

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

October 9, 2008

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals Meeting held on 9/25/2008
3. Case Number 08P-04/ City of Elmhurst for Zoning Ordinance Text Amendment  
Request by the City of Elmhurst, as petitioner, to amend certain provisions of the Elmhurst Zoning Ordinance with respect to projecting signs (Blade Signs).  
**Continued Public Hearing from 8/14/2008 – The Applicant will be requesting a withdrawal of this case.**
4. Case Number 08P-12/ Cricket Communications Conditional Use  
Request for Conditional Use Permit for the purpose of co-location of cellular antenna on an existing tower, and increasing the tower height from 75' to 90', on property commonly known as 211 W. Spangler Avenue (PIN 03-26-406-021) said property being located within the I1 Restricted Industrial District.  
**Continued Public Hearing from September 25, 2008.**
5. Case Number 08P-13/ Elmhurst Presbyterian Church Conditional Use  
Request for Conditional Use Permit for the purpose of installing an electronic bulletin board sign on property commonly known as 367 S. Spring Road (PIN 06-11-203-027) said property being wholly located in the R2 Single Family residence district.  
**Public Hearing – All properties within 500 feet have been notified.**
6. Case Number 08ZBA-09/ Witzel Variation  
Request for Interior Side Yard Variation for the purpose of constructing a second floor addition on property commonly known as 277 S. Berkley (PIN 06-02-320-010) said property being wholly located in the R2 Single Family Residence district.  
**Public Hearing – All properties within 500 feet have been notified.**
7. Other Business

Commission Members Present: Brinkmeier, Corrado, DeWitt, Ernst, Frolik, McCoyd, Mushow, Whistler

Commissioner Members Absent: Slone

City Staff Present: Werner

Chairman Whistler opened the meeting at 7:30 P.M. and requested a roll call. After the roll call determined that there was a quorum, Chairman Whistler requested a motion to approve the September 25, 2008 minutes of the Zoning and Planning Commission meeting. Commissioner Brinkmeier moved to approve the September 25, 2008 Zoning & Planning Commission/Zoning Board of Appeals meeting minutes as amended. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler then opened the continued Public Hearing for Case # 08P-04/City Of Elmhurst request for Zoning Ordinance Text Amendment regarding projecting (blade) signs. Mr. Werner stated that the City of Elmhurst, as applicant, is withdrawing the application at this time. As of this date, the City has not received any testimony, written or otherwise, from the business community regarding the proposal to allow projecting signs (blade signs) in various commercial districts.

Chairman Whistler then opened the continued Public Hearing for Case # 08P-12/Cricket Communications Conditional Use, which is a request to increase the height of an existing cellular antenna tower at 211 W. Spangler from 75' to 90' for the purpose of co-locating cellular antenna. Chairman Whistler asked the property owner was present or if the owner provided a letter allowing the applicant to make the request. Mr. Werner stated that the Applicant phoned this afternoon stating that they do not have a letter from the owner, but expect it to be delivered before the next Z&P Commission meeting. Therefore, the Applicant is requesting a continuance of the Public Hearing to October 23, 2008. Commissioner Brinkmeier moved to continue the Public Hearing to October 23, 2008. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed. Chairman Whistler continued Case # 08P-12 to October 23, 2008 for the purpose of receiving verification of owner approval of the subject application.

Chairman Whistler then opened the Public hearing for case # 08 P-13 / Elmhurst Presbyterian Church Conditional Use. This is a request for electronic bulletin board sign to replace the existing manual reader board bulletin sign. After all testimony was received from the applicant and concerned neighbors in the audience, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on October 23, 2008.

Chairman Whistler then opened the Public hearing for case # 08 ZBA-09 / Witzel variation. This is a request for interior side yard variation for the purpose of constructing a second floor addition. After all testimony was received from the applicant and neighbors in the audience

supporting the application, Chairman Whistler closed the public hearing portion of this case. This case will be deliberated on October 23, 2008.

Under Other Business the Commission discussed the upcoming case schedule and recent DPZ Committee decisions and recommendations on previous cases.

The meeting was adjourned at 9:20 PM.

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