

MINUTES OF COMMITTEE MEETING

February 13, 2012

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 11P-06/City of Elmhurst Zoning Ordinance Text Amendment
Request for amendment to the Elmhurst Zoning Ordinance for the purpose of reclassifying Day Care Center and Pre-School uses from Permitted Uses to Conditional Uses in the C1 and C4 Zoning Districts
- 2) Case Number 12P-01/City of Elmhurst Zoning Ordinance Text Amendment
Request for amendment to Chapter 10 of the Elmhurst Zoning Ordinance for the purpose of requiring bicycle parking in the C2 and C3 Zoning Districts
- 3) Discussion: TIF Qualification Reports by Kane, McKenna and Associates
- 4) Discussion: Façade Program Waiver Request 187-95 N. York Street
- 5) Other Business
- 6) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

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

Elected Officials Present: Bram (part time), Dunn, Hipskind (part time), Levin (part time), Mulliner (part time), York (part time)

Others Present: Whistler, McDonough (part time)

Chairman Morley called the meeting to order at 7:00 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #6 Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. Chairman Morley, with the concurrence of the Committee, also switched Agenda Items #3 and #4 due to the anticipated time involved in discussing Agenda Item # 3. There was one person in the audience, Mr. Bob Hoel, Chairman of the Bicycle Task Force, who wanted to express his, and the Task Force's, appreciation for the address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item #1 – Case Number 11P-06/City of Elmhurst Zoning Ordinance Text Amendment
Request for amendment to the Elmhurst Zoning Ordinance for the purpose of reclassifying Day Care Center and Pre-School uses from Permitted Uses to Conditional Uses in the C1 and C4 Zoning Districts.

The Committee reviewed the Staff Report, the Zoning and Planning Commission Report, and the transcripts of the public hearing. The Committee noted that the Zoning and Planning Commission voted unanimously to recommend approval of this request. After discussion, the Committee voted unanimously to also recommend approval of this Zoning Ordinance Text Amendment.

Agenda Item #2 - Case Number 12P-01/City of Elmhurst Zoning Ordinance Text Amendment
Request for amendment to Chapter 10 of the Elmhurst Zoning Ordinance for the purpose of requiring bicycle parking in the C2 and C3 Zoning Districts.

The Committee reviewed the Staff Report, the Zoning and Planning Commission Report, and the transcripts of the public hearing. The Committee noted that the Zoning and Planning Commission voted unanimously to recommend approval of this request. After discussion, the Committee voted unanimously to also recommend approval of this Zoning Ordinance Text Amendment, which will require bicycle parking in the C2 and C3 commercial districts.

Agenda Item #4 - Discussion: TIF Qualification Reports by Kane, McKenna and Associates

The Committee began their discussion of the three proposed Tax Increment Financing (TIF) Districts (North York Street, York and Vallette, and Riverside Drive) by noting that the TIF consultant, Kane, McKenna Associates, completed Phase I – TIF and Related Economic Development Services. The Committee then reviewed the process and procedures required for Phase II – Complete Redevelopment Plan and Project. Mr. Robert Rychlicki from Kane, McKenna briefed the Committee on the steps involved and the timeline for Phase II, noting that the culmination of Phase II would be the adoption of the TIF Ordinances. The Committee also discussed the economy of scale of preparing Redevelopment Plans and Projects for all three

proposed TIF districts concurrently noting that the consultant (Kane, McKenna) was able to reduce the price of the Phase I studies by completing all three concurrently and within the allocated amount budgeted.

The Committee then reviewed the first of three Qualification Reports beginning with the Qualification Report for the proposed North York Street District. After reviewing the Qualification Report for North York Street District, the Committee agreed to continue this discussion at the next regularly scheduled meeting.

Other Business – None

The meeting was adjourned at 9:00 p.m.

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