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

September 18, 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 August 21, 2018.
3. Public Comment
4. **Case Number 18 P 13 / Timothy Christian Conditional Use Permit and Variation**
The purpose of this hearing is to consider a request for a Conditional Use Permit and Associated Variations to construct a parking lot on property commonly known as 1020 S. Prospect Avenue, Elmhurst, Illinois.
Deliberation – Public Hearing held August 21, 2018
5. **Case Number 18 P 15 / 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 22.42 - Regulations for specific uses, 22.45 - Accessory buildings and structures, 22.292 - Definitions, and add a new Section “22.52 Hoop House/High Tunnels/Low Tunnels/Cold Frames” to provide language to regulate hoop houses, high tunnels, low tunnels and cold frames and to add definitions for greenhouses and conservatories.
Public Hearing – Notification Published August 30, 2018
6. Other Business
7. Adjournment

Commission Members Present: Byrnes, Rose, Warnke, Garland, and McCoyd.

Commissioner Members Absent: Corrado, Callaway, Uditsky, and Mushow.

City Staff Present: Franz, Kopp, and Egan.

Chair Rose called the meeting to order at 7:08 p.m.

Commissioner Warnke moved to approve the minutes of the August 21, 2018 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner McCoyd 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 no public comments.

Chair Rose opened the deliberation for Case 18 P 13. The request is for a Conditional Use Permit and Associated Variations to construct a parking lot on property commonly known as 1020 S. Prospect Avenue, Elmhurst, Illinois. The Commission discussed the proposed project, the Conditional Use criteria, and the standards of Variation. Commissioner McCoyd made a motion to approve the Conditional Use permit with condition 1 from the staff report and a modified condition 2, seconded by Commissioner Garland. With a roll call vote, the motion carried with a 5-0 vote.

Commissioner Byrnes motioned to approve the setback Variations and Commissioner Garland seconded. With a roll call vote, the motion carried with a 5-0 vote. Chair Rose explained that this case is expected to be reviewed by the Development, Planning and Zoning Committee on Monday the 24th.

Chair Rose opened the public hearing for Case 18 P 15. 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 22.42 - Regulations for specific uses, 22.45 - Accessory buildings and structures, 22.292 - Definitions, and add a new Section "22.52 Hoop House/High Tunnels/Low Tunnels/Cold Frames" to provide language to regulate hoop houses, high tunnels, low tunnels and cold frames and to add definitions for greenhouses and conservatories. Twenty-two people provided testimony. After all testimony was received, Chair Rose closed the public hearing.

Under other business, City Planner Franz updated the Commission on upcoming agenda items. The five Subarea Plans will be reviewed at a public hearing on October 2nd and the city's proposed Planned Unit Development ordinance will also be discussed that evening. The Commission will meet again on October 2, 2018.

Commissioner McCoyd made a motion to adjourn the meeting at 9:37 p.m. Commissioner Garland seconded, and with a voice vote being all ayes, the motion passed.

Submitted by: Eileen Franz AICP, City Planner and Emily Egan AICP, Assistant City Planner