

MINUTES OF COMMITTEE MEETING

March 24, 2008

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 07 P - 04 / Elmhurst Memorial Hospital @ Northwest Corner of York Street & Roosevelt Road
Request for Final Planned Development Conditional Use and Final Subdivision Plat approval for the purpose of constructing and operating a new hospital facility.
- 2) Case Number 08 ZBA-03 / Fisher Variation 464 N. Highland Avenue
Request for variation from required rear yard setback on property commonly known as 464 N. Highland Avenue (PIN 03-35-302-025).
- 3) Case Number 08 P-02/City of Elmhurst Zoning Ordinance Text Amendments
Request by the City of Elmhurst, as petitioner, to amend certain provisions of the Elmhurst Zoning Ordinance.
- 4) Environmental Policy – Wind Power and Solar Power
- 5) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

City Staff Present: Said, Spiroff (part-time)

Chairman Rose called the meeting to order at 7:00 p.m. and introductions were made.

The Committee began discussion of Case Number 07 P - 04 / Elmhurst Memorial Hospital at the Northwest Corner of York Street & Roosevelt Road. Chairman Rose asked the applicant to describe any changes from their preliminary plans submitted to the final plans being submitted at this time. The applicant stated that there were no substantial changes from the preliminary to the final plans. The Committee concurred with this and supports the request for final planned development and the plat of subdivision. The Committee will issue a report recommending approval of the final subdivision to be placed on the City Council Consent Agenda for April 7, 2008.

The Committee then began discussion of Case Number 08 ZBA-03 / Fisher Variation 464 N. Highland Avenue. Chairman Rose introduced the project. After discussion, the Committee agreed to support the request due to the unusual shape of the lot and that the request is consistent with neighboring properties and the plan saves green space. The Committee will issue a report recommending approval of the applicant's request, which will be placed on the City Council Consent Agenda for April 7, 2008.

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The Committee then began discussion of item number 3, Case Number 08 P-02/City of Elmhurst Zoning Ordinance Text Amendments. Chairman Rose reviewed the process for text amendments. The process for approval of temporary uses and for banners and signs was reviewed and the Committee agreed that it is a routine process that should be handled administratively. The Committee understood that the other text amendment requests are still being considered by the Commission, and will require more discussion. The Committee supports the request, but will wait and cover all the amendments requested in one final report to be forwarded to the City Council.

The Committee then began discussion of wind and solar power and Chairman Rose introduced the topic. The Committee requested that staff provide further information and the topic will be continued to the next regularly scheduled meeting of April 14, 2008.

There was nothing to discuss under Other Business.

Meeting adjourned at 8:00 p.m.

Submitted by John D. Said, Director of Planning, Zoning and Economic Development