



CITY OF ELMHURST

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MINUTES OF COMMITTEE MEETING

August 13, 2012
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- 1) Case Number 12 P-02/Redeemer Lutheran Church Amended Conditional Use – 345 S. Kenilworth Avenue/123 E. St Charles Road
Request for Amended Conditional Use for the purpose of erecting an electronic reader board sign on property commonly known as 345 S. Kenilworth Avenue/123 E. St Charles Road (PIN 06-12-101-001)
Continued discussion from 6/11 and 6/25/2012.
- 2) Ongoing TIF Discussion
 - a) North York TIF – Continued Review of Draft Ordinances:
 - b) Continued Discussion and Review of Timeline and Review of Redevelopment Plan and Project Format for Proposed TIF Districts – York and Vallette and Riverside Drive
- 3) Review of Public Hearing comments of August 6, 2012.
- 4) Other Business
- 5) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Kopp, Storino, Bough

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

Others Present: Whistler, Quigley (part time),

Chairman Morley called the meeting to order at 7:55 p.m.

Agenda Item # 1 – Case Number 12P-02/Redeemer Lutheran Church Amended Conditional Use

The Committee reviewed the legal opinion provided by City Attorney Storino regarding electronic changing signs in areas of the City that are zoned residential. The opinion concludes that the electronic changing sign requested by Redeemer Lutheran Church cannot be approved based on the current language in the Zoning

Ordinance. The Committee agreed to issue a report recommending denial of the petitioner's request based on the opinion of the City Attorney.

Agenda Item # 2 – Ongoing TIF Discussion

2a) The Committee discussed the three draft ordinances that establish the North York TIF District (TIF 4) noting that an additional ordinance will remove certain properties from TIF 1. The Committee reviewed the draft ordinances and agreed to prepare a report recommending that the City Council approve the four ordinances.

2b) The Committee discussed the proposed York and Vallette TIF and the proposed Riverside Drive TIF and agreed to delay discussion of these two proposed TIF districts until the proposed North York Street TIF is approved.

Agenda Item # 3 – Review of Public Hearing Comments of August 6, 2012

Assistant City Manager Kopp reviewed the responses to questions raised at the August 6, 2012 Public Hearing on the proposed North York Street TIF District.

Agenda Item #4 – Other Business

Mr. Werner briefed the Committee on upcoming Zoning cases that will be on the next agenda.

Agenda Item #5 – Public Comments

Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. Tamara Brenner addressed the Committee relating their concerns about the proposed TIF districts.

John Quigley briefed the Committee on the status of the "Got It" campaign and stated that he will be before the Committee in about one month to provide a more detailed report.

After all audience members who wanted to address the Committee did so, Chairman Morley closed the Public Comments portion of the meeting.

The meeting was adjourned at 9:30 p.m.

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