

MINUTES OF COMMITTEE MEETING

April 12, 2010

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) 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. Continued discussion from 3/22/10
- 2) Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment
Request for Zoning Ordinance Text Amendment to Chapter 11, Section 11.11 for the purpose of adding "Public Service" signs as a Conditional Use in the CR Conservation/Recreation District.
- 3) Case # 10P-04/DuPage County Conditional Use for Public Service Sign
Request for Conditional Use Permit for the purpose of maintaining an existing billboard sign for public educational purposes on property commonly known as 100 N. Route 83.
- 4) Other Business

Committee Members present: Morley, Rose, Leader

Committee Members Absent: None

City Staff present: Werner, Storino

Others Present: Whistler

Chairman Morley called the meeting to order at 7:03 P.M. and introductions were made.

Chairman Morley began the continued discussion of agenda item #1, 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 reviewed 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.

The Committee discussed the additional actions that will be taken by the City Council including the Public Hearing for Annexation of properties, which will be held on April 19, 2010, and the vacation and dedication of roadways which was discussed at the Public Works and Buildings Committee.

The Committee reviewed the Planned Development Plan, as well as the parking and landscape plans. It was the consensus of the Committee that both the traffic plan and the landscape plan were prepared to minimize the impacts of the hospital on the local neighborhood.

After discussion, it was the unanimous consensus of the Committee to recommend that the full City Council approve the requests outlined above.

The Committee then discussed Case # 10P-03/City of Elmhurst Zoning Ordinance Text Amendment, which is a request for Zoning Ordinance Text Amendment to Chapter 11, Section 11.11 for the purpose of adding "Public Service" signs as a Conditional Use in the CR Conservation/Recreation District, and Case # 10P-04/DuPage County Conditional Use for Public Service Sign which is a companion request for a Conditional Use Permit for the purpose of maintaining an existing billboard sign for public educational purposes on property commonly known as 100 N. Route 83.

The Committee discussed the proposed text amendment as it relates to the proposed sign requested by DuPage County. The Committee discussed the type of message the County desires to place on this sign to achieve the educational outreach they desire. Staff suggested that the County could be required to provide the City of Elmhurst, annually and in advance, with the messages the County will be placing on this billboard for the following year. After discussion, it was agreed to continue the discussion of these two requests at a future meeting of the Committee.

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

Submitted by: Nathaniel Werner, Planning & Zoning Administrator