

MINUTES OF COMMITTEE MEETING

June 14, 2010

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 08P-05/Aimco Request for Map Amendment (Rezoning) Subdivision, and Variation
Request for Subdivision, Map Amendment and Variation for the purpose of constructing 28 new townhomes on property commonly known as 1 Elm Creek Drive (PIN 06-14-406-060 and 06-14-409-057) said property being located within the R4 Limited General Residence District and the C3 General Commercial District.
- 2) Case Number 10 P-06 / City of Elmhurst Zoning Ordinance Text Amendments
Request to amend the text of the Elmhurst Zoning Ordinance as follows:
Section 4.2-3 – To prohibit Temporary and/or Inflatable Structures
Section 4.2-6 - Delete entire Subsection relating to above ground fuel tanks
Chapter 7, Part A 4c – limit front porches to be one story only
Section 10.2f – Insert “Single Family” before “residential lots”
Section 10.2-2 – Insert C1 and C4A after “Central Business District”
Chapter 10, Table 1, Class 9iii – Include C4 and C4A
Section 11.6Lc – Change four feet to six feet for commercial sign height
Chapter 13 – Add definition of “Temporary Structures”.
- 3) Request to adopt a bicycle parking ordinance – Request from Bicycle Task Force referred by City Council May 17, 2010
- 4) Other Business.

Committee Members present: Morley, Rose

Committee Members Absent: Leader

City Staff present: Werner

Chairman Morley called the meeting to order at 7:00 P.M. and began discussion of Case Number 08P-05/Aimco Request for Map Amendment (Rezoning) Subdivision, and Variation. This request relates to the 28 proposed townhomes to be constructed on Elm Creek property. This case was recommended for approval by the Zoning and Planning Commission (8-0, 1 absent) and the Development, Planning and Zoning Committee of City Council (3-0). The DPZ report

recommending approval, dated September 23, 2008, was approved by City Council (13-0 1 absent) on October 6, 2008. The City Attorney began the preparation of an Ordinance for this request; however, due to changing economic conditions, the Applicant (Aimco) was unable to close on the portion of property to be acquired from Dr. Bartucci. The Applicant and the seller of a portion of the site (Dr. Bartucci) have subsequently come to an agreement and, therefore, the project is back on.

Because the Zoning Ordinance or the Municipal Code does not address the situation of an Ordinance being delayed, nor are there any time limits, the Applicant's request can be forwarded to the City Council for Ordinance approval. The Committee will prepare a report for City Council consideration for the meeting of June 21 recommending the approval of this request and directing the City Attorney to prepare the necessary Ordinance and Resolution.

The Committee then discussed Case Number 10 P-06 / City of Elmhurst Zoning Ordinance Text Amendments. After a review of each of the proposed text amendments, and noting that these text amendments are essentially "clean-up" items, the Committee agreed to recommend approval of the proposed text amendments; a report will be issued for the City Council consideration.

The Committee then discussed a request from the Bicycle Task Force to consider the adoption of a bicycle parking ordinance. The Committee discussed the idea of an ordinance that would require private property owners to set aside an area for bicycle parking on their property. The Committee noted that there is no requirement for automobile parking in two of the commercial areas of the City: downtown (C4) and Spring Road (C1). The Committee agreed that more bicycle parking should be explored on City-owned property in or near destination points, such as the commercial districts. The Committee also noted that the Bicycle Task Force has been working with the Public Works Department and with City Centre to provide additional bicycle parking in the downtown and near the parking decks.

It was the consensus of the Committee that, at this time, it would be premature to mandate bicycle parking in the Zoning Ordinance; an intermediate step of providing additional bicycle parking on City property should be thoroughly explored first, prior to any discussion of a mandated requirement to provide bicycle parking on private property. The Committee agreed to continue this discussion at a future date. The Committee requested that Staff provide additional information including where bicycle parking currently exists, and where there is a need for additional bicycle parking.

Under Other Business, Mr. Werner reminded the Committee that the City Manager is waiting for the responses from City Council members regarding the Citizen Survey as it relates to the next budget cycle.

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

Submitted by: Nathaniel Werner, Planning & Zoning Administrator