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

March 23, 2017

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 March 9, 2017.
3. Public Comment
4. Case 17 P 04 / City of Elmhurst Text Amendments
Request for Text Amendments to the City's Zoning Ordinance, Articles III, IV, VI, VII, VIII, X and XI, to create the proposed Central Business District – Core, Central Business District – Outer Core, Neighborhood Transition District, and the Civic/Institutional District for the purpose of changing the zoning classifications of properties currently located in the C4, C4A, R5, R4, R3, R2, R1, O1 and OIC Districts, and to establish new off-street parking requirements for the Central Business District – Core, Central Business District – Outer Core and Neighborhood Transition District.

Public Hearing – Notification published March 2, 2017.

5. Case Number 17 P-05/City of Elmhurst Map Amendments
Request for Map Amendments to create the proposed Central Business District – Core, Central Business District – Outer Core, Neighborhood Transition District, and the Civic/Institutional District for the purpose of changing the zoning classifications of properties currently located in the C4, C4A, R5, R4, R3, R2, R1, O1 and OIC Districts.

Public Hearing – All Properties being rezoned and within 500 feet have been notified.

6. Other Business
7. Adjournment

Commission Members Present: Corrado, Garland, McCoyd, Mushow, Rose, Whistler

Commissioner Members Absent: Callaway, Uditsky, Warnke

City Staff Present: Franz, Werner, Kopp

After a roll call establishing a quorum, Commissioner Rose moved to approve the minutes of the March 9, 2017 Zoning and Planning Commission/Zoning Board of Appeals meetings 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. One person provided public comment.

Chairman Whistler opened the public hearing for cases 17 P 04 which is a request for a Request for Text Amendments to the City's Zoning Ordinance, Articles III, IV, VI, VII, VIII, X and XI, to create the proposed Central Business District – Core, Central Business District – Outer Core, Neighborhood Transition District, and the Civic/Institutional District for the purpose of changing the zoning classifications of properties currently located in the C4, C4A, R5, R4, R3, R2, R1, O1 and OIC Districts, and to establish new off-street parking requirements for the Central Business District – Core, Central Business District – Outer Core and Neighborhood Transition District and Case 17 P 05 which is a request for Map Amendments to create the proposed Central Business District – Core, Central Business District – Outer Core, Neighborhood Transition District, and the Civic/Institutional District for the purpose of changing the zoning classifications of properties currently located in the C4, C4A, R5, R4, R3, R2, R1, O1 and OIC Districts. After all testimony was received from the applicant, and all testimony was received from interested parties in the audience, Chairman Whistler closed the public hearing for the cases. It was noted that additional comments would be accepted to go into the record until midnight on March 23, 2017. Deliberation is scheduled for April 13, 2017.

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

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