



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
PATTY SPENCER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

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

December 15, 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 December 8, 2016.
3. Public Comment
4. 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.
Continued Public Hearing - All properties within 500 feet have been notified.
5. Case Number 16 P-13 /Mladenoff Day Care Conditional Use
Request for a Conditional Use for a Day Care Center in the C4 Central Business District on property commonly known as 187-195 N. York, Elmhurst, Illinois.
Deliberation – Public Hearing held November 10, 2016.
6. Other Business
7. Adjournment

Commission Members Present: Callaway, Corrado, Garland, McCoy, Rose, Warnke, Whistler

Commissioner Members Absent: Mushow, Uditsky

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 December 8, 2016. Commissioner Corrado moved to approve the minutes of the December 8, 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 continued public hearing for 16 P-14 which is a 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 "P" 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. After all testimony was received from the applicant, Chairman Whistler closed the public hearing portion of this case. There were not any interested parties in the audience. Deliberation is scheduled for January 12, 2017.

Chairman Whistler opened the deliberation for Case # 16 P-13. Case 16 P 13 is a request for a Conditional Use for a Day Care Center in the C4 Central Business District on property commonly known as 187-195 N. York. The Commission discussed the Standards for a Conditional Use as they relate to this request. The Commission also discussed the support letters received from local businesses and traffic and safety in the alley. Commissioner Corrado made a motion to approve the request as presented; Commissioner Rose seconded the motion. The Commission voted 3-4 to recommend approval of the request as presented. Therefore, a report will be sent to City Council recommending the Petitioner's request be denied.

The meeting was adjourned at 8:35 P.M.

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