

MINUTES OF COMMITTEE MEETING

October 27, 2008

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 08P-08/Insite (Chase Bank) Request for Conditional Use and Associated Variations
Request for Conditional Use Permit for the purpose of constructing and operating a bank drive-through, a Conditional Use Permit for two (2) pylon signs and associated variations for the height of the pylon signs as well as the area of the wall signs on property commonly known as 534-538 W. St Charles Road (PIN # 06-10-211-025).
- 2) Environmental and Sustainability Initiatives – Revised Draft Report
- 3) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

City Staff Present: Said, Corner, Streicher (part time), Spiroff (part time)

Chairman Rose called the meeting to order at 7:05 p.m. and introductions were made.

The Committee began discussion of Case Number 08P-08/Insite (Chase Bank) Request for Conditional Use and Associated Variations. The request was introduced and described by Chairman Rose. The request is for a drive-through, pylon signs and associated variations for signage. The Committee discussed the signs and operational aspects of the drive-through, with particular attention on the adjacent residential area. The Committee agreed that the standards for conditional uses and variations have been met. After discussion, including fencing and landscaping, the Committee agreed to recommend approval of the applicant's request and will issue a report to be placed on the Consent Agenda for the City Council meeting of November 3, 2008.

The Committee then began review of the revised report on sustainability. The Committee thinks the document is getting close to what it should be; they recommended some changes including a mechanism for periodic program monitoring. After further discussion, the Committee agreed that there are a few minor revisions to be made to the report and will continue discussion of this subject at their next regularly scheduled meeting on November 10, 2008.

Under Other Business, the Committee was informed by staff of Elmhurst's inclusion in a new publication from the Metropolitan Planning Council (MPC). Elmhurst's City Centre area was noted in MPC's A Guide to Neighborhood Placemaking in Chicago for its uniqueness as a gathering place, commercial center, and for the events held there.

The meeting was adjourned at 8:25 p.m.

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