



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

October 10, 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 26, 2013
3. Case Number 13 ZBA-15 /JTM Partners Variation – 184 Walnut Street  
Request for Subdivision of one lot into two buildable lots with a Variation for Lot Frontage for one lot and a Variation for Lot Area for the second lot pursuant to Section 7.3 of the Elmhurst Subdivision Ordinance, and Section 7.4-3 of the Elmhurst Zoning Ordinance, on property commonly known as 184 N. Walnut Street (PIN 06-02-109-020), 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.  
**Deliberation - Public Hearing held September 26, 2013**
5. Other Business

Commission Members Present: Callaway, Frolik, Hill, McCoy, 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 September 26, 2013. Commissioner Mushow moved to approve the minutes of the September 26, 2013 Z&P Commission /ZBA meeting as written. Commissioner Frolik seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public hearing for Case 13 ZBA-15/JTM Partners Subdivision with Variations – 184 N. Walnut, which is a request for a subdivision of one lot into two

buildable lots; one with a variation to lot frontage, and the other lot with a variation to lot area. After all testimony was received from the Applicant, and interested parties in the audience concerned with this request, Chairman Whistler closed the Public Hearing portion of this case. This Case will be deliberated at the next meeting of the Zoning Board of Appeals on October 24, 2013.

Chairman Whistler opened the deliberation of 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 discussion of the bulk regulations and use lists for the proposed C3A District, and reviewing the information provided by Interested Parties at the Public Hearing, the Commission voted unanimously to recommend approval of the proposed Zoning Ordinance Text Amendment creating a new C3A zoning district.

Other Business –Mr. Werner distributed draft language for the proposed Zoning Ordinance Text Amendment concerning electronic institutional message board signs in residential neighborhoods and requested comments before sending the legal notice for the public hearing to the newspaper for publication. The Public Hearing for this issue is tentatively scheduled for November 14, 2013. Mr. Werner then 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