

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

November 14, 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 October 24, 2013.
3. Case Number 13P-09/City of Elmhurst Zoning Ordinance Text Amendment
Request for amendment to Chapter 11 for the purpose of allowing Institutional Message Board Signs- Manual, and Institutional Message Board Signs – Electronic, as Conditional Uses in the C/R, RE, R1, R2, R3, R4 and O/I/C Zoning Districts.
Public Hearing – Notification Published October 24, 2013.
4. Case Number 13P-08/Bethel United Church Of Christ Amended Conditional Use and Associated Variation
Request for Amended Conditional Use Permit and Associated Front Yard Setback Variation for the purpose of allowing the construction of a Fellowship Hall and the adaptive renovation of an existing residence for use as an Administrative Center on property commonly known as 315 E. St Charles, and 312, 314 and 316 E. Huntington Lane.
Deliberation – Public Hearing held October 24, 2013
5. Other Business

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

Commissioner Members Absent: Corrado, Frolik

City Staff Present: Werner, Kopp

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 October 24, 2013. Commissioner Mushow moved to approve the minutes of the October 24, 2013 Z&P Commission /ZBA meeting as written. Commissioner Torcasso seconded and, with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13P-09/City of Elmhurst Zoning Ordinance Text Amendment, which is a request to allow “Institutional Message Board Signs-Manual, and Institutional Message Board Signs-Electronic in residentially zoned districts as well as the C/R Conservation/Recreation District and the O/I/C Office/Institutional/Cultural District. After all testimony was received from interested parties in the audience, Chairman Whistler closed the Public Hearing portion of this case. Chairman Whistler stated that the record will remain open for two weeks for additional written testimony.

Chairman Whistler opened the deliberation of Case # 13P-08/Bethel Church Amended Conditional Use and Associated Variation. After reviewing the Standards for Conditional Uses and Variations, the Commission voted unanimously to recommend approval of the request as presented.

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

The meeting was adjourned at 9:45 P.M.

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