

## MINUTES OF COMMITTEE MEETING

April 9, 2007

7:00 P.M.

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

- RE: 1) Case Number 07 ZBA - 07 / Spiller Variation @ 150 Larch Avenue  
Request for a front yard setback variation pursuant to Section 7.4-5a of the Elmhurst Zoning Ordinance for the purpose of constructing a covered front porch on the property commonly known as 150 Larch Avenue (PIN: 06-02-219-010).
- 2) Renting Single Family Homes and Landlord Responsibilities  
(Continued discussion from 2/26/07, 3/12/07 & 3/26/07)
- 3) Other Business

Committee Members Present: Rose, Gow, Leader

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

Chairman Rose called the meeting to order at 7:05 p.m. and introductions were made.

The first item discussed was Number 07 ZBA - 07 / Spiller Variation @ 150 Larch Avenue. Chairman Rose reviewed the request and noted the unique situation in that the lot is very narrow. After discussion, the Committee recognized the uniqueness of the narrow lot and agreed that in general they are in favor of front porches. The Committee will issue a report recommending approval of the request which will be placed on the Consent Agenda for the April 16, 2007 City Council meeting.

The Committee then discussed the second agenda item regarding landlord responsibilities and renting single family homes. Assistant City Attorney Harlan Spiroff discussed the topic including administrative hearings, processing penalties and recognizing landlords as responsible parties for the tenant contract. He recommends a new Nuisance Ordinance to address this issue. The Committee will issue a report requesting approval of this and a draft ordinance will be attached. This report will be placed under Reports for the April 16, 2007 City Council meeting.

Under Other Business, Chairman Rose thanked Vice Chairman Gow and Alderman Leader for their service and hard work during this committee term.

Meeting adjourned at 8:00 p.m.

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