

**Elmhurst Development, Planning and Zoning Meeting 6 Committee members Present; 0 Absent**  
**October 13, 2015 7:00pm – 7:45pm**  
**7 Public; 6 Staff**  
**Elmhurst College Student Observer: E. Berley**

- ❖ **Chairman Levin called the meeting to order at 7:00pm.**
- ❖ **Remarks/Correspondence From Visitors:** NONE.
- ❖ **Business Before the Committee**
  - **Case 15 ZBA 06 Minick Variation**
    - Mrs. Minick, Architect, and Minick’s lawyer present.
    - Request for 2 side-yard set back variations.
    - Requesting to build 5 feet from the lot line. This is an older district (RE) with small and narrow lots.
    - Committee unanimously agreed that the Minick’s request be granted due to the area.
    - Mrs. Minick, her attorney, and the architect were then able to leave.
  - **Proposed Zoning Ordinance Text Amendment Commercial Signage**
    - Recent Supreme Court ruling has made it unconstitutional to regulate signs based on content.
    - Violates the 1<sup>st</sup> Amendment.
    - Committee has been working on a draft of updated ordinances.
    - **Projecting Signs:** Committee discussed what size and shape they should be, and decided they would allow the board/public make the final decision.
    - **Electronic Signs:** Committee decided flashing and moving signs will be permitted, but full color signs only will be allowed in residential areas. Television displays in store windows must be 3 feet back from the window.
    - **Hours of Operation Sign:** Currently, these signs are prohibited from being illuminated. That being said, committee member Mike Honquist, was able to point out the window to a lighted “open” sign. Overall, the committee agreed that drivers need to be able to see the sign safely, and people already use the illuminated signs. Therefore, the ordinance will now allow these lighted signs.
    - **Blade Bracket:** The committee simply decided to prohibit these types of signs.
    - **Product Sign:** The committee had trouble coming up with a solution for this type of sign. Chairman Levin stated that the ordinance could only regulate the shape of the sign, and not the content. Decided to send it to the board and make the decision there.
    - **Pre-existing Non-conforming Signs:** Mike Honquist brought up the signs that have brand names on them. Such as the Miller sign that is painted on Fitz’s Spare Key’s. Mr. Honquist mentions that “a certain elected official” allowed the sign. Evidently, the committee joked about it, but did not come up with a solution.
    - **Schiller Court Way:** The restaurant, Nu Crepes, is located in Schiller Court Way, which is described as an alleyway. Due to the location, Nu Crepes’ customers are unable to find the restaurant. 3 people were at the committee meeting to represent Nu Crepes. Owner 1: Explained that there was no proper indicator of where the restaurant was, and they would be having WGN filming there soon. Therefore, they will be expecting a lot of new business, and need proper signage to help direct customers. Mike Honquist suggested altering a pre-existing sign and adding a sign pointing to the Schiller Court Way. Mike Kopp, Assistant Manager, suggested that the committee eventually take the traffic signal out on York Rd. in the downtown area. He suggested replacing it with paver indicators and stop signs. Mike Kopp predicted a time frame of about a year to get that project started, and he didn’t know when the current sign could be altered. Owner 2: Expressed her frustration with the committee and the location of her restaurant. She explained 2 separate encounters she had with disgruntled customers. One called after not being able to find Nu Crepes and suggested they move the restaurant, and the other told her that it took 3 days for her to find the location. Chairman Levin: Expressed his concern, and that he wants Nu Crepes to succeed. He went on to tell them that the current sign issue would be revised within 30 days.
    - **Community Center Discussion**
      - Chairman Levin: Immediately corrected the title to “Sports Facility”. Jim Rogers (Park District Director) is currently writing up a RFP with his staff, and it is not currently ready.

- **Meeting Adjournment**
- Meeting adjourned at 7:46pm

Link to Committee agenda & minutes: <http://www.boarddocs.com/il/coe/Board.nsf/Public>