

MINUTES OF COMMITTEE MEETING

February 28, 2011

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 10P-15/McKenna Conditional Use and Associated Variations
Request for Conditional Use and Associated Variations for the purpose of constructing a six (6) townhome development on property commonly known as 357 W. First Street (PIN 06-02-112-032), said property being wholly located in the O1 Office District.
- 2) Other Business.

Committee Members Present: Morley, Leader

Committee Members Absent: Rose

City Staff Present: Werner, Storino, Kopp (part time)

Elected Officials Present: Mayor DiCianni

Others Present: Tom and Tim McKenna, John Quigley

Chairman Morley called the meeting to order at 7:00 p.m. and began the review of Case # 10P-15/McKenna Conditional Use and associated Variations, which is a request for a six (6) townhome residential development at 357 W. First Street (this property is located at northwest corner of Oak and First – former ice house building). The Committee reviewed the Zoning and Planning Commission report dated February 22, 2011 recommending approval of the request. The Committee also reviewed the application materials and the transcripts of the public hearing.

The Committee noted that the Zoning and Planning Commission recommendation for approval was conditioned on the installation of stop signs at the intersection of Oak and First Streets. The Committee discussed this issue and was informed by Assistant Manager Kopp that a traffic study to analyze the need for stop signs at this intersection will be accomplished after the residential townhome development is completed. Subsequent to this study, the Public Affairs and Safety Committee of the City Council will make a recommendation as to whether or not stop signs are warranted at this intersection.

After a thorough review of the Standards for Conditional Uses, and a thorough review of the Standards for Variations, the Committee agreed with the Zoning and Planning Commission report that found that the Applicant's proposal meets all of these Standards. The Committee will submit a report to City Council on March 7, 2011 recommending approval of the Conditional Use request.

Other Business – Mr. John Quigley briefed the Committee on the Shop and Buy Elmhurst campaign. Chairman Morley requested that this discussion continue as an agenda item for the next DPZ meeting on March 14, 2011.

The meeting was adjourned at 8:40 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator