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

October 9, 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 September 25, 2014
3. Case Number 14 P-08 / North District (Hahn Street Properties) Request for Preliminary and Final Planned Development Conditional Use

Request for a Preliminary and Final Combined Residential and Business Planned Development for the purpose of constructing a six story, 69 foot high structure containing 192 dwelling units, approximately 12,000 square feet of retail space, and 488 parking spaces on property commonly known as 111, 115, 119, 123, 125 Hahn Street and 236, 238, 242, 260 North York Street, Elmhurst, Illinois (PIN'S 06-02-206-003, 06-02-206-004, 06-02-206-005, 06-02-206-010, 06-02-206-011, 06-02-206-016 and 06-02-207-004, 06-02-207-005, 06-02-207-015).

Deliberation - Public Hearing held September 11, 2014

4. Other Business

Commission Members Present: Callaway, Corrado, McCoy, Mushow, Rose, Torcasso, Uditsky, Whistler

Commissioner Members Absent: Warnke

City Staff Present: Franz, 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 of September 25, 2014. Commissioner Corrado moved to approve the minutes of the September 25, 2014 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Callaway seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation of Case # 14 P 08. This is a request for a Preliminary and Final Combined Residential and Business Planned Development for the purpose of constructing a six story, 69 foot high structure containing 192 dwelling units, approximately 12,000 square feet of retail space, and 488 parking spaces. Chairman Whistler also stated that all information is available on Board Docs.

Chairman Whistler stated that the format would be to discuss any exceptions from adherence to the criteria that the Commission felt needed to be discussed for each of the requests. The Commission discussed each of the following variations/exceptions prior to discussing the Conditional Use.

Variation/Exception to allow 498 square feet of lot area per dwelling unit - Article VIII, 22.112 (h) and Article III, 22.26 (k) (7) (D). It was noted that the proposed development is 87 dwelling units/acre. A chart of the density of existing development in Elmhurst was reviewed.

Variation/Exception to allow dwelling units below the second floor – Article VIII, 22.112 (c) (1). It was clarified that this only applies to the Townhome units located on Addison, there will be no residential on the ground floor along York Street. This is reflected on the site plan.

Variation/Exception for Off Street Parking Residential to reduce requirement from 2.5 parking spaces per unit (480 spaces) to 1.74 parking spaces per unit (335 spaces) - Article X, 22.242 (b) (Class 2).

Variation/Exception for Off Street Parking Retail to reduce requirement from 220 spaces to 153 spaces - Article X, 22.242 (b) (Class 11). Zoning Administrator Werner explained that a part of this parking garage will include spaces to replace the spaces being lost due to the development. Mention was also made of the close proximity of the proposed Addison Street parking deck.

Variation/Exception for Parking Space Access to allow 26 tandem spaces - Article X, 22.242 (a) (6). It was noted that tandem spaces will be available to units where there the owners have two cars.

Variation/Exception for Maximum Gross Surface Area of Signs to allow two 90 square foot signs - Article XI, 22.268 (d) (2) (D). Clarification was made that these will be permanent leasing signs. Content cannot be regulated, but the applicant is limited to size and location as depicted on the site plan.

Variation/Exception for Maximum Height of Signs and Gross Surface Area to allow a 150 square foot temporary banner up to 60 feet above grade - Article XI, 22.268 (e) (4) & Article XI, 22.268 (d) (2) (D). After discussion on wear and tear of the proposed banner and proposed location of

banner, there was a consensus to limit the banner to 24 months at the northeast corner of the building.

Conditional Use for Preliminary and Final (Combined) Planned Development with Variations/Exceptions from the C4A Zoning District Regulations pursuant to Article VIII, 22.112 (e) (12) and Article VIII, 22.112 (g). The trend for increased building height was noted.

After discussion of the Standards for Variations and Conditional Uses as they relate to this request, Commissioner Corrado moved and Commissioner Torcasso seconded the motion and the Commission voted 8-0 to approve the request as presented.

The meeting was adjourned at 9:00 P.M.

Submitted by: Eileen Franz AICP, Assistant Planning and Zoning Administrator