

## **MINUTES OF COMMITTEE MEETING**

December 14, 2009

7:00 p.m.

### **DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)**

- RE:   1)     Parking Classifications for Health Clubs  
          Continued discussion from 11/23/09
- 2)     Environmental Initiatives  
          Referral from Alderman Gutenkauf
- 3)     Off-Site Parking Lot Use – Proposed Text Amendments  
          Continued discussion from 11/23/09
- 4)     Other Business

Committee Members Present:       Morley, Rose, Leader

Elected Officials Present:         Alderman Gutenkauf (part time), Alderman Shea (part time)

City Staff Present:                 Said, Peppers, Borchert, Streicher (part time)

Chairman Morley called the meeting to order at 7:05 p.m.

The Committee began their discussion of agenda item #2, environmental initiatives. Chairman Morley reviewed the topic and asked for comments. Discussion ensued regarding the financial aspects, who pays for what, and whether or not it will be a financial burden to the City. The Committee discussed comparisons of this program to an SSA, however it was pointed out that there are differences between them. Dennis Streicher stated that most governments involved in this program have been larger and the City would have a lot of responsibilities. He feels it is a good program, but better handled at the county level due to the economies of scale. After discussion, the Committee agreed to refer this issue to the County and/or the Cool Cities Coalition. There will not be a committee report on this item.

The Committee then continued their discussion of agenda item #1 regarding parking classifications for health clubs. It was suggested that the required amount of parking required for health clubs be increased due to the parking demands at X-Sport Fitness which flows onto the side streets. After discussion, including other health club parking situations and excess parking on River Glen, it was determined that any change to the code would not affect X-Sport Fitness. The Committee will issue a report recommending that the parking requirement be increased and that a definition be added to the Zoning Ordinance.

The Committee then discussed item #3, off-site parking lot use. Chairman Morley introduced the issue and provided background. City Manager Borchert provided further details on specific locations and further background. He stated this would be a good use of unused parking areas as long as it does not negatively impact nearby uses. If this use is allowed as a conditional use, it would be subject to conditional use standards. The Committee agreed this would be a reasonable use as long as safeguards are present. The Committee asked staff to research if other towns allow this type of parking lot use and the locations in Elmhurst where this would be allowed, such as churches, and other lots that could be used where it does not affect residential areas, such as the Park District. Discussion of this issue will be continued to a meeting in January.

Under Other Business, the Committee was informed of an upcoming Zoning Ordinance amendment regarding public service signs.

The meeting was adjourned at 8:51 p.m.

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