

MINUTES OF COMMITTEE MEETING

September 27, 2010

7:21 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 10P-09/BTS Tower – Clear Wireless Conditional Use
Request for Conditional Use Permit for the purpose of erecting a cellular communications tower on property commonly known as 1 Betsy Ware Avenue (behind 782 Industrial Drive) PIN 03-26-400-012
- 2) Case Number 10P-10/Elmhurst Memorial Healthcare
Request for preliminary and final approval of an Amended Planned Development Plan/Conditional Use and Map Amendment on properties commonly known as 1100, 1200 and 1400 S. York Street.
- 3) Review of Elmhurst Central Business District Retail Business Grant Program
- 4) Other Business

Committee Members Present: Morley, Rose, Leader

Committee Members Absent: None

City Staff Present: Werner/Kopp

Others Present: Chairman Whistler, Zoning and Planning Commission

Chairman Morley called the meeting to order at 7:21 p.m. and the Committee began discussion of Item #1, BTS Tower Conditional Use. The Committee noted that the Zoning and Planning Commission report was the result of a tie vote (4-4) resulting, essentially, in no recommendation being made either in favor of or against the proposed 140 foot cellular tower.

The Committee discussed the location of the site in the north industrial park. The property is bounded by the Commonwealth Edison power lines on the north, I290 on the south and west, and an industrial building on the east. After discussion, it was the consensus of the Committee that the Applicant has met the Standards for Conditional Use, and voted unanimously to recommend approval of the Applicant's request.

The Committee discussed Item #2 Case Number 10P-10/Elmhurst Memorial Healthcare which is a request for preliminary and final approval of an Amended Planned Development Plan Conditional Use and Map Amendment on properties commonly known as 1100, 1200 and 1400 S. York Street. The Committee noted that this request is the third amended planned development plan resulting from the recent purchase of property located at the southwest corner of the hospital property. After discussion of the proposed changes to Lot 3, namely the relocation of the stormwater detention facility to Lot 1, the Committee agreed to continue this discussion to the next regularly scheduled meeting on October 12, 2010.

Item #3 was continued to the next Committee meeting scheduled for October 12, 2010.

Under Other Business, Chairman Whistler briefed the Committee on cases currently before the Commission.

The meeting was adjourned at 8:45 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator