



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

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

July 25, 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 July 11, 2013
3. Case Number 13 ZBA-09 /O'Hearn Variation – 155 S. Poplar Avenue  
Request for Front Yard Setback Variation for the purpose of constructing an attached garage, pursuant to Section 7.3-5 of the Elmhurst Zoning Ordinance, on property commonly known as 155 S. Poplar Avenue (PIN 06-01-400-011), said property being wholly located within the R1 Single Family Residence District.
4. Case Number 13 ZBA-10 /Hoffman Variation – 149 N. Clara Place  
Request for Building Height Variation for the purpose of constructing an addition at the same height as the existing house, 36 feet 6 inches, pursuant to Section 7.4-6 of the Elmhurst Zoning Ordinance, on property commonly known as 149 N. Clara Place (PIN 06-01-121-001), said property being wholly located within the R2 Two Family Residence District.
5. Other Business

Commission Members Present: Brinkmeier, Callaway, Corrado, Frolik, Hill, McCoyd, Mushow, Torcasso, Whistler

Commissioner Members Absent: None

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 July 11, 2013. Commissioner Brinkmeier moved to approve the minutes of the July 11, 2013 Z&P Commission /ZBA meeting as written. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-09/O'Hearn Variation – 155 S. Poplar, which is a request for front yard setback variation for the purpose of constructing an attached garage. The Applicant is requesting a Front Yard Setback variation from 50 feet to 37.83 feet, a variation of 24.3%, for the purpose of constructing an attached garage to replace the existing two car garage located on the lower level of the house structure. Because the existing garage is on the lower level of the house,

the driveway slopes downward towards the house resulting in flooding during heavy rain events. The downslope driveway will be filled in and the existing garage doors will be replaced with a concrete wall. A new side load, one-car garage with the garage door on the north side of the new garage addition is proposed to replace the existing two car garage. After receiving testimony from the Applicant as well as Interested citizens, Chairman Whistler closed the public hearing portion of this Case. Commissioner McCoyd moved to deliberate Case#13ZBA-09 this evening. Commissioner Frolik seconded and, with a roll call vote being 7 ayes and 2 nays, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-10/Hoffman Variation – 149 N. Clara Place, which is a request building height variation of 1.5 feet, from 35 feet to 36.5 feet, for the purpose of constructing an addition at the same building height as the existing house. After receiving testimony from the Applicant, and there being no interested parties in the audience regarding this Application, Chairman Whistler closed the public hearing portion of this Case. Commissioner Brinkmeier moved to deliberate Case#13ZBA-10 this evening. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case # 13ZBA-09/O'Hearn Variation – 155 S. Poplar. After discussion of the Standards for Variation as they relate to the request for Front Yard Setback Variation, and noting that the proposed infill will be reviewed by the City's Engineering Department, the Board voted 8 to 1 to recommend that the City Council approve the request as presented. The one "no" vote was not an expression of disapproval; rather, the "no" vote was due to a request for engineering review, analysis and approval prior to the Zoning Board of Appeals issuing a report. It was, however, the consensus of the Board that the specific request before them is the request for Front Yard Setback for the purpose of constructing a garage addition. The proposed infill could be accomplished without a request for Zoning Ordinance relief, and must be analyzed and approved by the City of Elmhurst Engineering Department.

Chairman Whistler opened the deliberation for Case # 13ZBA-10/Hoffman Variation – 149 N. Clara Place. After discussion of the Standards for Variation as they relate to the request for Building Height Variation, Commissioner Corrado moved to approve the request as presented. Commissioner Callaway seconded and, with a roll call vote being all ayes, the motion passed. ***Note: Pursuant to Section 3.8-6h 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.

The meeting was adjourned at 9:30 P.M.

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