

## MINUTES OF COMMITTEE MEETING

November 13, 2007

7:30 P.M.

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

- RE: 1) Case #07-ZBA-18/ Huster Variation – 312 Highland  
Request for front yard variation for the purpose of constructing a front porch.
- 2) Case #07-ZBA-17/Olympic Chiropractic Variation - 533 S. York St.  
Request for variation to the off-street parking requirement.
- 3) Case #07- P-06/Doti Liquors Conditional Use – 104 E. Fullerton  
Request for conditional use permit for the purpose of relocating existing pylon sign and installing an electronic message board.
- 4) Case #07 P-05/Martens Subdivision – 411/415 Spring Road  
Request for subdivision of two lots into nine lots and associated lot frontage (width) variations.
- 5) Other Business:  
a. Review Chronic Nuisance Ordinance.

Committee Members Present: Rose, Leader, Gutenkauf

Elected Officials Present: Mayor Marcucci (part-time), Alderman Moriarty (part-time)

City Staff Present: Said, Borchert (part-time), Kopp (part-time), Spiroff (part-time)

Chairman Rose called the meeting to order at 7:47 p.m. and introductions were made. Chairman Rose paid respects to Joe Vanek due to his death this week with United States forces in Iraq.

The Committee began their discussion of Case #07-ZBA-18/ Huster Variation – 312 Highland. Chairman Rose summarized the project, stating that she feels it is a minor variation with a significant gain to the area. She also noted that neighbors had no objections to this proposed variation. The Committee will issue a report recommending approval of the request which will be placed on the Consent Agenda for the November 19, 2007 City Council meeting.

The Committee then began their discussion of Case #07-ZBA-17/Olympic Chiropractic Variation - 533 S. York St. Chairman Rose summarized this request, stating that there is more than enough parking behind the building in a public lot. After discussion, the Committee feels that this is a reasonable and practical request. The Committee will issue a report recommending approval of the

request which will be placed on the Consent Agenda for the December 3, 2007 City Council meeting.

The Committee then discussed Case #07- P-06/Doti Liquors Conditional Use – 104 E. Fullerton. Chairman Rose introduced the project which is the relocation of the pylon sign with the installation of an electronic reader board. Chairman Rose stated that the applicants know there are to be no flashing light, no animation, a five second minimum time, and they are to use amber, not red, lights. After discussion the Commission agreed to recommend approval of the request. The Committee will issue a report recommending approval of the request which will be placed on the Consent Agenda for the December 3, 2007 City Council meeting.

The next item on the agenda was Case #07 P-05/Martens Subdivision – 411/415 Spring Road. Chairman Rose described the request. All of the proposed lots would meet the lot area requirement, but the angle of the tracks necessitates a request for lot width variation. The Committee discussed different land uses for the site such as multi-family and also wondered about the opportunity for commercial. It was noted that the proposed development would have two curb cuts for nine lots and that the flooding concerns were addressed during Zoning and Planning Commission review. After much discussion of the issues and concerns of the Committee and comments from the applicant and area residents, the Committee decided to continue their discussion of this case at one of the next upcoming scheduled meetings (November 26 or December 10), with a possible referral to Public Works due to engineering issues. The Committee also identified specific questions about stormwater runoff for the City's Public Works Department and asked that the Public Works Department have an engineer attend the next available meeting.

Under Other Business, the Committee reviewed the Chronic Nuisance Ordinance. Harlan Spiroff summarized ordinances from other communities and our draft ordinance and means of enforcement. He feels this is the best solution for Elmhurst. The Committee agreed that this ordinance should be placed on the City Council agenda for November 19, 2007.

Meeting adjourned at 9:20 p.m.

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