

MINUTES OF COMMITTEE MEETING

September 12, 2011

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 11 P-02/Visitation Conditional Use and Associated Variation
 2) TIF Study Proposals by Kane, McKenna
 3) Continued Discussion – Shop and Buy Elmhurst Campaign
 4) Findzall Community Marketing Review
 5) Other Business

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

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

Elected Officials Present: DiCianni (part time), Pezza (part time), Bram (part time),
 McDonough (School Board)

Others Present: Whistler, Quigley, Baugh, Biondo

Chairman Morley called the meeting to order at 7:01 p.m. and opened the meeting to public forum. There was no one in the audience who wished to address the Committee; Chairman Morley closed the Public Forum portion of the meeting.

Agenda Item #1 - Case # 11P-02/Visitation Conditional Use and Associated Variation

The Committee reviewed the Zoning and Planning Commission report dated August 31, 2011 recommending approval of the applicant's request. The Committee also reviewed the application materials. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission to recommend approval of the amended conditional use and associated variation request.

Chairman Morley stated that, unless there are any objections, agenda item # 3 will be discussed prior to agenda item # 2.

Agenda Item # 3- Shop/Buy Elmhurst Campaign

Chairman Morley stated that this Committee has met on numerous evenings to discuss the shop/buy campaign, most recently August 8th and 22nd, 2011. Mr. John Quigley briefed the Committee on the campaign and noted that it will kick off with a three-page fold out ad in the Elmhurst Community Directory mailed to 19,000 residential and business address within the City. After discussion, it was the unanimous consensus of the Committee to tender a report to the City Council recommending approval of the necessary funding to advance this campaign.

Agenda Item # 2 – TIF Study Proposals by Kane, McKenna and Associates

The Committee continued their discussion of the Kane, McKenna and Associates report on Economic Development Alternatives for the City Study Areas. In previous meetings, the Committee discussed the study areas and determined that three of the five areas studied by Kane, McKenna had the most potential for becoming successful TIF Districts. The three areas are: North York Street, York and Vallette, and Riverside Drive.

The Committee discussed the process of establishing a TIF district, the time it takes to analyze the properties, and the legal notification requirements necessary to establish a TIF. Mr. Brian Baugh, Attorney with Storino, Ramello and Durkin, City Attorneys, briefed the Committee on the process of establishing a TIF, noting that an “Inducement Resolution” (or “Reimbursement Resolution”) can “lock-in” the project area from the date of adoption of the resolution. After discussion, it was the unanimous consensus of the Committee that a report be tendered to City Council recommending approval of an Inducement Resolution for all three proposed TIF areas. The Committee also agreed to submit a report to City Council recommending that Kane, McKenna and Associates prepare Feasibility Studies for the three proposed TIF redevelopment areas and be appropriated the funds necessary to perform the feasibility studies.

Agenda Item # 4 – Findzall Community Marketing Review

Mr. Kopp distributed the Findzall Community Marketing/City of Elmhurst Annual Progress Report and requested that the Committee review the materials and discuss at the next Committee meeting on September 26, 2011.

Agenda Item # 5 – Other Business

None

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

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