

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

May 8, 2014

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 April 24, 2014.
3. Case Number 14ZBA-05/DeSombre Lot Area Variation-786 S. Mitchell 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 786 S. Mitchell Avenue (PIN 06-14-202-015), said property being wholly located in the R2 Single Family Residence District.  
**Public Hearing – All Properties within 500 feet have been notified**
4. Case Number 14 P-04 /Providence Bank Map Amendment, Conditional Use Planned Development and Subdivision 1020 S. Prospect and 232 W. Butterfield Road  
Request for Map Amendment, Conditional Use Planned Development and Subdivision for the purpose of rezoning subject property from R2 Single-Family Residence to C2 Community Shopping and Service, a Conditional Use Planned Development and a Conditional Use Permit to establish a drive-through for a proposed bank building , on property commonly known as 1020 S. Prospect Avenue and 232 W. Butterfield Road (PIN's 06-14-409-030 & 040), said property being wholly located within the R2 Single Family Residence District.  
**Deliberation – Public Hearing held April 24, 2014**
5. Case Number 14 P-03 /Paragon Conditional Use and Associated Variations 624 N. York Street  
Request for Conditional Use Permit to establish a drive-through, and Associated Parking and Sign Variations for property commonly known as 624 N. York Street. (PIN's 03-35-204-009 & 012), said property being wholly located within the C3 General Commercial District.  
**Deliberation – Public Hearing held April 17, 2014**
6. Other Business

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

Commissioner Members Absent: Corrado, Frolik, Mushow

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 April 24, 2014. Commissioner Hill moved to approve the minutes of the April 24, 2014 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 # 14ZBA-05/DeSombre Lot Area Variation-786 S. Mitchell Avenue. This is a request 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 786 S. Mitchell Avenue (PIN 06-14-202-015), said property being wholly located in the R2 Single Family Residence District. After all testimony was received from the Applicant and interested persons in the audience, Chairman Whistler closed the Public Hearing portion of this case, which will be deliberated on June 12, 2014.

Chairman Whistler opened the deliberation for Case # 14P-04/Providence Bank Map Amendment, Conditional Use Planned Development and Subdivision. This is a request for Map Amendment (rezoning) of subject property from R1 Single-Family Residence to C2 Community Shopping and Service, and a Preliminary Planned Development for the construction and operation of a banking facility and future office building. After review of the proposed Map Amendment and Conditional Use Preliminary Planned Development, the Commission voted four (4) to two (2) to recommend denial of the request as presented.

Chairman Whistler opened the deliberation for Case # 14P-03/Paragon Conditional Use and associated Variations. This is a request for a Conditional Use Permit for the construction and operation of a drive-through facility, and Variations for proposed wall signage, total sign area allowed, parking setback and number of parking spaces provided. After review of the proposed Conditional Use and Associated Variations, the Commission voted unanimously (6-0) to recommend approval of the request as presented.

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

The meeting was adjourned at 10:10 P.M.

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