

MINUTES OF COMMITTEE MEETING

October 12, 2010

8:15 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) 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.
- 2) Case Number 10P-14/Sal's Beverage World Amended Conditional Use
Request for an Amended Conditional Use Permit for the purpose of replacing an existing pylon sign with a new pylon sign containing an electronic reader board on property commonly known as 695 W. St Charles Road (PIN 06-03-408-019), said property being wholly located in the C2 Community Shopping and Service zoning district.
- 3) Case Number 10P-13/ York Center Plaza Conditional Use and Associated Variations
Request for Conditional Use Permit and Associated Variations for the purpose of erecting a pylon sign and two (2) ground signs on property commonly known as 561 thru 611 N. York Street and 570 thru 614 N. Michigan Street (PIN # 03-36-116-001 thru 014), said property being wholly located in the C2 Community Shopping and Service District.
- 4) Review of Elmhurst Central Business District Retail Business Grant Program
- 5) Other Business

Committee Members Present: Morley, Rose

Committee Members Absent: Leader

City Staff Present: Werner/Kopp

Others Present: Mayor DiCianni
Chairman Whistler, Zoning and Planning Commission

Agenda Item #1 -Chairman Morley called the meeting to order at 8:15 p.m. and the Committee began discussion of 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. This request is the third amended planned development plan resulting from the recent purchase of two parcels of property located at the southwest corner of the hospital property. As part of the amendment to the Planned Development Plan, the Applicant is requesting the relocation of the proposed stormwater detention pond on Lot 3 to Lot 1 as a result of the purchase of the two subject parcels which abut the main detention pond located at the south end of the hospital campus along Brush Hill Road. The Committee noted that the Zoning and Planning Commission voted 7-0 to recommend approval of the Applicant's request.

After discussion of the proposed changes to Lot 3, namely the relocation of the stormwater detention facility to Lot 1, the Committee agreed that the Applicant has provided sufficient evidence that the proposed stormwater plan complies with and exceeds the regulations of the DuPage County Stormwater Ordinance. It is the consensus of the Committee that the Applicant has met the Standards for Planned Development/Conditional Use. The Committee voted unanimously to recommend approval of the Applicant's request.

Agenda Item #2 - The Committee discussed Case Number 10P-14/Sal's Beverage World Amended Conditional Use, which is a request for an Amended Conditional Use Permit for the purpose of replacing an existing pylon sign with a new pylon sign containing an electronic reader board on property commonly known as 695 W. St Charles Road. The Committee agreed with the findings of the Zoning and Planning Commission and voted to recommend approval of the Applicant's request.

Agenda Item #3 - Case Number 10P-13/ York Center Plaza Conditional Use and Associated Variations, which is a request for Conditional Use Permit and Associated Variations for the purpose of erecting a pylon sign and two (2) ground signs on property commonly known as 561 thru 611 N. York Street and 570 thru 614 N. Michigan Street. The Committee noted that one of the proposed ground signs is located across the street from residential properties and requested that this sign be redesigned and screened to minimize the impact on the residential properties. The Committee continued this agenda item to October 25, 2010.

Agenda Item #4 - The Committee reviewed the draft report on the Elmhurst Central Business District Retail Business Grant Program. After review, the Committee voted to recommend that the City Council approve the report and recommended changes to the Retail Grant Program.

Agenda Item #5 - under other business, the Committee discussed the agenda for the next regularly scheduled meeting of the Committee on October 25, 2010.

The meeting was adjourned at 10:00 p.m.

Submitted by: Nathaniel Werner, Planning & Zoning Administrator