



CITY OF ELMHURST

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MINUTES OF COMMITTEE MEETING

August 27, 2012
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE: 1) Case Number 11ZBA-08/Callahan Variation – 130 N. Larch Avenue
Request for front yard setback and lot coverage variations for the purpose of constructing an unenclosed front porch on property commonly known as 130 N. Larch Avenue (PIN 06-02-219-014)
Continued Discussion from October 28, 2011
- 2) Case Number 12 P-04/Conservation Design Forum Conditional Use 185 S. York Request for Conditional Use Permit for the purpose of establishing an office use in the R5 Specialty Residence District on property commonly known as 185 S. York Street (PIN 06-01-306-032).
- 3) Other Business
- 4) Public Comments

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner, Kopp, Grabowski (part-time), Peppers

Elected Officials Present: Levin (part-time)

Chairman Morley called the meeting to order at 7:05 p.m.

Chairman Morley, with the concurrence of the Committee, moved Agenda Item #4, Public Comments, to the beginning of the meeting rather than the end of the meeting as shown on the agenda. Chairman Morley opened Public Comments for anyone in attendance who wanted to address the Committee. There being no one in the audience who wanted to address the Committee under Public Comments, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item # 1 –Case # 11ZBA-08/Callahan Variation – 130 N. Larch Avenue

The Committee reviewed the Zoning and Planning Commission report dated August 17, 2012 recommending approval of the request for Variation to Front Yard Setback and Lot Coverage. The Committee reviewed the application materials, transcripts of the public hearing, and the Zoning and Planning Commission Report dated October 17, 2011. The Committee noted that the request for Front Yard Setback Variation was in keeping with previous requests for variations to allow front porches.

However, the Committee noted that a companion request for a variation to the maximum allowable lot coverage of 30% was problematic and does not meet the third criteria for variation approval, that “the property in question cannot yield a reasonable return or provide the owners or tenants a reasonable enjoyment of the property if permitted to be used only under the conditions allowed by the regulations in its zone”.

While the committee was inclined to deny the Callahan variation, Alderman Polomsky requested more time to review all related information. The DPZ Committee will not be issuing a report/recommendation to the City Council until Alderman Polomsky has had a chance to review the materials she requested.

Agenda Item #2 – Case # 12P-04/Conservation Design Forum Conditional Use – 185 S. York Street

The Committee reviewed the Zoning and Planning Commission report dated August 17, 2012 recommending approval of the request for Conditional Use Permit for the purpose of operating an office in the house commonly known as 185 S. York Street (the Marquardt House). The Committee also reviewed the application materials and the transcripts of the public hearing. After discussion, the Committee agreed with the findings of the Zoning and Planning Commission and voted unanimously to recommend that the City Council approve this request. A Report recommending approval will be on the September 4, 2012 City Council Agenda.

Agenda Item #3 – Other Business

The Committee briefly discussed the status of the proposed North York Street TIF District (TIF 4).

The meeting was adjourned at 8:20 p.m.

Submitted by: Nathaniel J. Werner, AICP, Planning and Zoning Administrator