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

January 15, 2019

7:00 P.M.

1. Roll Call/Call to Order

Chair Rose called the meeting to order at 7:01 p.m.

Commission Members Present: Byrnes, Callaway, Corrado, McCoyd, Uditsky,
Warnke (arrived at 7:25 pm), Rose

Commissioner Members Absent: Garland, Mushow

City Staff Present: Franz, Egan, Kopp

2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on December 18, 2018.

Commissioner Corrado moved to approve the minutes of the December 18, 2018 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner McCoyd seconded, and with a voice vote being all ayes, the motion passed.

3. Public Comment

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. Charlene Freislinger spoke about the vent noise from FFC.

4. Case Number 18 P 21 / Lennar Conditional Use Permit and Variations

Chair Rose opened the public hearing for Case 18 P 21. 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. CP Franz provided an overview of the request.

The applicant gave a presentation on the proposed development and spoke about the Conditional Use request and standards of review for variations. Consultants working with the applicant on the project also provided testimony on traffic, parking, stormwater, unit mix, shadow studies, and architecture.

There were eight public comments in regards to the proposed development. After all testimony was received, Chair Rose closed the public hearing.

5. Case Number 18 P 25/ Planned Unit Development Text Amendment

The applicant requested that this case be continued until February 5, 2019.

6. Case Number 18 P 26/ Amenity Deck and Modified Shipping Container 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, 22.46 – Bulk Regulations, 22.292 - Definitions, and add a new Section “22.53 Modified Shipping Containers” to provide language to regulate modified shipping containers as accessory structures and rooftop amenity decks and to add definitions for modified shipping containers as accessory structures and rooftop amenity decks.

Chair Rose closed the public hearing. Commissioner Callaway made a motion to deliberate, Commissioner McCoyd seconded. ACP Egan reviewed the topic and the proposed text amendment edits that had been made since the December 18, 2018 public hearing. The Commission discussed the proposed changes.

Commissioner Callaway made a motion to approve the proposed text amendment for case 18 P 26. Commissioner Warnke seconded. The motion carried with a 7-0 vote.

7. Adjournment

Commissioner Uditsky made a motion to adjourn at 9:45 p.m. and Commissioner Warnke seconded. Motion passes with a voice vote.

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