

MINUTES OF ZONING AND PLANNING COMMISSION / ZONING BOARD OF APPEALS MEETING

March 13, 2014

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on February 27, 2014.
3. Annual Zoning Ordinance/Comprehensive Plan Review – Discussion.
4. Other Business

Commission Members Present: Callaway, Frolik, Hill, Mushow, Rose, Torcasso, Whistler

Commissioner Members Absent: Corrado, McCoyd

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes for February 27, 2014. Commissioner Frolik moved to approve the minutes of the February 27, 2014 Z&P Commission /ZBA meeting as written. Commissioner Rose seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the meeting stating that the purpose of the meeting is the annual review of the Elmhurst Zoning Ordinance and Elmhurst Comprehensive Plan. Planning and Zoning Administrator Werner review the list of proposed Zoning Ordinance revisions, which has been a running list since at least 2005. Mr. Werner explained that some of the proposed amendments are in process. After a review of the list, the Commission requested that Staff restructure the list to indicate which proposed amendments are in the various stages of being processed (e.g. Staff review, Commission review/public hearing, DPZ Committee). Mr. Werner noted that the issues concerning downtown development/redevelopment, such as building height, residential density and residential parking requirements, have been in discussion since the late 1990's.

The Commission then discussed potential Map Amendments to include an area on the north side of Lake Street from Church Road east to the "Our Kitchen" restaurant and properties on the east side of the 100 block of Clara Place. The Commission also discussed the potential to rezone the C4A District to C4, and the inclusion of site development review, which is currently required in the C4A District, for all properties within the C4 District.

The Commission then began discussion of the Comprehensive Plan including the Downtown Plan and the Bicycle Plan. After brief discussion, the Commission requested Staff to create a spreadsheet to help in prioritizing the "Implementation Actions" outlined in the Comprehensive Plan.

The Commission will reconvene at a subsequent meeting to continue review and discussion of the Zoning Ordinance and Comprehensive Plan.

Other Business –Mr. Werner briefed the Commission on upcoming cases..

The meeting was adjourned at 8:30 P.M.

Submitted by: Nathaniel J. Werner AICP, Planning and Zoning Administrator