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

February 20, 2018

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 February 6, 2018.
3. Public Comment
4. Case Number 18 P 02/Redeemer Lutheran Subdivision, Amended Conditional Use Permit and Conditional Use Permit with Associated Variations
The purpose of this hearing is to consider a request for a Subdivision, Amended Conditional Use Permit and Conditional Use Permit for landbanking of parking spaces with associated Variations for the purpose of creating an ~~eight (8)~~ **seven (7)** lot subdivision consisting of six (6) single-family lots and ~~2~~ **1** lots for the existing fellowship building and newly proposed parking lots on property commonly known as 123 E. Saint Charles Road, Elmhurst, Illinois. (PIN 06-12-100-005, 06-12-101-001, 06-01-319-005, 06-01-319-012 and 06-01-319-016).
Deliberation – Public hearing held February 6, 2018.
5. Other Business
6. Adjournment

Commission Members Present: Byrnes, Callaway, Corrado, Rose, Uditsky, Warnke

Commissioner Members Absent: Garland, McCoyd, Mushow,

City Staff Present: Kopp, Franz, Werner, City Attorney Acker

Commissioner Corrado moved to approve the minutes of the February 6, 2018 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Uditsky seconded, and with a voice vote being all ayes, the motion passed.

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 were not any public comments.

Chair Rose opened the deliberation for Case 18 P 02. Case 18 P 02 is a request for a Subdivision, Amended Conditional Use Permit and Conditional Use Permit for landbanking of parking spaces with associated Variations for the purpose of creating a seven (7) lot subdivision consisting of six (6) single-family lots and 1 lot for the existing fellowship building and newly proposed parking lots on property commonly known as 123 E. Saint Charles Road.

Commissioner Byrnes made a motion to approve the amended conditional use permit to relocate the existing parking lot. Commissioner Warnke seconded the motion. The Commission discussed the standards for a conditional use permit as they apply to the request. The motion carried with a roll call vote of 4-2.

Commissioner Corrado made a motion to amend the requested conditional use permit to allow landbanking but to require all proposed landbanked parking to be installed now. Commissioner Uditsky seconded the motion. Commissioner Corrado withdrew the motion.

Commissioner Byrnes made a motion to approve the request to allow landbanking. Commissioner Warnke seconded the motion. The Commission discussed the standards for a conditional use permit as they apply to the request. The motion failed with a roll call vote of 0-6.

Commissioner Corrado made a motion to amend the requested conditional use permit to not allow the landbanking but to pave all parking including the 22 proposed landbanked spaces with permeable pavers. Commissioner Callaway seconded the motion. The Commission discussed the standards for a conditional use permit as they apply to the request. The motion carried with a roll call vote of 5-1.

Commissioner Corrado made a motion to approve the request for a variation from the collective parking requirement from 82 to 53 spaces. Commissioner Uditsky seconded the motion. The Commission discussed the variation criteria as they apply to the request. The motion failed with a roll call vote of 0-6.

Commissioner Corrado made a motion that assuming the applicant accepts the recommendation of the alternative Conditional Use Permit as it pertains to landbanking, to approve a variation from the collective parking requirement from 82 to 74 spaces. Commissioner Warnke seconded the motion. The Commission discussed the variation criteria as they apply to the request. The motion carried with a roll call vote of 4-2.

Commissioner Byrnes made a motion to approve the request for a variation from the rear yard setback requirement from 50 feet to 30 feet. Commissioner Warnke seconded the motion. The Commission discussed the variation criteria as they apply to the request. The motion failed with a roll call vote of 3-3.

Commissioner Callaway made a motion to approve the request for a variation to allow parking spaces within the front yard from 50 feet to 7.3 feet (Kenilworth) and corner side yard from 30 feet to 9.4 feet (St. Charles) and in the event that the landbanking is triggered, an additional front yard setback variation on Arlington from 50 feet to 12.6 feet. Commissioner Byrnes seconded the motion. The Commission discussed the variation criteria as they apply to the request. The motion carried with a roll call vote of 5-1.

Commissioner Callaway made a motion to approve the preliminary plat for a 7 lot subdivision. Commissioner Byrnes seconded the motion. The Commission discussed the requested 7 lot subdivision. The motion failed with a roll call vote of 0-6.

Under other business, Zoning Administrator Werner and Assistant Zoning Administrator Franz updated the Commission on upcoming agendas and agenda items. The meeting was adjourned at 9:35 P.M.

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