

MINUTES OF COMMITTEE MEETING

July 27, 2009

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Proposed Zoning Amendments – Signs
 Continued discussion from 7/13/09
- 2) Rental Regulation Ordinance
 Continued discussion from 6/08/09 and 7/13/09
- 3) Proposed Zoning Amendments – Permitted Uses in Commercial Districts
- 4) Other Business

Committee Members Present: Morley, Rose, Leader

City Staff Present: Werner

Others Present: Mayor DiCianni, Ald. Bram (part time), Ald. Gutenkauf
 (part time), Darrell Whistler

Chairman Morley called the meeting to order at 7:00 p.m.

The Committee continued discussion of the proposed Zoning Ordinance amendments related to garage sale and open house signs. The Committee also discussed the staff request to consider amendments to allow commercial real estate signs in the I1 and C3 districts to be 32 square feet, rather than the current regulation of 16 square feet, and to allow provisions for development signs (coming soon signs that have renderings of the project) which are currently not addressed in the Zoning Ordinance. After discussion, the Committee agreed to recommend that the City Council authorize the Zoning and Planning Commission to hold a public hearing on this issue.

The Committee continued discussion of item #2, rental regulation ordinance. The issue was introduced and background provided by Chairman Morley. After discussion of the draft report, the Committee directed Staff to continue to revise the draft report and provide statistics on the Chronic Nuisance Ordinance including total number of complaints and citations, and the results of those citations. The Committee also discussed the process of adjudication at City Hall in Elmhurst, rather than using the court system, should speed up compliance after a citation has been issued. The fact that it takes so much time to prosecute a case in the court system results in the perception that the City has not/is not taking any action. The Committee agreed to continue this item to the next available date.

The Committee then discussed item #3, permitted uses in commercial districts. The discussion began with consideration of limitations on service uses on the first floor in the C4 Central Business District. After discussion, the Committee requested additional information from Staff including the breakdown of the percentage of first floor area occupied by banks. The Committee also requested minutes and reports of City Council and the Central Business District Committee that dealt with the issue of first floor uses in the downtown.

Under item #3, the Committee discussed pawn shops as permitted uses in the C1, C2, C3 and C4 commercial districts. Due to public safety concerns, the Committee agreed to recommend that the City Council authorize the Zoning and Planning Commission to hold a public hearing on the pawn shops as permitted uses in these districts.

Under Other Business, Mr. Werner provided a summary of the upcoming cases currently before the Zoning and Planning Commission.

The meeting was adjourned at 8:30 p.m.

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