

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

September 26, 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 September 12, 2013
3. Case Number 13 ZBA-14 /Murray Variation – 121 Melrose Avenue
Request for Interior-Side Yard Setback Variations for the purpose of constructing a detached garage, pursuant to Section 7.4-5 of the Elmhurst Zoning Ordinance, on property commonly known as 121 Melrose Avenue (PIN 06-01-106-040 & 041), said property being wholly located within the R2 Two Family Residence District.
Public Hearing - All properties within 500 feet have been notified
4. Case Number 13 P-07 /Zoning Ordinance Map and Text Amendment – Proposed C3A District for 140 and 160 W. Industrial Drive
Request for Map and Text Amendment for the purpose of establishing a new C3A Zoning District applicable to properties commonly known as 140 and 160 W. Industrial Drive (PIN’s 03-35-204-008 & 007), said properties being wholly located within the C3 General Commercial District.
Public Hearing - All properties within 500 feet have been notified
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 September 12, 2013. Commissioner Corrado moved to approve the minutes of the September 12, 2013 Z&P Commission /ZBA meeting as written. Commissioner Callaway seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public hearing for Case 13 ZBA-14/Murray Variation 121 Melrose, which is a request for Interior Side-Yard Variations for the purpose of constructing a replacement garage. After all testimony was received from the Applicant, and there being no one in the audience concerned with this request,

Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate this case tonight. Commissioner Brinkmeier seconded and added that the Board should deliberate this case prior to the next Public Hearing on the agenda. After a voice vote being all ayes, the motion passed.

Commissioner Corrado moved to approve case 13ZBA-14 as presented. Commissioner Callaway seconded. After deliberation of the request, and of the Standards for Variations as they apply to this case, the Zoning Board of Appeals voted unanimously to recommend approval of the request for interior side yard variations.

Chairman Whistler opened the Public Hearing for Case 13P-07 /Zoning Ordinance Map and Text Amendment – Proposed C3A District for 140 and 160 W. Industrial Drive, which is a request by the City of Elmhurst, as applicant, for a Map and Text Amendment to the Elmhurst Zoning Ordinance for the purpose of creating a new C3A Zoning District for properties commonly known as 140 and 160 W. Industrial Drive. After all testimony was provided by Mr. Werner representing the City of Elmhurst, and from Mr. David Meek Attorney representing the owner of 140 W. Industrial drive, Chairman Whistler closed the public hearing portion of this case. The Commission will deliberate this case at their next scheduled meeting on October 10, 2013.

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

The meeting was adjourned at 9:00 P.M.

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