

MINUTES OF COMMITTEE MEETING

February 26, 2007

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 06 ZBA - 11 / Brown Variation @ 482 Holly Avenue
Request for a front yard setback variance pursuant to Chapter 7.3-5.a of the Elmhurst Zoning Ordinance for the purpose of constructing a new home on the property commonly known as 482 Holly Avenue (PIN: 06-12-209-009).
- 2) Case Number 07 P-01 / Timothy Christian Sign @ 188 West Butterfield Road
Request for a conditional use and height variation for the purpose of installing a permanent bulletin board sign pursuant to Section 11.12-1.b and 11.12-4.b of the Elmhurst Zoning Ordinance on the property commonly known as 188 West Butterfield Road (PINS: 06-14-411-012, 06-14-411-013 & 06-14-411-001).
- 3) Renting Single Family Homes and Landlord Responsibilities (Referred by City Council)
- 4) Review of Zoning Application Fees (Referred by City Council)
- 5) Other Business

Committee Members Present: Rose, Leader

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

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

Chairman Rose called the meeting to order at 7:02 p.m. and introductions were made.

The Committee began with Case Number 06 ZBA-11/Brown Variation @ 482 Holly Avenue. The case was introduced and reviewed by Chairman Rose. The Committee noted that the lot in this case is an oddly shaped, non-conforming lot, and that replacing the existing home is more economically viable. After discussion, the Committee agreed to support this request. The committee report will be on the Consent Agenda for the City Council meeting of March 5, 2007.

The Committee then began discussion of Case Number 07 P-01/Timothy Christian Sign @ 188 West Butterfield Road. Chairman Rose introduced and reviewed the request. The Committee discussed their concerns which included hours of operation, content of sign messages relating to school activities only (no commercial messages), no strobing or flashing and no video streaming. They also discussed the sign appearance and eventually agreed that the sign as proposed is acceptable. After further discussion, the Committee agreed to issue a report recommending approval of the sign request with certain conditions

to be reflected in the Committee report. The report will be on the Consent Agenda for the March 5, 2007 City Council meeting.

The Committee then began discussion of agenda item #3, landlord responsibilities for rental properties. Alderman Vanek provided background for this regarding a rental property in her area and the behavior of the tenants. She believes landlords need to be held accountable. It was noted that Elmhurst Zoning Code allows a maximum of four unrelated people living in a single family home. Building Commissioner Dubiel discussed using nuisance ordinances as viable alternatives to landlord licensing, and the Committee decided to pursue this option first before looking at a licensing program. Chairman Rose asked for further information on this issue and discussion will be continued to the next regularly scheduled DP&Z meeting of March 12, 2007 and requested that the Assistant City Attorney attend the March 12th meeting.

The Committee then discussed agenda item #4, zoning application fees. Based on a survey of fees in other communities, the Committee determined that there does not appear to be any rationale for changing our current fees. A report will be issued as information and will be placed on the Consent Agenda for the City Council meeting of March 5, 2007.

Under Other Business the Committee discussed the list of pending DP&Z items. The Committee will issue a report concerning their pending items in order to eliminate many of them from the list.

Meeting adjourned at 9:00 p.m.

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