



CITY OF ELMHURST

209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

PETER "PETE" DICIANNI
MAYOR
PATTY SPENCER
CITY CLERK
DAVID DYER
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

MINUTES OF COMMITTEE MEETING

September 24, 2012
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Building Code Review
- 2) Continued Discussion of Pending Items – Building Design Guidelines
- 3) Other Business
- 4) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Kopp

Elected Officials Present: Gutenkauf (part-time), Pezza (part-time), Levin (part-time)

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

Agenda Item # 1 –Building Code Review

The Committee began review of the Building Code as it relates to Elmhurst's Type 1A separation walls and the requirement in Elmhurst that these walls be of masonry construction. The Committee reviewed the current Elmhurst code along with a survey performed by staff regarding how other communities address the type of construction required for these types of separation walls. Mayor DiCianni presented the concern of Elmhurst Hospital that they have lost a possible development at the Berteau Campus (Belmont Assistant Living) due to the increased costs associated with Elmhurst's Type 1A construction. Assistant Manager Kopp explained that the current Elmhurst building code requires that all apartment buildings, condominium buildings, hotels, motels, dormitories, senior housing, adult care facilities and other like facilities in which people sleep require that all fire barrier walls which separate and compartmentalize dwelling units shall be "Fire Barrier" walls constructed of 8" wide concrete masonry units with a fire resistance rating of 2 hours minimum. Assistant Manager Kopp explained that Elmhurst has always had a high standard regarding their building codes for quality of construction and life safety of the residents as well as the firefighters that will be responding to the emergency. Mayor DiCianni suggested possibly engaging a code consultant to study the issue. The Committee requested that staff gather more information regarding this issue using internal resources (Bruce Dubiel and Than Werner). The committee also requested that city staff check with the 2 towns that were identified as

previously having codes similar to Elmhurst but had subsequently changed them. The committee requested that city staff research and provide preliminary costs for such consulting services.

Agenda Item #2 – Continued Discussion of Pending Items – Building Design Guidelines

The Committee began discussion of downtown building design guidelines and noted that the 2006 Downtown Plan includes downtown building design guidelines. The committee discussed the design guidelines adopted by the City Council in 2006. Chairman Morley asked Alderman Gutenkauf and Pezza to clarify the intent of their referral. Alderman Gutenkauf and Pezza addressed the committee regarding the need for more specific design guidelines/criteria for the downtown area and also the need for a design review process that would require approval. Chairman Morley asked that Alderman Pezza and Gutenkauf review the current guidelines and make suggestions to the Committee in the areas they feel need to be changed. The Committee will review the information presented by Alderman Pezza and Gutenkauf for future discussion.

Agenda Item #3 – Other Business

Chairman Morley updated the Committee on the status of electronic signs

Agenda Item #4-Public Comment

Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. Tamara Brenner addressed the Committee stating she is in support of a review of the building code in comparison to other similar communities. There being no one else addressing the Committee, Chairman Morley closed the Public Comments portion of the meeting.

The meeting was adjourned at 8:00 p.m.
Submitted by: Mike Kopp, Assistant City Manager