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

December 4, 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 November 13, 2018.
3. Public Comment
4. **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.
Deliberation – Public Hearing September 18, 2018 and Deliberation October 16, 2018
5. **Case Number 18 P 21 / Lennar Conditional Use Permit and Variations**
The purpose of this hearing is to consider a request for a Conditional Use Permit to exceed building height requirements and Associated Variations from setback requirements and parking space module requirements for an 8-story, 92 feet high (excluding parapet and rooftop appurtenances) building at 183, 189 and 191 Addison Avenue, Elmhurst, Illinois for the purpose of constructing an 8-story apartment building.
Public Hearing – All properties within 500 feet have been notified
6. **Case Number 18 P 22/ Mladenoff Conditional Use Permit**
The purpose of this hearing is to consider a request for a Conditional Use Permit for a day care center at 178-82 N. York Street, Elmhurst, Illinois for the purpose of operating a day care center.
Public Hearing – All properties within 500 feet have been notified
7. Adjournment

Commission Members Present: Callaway, Byrnes (arrived 7:04), Corrado, Uditsky Garland, McCoyd, Warnke, Rose.

Commissioner Members Absent: Mushow

City Staff Present: Franz, Egan, Kopp

Chair Rose called the meeting to order at 7:00 p.m.

Commissioner Corrado moved to approve the minutes of the November 13, 2018 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Garland 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. Debbie Sandstrom, Dan Virgil, Liz Ambrogie, Andrew, Lisa Gerhold Dirks, Elise Fulara, Nicole Virgil, Susan O'Donnell, Deb Crocket, Laura Calvert, Barbara Lonergan, Vicki Fitzmorris, Carol Snyder, Nicole, Andrianit Siavelis, Amy Sanders, Bill Sanders, Bryan Doan Ben Silver and Tom Gimmin spoke during public comment.

Chair Rose announced that Case 18 P 21 is being continued until January 15, 2019.

Chair Rose opened the deliberation for Case 18 P 15. *On October 16, 2018 during deliberation Commissioner Corrado motioned to accept the text amendments as presented seconded by Commissioner Callaway. Chair Rose made a motion to amend the motion and change the proposed text amendment include text that would limit the height no more than six feet and the square footage of no more than one hundred square feet. That amendment was seconded by Commissioner Garland. These motions were on the table at the beginning of December 4, 2018 deliberation.*

A roll call vote was taken on the motion Chair Rose made to amend the motion and change the proposed text amendment to include text that would limit the height no more than six feet and the square footage of no more than one hundred square feet. That amendment was seconded by Commissioner Garland. The motion carried with a roll call vote of 5-3.

Commissioner Corrado made a motion to limit the timeframe from December through April. Commissioner Uditsky seconded the motion and with a roll call vote, the motion failed with a 2-6 vote.

Commissioner Garland made a motion to limit the timeframe from October 15th through April 15th. Commissioner Callaway seconded the motion and with a roll call vote, the motion carried with a 5-3 vote.

Commissioner Callaway made a motion to include that the structures would go through an annual permit process. Commissioner Uditsky seconded the motion and with a roll call vote, the motion carried with an 8-0 vote.

Commissioner Byrnes made a motion to require a fence when there is a hoop house on a property. Commissioner Corrado seconded the motion and with a roll call vote, the motion failed with a 1-7 vote.

A roll call vote was taken on Commissioner Corrado's original motion, that was seconded by Commissioner Callaway, and amended to include that the structures should be no more than six feet high, no more than 100 square feet, the timeframe is October 15th through April 15th, an annual permit process is required and a fence is not required. The motion carried with a 6-2 vote.

Chair Rose opened the public hearing for Case 18 P 22. The purpose of this hearing is to consider a request for a Conditional Use Permit for a child's daycare at 178-182 N. York St. in Elmhurst, IL. After all testimony was received from the applicant and interested parties, Chair Rose closed the public hearing.

Chair Rose opened the deliberation. The Commission discussed the ingress and egress for the drop-off and pick-up spaces off of the alley.

Chair Rose made a motion to add a condition that landscaping and a fence be included between the daycare and the parking lot. Commissioner Corrado seconded the motion and with a roll call vote, the motion carried with a vote 8-0.

Commissioner Corrado made a motion to approve the variation request as presented with the one landscaping and fence condition. Commissioner McCoyd seconded the motion and with a roll call vote, the motion carried 8-0.

Commissioner Callaway made a motion to adjourn at 9:47 p.m. and Commissioner Garland seconded. Motion passes with a voice vote.

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