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

December 8, 2016

7:00 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on November 10, 2016.
3. Public Comment
4. Case Number 16 P-12/Elmhurst Extended Care Map Amendment, Amended Conditional Use, Associated Variation and Preliminary and Final Plat Approval
Request for a Map Amendment from R2 and C2 to either R2, R4 or C2, an Amended Conditional Use Permit for a Nursing Home in either the C2, R2 or R4 districts and a Variation for lot coverage if the property is rezoned to R2, and a Preliminary and Final Subdivision to consolidate the lots on properties commonly known as 200 East Lake Street, 193 East Fremont Avenue and 197 East Fremont Avenue, Elmhurst, Illinois for the purpose of expanding an existing nursing home.
Continued Public Hearing - All properties within 500 feet have been notified.
5. Case 16 P 14 / Lapetina Map Amendment or Text Amendments
Request for a Map Amendment from C3A to I1 or Text Amendments to add the heading "Imported Industrial Permitted Uses" to the second category of permitted uses in Section 22.114(b), to add "Any C3A use included in the "Imported Industrial Permitted Uses" category will be permitted to follow the I1 bulk regulations" to Section 22.114(e), to add "climate controlled personal storage" as a permitted use to Section 22.114 (b) and Section 22.226 (b) and add letter "f" to Section 22.267 stating "The C3A zoning district shall follow the C3 district sign regulations from this Section 22.267, however any C3A use included in the 'Imported Industrial Permitted Uses' category will be permitted to follow the I1 district sign regulations." on property commonly known as 160 Industrial Drive, Elmhurst, Illinois.
Public Hearing - All properties within 500 feet have been notified.
Please note that the public hearing on this case will be postponed until December 15, 2016.
6. Other Business
7. Adjournment

Commission Members Present: Callaway (arrived at 8:30), Garland, McCoy, Mushow, Rose, Uditsky, Warnke, Whistler

Commissioner Members Absent: Corrado,

City Staff Present: Franz, Werner, 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 November 10, 2016. Commissioner Mushow moved to approve the minutes of the November 10, 2016 Zoning and Planning

Commission/Zoning Board of Appeals meeting as written. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Whistler explained that a motion is need to officially continue Case 16 P 14 to the December 15, 2016 meeting. Commissioner Mushow made a motion to continue Case 16 P 14 to December 15, 2016. The motion was seconded by Commissioner Garland 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 continued public hearing for 16 P-12 which is a request for a Map Amendment from R2 and C2 to either R2, R4 or C2, an Amended Conditional Use Permit for a Nursing Home in either the C2, R2 or R4 districts and a Variation for lot coverage if the property is rezoned to R2, and a Preliminary and Final Subdivision to consolidate the lots on properties commonly known as 200 East Lake Street, 193 East Fremont Avenue and 197 East Fremont Avenue, Elmhurst, Illinois for the purpose of expanding an existing nursing home. After all testimony was received from interested parties in the audience, the applicant's attorney presented a rebuttal. At 10:00 pm, the Chairman paused the meeting to discuss with the Commission the possibility of extending the meeting. After a brief discussion, Commissioner Uditsky made a motion to allow the applicant's attorney 15 minutes to complete his presentation. The motion was seconded by Commissioner Callaway and a roll call vote was taken. The motion passed with a 7-2 vote (ayes: Uditsky, Callaway, Garland, Mushow, Warnke, Whistler, nays: McCoyd, Rose). When the rebuttal was complete, Commissioner McCoyd made a motion to keep the public hearing open and continue it on January 12, 2017. Commissioner Rose seconded the motion. After discussion, Commissioner McCoyd rescinded her motion and Commissioner Rose rescinded her second of the motion. The record will be left open for written testimony until December 22, 2016 at 5:00 pm. Chairman Whistler closed the public hearing portion of this case.

The meeting was adjourned at 10:35 P.M.

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