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

May 25, 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 May 11, 2017.
3. Public Comment
4. 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<sup>1</sup>~~ 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.  
**Deliberation – Public Hearings held April 27, 2017 and May 11, 2017**
5. Other Business
6. Adjournment

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

Commissioner Members Absent: Corrado, Mushow

City Staff Present: Werner, Franz

After a roll call establishing a quorum, Commissioner Callaway moved to approve the minutes of the May 11, 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.

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<sup>1</sup> Parking variation withdrawn.

Chair Rose 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.

Chair Rose opened the deliberation 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. It was noted that the variation from the required amount of parking spaces was withdrawn and that the Final Plat is not being requested at this time, just Preliminary Plat.

The Commission discussed the proposal in relation to the recommendations of the 2009 Comprehensive Plan and the standards for a variation. The applicant was asked to comment on the hardship and rate of return in relation to the variation request.

Commissioner Warnke made a motion to approve the Map Amendment request as presented, Commissioner Callaway seconded and with a roll call vote the motion passed 6-0.

Commissioner Uditsky made a motion to approve the Variation for the amount of dwelling units per acre request as presented, Commissioner McCoyd seconded and with a roll call vote the motion passed 4-2.

Commissioner Callaway made a motion to approve the Subdivision request as presented, Commissioner Uditsky seconded and with a roll call vote the motion passed 6-0.

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

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