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

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.**

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

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

Commissioner Members Absent: Callaway, Warnke, Uditsky, Whistler

City Staff Present: Franz, Kopp

After a roll call establishing a quorum, Commissioner Rose moved to approve the minutes of the April 13, 2017 Zoning and Planning Commission/Zoning Board of Appeals meetings as written. Commissioner Garland seconded, and with a voice vote being all ayes, the motion passed.

Commissioner Corrado made a motion to for Commissioner Mushow to act as Chairman in the absence of Chaimran Whistler. 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. There was no public comment.

Chairman Mushow opened the public hearing for Case 17 ZBA 03. Case 17 ZBA 03 is a 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. After all testimony was received from the applicant, Chairman Mushow closed the public hearing portion of this case. There were no interested parties in the audience. Commissioner Corrado made a motion to deliberate Case 17P 03 this evening if time allows. Commissioner MCoyd seconded and with a voice vote being all ayes, the motion passed.

Chairman Mushow opened the public hearing for Case 17 P 06. Case 17 P 06 is a 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. After all testimony was received from the applicant, and the interested parties in the audience, Commissioner McCoyd made a motion to continue the public hearing to the May 11, 2017 Z&P meeting. Commissioner Garland seconded the motion and it was approved 5-0.

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. The Commission reviewed the revised text and map that were prepared based on the discussion at the April 13, 2017 deliberation.

Commissioner Corrado made a motion to approve the text as revised throughout the process for Case 17 P 04. Commissioner Rose seconded, and the request was approved 5-0 by a roll call vote.

Commissioner Corrado made a motion to approve the map as revised throughout the process for Case 17 P 05. Commissioner Rose seconded, and the request was approved 5-0 by a roll call vote.

Chairman Mushow opened the deliberation for Case 17 ZBA 03 which is a 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. The Commission discussed the standards as they relate to the request. Commissioner Rose made a motion to approve the request as presented, Commissioner Corrado seconded and with a roll call vote the motion passed 5-0.

The meeting was adjourned at 9:30 P.M.

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