

MINUTES OF COMMITTEE MEETING

September 28, 2009

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Zoning Ordinance Review – Proposed Zoning Amendments Regarding Permitted Uses in Commercial Districts (Non-Retail Uses in Retail Districts) Continued discussion from 7/27/09.
- 2) Economic Development – Initiatives for Strategic Planning
- 3) Other Business

Committee Members Present: Morley, Rose, Leader

Elected Officials Present: Mayor DiCianni (part time), Aldermen Healy (part time)

City Staff Present: Said, Borchert (part time), Kopp (part time)

Others Present: City Attorney Nick Peppers; EDC members Hanisch, Hiffman, McGinnis, Warnke and Quigley (ex officio)

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

The Committee began their discussion of item #1. Chairman Morley introduced and briefly discussed the subject. Alderman Healy inquired as to what we can do legally as far as not allowing certain uses, such as banks, in commercial districts. He stated that he believes Oak Park and Glenview/Glen Ellyn currently have restrictions on banks. Questions arose as to types of impacts banks had in communities in the commercial districts. Attorney Peppers discussed allowing banks as conditional uses and stated there is also an option to issue a temporary moratorium on banks, although he felt this was not the best option. After further discussion, including advantages of banks for investment purposes and possible parameters being placed such as location and distance between banks, the Committee agreed to continue this discussion at the next available Development, Planning and Zoning Committee meeting.

The Committee then began discussion of agenda item #2 regarding economic development and initiatives for strategic planning. City Manager Borchert introduced the topic. He stated the City desires direction for pro-active economic development, such as TIF's. He asked how the Development, Planning and Zoning Committee felt about TIF's in various areas and reviewed various geographic areas that the Comprehensive Plan makes recommendations on. The Committee agreed on the importance of strategic planning for the future of Elmhurst. City

Manager Borchert stated the City will work with the Economic Development Commission and develop priorities and provide preliminary recommendations on areas for possible TIF's.

The next Development, Planning and Zoning Committee meeting will be on October 13, 2009 (Alderman Rose will not be present).

The meeting was adjourned at 8:25 p.m.

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