

MINUTES OF COMMITTEE MEETING

May 14, 2012

7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- 1) Case Number 12 P-03/Immaculate Conception Church Amended Conditional Use – 130 W. Arthur Street Request for Amended Conditional Use and Associated Variation for the purpose of replacing a manual reader board sign with an electronic reader board sign on property commonly known as 130 W. Arthur Street (PIN 06-02-409-025).
- 2) Discussion of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts
- 3) Discussion – Increasing the membership of the Elmhurst Economic Development Commission from twelve to fifteen members
- 4) Other Business
- 5) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

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

Elected Officials Present: DiCianni

Others Present: Biondo, Quigley

Chairman Morley called the meeting to order at 7:07 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #5, 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. There being no one in the audience who wanted to address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item #1 - Case Number 12 P-03/Immaculate Conception Church Amended Conditional Use and Associated Variations

The Committee reviewed the Zoning and Planning Commission report dated May 3, 2012 recommending approval of the request for an electronic reader board sign to replace the manual reader board sign located on York Street. The Committee also reviewed the application materials and the transcripts of the public hearing. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission and voted unanimously to recommend that the City Council approve this request.

Agenda Item #2 - Discussion of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts

The Committee continued review of the "City of Elmhurst North York Street Tax Increment Financing Redevelopment Plan and Project" ("TIF Plan") draft provided by Kane, McKenna and Associates, Inc., dated May 8, 2012. Mr. Biondo discussed the additional information provided on this draft that was not included in the previous draft dated April 16, 2012: the 2011 Equalized Assessed Valuation (EAV), the estimated project costs, and the anticipated EAV upon completion of the TIF in 23 years. The Committee unanimously agreed to prepare a report recommending City Council approval of the "City of Elmhurst North York Street Tax Increment Financing Redevelopment Plan and Project" ("TIF Plan") and to have this document placed on file at the City Clerk's office for public viewing. The City Attorney will also be instructed to prepare a TIF Public Hearing Resolution which authorizes time and place for the public hearing concerning the draft TIF Plan and Eligibility Report. This draft resolution will be reviewed by the DPZ Committee at their next regularly scheduled meeting of May 29, 2012, with the intention of having this Resolution on the City Council Agenda on June 4, 2012.

Agenda Item #3 – Discussion - Increasing the membership of the Elmhurst Economic Development Commission from twelve to fifteen members

The Committee continued discussion of the request to increase the membership of the Elmhurst Economic Development Commission (EDC) from twelve (12) members to fifteen (15) members. The Committee discussed this request and agreed that the membership should be increased to allow for additional business contacts/retention visits, etc. Alderman Leader had attended the EDC meeting on April 27, 2012 and noted that this request is endorsed by the EDC Commission. It was the consensus of the Committee that the EDC should be increased from twelve (12) members to fifteen (15) members; however, the additional three members should be appointed by consensus of the EDC Commission with approval by City Council.

Agenda Item #4 - Other Business

None

The meeting was adjourned at 8:17 p.m.

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