

## MINUTES OF COMMITTEE MEETING

March 12, 2007

7:00 P.M.

### DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 07 ZBA-03 / Elmhurst Storage Options Variation 953 South Route 83  
Request for variation from floor area ratio (FAR) pursuant to Chapter 9.1-5 of the Elmhurst Zoning Ordinance for the purpose of increasing the maximum FAR for a new structure on property commonly known as 953 South Route 83 (PIN 06-15-206-023), said property being wholly located within the I1 Restricted Industrial district.
- 2) Case Number 07 ZBA - 04 / Pump It Up @ 684 W. Lake Street  
Request for a front yard parking setback variation pursuant to Section 10.2-1.c of the Elmhurst Zoning Ordinance for the purpose of providing parking for business patrons on property commonly known as 684 W. Lake Street (PIN 03-27-410-001 & 002), said property being wholly located within the C3 General Commercial district.
- 3) Case Number 07 P-02 / Park Place Continuing Care Retirement Community  
Request for an Amended Conditional Use Permit for the purpose of constructing a new Continuing Care Retirement Community. The common property addresses are as follows: OS656 Bryan St., OS680 Bryan St., OS700 Bryan St., OS629 Bryan St., OS655 Bryan St., OS665 Bryan St., OS675 Bryan St., OS685 Bryan St., OS680 Euclid Ave., OS631 Prospect Ave., OS630 Bryan St., OS648 Bryan St., OS660 Bryan St., OS645 Bryan St., OS670 Euclid Ave. (PIN#'s 06-14-411-015, 017, 018, 06-14-412-040, 006, 035, 036, 009, 044, 06-14-411-002, 027, 028, 016, 06-14-412-005, 016, 017.)
- 4) Renting Single Family Homes and Landlord Responsibilities  
(Continued discussion from 2/26/07)
- 5) Other Business

Committee Members Present: Rose, Gow, Leader

City Staff Present: Said, Borchert

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

The Committee began with Case Number 07 ZBA-03 / Elmhurst Storage Options Variation; 953 South Route 83. The request was introduced and summarized by Chairman Rose. Calculations for FAR (floor area ratio) were explained as was the uniqueness of the request. The applicant responded to questions by the Committee members, including parking, size of units, hours of operation, frequency of customer usage. After discussion, the Committee felt this is an appropriate use and will be a good addition to the

community. The DP&Z report recommending approval of this request will be placed on the Consent Agenda for the City Council meeting of March 19, 2007.

The Committee then began discussion of Case Number 07 ZBA - 04 / Pump It Up @ 684 W. Lake Street. The request was introduced by Chairman Rose and briefly discussed by the Committee. The Committee complimented the Zoning Board of appeals on their review of the case and the Committee agreed that in this case, keeping the parking in front of the building is safer for those using the facility. The DP&Z report recommending approval of this request will be on the Consent Agenda for the March 19, 2007 City Council meeting.

The Committee then began discussion of Case Number 06 P-04/Park Place Continuing Care Retirement Community. The request was introduced and summarized by Chairman Rose. After discussion, the Committee agreed that the revised plan is more appropriate than the previous one and noted that no green space is being lost. The DP&Z report recommending approval of this request will be on the Consent Agenda for the March 19, 2007 City Council meeting.

Due to time constraints because of the budget meeting, it was agreed to postpone agenda item #4 until the next regularly scheduled DP&Z meeting of March 26, 2007.

There was no other business.

Meeting adjourned at 9:00 p.m.

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