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

March 10, 2016

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meetings held on February 25, 2016.
3. Public Comment
4. Case Number 16 P-02/ Opus Conditional Use and Associated Variations
Request for approval of a Conditional Use and Associated Variations and Preliminary and Final Subdivision (Consolidation) for the purpose of allowing the construction of a sixty-five (65) foot tall residential/retail structure (73' to top of rooftop appurtenances) on property commonly known as 100 N. Addison Avenue (PIN 06-02-220-017, 019, 020, 023, 024 & 025).
Deliberation – Public Hearing held February 11, 2016
5. Case Number 16 P-03/ Downtown Plan
Request to adopt the Downtown Plan as part of the Comprehensive Plan, as prepared by the City's consultant, Houseal Lavigne.
Deliberation – Public Hearing held February 25, 2016
6. Case Number 16 P-04/ Timothy Christian
Request for an Amended Conditional Use Permit and Associated Variations for construction of a new building with multiple illuminated wall signs, 7th and 8th grade classrooms, common area, kitchen, gymnasium, locker rooms and facilities supporting those areas as well as site improvements to the entire campus on property commonly known as Timothy Christian School, 188 West Butterfield (PIN 06-14-411-012, 06-14-411-013, 06-14-411-001), said property being wholly located within the R1 Single Family Residence District.
Public Hearing All properties within 500 feet have been notified.
7. Other Business

Commission Members Present: Corrado, Rose, Uditsky, Warnke, Whistler

Commissioner Members Absent: Callaway, Garland, McCoyd, Mushow,

City Staff Present: Werner, Franz, Kopp

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 February 25, 2016. Commissioner Corrado moved to approve the minutes of the February 25, 2016 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Rose seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that the Public Comment agenda item is for anyone to speak on any matter, but that comments will not be included in the public record for a specific case on an agenda. There was no public comment.

Chairman Whistler opened the deliberation for Case # 16 P 02. The Commission reviewed the Standards for Conditional Use and Variations as they relate to the request. The Commission discussed unit mix (number of one-bedroom and two-bedroom units), the location of the ingress/egress to the proposed building and the lack of retail presence on the first floor for the north half of the building facing Addison Avenue. The Commission noted that some parking spaces could be replaced with retail floor area along the Addison Avenue frontage. The applicant agreed to review their proposal to see if they could address some of the concerns raised by the Commission. A motion was made by Commissioner Rose to continue deliberation to March 31, 2016. Commissioner Uditsky seconded the motion and the Commission voted 5-0 to continue deliberation.

Chairman Whistler opened the deliberation for Case # 16 P 03. A motion was made by Commissioner Corrado to approve the plan with the changes to the vision statement as discussed. Commissioner Warnke seconded the motion. The Commission voted 5-0 to approve the Downtown Plan.

Chairman Whistler opened the public hearing for Case # 16 P 04, which is a request by Mr. Paul Buikema an Amended Conditional Use Permit and Associated Variations for construction of a new building with multiple illuminated wall signs, 7th and 8th grade classrooms, common area, kitchen, gymnasium, locker rooms and facilities supporting those areas as well as site improvements to the entire campus on property commonly known as Timothy Christian School, 188 West Butterfield. After all testimony was received relating to this case, Chairman Whistler closed the public hearing portion of this case. Commissioner Rose made a motion to deliberate Case 16 P 04 this evening and Commissioner Corrado seconded the motion.

Chairman Whistler opened the deliberation for Case # 16 P 04. The Commission discussed the Standards for a Conditional Use Permit and a Variation as they relate to this request. Commissioner Corrado made a motion to approve the request as presented; Commissioner Rose seconded the motion. The Commission voted 5-0 to recommend approval of the request as presented.

The meeting was adjourned at 9:45 P.M.

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