

MINUTES OF COMMITTEE MEETING

July 23, 2007

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 07 ZBA - 12 / Pivoney Variation @ 232 S. Grace Avenue
Request for an average front yard setback variation pursuant to Chapter 7, Part A, 4.c of the Elmhurst Zoning Ordinance for the purpose of building a structure on property commonly known as 232 S. Grace Avenue (PIN 06-02-314-018), said property being wholly located within the R2 Single Family Residence district.
- 2) Case Number 07 P-03/Suburban Bank and Trust Conditional Use
The purpose of this hearing was to consider a request for a Conditional Use Permit for the purpose of constructing and operating a bank drive-through on property commonly known as 130 W. Park Avenue (PIN 06-02-231-024) which is wholly located within the C4 Central Business District.
- 3) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

Elected Officials Present: Mayor Marcucci (part time)

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

Chairman Rose called the meeting to order at 8:45 p.m. and introductions were made.

The first item discussed was Case Number 07 ZBA - 12 / Pivoney Variation @ 232 S. Grace Avenue which is a request for a front porch addition. The Committee discussed the request, and agreed that it is in keeping with the character of the neighborhood and that, in general, they support requests for front porches. They were also supportive of the resident's effort to maintain and enhance the existing home on the property. The Committee will issue a report recommending approval of the petitioner's request which will be on the Consent Agenda for the City Council meeting of August 6, 2007.

The Committee then began discussion of the second item, Case Number 07 P-03/Suburban Bank and Trust Conditional Use. This is a request by Suburban Bank and Trust for a bank drive through at 130 W. Park. The Committee noted that the Zoning and Planning Commission report recommended denial of this request. There was much discussion regarding the pros and cons of the request, including safety concerns with pedestrian traffic in the downtown area, whether or not this use would be consistent with the Comprehensive Plan for the downtown (the “Downtown Plan”), the use of the adjacent alley, ingress and egress issues, whether this site can accommodate both pedestrian and vehicular traffic, and possible future plans for a cultural trail in this area. The Committee will continue discussion of this item at the DP&Z meeting on August 27th. They have asked the applicant to provide further information, including traffic counts and a possible design for a westbound drive-through exit through the alley instead of eastbound.

There was no other business.

Meeting adjourned at 10:12 p.m.

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