



CITY OF ELMHURST
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AGENDA

**ZONING AND PLANNING COMMISSION /
ZONING BOARD OF APPEALS**

**January 26, 2017
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 December 15, 2016 and January 19, 2017.
3. Public Comment
4. Case Number 17 P 01/City of Elmhurst Preliminary and Final Plat of Approval 130 West Butterfield
Request for a Subdivision for the purpose of creating 2 lots for storm water improvements, public uses and church property at property commonly known as 130 W. Butterfield, Elmhurst, Illinois.
Public Meeting – Sign Posted January 11, 2017.
5. Case Number 17 ZBA 01/Elmhurst BMW Variation 500 West Lake Street
Request for a Variation from the front yard setback requirement for the purpose of constructing an addition with a canopy that projects into the front yard setback on property commonly known as 500 West Lake Street, Elmhurst, Illinois.
Public Hearing - All properties within 500 feet have been notified.
6. Case Number 17 ZBA 02/Loftus Parking Setback Variation 540 West Lamont Road
Request for a Variation to the parking setback requirements for the purpose of constructing a parking lot accessory to a new building on property commonly known as 540 Lamont Road, Elmhurst, Illinois.
Public Hearing - All properties within 500 feet have been notified.
7. 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.
Deliberation – Public Hearing held November 10, 2016 and December 8, 2016.

NOTE: Any person who has a disability requiring a reasonable accommodation to participate in this meeting, should contact Valerie Johnson, ADA Compliance Officer, Monday through Friday, 9:00 a.m. to 4:30 p.m., City of Elmhurst, 209 N. York St., Elmhurst, IL 60126, or call (630) 530-3000 voice, or (630) 530-8095 TDD, within a reasonable time before the meeting. Requests for a qualified interpreter require five (5) working days' advance notice.

8. 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.

Deliberation – Public Hearing held December 15, 2016.

9. Other Business

10. Adjournment

Darrell L. Whistler
Chairman

DW/EF

(OVER)

**ZONING & PLANNING COMMISSION/ZONING BOARD OF APPEALS
MEETING RULES AND PROCEDURES**

- Start Time: 7:00 p.m.
- Length: 3 hours, unless there is a majority vote of the Z&P Commission/ZBA to extend the meeting.
- Public Comment Agenda Item: This is an opportunity to address the Commission on any City related matter. Comments are limited to three minutes. Please note that comments during this time will not be part of the public record and/or deliberations for a zoning case.
- Interested Parties Time Limit during Public Hearings: Limited to 5 minutes for oral testimony, excluding time needed for response to Commissioner questions or cross examination. There is no limit to the amount of written testimony entered into the public record.
- Deliberation: Z&P Commission/ZBA deliberation is open to the public, however, no public comments and/or testimony will be taken during deliberation sessions.

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