

MINUTES OF COMMITTEE MEETING

September 14, 2009

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) DPZ Draft Report – Rental Residential Regulations
Continued discussion.
- 2) Case Number 09P-06/Zoning Ordinance Text Amendment
Request to amend the text of the Elmhurst Zoning Ordinance, Chapter 8, Sections 8.3-1, 8.4-1 and 8.6-1 for the purpose of deleting “Pawn Shops” as a permitted use in the C1, C2 and C4 commercial districts.
- 3) Case Number 08P-16/ North District Planned Development Conditional Use (Hahn Street Properties)
Request for Preliminary Planned Development Conditional Use Approval for the purpose of constructing a Combined Residential and Business Planned Development consisting of 109 dwelling units, approximately 20,000 square feet of retail space, and 321 parking spaces on properties commonly known as 125, 123, 119, 115, 111 W. Hahn Street, and 260, 242, 238 and 236 N. York Street, said properties being wholly located in the C4A North Downtown Business District.
Continued discussion.
- 4) Other Business

Committee Members Present: Morley, Rose

Elected Officials Present: Mayor DiCianni, Aldermen Bram, York & Mulliner (part time)

City Staff Present: Said, Werner

Others Present: City Attorney Nick Peppers; City Attorney Don Storino (part time), Zoning and Planning Chairman, Darrell Whistler

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

The Committee agreed to move agenda item #1 to the end of the agenda.

Agenda item #2 regarding pawn shops was introduced and described by Alderman Morley. Than Werner, Planning and Zoning Administrator, was asked to describe and discuss this issue. He explained the City's request to limit this use to a conditional use in the C3 district and prohibit pawn shops in the C1, C2 and C4 districts. Attorney Peppers added further comments on the definition. Alderman Rose stated that she supports strong controls on pawn shops as a conditional use, including licensing requirements, higher fees for the license and a police background check for employees. She noted that pawn shops are a loan business and not a retail use. Alderman Rose also stated that she is also forwarding a referral to Council to also address payday loan businesses. The Committee agreed that it is best to allow pawn shops in one district as a conditional use as opposed to prohibiting them in all areas for legal reasons. The Development, Planning and Zoning Committee will issue a report to be placed under Reports for the City Council meeting of September 21, 2009.

The Committee then discussed item #3, the Hahn Street development. The request was reviewed by Chairman Morley. After discussion including financing, timing and extension, and apartment sizes, they agreed to continue discussion of this item to the next Development, Planning and Zoning Committee meeting of September 28, 2009.

The Committee then began their continued discussion of item #1 regarding rental residential regulations. The Committee discussed the creation of a new ordinance, the existing Chronic Nuisance Ordinance, and the impending local adjudication. Alderman Bram stated that he believes that the Chronic Nuisance Ordinance is reactive whereas a rental regulation ordinance would be proactive. The Committee discussed landlord licensing in other communities that have more multi-family housing than Elmhurst and the additional expense and staffing that might be needed in Elmhurst to enforce this type of ordinance. They concluded that a new ordinance will not be recommended. The Development, Planning and Zoning Committee will issue a report to be placed on the Consent Agenda for the City Council meeting of September 21, 2009.

Under Other Business, the Committee noted that health club parking requirements will be a future topic of discussion.

The meeting was adjourned at 8:15 p.m.

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