public Workshop will continue on May 12, 2016. Tony Gambino, Mickey Muisenga, Willis Johnson, Niall Martin and Diane Martin participated in the discussion.

The meeting was adjourned at 9:07 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator