

MINUTES OF COMMITTEE MEETING

March 22, 2010

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Review Draft Strategic Plan for Economic Development
- 2) Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for Non-Accessory Parking (Lot 2), Map Amendment and Subdivision
Request for Amended Planned Development Conditional Use, Conditional Use Permit for non-accessory parking, Map Amendment (upon annexation) and Subdivision on properties commonly known as 1100, 1200 and 1400 S. York Street.
- 3) Other Business

Committee Members present: Morley, Rose

Committee Members Absent: Leader

Council Members present: York

City Staff present: Kopp, Werner

Others Present: Mayor DiCianni, Betsy Hanisch, Diane McGuinness, Willis Johnson, John Quigley, Ken Bartels, Scott Levin

Chairman Morley called the meeting to order at 7:02 P.M. and introductions were made.

Chairman Morley began discussion of agenda item #1, after a brief introduction of the item. Assistant City Manager Kopp gave an update on the development the Strategic Plan for Economic Development as well as those that have been involved in the process, emphasizing the importance of the cooperation of the Economic Development Commission and city staff.

Assistant City Manager Kopp then took the group through the Strategic Plan document explaining the layout of the document as well as the strategies and goals of the plan. Emphasis was placed on the recommendations of the plan which are as follows:

1. Employ a broad based business retention program.
2. Employ a comprehensive business recruitment plan.
3. Enhance the Economic Development Commission through expansion of membership and roles.
4. Establish site database and log for commercial sites and implement developer response plan.
5. Continue to pursue other opportunities to enhance City's economic well-being.

The consensus of the committee was that economic development is very important to the viability of Elmhurst and that the draft Strategic Plan for Economic Development addressed the most important aspects of economic development.

The Committee then discussed agenda item #2, Case # 10P-01/Elmhurst Memorial Healthcare Amended Planned Development Conditional Use, Conditional Use Permit for Non-Accessory Parking (Lot 2), Map Amendment and Subdivision. Mr. Werner outlined the request noting that the request essentially breaks down to four items:

- Request for Map Amendment (rezoning) of parcels to be annexed into the City of Elmhurst.
- Subdivision to include new parcels added to the development site and the reconfiguration of Harvard Street.
- Approval of a Preliminary Amended Planned Development Plan (Conditional Use) to include new parcels added to the development site.
- Conditional Use Permit to allow off-site accessory parking.

Additional actions to be taken by the City Council include the Public Hearing for Annexation of properties, and the vacation and dedication of roadways.

After discussion, the Committee agreed to continue discussion of this request to the next DPZ meeting scheduled for April 12, 2010. Chairman Morley requested additional information concerning the berms buffering the parking lots and the traffic study.

The meeting was adjourned at 8:00 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator