

MINUTES OF COMMITTEE MEETING

June 25, 2007

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Review Elmhurst Memorial Hospital Zoning Approval Process
- a) Existing Codes
 - b) New Hospital Zoning District
- 2) Draft Annexation Agreement-Prospect Avenue between Arbor and Brush Hill
- 3) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

Elected Officials Present: Alderman Nybo

City Staff Present: Werner, Spiroff

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

Chairman Rose began with an overview of the request by City Manager Borchert, dated May 31, 2007, requesting that the DP&Z Committee review and evaluate the pros and cons for the Hospital to follow either a zoning application using Elmhurst's existing codes or create a new hospital zoning district within which the new hospital would be constructed.

The Committee questioned whether other cities had hospital zoning districts, and if those districts affect the community positively or negatively. The Committee also had other questions relative to the benefits of constructing and operating a hospital facility in the existing C2 Commercial Community Shopping and Service district or, alternatively, in the proposed new "HCC" "Health Care Campus" hospital zoning district. Staff noted that other cities do have hospital zoning districts, but are not much help as a guide because each city's hospital district was unique to that city and hospital facility.

The Committee discussed the idea of a new zoning district and noted that although this district must be approved on its own merits, the district in this case would essentially be tailored for this specific site and this specific user.

Staff noted that the current zoning classification of C2 Community Shopping and Service does not provide much guidance relative to the purpose of the district (shopping and service) and that the bulk controls are more applicable to commercial and office buildings than they are to a conditionally approved hospital use. The new district could provide the purpose, direction, uses and appropriate bulk controls as they relate to hospital uses, as well as allow a degree of flexibility for future expansion or unforeseen issues such as temporary facilities such as the portable MRI that is used when the MRI unit is being serviced or replaced.

The Committee discussed the fact that the Hospital is applying for a Planned Development whether it is in the existing C2 district or in the proposed new hospital district termed "Health Care Campus" (HCC). Mr. Werner explained the planned development process and added that the planned development, together with the annexation agreement, will provide the City Council maximum input and control over the development of the site, while providing the hospital with the flexibility they need to accommodate future changes and growth.

After much discussion, it was the consensus of the Committee that Elmhurst Memorial Hospital, as applicant, should proceed with the Text Amendment to the Zoning Ordinance establishing a new HCC (Health Care Campus) district, within which the hospital would be developed as a Planned Development. A report will be prepared for discussion at the July 2, 2007 City Council meeting.

The Committee then reviewed the Prospect Avenue Annexation request and annexation agreement prepared by attorney Spiroff. The Committee agreed that these properties should be annexed because they are surrounded on all sides by the corporate limits of Elmhurst.

Under other business Chairman Rose stated that there will not be a meeting of the DP&Z Committee on July 9, 2007.

Meeting adjourned at 9:00 p.m.

Submitted by Nathaniel J. Werner, Planning and Zoning Administrator