

## MINUTES OF COMMITTEE MEETING

October 14, 2008

7:00 P.M.

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

- RE: 1) Case Number 08 ZBA-08/Wing Variation 551 S. Fairview Avenue  
Request for front yard variation for the purpose of constructing a front porch on property commonly known as 551 S. Fairview Avenue (PIN 06-11-130-003), said property being wholly located within the R2 Single-Family Residential district.
- 2) Case Number 08 HPC-01/John L. Pentecost House @ 259 Cottage Hill Avenue  
Request for historic landmark designation pursuant to Article III of the Elmhurst Historic Preservation Ordinance on property commonly known as 259 Cottage Hill Avenue (PIN # 06-02-410-003)
- 3) Case Number 08 ZBA-07/ X-Sport Fitness Wall Sign Variations  
Request for wall sign area variations for the purpose of installing three wall signs on property commonly known as 633 W. North Avenue (PIN #03-34-411-023, 024, 30, 31, 32 & 33), said property being located within the C2 Community Shopping and Service District.
- 4) Case Number 08 P-10/ National City Bank Drive-Through Conditional Use  
Request for Conditional Use Permit for the purpose of constructing and operating a bank drive-through on property commonly known as 555 S. York Street (PIN # 06-12-300-026).
- 5) Other Business

Committee Members Present: Leader, Gutenkauf

Elected Officials Present: Mayor Marcucci (part time)

City Staff Present: Said, Corner, Spiroff (part time)

Acting Chair Leader called the meeting to order at 7:00 p.m. and introductions were made.

The Committee began discussion of Case Number 08 ZBA-08/Wing Variation 551 S. Fairview Avenue. Acting Chair Leader introduced the case and provided background. After discussion and noting that the current setback will be maintained with the new addition and porch, the Committee agreed to recommend approval and will issue a report to be placed on the Consent Agenda for the City Council meeting of October 20, 2008.

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The Committee discussed Case Number 08 HPC-01/John L. Pentecost House @ 259 Cottage Hill Avenue which is a request for historic designation. After discussion, the Committee agreed to support the request and will issue a report to be placed on the Consent Agenda for the City Council meeting of October 20, 2008. The Committee will also recommend suspension of the rules to approve the ordinance at the same meeting.

The Committee then began discussion of Case Number 08 ZBA-07/ X-Sport Fitness Wall Sign Variations. The case was introduced and background information provided. The Committee discussed the variation and agreed that the signage is appropriate. The Committee will issue a report recommending approval of the request to be placed on the Consent Agenda for the City Council meeting of October 20, 2008.

The Committee then began discussion of Case Number 08 P-10/ National City Bank Drive-Through Conditional Use. Acting Chair Leader introduced and explained the request. The Committee discussed the request noting that the bank use is allowed and the drive through use is the only topic for consideration. They noted that the curb cuts will be reduced from seven to two and that the proposed building setback will be increased, from 7' to 13'. They also discussed the adjacent car wash and vehicles exiting that business. After discussion, the Committee agreed to recommend approval and will issue a report to be placed on the Consent Agenda for the City Council meeting of October 20, 2008.

There was no Other Business.

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

Submitted by: John D. Said, Director of Planning, Zoning and Economic Development