

MINUTES OF COMMITTEE MEETING

December 10, 2007

7:30 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case #07 P-05/Martens Subdivision – 411/415 Spring Road
Request for subdivision of two lots into nine lots and associated lot frontage (width) variations.
Continued discussion from 11/13/07
(Target start time for Hospital discussion – 8:30 p.m.)
- 2) Elmhurst Memorial Hospital
- Case #07 P-04 – Elmhurst Memorial Hospital – Northwest Corner of York St. and Roosevelt Rd.
Request for Planned Development Conditional Use, Text Amendment, Map Amendment, Subdivision and Associated Variations upon Annexation for the purpose of constructing and operating a new hospital facility.
 - Elmhurst Memorial Hospital Annexation Agreement: Refer to the Development, Planning and Zoning Committee and the Public Works and Buildings Committee (referred by City Council at their November 5, 2007 meeting).
 - Request for Negotiated Building Permit Fee
- 3) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

Elected Officials Present: Mayor Marcucci (part-time), Alderman Moriarty (part-time), Alderman Bram (part-time)

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

Chairman Rose called the meeting to order at 7:03 p.m.

The Committee began discussion of Case #07 P-05/Martens Subdivision – 411/415 Spring Road, which was continued from November 12 and 26. Chairman Rose summarized the request and then asked Mr. Hughes to discuss stormwater management on the site with the contour map, aerial photos and elevation profile. Mr. Hughes stated that a new development is required to contain all of its water and not increase runoff. He stated that the City will work with the railroad to clean the culvert which the railroad is responsible for. It was noted that submittal of the engineering plans will help

determine what the proposed drainage for the proposed development will be. Mr. Hughes recommended that a grading plan for the entire site should be provided and Chairman Rose stated that in the future, the Committee should look at the entire neighborhood as a whole. After discussion, the Committee agreed to issue a report agreeing with the recommendation of the Zoning and Planning Commission for approval of the proposed development with the following additional recommendations:

- Plan for regarding of culvert area. Contact railroad regarding the culvert subject to consensus of all property owners.
- Obtain an update from the Public Works Department that the site plan has been reviewed and approved.
- The City will develop proactively a strategy to help the Argyle area with comprehensive stormwater planning and management; then the Development, Planning and Zoning Committee will make a formal referral to the Public Works and Buildings Committee.
- A private roadway with homeowner's association as required by law.
- Grading plan for the entire site will be provided and must be approved.

Also, the report is to note the City and County ordinances prohibit the proposed development from increasing runoff onto adjacent properties. This Development, Planning and Zoning Committee report will be on the Consent Agenda for the City Council meeting on December 17, 2007.

Under Other Business, the Development, Planning and Zoning Committee discussed the schedule for January to arrange a meeting with the Zoning and Planning Commission.

The Committee then convened in the Council Chambers to continue their discussion of Case #07 P-04 – Elmhurst Memorial Hospital – Northwest Corner of York St. and Roosevelt Rd. Chairman Rose introduced the project and provided background. She noted the importance of a hospital and health care in the community. She stated that the Hospital has been a good neighbor and a valuable asset to the community and expects they will continue to do so in the future. The Committee discussed the zoning issues and the creation of a new HCC district, stating that C2 zoning would be used for the north parking lot, and HCC for the Hospital and Center for Health. The Committee discussed the planned development process and that the zoning allows flexibility without artificially limiting growth. Chairman Rose noted that even if the Berteau campus is rezoned to HCC, that does not mean that it would include a helipad. Further discussion ensued regarding the existing Hospital site, parking and green space.

The Hospital stated that they are in active discussion with all surrounding property owners and trying to accommodate them. They stated that they are confident they can acquire all or almost all of the lots by 2010-11 (completion date).

The Committee agreed that it is necessary for the community to move forward with this project. The Committee agreed to prepare and review a draft report agreeing with the Zoning and Planning Commission's decision to rezone upon annexation. The Hospital discussion will be continued to the meeting of January 14, 2008.

Meeting adjourned at 10:31 p.m.

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