



**CITY OF ELMHURST**  
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CITY MANAGER

**MINUTES OF COMMITTEE MEETING**

March 11, 2013  
6:30 p.m.

**DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)**

- RE:
1. Public Comments
  2. Case Number 13 ZBA-02 / Hessling Variation – 259 N. Myrtle
  3. Request to amend the text of the Zoning Ordinance to consider allowing “Landscape Contractors, including outdoor storage” as a Conditional Use in the I1 Restricted Industrial District.
  4. Other Business

Committee Members Present: Morley, Polomsky, Leader

Committee Members Absent: None

City Staff Present: Werner

Elected Officials Present: None

Others Present: Hessling (259 N. Myrtle), Whistler

Chairman Morley called the meeting to order at 6:34 p.m.

Agenda Item #1 – Public Comments

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, Chairman Morley closed the Public Comments portion of the meeting.

Agenda Item # 2 – Case # 13ZBA-02/Hessling Variation 259 N. Myrtle

The Committee continued discussion of Case 13ZBA-02/Hessling Variation - 259 N. Myrtle noting that the proposed front porch, and resultant front yard setback variation, is a result of the location of the existing house onto which the front porch will be attached. The Committee agreed with the findings of the Zoning and Planning Commission that the Applicant has met the three Standards for Variations noting that the proposed front porch setback will not alter the

essential character of the neighborhood; the neighborhood is characterized by homes with varying front yard setbacks. The Committee will send a report to City Council recommending approval of the request.

Agenda Item # 3 – Request to amend the text of the Elmhurst Zoning Ordinance

The Committee heard a request from staff to amend the text of the Zoning Ordinance to consider allowing "Landscape Contractors, including outdoor storage as a Conditional Use in the I1 Restricted Industrial District. Staff explained that the current language in the Ordinance allows "Landscape Contractors, excluding outdoor storage" as a permitted use in the I1 District. This exclusion of outdoor storage, as a practical matter, does not allow landscape contractors within the City. The Committee requested staff to prepare a draft report for consideration.

Agenda Item #4 - Other Business

Staff briefed the Committee on upcoming zoning cases.

The meeting was adjourned at 7:10 p.m.

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