

MINUTES OF COMMITTEE MEETING

June 11, 2007

7:00 P.M.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 07 ZBA - 10 / Keith Variation @ 445 Hillside Avenue
Request for an average front yard setback variation for a structure and a rear yard accessory structure set back variation for the purpose of constructing a garage pursuant to Chapter 7, Part A, 4.c and Section 7.4-5.c of the Elmhurst Zoning Ordinance on the property commonly known as 445 Hillside Avenue
- 2) Proposed Intergovernmental Agreement – Elmhurst/Villa Park (Crown Metals)
Referred by City Council
- 3) Fire Suppression (Sprinklers) for Single Family Homes
Referred by City Council
- 4) Other Business

Committee Members Present: Rose, Leader, Gutenkauf

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

City Staff Present: Said, Borchert, Spiroff (part-time), Dubiel, (part-time), Kopp (part-time), Bacidore (part-time)

Chairman Rose called the meeting to order at 7:02 p.m. and introductions were made. Chairman Rose welcomed Alderman Gutenkauf to the committee.

The first item discussed was Case Number 07 ZBA - 10/Keith Variation @ 445 Hillside Avenue. Chairman Rose reviewed the application. She described the two variations requested, one for the front porch and the second for the garage, and also described the entire variation process, from the Zoning and Planning Commission through the Development, Planning and Zoning Committee and then City Council. During discussion, the Committee noted the characteristics of the site that make it unique, including a sizeable front yard. They noted that there is neighborhood support for this project which the Committee believes will enhance the character of the neighborhood. After further discussion, the Committee agreed to recommend approval of the petitioner's request. The Committee will issue a report recommending approval of the request which will be placed on the Consent Agenda for the June 18, 2007 City Council meeting.

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The Committee then began discussion of item number 2, Proposed Intergovernmental Agreement – Elmhurst/Villa Park (Crown Metals). City Manager Borchert provided the background. The building is located in Villa Park, however the proposed addition will be in Elmhurst. After much discussion, the Committee felt that all the issues had been addressed, including safety issues, current boundaries, and proper procedures. The Committee will issue a report recommending approval of the Intergovernmental Agreement which will be placed on the Consent Agenda for the June 18, 2007 City Council meeting.

The Committee then began discussion of the issue of fire suppression (sprinklers) in single family homes. Fire Chief Kopp and Building Commissioner Dubiel were present. Chief Kopp provided a summary of the proposal and described the use and intent of these sprinklers. There was much discussion on the pros and cons of installing a sprinkler system in single family homes, including added cost and maintenance. Several builders were present and offered their comments. Chairman Rose requested further information on this issue, including accurate costs involved, expenses in other towns and the impact on home sales, associated facts regarding the RPZ testing, are incentives offered in other towns for installation, and location of pipes. The Committee will continue discussion of this item when Chief Kopp has the additional information and when Chairman Rose is available, possibly the last meeting in July.

Under Other Business, Assistant City Attorney Spiroff described the upcoming request for Prospect St. (south of Butterfield) annexation of 17 homes, and Director Said discussed the Comprehensive Plan timing and process.

Meeting adjourned at 9:00 p.m.

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