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

May 9, 2013

7:30 P.M.

1. Roll Call/Call to Order
2. Approval of minutes of Zoning and Planning Commission / Zoning Board of Appeals meeting held on April 25, 2013
3. Case Number 13 P-01 / 135-149 N. Addison Conditional Use and Associated Variations (PIN(s) 06-02-221-003 & 004) Request for Conditional Use Permit and Associated Yard Setback Variations for the purpose of constructing a six (6) story mixed-use parking garage with retail and office space.
Deliberation - Public Hearing Held 2/28/2013, 3/14/2013, and 4/11/2013
4. Case Number 13 ZBA-05 / Hamby Variation – 297 S. York & 111 E. Adelia (PIN(s) 06-01-312-038 & 040) Request for Fence/Wall Height Variation for the purpose of constructing a six (6) foot tall brick wall.
Deliberation - Public Hearing Held 4/25/2013
5. Other Business

Commission Members Present: Callaway, Frolik, Hill, McCoyd, Mushow, Whistler

Commissioner Members Absent: Brinkmeier, Corrado, Torcasso

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a motion to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes for April 25, 2013. Commissioner Frolik moved to approve the minutes of the April 25, 2013 Z&P Commission /ZBA meeting as written. Commissioner McCoyd seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case # 13P-01/135-149 N. Addison Conditional Use and Associated Variations. After review of the request for Conditional Use Permit and Associated Variations, and after review of the Standards for Conditional Uses and Variations, the Zoning and Planning Commission voted unanimously to recommend that the City Council deny the request as presented.

Chairman Whistler opened the deliberation for Case # 13ZBA-05/Hamby Variation 297 S. York Street and 111 E. Adelia. After review of the Standards for Variations, the Zoning and Planning Commission, acting as the Zoning Board of Appeals voted unanimously to deny the Applicants request for Fence/Wall Height Variation. Note: pursuant to Section 3.8-6k of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Other Business –Mr. Werner briefed the Commission on upcoming cases. Chairman Whistler briefed the Commission on the status North York Street RFP noting that the Z&P Commission will be playing a role in the process.

The meeting was adjourned at 10:00 P.M.

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