

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

December 12, 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 November 14, 2013.
3. Case Number 13P-10/Pauli's Standard Service Conditional Use – 259-261 N. West Avenue  
Request for Conditional Use Permit, pursuant to Chapter 8, Section 8.4-2 of the Elmhurst Zoning Ordinance, for the purpose of establishing and operating an Automobile Service Station on property commonly known as 259-261 N. West Avenue, (06-02-100-037).  
**Public Hearing – All Properties within 500 feet have been notified.**
4. Case Number 13ZBA-17/Skyzone Wall Sign Height Variation-325 W. Lake Street  
Request for Wall Sign Height Variation for the purpose of allowing the installation of three (3) wall signs with a height variation of 5.35 feet, from 20 feet to 25.35 feet, on property commonly known as 325 W. Lake Street (03-35-201-017).  
**Public Hearing – All Properties within 500 feet have been notified**
5. Case Number 13ZBA-18/Miller Fence Height Variation-208 S. Arlington  
Request for Fence Height Variation of one-half (1/2') foot, from three (3) feet to three and one-half (3 ½) feet for the purpose erecting an ornamental iron fence on property commonly known as 208 S. Arlington (06-01-307-020).  
**Public Hearing – All Properties within 500 feet have been notified**
6. Case Number 13ZBA-19/Yahr Lot Area Variation-694 S. Saylor Avenue  
Request for Lot Area Variations to allow two (2) buildable lots pursuant to Chapter 4, Section 4.4 and Chapter 7.4-3a of the Elmhurst Zoning Ordinance (the subject property is already subdivided into two (2) lots) on property commonly known as 694 S. Saylor Avenue (PIN 06-11-418-019), said property being wholly located in the R2 Single Family Residence District.  
**Public Hearing – All Properties within 500 feet have been notified**
7. Other Business

Commission Members Present: Callaway, Frolik, Hill, Mushow, Rose, Whistler

Commissioner Members Absent: Corrado, McCoy, Torcasso

City Staff Present: Werner

After a roll call establishing a quorum, Chairman Whistler requested a voice vote to approve the Zoning and Planning Commission/Zoning Board of Appeals meeting minutes for November 14, 2013; with a voice vote being all ayes, the motion passed.

Chairman Whistler opened the Public Hearing for Case # 13P-10/Pauli's Standard Service Conditional Use, which is a request to allow the operation of an Automobile Service Station. After all testimony was received from the Applicant, and there being no one in the audience concerned about this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate Case # 13P-10 this evening. Commissioner Callaway seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-17/Skyzone Variation 325 W. Lake Street, which is a request for a variation to wall sign height, from 20 feet to 25.35 feet for three proposed wall signs. After all testimony was received from the Applicant, and there being no one in the audience concerned about this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Rose moved to deliberate Case # 13ZBA-17 this evening. Commissioner Frolik seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the Public Hearing for Case # 13ZBA-18/Miller Variation – 208 S. Arlington, which is a request for a variation to fence height, from three feet to three and one-half feet, for the purpose of constructing an ornamental wrought iron fence in the front yard. After all testimony was received from the Applicant, and there being no one in the audience concerned about this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Callaway moved to deliberate Case # 13ZBA-18 this evening. Commissioner Rose seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the Public Hearing for Case # 13P-19/Yahr Variation – 694 S. Saylor, which is a request for lot area variation for the purpose of establishing a buildable lot. After all testimony was received from the Applicant, and there being no one in the audience concerned about this request, Chairman Whistler closed the Public Hearing portion of this case. Commissioner Frolik moved to deliberate Case # 13ZBA-19 this evening. Commissioner Hill seconded the motion and, with a voice vote being all ayes, the motion carried.

Chairman Whistler opened the deliberation of Case # 13P-10/Pauli's Standard Service Conditional Use. After reviewing the Standards for Conditional Uses, the Commission voted unanimously to recommend that the City Council approve the request as presented.

Chairman Whistler opened the deliberation of Case # 13ZBA-17/Skyzone Variation. After reviewing the Standards for Variations, the Board voted unanimously to approve the request as presented. Pursuant to Section 3.8-6 of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the deliberation of Case # 13ZBA-18/Miller Variation. After reviewing the Standards for Variations, the Board voted 5 to 1 to approve the request as presented. Pursuant to Section 3.8-6 of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Chairman Whistler opened the deliberation of Case # 13P-10/Pauli's Standard Service Conditional Use. After reviewing the Standards for Variations, the Board voted unanimously to approve the request as presented. Pursuant to Section 3.8-6 of the Elmhurst Zoning Ordinance, the Zoning Board of Appeals has final authority in this case.

Other Business –Mr. Werner then 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