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MINUTES OF COMMITTEE MEETING

April 8, 2013
7:00 p.m.

DEVELOPMENT, PLANNING AND ZONING COMMITTEE (DP&Z)

- RE:
1. Public Comments
 2. Case Number 13 ZBA-03/Spiller Variation – 141 N. Larch
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch.
 3. Case Number 13 ZBA-04/Dettman Variation – 310 S. Prospect
Request for Rear Yard Setback Variation for the purpose of constructing an attached garage.
 4. Case Number 13 P-02/Chick-fil-A Conditional Use and Associated Variations
Request for Conditional Use Permit for the purpose of constructing and operating a drive-through restaurant with pylon sign and associated variations for wall sign area(s).
 5. Continued Discussion - North York Street Plan - Referral from Aldermen Polomsky & Leader
 6. Other Business

Committee Members Present: Morley, Polomsky

Committee Members Absent: Leader

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

Elected Officials Present: None

Others Present: Spiller (141 N. Larch), Dettman 310 S. Prospect, Uebelhor, Hill, Saposnik (Chick-fil-A), Krumrey, Whistler

Chairman Morley called the meeting to order at 7:00 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-03/Spiller Variation 141 N. Larch

The Committee discussed Case 13ZBA-03/Spiller Variation 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 legal non-conforming front yard setbacks. The Committee will send a report to City Council recommending approval of the request.

Agenda Item # 3 – Case # 13ZBA-04/Dettman Variation 310 S. Prospect

The Committee discussed Case 13ZBA-04/Dettman Variation noting that the request results from the uniqueness of a lot which is a square rather than a rectangle. The Committee noted that the request for setback variation allows the Applicant to remove the detached garage that is closer to the subject lot line than the proposed attached garage. The Committee agreed with the findings of the Zoning and Planning Commission that the Applicant has met the three Standards for Variations. The Committee will send a report to City Council recommending approval of the request.

Agenda Item #4- Case # 13P-02/Chick-fil-A Conditional Use and Associated Variations

The Committee discussed Case 13P-02/Chick-fil-A Conditional Use and Associated Variations

The Committee agreed with the findings of the Zoning and Planning Commission that the Applicant has met the Standards for Conditional Use and the three Standards for Variations. The Committee will send a report to City Council recommending approval of the request.

Agenda Item #4 - Continued Discussion - North York Street Plan

The Committee reviewed the draft Request for Proposals for the North York Street Plan noting that the Economic Development Commission has reviewed and approved release of the document that will solicit proposals from planning and development firms to prepare a development plan for the North York Street TIF planning area. The Committee instructed staff to release the document to as large an audience as possible.

Agenda Item #5 – Other Business

Chairman Morley re-opened Public Comments for Mr Michael Krumrey, 570 W. Crockett, who stated his concerns with the “Got-it” campaign noting that he felt the activities associated with the campaign should be measurable. There being no one else in the audience who wanted to address the Committee, Chairman Morley closed the Public Comments portion of the meeting.

The meeting was adjourned at 8:40 p.m.

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