

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

August 22, 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 August 8, 2013
3. Case Number 13 P-06 /Lakeside Bank Conditional Use and Associated Wall Sign Height Variation – 165 S. York Street  
Request for Conditional Use Permit and Associated Wall Sign Height Variation, pursuant to Section 8.6c and 11.18-5b of the Elmhurst Zoning Ordinance, on property commonly known as 165 S. York Street (PIN 06-01-300-023), said property being wholly located within the C4 Central Business District.  
**Continued Public Hearing from August 8, 2013 - All properties within 500 feet have been notified**
4. Case Number 13 ZBA-13 /Chael Variation – 666 S. Hillside Avenue  
Request for Front Yard Setback Variation for the purpose of constructing an unenclosed front porch, pursuant to Section 7.4-5 of the Elmhurst Zoning Ordinance, on property commonly known as 666 S. Hillside Avenue (PIN 06-11-321-022), said property being wholly located within the R2 Two Family Residence District.  
**Public Hearing - All properties within 500 feet have been notified**
5. Other Business

Commission Members Present: Brinkmeier, Hill, McCoyd, Mushow, Whistler

Commissioner Members Absent: Callaway, Corrado, Frolik, 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 August 8, 2013. Commissioner Mushow moved to approve the minutes of the August 8, 2013 Z&P Commission /ZBA meeting as written. Commissioner Brinkmeier seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the continued Public Hearing for Case # 13P-06/Lakeside Bank Conditional Use and Associated Wall Sign Height Variation, which is a request for a Conditional Use Permit for the drive-through banking, and a wall sign height variation. After receiving testimony from the Applicant, and there being no interested parties in the audience wanting to testify regarding Application, Chairman Whistler closed the public

hearing portion of this Case. Commissioner Brinkmeier moved to deliberate Case#13P-06 this evening. Commissioner McCoyd seconded and, with a roll call vote being 4 to 1, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-13/Chael Variation – 666 S. Hillside Avenue, which is a request which is a request for front yard setback variation for the purpose of constructing an unenclosed front porch. After receiving testimony from the Applicant, and there being one interested person in the audience in support of this Application, Chairman Whistler closed the public hearing portion of this Case. Commissioner Mushow moved to deliberate Case#13ZBA-13 this evening. Commissioner Corrado seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case # 13P-06/ Lakeside Bank Conditional Use and Associated Wall Sign Height Variations. After discussion of Standards for Conditional Use as they relate to the request for drive-through, and the Standards for Variations as they relate to the request for a variation to wall sign height, Commissioner Brinkmeier moved to approve the request as presented. Commissioner Hill seconded and, with a roll call vote being all ayes, the motion passed.

Chairman Whistler opened the deliberation for Case # 13ZBA-13/Chael Variation – 666 S. Hillside Avenue. After discussion of the Standards for Variation as they relate to the request for Front Yard Setback Variation, Commissioner Hill moved to approve the request as presented. Commissioner Mushow seconded and, with a roll call vote being all ayes, the motion passed.

Other Business –Mr. Werner briefed the Commission on upcoming cases.

The meeting was adjourned at 8:45 P.M.

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