



CITY OF ELMHURST
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AGENDA

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

**April 27, 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 April 13, 2017.
3. Public Comment
4. Case 17 ZBA 03 / Dupage Medical Group Variation
Request for a Variation to the required amount of parking spaces for the purpose of allowing a physical therapy business to occupy a portion of the building pursuant to Article X of the Elmhurst Zoning Ordinance on property commonly known as 536 S York Road, Elmhurst, Illinois.
Public Hearing – All properties within 500 feet have been notified.
5. Case 17 P 06 / Aimco Townhomes
Request for a Map Amendment from R1 to R4, a variation from the amount of dwelling units allowed per acre, a variation from the required amount of parking spaces and a Preliminary and Final Plat of Subdivision to consolidate the lots on properties commonly known as 256 West Butterfield Road, 260 West Butterfield and 262 West Butterfield Road Elmhurst, Illinois for the purpose of developing townhomes.
Public Hearing – All properties within 500 feet have been notified.
6. 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.
Continued Deliberation - Public Hearing held March 23, 2017.

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.

7. 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.

Continued Deliberation - Public Hearing held March 23, 2017.

8. Other Business

9. 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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