

## **MINUTES OF COMMITTEE MEETING**

January 8, 2007

7:00 P.M.

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

Joint meeting:

DEVELOPMENT, PLANNING AND ZONING COMMITTEE

and FINANCE, COUNCIL AFFAIRS AND ADMINISTRATIVE SERVICES COMMITTEE

- 1) Continued Discussion Regarding Request for Economic Incentives – Property Redevelopment at 119 and 123 Virginia

Following joint meeting:

DEVELOPMENT, PLANNING AND ZONING COMMITTEE

- 2) Case Number 06 ZBA –20 / Winters Variation @ 135 Walnut Street  
Request for a front yard setback variation pursuant to Chapter 7, Part A, 4.c of the Elmhurst Zoning Ordinance for the purpose of constructing a covered front porch on the property commonly known as 135 Walnut Street (PIN: 06-02-114-009).
- 3) Architectural Review Process – Commercial Buildings  
Continued discussion from 12/11/06.
- 4) Case 06 P – 07 / Harris Bank @ 0S542 Old York Road  
Revised sign request.  
[Request for a Map Amendment, after annexation, from R1 Single Family Residential to C2 Community Shopping & Service pursuant to Section 3.10-2 of the City of Elmhurst Zoning Ordinance; to consider a request for a Conditional Use Permit for constructing and operating a bank drive-through pursuant to Section 8.4-2.6 of the City of Elmhurst Zoning Ordinance; to consider a request for a Conditional Use Permit for constructing two pylon signs pursuant to Section 11.16-2.(d) of the City of Elmhurst Zoning Ordinance; and to consider a request for sign variations pursuant to Section 11.16 of the City of Elmhurst Zoning Ordinance on the property commonly known as 0S542 Old York Road (PIN: 06-13-306-002).]
- 5) Other Business – Potential Annexation of that Part of South Prospect Avenue Between Butterfield and Brush Hill Roads (Assistant City Attorney Spiroff)

Committee Members Present: (DP&Z) Rose, Gow, Leader  
(FCAAS) Vanek, Tranter, Hillsman, Hipskind

City Staff Present: Borchert, Gaston, Trosien, Cozeck, Said, Spiroff (part-time)

Elected Officials Present: Mayor Marcucci, Pigoni

Others Present: Dave DeGroot (applicant), John Belcher

Chairmen Rose and Vanek called the meeting to order at 7:01 p.m. The request and questions were summarized by Chairman Rose. Members of the committees voiced their opinions of the existing structures and proposed development. They also expressed thoughts about the requested financial incentive. Committee members then discussed other land uses in the area, and asked questions of the applicant regarding the proposed project. Committee members reviewed the \$75,000 requested incentive amount and the associated tasks that this amount would fund. After additional discussion, the committee members reached consensus to provide a \$45,000 financial incentive. The committees also asked the Finance Department to inform them when the properties could be removed from the TIF area, and they obtained the applicant's agreement to place a plaque at the site to recognize its history. A draft report (summarizing the review and consensus of the committees) will be reviewed by each committee at their January 22, 2007 meetings.

The joint meeting adjourned at 8:05 p.m., after which the Development, Planning and Zoning Committee convened at 8:10 p.m. to discuss Case Number 06 ZBA -20 / Winters Variation @ 135 Walnut Street. Chairman Rose summarized the request, which is for a covered front porch. After much discussion, the Committee agreed with the Zoning and Planning Commission that the request is appropriate for the neighborhood and meets the standards for variation. The Committee will issue a report recommending support of the request which will be placed on the Consent Agenda for the January 15, 2007 City Council meeting.

The Committee agreed to discuss item #4, Case Number 06 P-07/Harris Bank @ 0S542 Old York Rd., next. Chairman Rose explained the request. The Committee supports the monument sign. The Committee will issue a report recommending approval of the request which will be placed on the Consent Agenda for the January 15, 2007 City Council meeting, contingent upon approval of the annexation request.

The Committee then began their continued discussion on the architectural review process. The Committee talked about the design guidelines in the Downtown Plan, and their interest in having these guidelines used more. After discussion, the Committee suggested and approved a process whereby City staff will review all projects in C4 and C4A where financial assistance is requested from the City. Projects will be reviewed for conformance to the Downtown Plan design guidelines; projects that do not conform will not receive approval for funding. The Committee will issue a draft report outlining the process which must be created by staff, including a brochure with guidelines and a flow chart. This report will be reviewed at their regularly scheduled meeting on January 22, 2007.

Under Other Business, Assistant City Attorney Spiroff provided background for the property on South Prospect that has not been annexed. City services were discussed by the Committee and others in attendance.

Meeting adjourned at 9:25 p.m.

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