



CITY OF ELMHURST

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MINUTES OF COMMITTEE MEETING

July 9, 2012
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- 1) Discussion of timeline and review of Draft Redevelopment Plan and Project format for proposed York & Vallette and Riverside Drive TIF Districts.
- 2) Review of Draft Ordinances:
 - a) Approving a Tax Increment Development Plan and Redevelopment Project for the North York Street Redevelopment Project Area.
 - b) Designating the North York Street Redevelopment Project Area of said City a Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act.
 - c) Adopting Tax Increment Allocation Financing for the North York Street Redevelopment Project Area.
- 3) Discussion of time line for the North York Street TIF District and status update
- 4) Discussion of proposed joint meeting of School District 205 Finance Committee and Development Planning and Zoning Committee of City Council.
- 5) Other Business
- 6) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Kopp, Bough

Elected Officials Present: Healy (part time), York (part time), Gutenkauf (part time), Mulliner (part time), Spencer (part time)

Others Present: Whistler, Quigley (part time), Biondo

Chairman Morley called the meeting to order at 7:10p.m.

Agenda Item #1 – Discussion of timeline and review of Draft Redevelopment Plan and Project format for proposed York & Vallette and Riverside Drive TIF Districts.

The DPZ reviewed the timelines and Redevelopment Plan and Projects for both the proposed York and Vallette and Riverside Drive TIF's. The Committee requested modifications to the York and Vallette plan which the consultant will modify and provide revised plans for future review and discussion.

Agenda Item #2 – Review of Draft Ordinances

The Committee reviewed the three draft ordinances which establish the North York TIF District. A Committee report recommending approval of the ordinances will be on a Council Agenda subsequent to the North York TIF Public Hearing on August 6, 2012.

Agenda Item #3 - Discussion of time line for the North York Street TIF District and status update

The Committee reviewed the timeline for the North York TIF and noted that the next step in the process is the Public Hearing scheduled for August 6, 2012.

The Committee noted that the discussions with District 205 relative to revenue sharing will be on a parallel track, but that these discussions are separate from the TIF approval process.

Agenda Item #4 - Discussion of proposed joint meeting of School District 205 Finance Committee and Development Planning and Zoning Committee of City Council.

The Committee requested Staff to arrange a meeting of the DPZ Committee and the District 205 Finance Committee before July 20, if possible.

Agenda Item #5 – Other Business

None

Agenda Item #6 – Public Comments

Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. Tamara Brenner and Claude Pagacz addressed the Committee relating their concerns about the proposed TIF districts. After all audience members who wanted to address the Committee did so, Chairman Morley closed the Public Comments portion of the meeting.

Patrick Lederer stated that he will be requesting the rezoning of a building that he owns at 140 E. Industrial Drive from C-3 to I-1. The Committee noted that they will have to apply for rezoning through the Zoning and Planning Commission who will hold a public hearing and make a recommendation of approval or disapproval, which is then forwarded to the DPZ Committee and Council.

The meeting was adjourned at 8:45 p.m.

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