



CITY OF ELMHURST
209 NORTH YORK STREET
ELMHURST, ILLINOIS 60126-2759
(630) 530-3000
www.elmhurst.org

STEVEN M. MORLEY
MAYOR
JACKIE HADDAD-TAMER
CITY CLERK
ELAINE LIBOVICZ
CITY TREASURER
JAMES A. GRABOWSKI
CITY MANAGER

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

February 4, 2020

7:01 P.M.

1. Roll Call/Call to Order

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

Commission Members Present: Byrnes, Callaway, Corrado, Garland,
Snyder, Rose, Uditsky, Mushow

Commissioner Members Absent: McCoyd

City Staff Present: Egan, Franz, Kopp

Elected Officials Present: None

2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on January 21, 2020.

Commissioner Corrado moved to approve the minutes of the January 21, 2020 Zoning and Planning Commission/Zoning Board of Appeals meeting. Commissioner Garland seconded.

With a voice vote, the motion passed unanimously 8-0.

3. Public Comment

None.

4. Case Number 20 P 01 – Epiphany Evangelical Amended Conditional Use Permits and Variations

The purpose of this hearing is to consider a request for an amended conditional use permit to expand and reconfigure an existing parking lot, an amended conditional use permit for building additions with wall signage, with associated variations including variations from parking setback, number of required parking spaces and building setback requirements at the property commonly known as 314 W. Vallette/590 & 596 S. Spring, Elmhurst, Illinois for the purpose of adding additional parking spaces, installing an elevator, canopies and other building improvements.

Chair Rose opened the public hearing for case 20 P 01. CP Franz introduced the case and the applicant. The Commission took testimony from the applicant. There were two public comments in favor of the application.

Chair Rose closed the public hearing. The Commission discussed the application, and testimony. It was noted that two parking spaces might need analysis in regards to the backup rotation and pedestrian safety. The Commission discussed the standards of review for a Variation and a Conditional Use permit for each request.

Commissioner Corrado made a motion to approve the request for an amended Conditional Use permit to expand and reconfigure an existing parking lot. Commissioner Mushow seconded.

Ayes: Byrnes, McCoyd, Callaway, Garland, Uditsky, Corrado, Snyder, Rose

Nays: None.

Absent: McCoyd

Motion passed.

Commissioner Garland made a motion to approve the request for an amended Conditional Use permit for building additions and signage. Commissioner Snyder seconded.

Ayes: Byrnes, McCoyd, Callaway, Garland, Uditsky, Corrado, Snyder, Rose

Nays: None.

Absent: McCoyd

Motion passed.

Commissioner Uditsky made a motion to approve the request for Variation from the parking setback requirement from 35 feet to 7.8 feet (on Hillside). Commissioner Byrnes seconded.

Ayes: Byrnes, McCoyd, Callaway, Garland, Uditsky, Corrado, Snyder, Rose

Nays: None.

Absent: McCoyd

Motion passed.

Commissioner Corrado made a motion to approve the request for a Variation from the building setback requirement from 25 feet to 5.1 feet (on Vallette). Commissioner Garland seconded.

Ayes: Byrnes, McCoyd, Callaway, Garland, Uditsky, Corrado, Snyder, Rose

Nays: None.

Absent: McCoyd

Motion passed.

Commissioner Callaway made a motion to approve the request for a Variation from the amount of required parking spaces from 62 spaces to 29 spaces. Commissioner Uditsky seconded.

Ayes: Byrnes, McCoyd, Callaway, Garland, Uditsky, Corrado, Snyder, Rose

Nays: None.

Absent: McCoyd

Motion passed.

5. Planned Development Ordinance Training

CP Franz opened up the discussion in regards to the recent update to the Planned Development Ordinance. John Houseal, from Houseal Lavigne Associates went over the general purpose, standards of review, process of the Planned Development Ordinance.

6. Other Business

Chair Rose asked the Commission to review their summer schedules and talk to staff about scheduling. Commissioner Corrado asked staff to review the FSR sign on York Road which was previously granted a Variation. CP Franz reviewed dates for a joint meeting with the Development, Planning and Zoning Committee for the Zoning Code updates.

7. Adjournment

Commissioner Corrado made a motion to adjourn at 9:15 p.m. and Commissioner Uditsky seconded. Motion passed with a voice vote.

Submitted by: Emily Egan AICP, City Planner