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

March 6, 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 20, 2018.
3. Public Comment
4. Case Number 18 P 03/City of Elmhurst Text Amendments

The purpose of this hearing is to consider a request by the City of Elmhurst, as petitioner, to amend the text of the Elmhurst Zoning Ordinance, Sections 22.94 and 22.95 regarding minimum lot area, minimum lot width and front yard average setback requirements for the Neighborhood Transition District, and consideration of allowing parking lots and parking structures in the Central Business Outer Core Residential District.

**Public Hearing – Notification Published February 8, 2018**

5. Houseal Lavigne presentation of Draft City of Elmhurst Subareas Plan
6. Other Business
7. Adjournment

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

Commissioner Members Absent: Callaway, McCoyd, Mushow

City Staff Present: Kopp, Franz

Commissioner Corrado moved to approve the minutes of the February 20, 2018 Zoning and Planning Commission/Zoning Board of Appeals meeting as written. Commissioner Warnke 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 public hearing for Case 18 P 03. Case 18 P 03 is a request by the City of Elmhurst, as petitioner, to amend the text of the Elmhurst Zoning Ordinance, Sections 22.94 and 22.95 regarding minimum lot area, minimum lot width and front yard average setback requirements for the Neighborhood Transition District, and consideration of allowing parking lots and parking structures in the Central Business Outer Core Residential District. After all testimony was received, Chair Rose closed the public hearing.

Commissioner Corrrrado made a motion to deliberate Case 18 P 03 this evening. Commissioner Garland seconded the motion. The motion carried with a 6-0 vote. The Commission discussed the proposed text changes as they relate to the Downtown Plan. Commissioner Corrado made a motion to approve the request as submitted. Commissioner Udtisky seconded the motion. The motion carried with a roll call vote of 6-0.

Nik Davis and Andrew Vesselinovitch presented the draft Subareas Plan. It was decided that additional comments can be submitted to the Assistant Zoning Administrator Franz for up to two weeks.

Under other business, Assistant City Manager Kopp and Assistant Zoning Administrator Franz updated the Commission on upcoming agendas and agenda items. The meeting was adjourned at 9:20 P.M.

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