



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

April 13, 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 23, 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.

Deliberation - Public Hearing held March 23, 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.

Deliberation - Public Hearing held March 23, 2017.

6. Other Business
7. Adjournment

Commission Members Present: Callaway, Garland, McCoyd, Mushow, Rose, Uditsky,

Commissioner Members Absent: Corrado, Warnke, Whistler

City Staff Present: Franz, Werner, Kopp

After a roll call establishing a quorum, Commissioner Rose moved to approve the minutes of the March 23, 2017 Zoning and Planning Commission/Zoning Board of Appeals meetings as written. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

Chairman Mushow 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. Leo Reedy commented on the proposed downtown rezoning specific to the 100 block of Haven and questioned why there the proposal allows for a Conditional Use Permit in the Outer Core District. Bob Bacon commented on the proposed downtown rezoning specific to building heights in the Core. As a resident of a townhome in Museum Square he is used to the trade-off of living downtown. He expressed concern about the narrowness of Adell Street and the potential for a 6 story building on the east side of Adell and potential impacts on Museum Square. Amy Fahey commented on building height and the need to go higher.

Chairman Mushow opened the deliberation 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.

Zoning Administrator Werner went through proposed edits to the original draft text based on the input from the public hearing. The Commission requested that staff bring back copies of the proposed text and map for review at the next meeting. It was clarified that an enabling ordinance governs the zoning for a property even if the zoning for a property changes. Commissioner Garland expressed concern about allowing 10 stories by conditional use permit in the Core. ACM Kopp and ZA Werner spoke about the recently approved developments and strategic planning. Deliberation is scheduled to continue on April 27, 2017.

The meeting was adjourned at 8:00 P.M.

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